Minutes

Lockyer Valley REGIONAL COUNCIL

# ORDINARY MEETING OF COUNCIL

# MINUTES

## 28 JANUARY 2026

UNCONFIRMED

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**ATTENDANCE:**

| | |
|---|---|
| **Councillors Present** | • **Cr Tanya Milligan (Mayor) (Chairperson)**<br>• **Cr Chris Wilson (Deputy Mayor)**<br>• **Cr Michael Hagan**<br>• **Cr Anthony Wilson**<br>• **Cr Cheryl Steinhardt**<br>• **Cr Julie Reck**<br>• **Cr David Neuendorf** |
| **Officers Present** | • **Scott Greensill, Interim Chief Executive Officer**<br>• **Dan McPherson, Group Manager People, Customer & Corporate Services**<br>• **Amanda Pugh, Group Manager Community & Regional Prosperity**<br>• **Matthew Lennon, Acting Group Manager, Infrastructure**<br>• **Petrina Metcalf, Council Business Officer**<br>• **Susan Boland, Executive Assistant to the CEO**<br>• **Dee Stewart, Acting Chief Financial Officer**<br>• **Neil Wiliamson, Principal Engagement and Communications**<br>• **Alena Higgins, Team Leader Communications**<br>• **Annette Doherty, Manager Planning, Policy and Community Wellbeing (part of meeting)**<br>• **Jason Harm, Manager Communities (part of meeting)**<br>• **John Holdcroft, Principal Disaster Management (part of meeting)**<br>• **Caitlan Natalier, Principal Governance & Property (part of meeting)**<br>• **Amy Delangen, Governance Officer (part of meeting)**<br>• **Tammy Thomas, Technical Planning Officer (part of meeting)**<br>• **Michael Dargusch, Coordinator Development Assessment (part of meeting)**<br>• **Scott Hambleton, Planning Officer (part of meeting)**<br>• **Kacey Bachmann, Management Accountant (part of meeting)** |
| **Apologies** | • **Micah Edwards, Group Manager Infrastructure** |

## 1.0 MEETING OPENED

*The Mayor, Cr Milligan as Chairperson, opened the meeting at 9:01am 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. Luke Willey led the meeting in prayer, following a minute's silence for those persons recently deceased.*

## 2.0 LEAVE OF ABSENCE

*Micah Edwards, Group Manager Infrastructure, has commenced paternity leave from 28 January 2026 and is an apology for this meeting.*

## 3.0 CONDOLENCES/GET WELL WISHES

**3.1 Condolences**

**Author:** Petrina Metcalf, Council Business Officer
**Responsible Officer:** Scott Greensill, Interim 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 M Hagan **Seconded By:** Cr J Reck
**Resolution Number: 24-28/0478**

**CARRIED**
**7/0**

CONFIRMED

## 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.

### 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.

*There were no declarations of conflicts of interest at this time.*

## 5.0 MAYORAL MINUTE

*No Mayoral Minute.*

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## 6.0 CONFIRMATION OF MINUTES

### 6.1 Confirmation of Minutes - 17 December 2025

**Author:** Scott Greensill, Interim Chief Executive Officer
**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Officer's Recommendation:**
**THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 17 December 2025 be taken as read and confirmed.**

**RESOLUTION**
**THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 17 December 2025 be taken as read and confirmed.**

**Moved By:** **Cr A Wilson** **Seconded By:** **Cr C Steinhardt**
**Resolution Number: 24-28/0479**

**CARRIED**
**7/0**

## 7.0 BUSINESS ARISING FROM MINUTES

*No Business Arising from Minutes.*

UNCONFIRMED

## 8.0 COMMITTEE REPORTS

### 8.1 Receipt of the Unconfirmed Minutes of the Audit and Risk Management Committee - 11 December 2025

**Author:** Petrina Metcalf, Council Business Officer
**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Officer's Recommendation:**
**THAT Council receive and note the unconfirmed minutes of the Audit and Risk Management Committee meeting held on 11 December 2025.**

**RESOLUTION**
**THAT Council receive and note the unconfirmed minutes of the Audit and Risk Management Committee meeting held on 11 December 2025.**

**Moved By:** **Cr C Wilson** **Seconded By:** **Cr D Neuendorf**
**Resolution Number: 24-28/0480**

**CARRIED**
**7/0**

UNCONFIRMED

Minutes

Lockyer Valley REGIONAL COUNCIL

# AUDIT & RISK MANAGEMENT COMMITTEE

## MINUTES

## 11 DECEMBER 2025

UNCONFIRMED

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| **10.** | **Meeting Closed** | **22** |


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**ATTENDANCE:**

**Councillor Members**

- **Cr Chris Wilson**
- **Cr Dave Neuendorf**

**Independent External Members (voting)**

- **Martin Power (Chairperson)**
- **Adrian Morey**
- **Brett de Chastel**

**Attendees (non-voting)**

- **Dan McPherson, Acting Chief Executive Officer**
- **Amanda Pugh, Group Manager Community and Regional Prosperity**
- **Micah Edwards, Group Manager Infrastructure**
- **Craig Drew, Acting Group Manager People, Customer and Corporate Services**
- **Madonna Brennan, Risk, Audit & Corporate Planning Advisor**
- **Bella Greinke, Project Officer**
- **Petrina Metcalf, Council Business Officer (Secretariat)**
- **Dee Stewart, Acting Chief Financial Officer**
- **Denise Belcher, Acting Principal Business Improvement**
- **Cathy Blunt, O'Connor Marsden & Associates (Internal Audit)**
- **Jemma Rowe, Crowe, (External Audit) via Teams**

**Attendees (part of meeting)**

- **Paul Cuskelly, Manager Waste Services**
- **Annette Doherty, Manager Planning, Policy and Community Wellbeing**
- **Jason Harm, Manager Communities**
- **Caitlan Natalier, Principal Governance and Property**
- **Sam McPherson, Acting Manager People Customer and Experience**
- **Graham Cray, Manager Information Communication Technology**
- **Matthew Lennon, Manager Infrastructure Design and Asset Management**
- **Cr Julie Reck**
- **John Keen, Infrastructure Project Manager**
- **David Adams, Queensland Audit Office**

**1. MEETING OPENED**

*The meeting commenced at 9:59am*.

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

*The Chairperson welcomed Mr Brett de Chastel to his first meeting as an Independent Member.*

*The Chairperson also acknowledged the contributions to the ARMC of outgoing Chief Executive Officer, Mr Ian Church.*

**2. APOLOGIES**

*No apologies.*

**3. DECLARATION OF ANY MATERIAL PERSONAL INTERESTS/CONFLICTS OF INTEREST BY MEMBERS**

**3.1 Declaration of Prescribed Conflict of Interest on any Item of Business**

Pursuant to Chapter 5B, Part 2 of the Local Government Act 2009, a member 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 member that has an interest in the matter
   iv. the nature of the member's relationship with the entity that has an interest in a matter
   v. details of the member'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 member has written notice from the Minister to participate in the matter.

**3.2 Declaration of Declarable Conflict of Interest on any Item of Business**

Pursuant to Chapter 5B, Part 3 of the *Local Government Act 2009*, a member 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 member's relationship with a related party:
   i. the name of the related party to the member
   ii. the nature of the relationship of the related party to the member
   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 member or a related party:
   i. the name of the other person
   ii. the nature of the relationship of the other person to the member 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.



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(d) how the member intends to handle the matter i.e. leave the meeting or proposes to stay in a meeting.

*There were no conflicts of interest declared by members at this time.*

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## 4. CONFIRMATION OF MINUTES

**4.1 Confirmation of Audit & Risk Management Committee Meeting Minutes - 28 August 2025**

**Author:** Bella Greinke, Project Officer
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Officer's Recommendation:**

**THAT the minutes of the Audit & Risk Management Committee Meeting held on 28 August 2025 be taken as read and confirmed.**

**RESOLUTION**

**THAT the minutes of the Audit & Risk Management Committee Meeting held on 28 August 2025 be taken as read and confirmed.**

**Resolution Number: ARMC/0385**

**CARRIED**

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**5.BUSINESS ARISING FROM MINUTES**

**5.1** **Business Arising from Minutes of Meeting held 28 August 2025**

**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee endorse the following actions completed by the ARMC in response to item 6.2 "Draft 2024-2025 Annual Financial Statements" of the Minutes from the meeting held on 28 August 2025:**

1. **The draft general purpose financial statement (including the independent auditors report) for year ending 30 June 2025 were circulated out of session by email to Members on 8 October 2025 prior to Council sign off on 9 October 2025.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee endorse the following actions completed by the ARMC in response to item 6.2 "Draft 2024-2025 Annual Financial Statements" of the Minutes from the meeting held on 28 August 2025:**

1. **The draft general purpose financial statement (including the independent auditors report) for year ending 30 June 2025 were circulated out of session by email to Members on 8 October 2025 prior to Council sign off on 9 October 2025.**

**Resolution Number: ARMC/0386**

**CARRIED**

UNCONFIRMED

## 6. AUDIT COMMITTEE REPORTS

### 6.1 Acting Chief Executive Officer's Report

**Author:** Dan McPherson, Acting Chief Executive Officer
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The purpose of this report is to provide an update on matters relevant to the Audit and Risk Management Committee (ARMC).

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Acting Chief Executive Officer's Report.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Acting Chief Executive Officer's Report.**

**Resolution Number: ARMC/0387**

**CARRIED**

**Key Discussion Points**

**Gatton Administration Building Roof Replacement Project**
An update was provided by Micah Edwards, Group Manager Infrastructure regarding the Gatton administration building roof replacement. Information was provided in relation to the revised opening date of the building and insurance processes. Impacted staff have been accommodated at alternate work locations, with costs tracked and to be reported to the insurance company.

**Queensland Waste Levy Scheme**
Paul Cuskelly, Manager Waste Services, briefed the committee on the growing financial shortfall caused by the Queensland Waste Levy Scheme. The committee was advised that the waste levy was designed to offset payments for domestic waste, but discrepancies have grown due to increasing per-tonne costs and decreasing state payments, resulting in a projected $1 million shortfall this financial year. It was further confirmed that this is not a unique issue for the Lockyer Valley, and there are plans for further consultation with LGAQ and the State Government in order to resolve the matter.

**Lockyer Valley Planning Scheme – Update on projects**
An update was provided by Amanda Pugh, Group Manager Community and Regional Prosperity regarding proposed planning scheme amendments, including flood hazard mapping integration. It was agreed that independent peer review and community consultation are essential to ensuring the success of the project.

**Laidley Flood Mitigation Project Update**

An update was provided by Amanda Pugh, Group Manager Community and Regional Prosperity. A general discussion took place regarding continued progress in finalising a plan for flood mitigation, based on WMA modelling utilised by SLR Consulting.

**Lockyer Valley and Somerset Water Collaborative Project Update**

An update was provided by Jason Harm, Manager Communities regarding the water collaborative project's progress and funding. Information was also provided regarding the Interim 2.1 Phase Report, project aims, key stakeholders involved, identified benefits and next steps.

**Lockyer Valley Racing and Equine Collaborative Project Update**

An update was provided by Jason Harm, Manager Communities regarding the Lockyer Valley Racing Precinct – Master Plan Design Report, which was endorsed by The Lockyer Valley Racing and Equine Collaborative (LVREC) on 20 October 2025. A general discussion was held around land ownership and operational implications.

UNCONFIRMED

**6.2** **External Audit Update Including 2025 External Audit Closing Report**

**Author:** Dee Stewart, Acting Chief Financial Officer
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The attached repot provides an updated to the Audit and Risk Management Committee on the activities of the Queensland Audit Office and its Audit Service Provider to Council, including Council's closing report for the 2024-2025 financial year.

The 2025 Auditor General's Observation Report was present to Council at a special meeting held on Tuesday 28 November 2025.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the Briefing Paper and 2025 Closing Report prepared by the Queensland Audit Office and its Audit Service Provider, Crowe Australasia.**
2. **Endorse the inclusion of the recommendations from the 2025 External Audit Closing Report on Council's Audit Register for actioning and future progress reporting.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the Briefing Paper and 2025 Closing Report prepared by the Queensland Audit Office and its Audit Service Provider, Crowe Australasia.**
2. **Endorse the inclusion of the recommendations from the 2025 External Audit Closing Report on Council's Audit Register for actioning and future progress reporting.**

**Resolution Number: ARMC/0388**

**CARRIED**

**Key Discussion Points**

Jemma Rowe, Senior Manager – Crowe, provided a summary of the 2025 External Audit Closing Report. An Independent Member commented that external audit reports would be enhanced by clearer responses from management, outlining whether they either agreed/partially agree or disagreed with a recommendation made by the auditors audit ("management response").

David Adams, Senior Director – Queensland Audit Office (QAO), followed with a summary of recent and upcoming activities of the Queensland Audit Office, as outlined in the briefing paper provided to the ARMC.

The Independent Chair Member requested that Council complete a self-assessment of the Recommendations made by the Auditor-General in the following reports recently tabled in parliament:

- Managing the ethical risk of artificial intelligence
- Information systems 2025

With a summary of these findings be presented to the next meeting of the ARMC.

The Chair also recommended that officers seek further information on the Depreciation taskforce for local government, which is currently being conducted by the Queensland Government.

UNCONFIRMED

**6.3 Corporate Risk Management Update**

**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The purpose of this report it to provide the Audit and Risk Management Committee (ARMC) with an update on the progress of Council's Corporate Risk Management function.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Corporate Risk Management Update.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Corporate Risk Management Update.**

**Resolution Number: ARMC/0389**

**CARRIED**

**Key Discussion Points**

Madonna Brennan, Risk, Audit and Corporate Planning Advisor, provided a Corporate Risk Management Update. Information was provided regarding recent updates to risk appetite statements, following consultation with Council Officers, the Executive Leadership Team and Elected Council Members.

The Committee acknowledged minor amendments were required in the Draft Corporate Risk Management Policy (inc Risk Appetite Statement), where the documented risk tolerance measures don't relate appropriately with the risk appetite. It was also discussed that the risk tolerance range (risk aversity) could be broadened to appropriately capture the relevant risk appetite.

There was also a general discussion regarding the drivers for the ongoing development of the Draft Corporate Risk Management Policy. It was agreed that good practice is to ensure risk appetite is used to help inform decisions around risk.

Disaster Management is currently aligned under service delivery and strategic objectives, with suggestions to consider it as a standalone risk category in future reviews.

It was discussed that corporate risk management continues to evolve for Council, and will eventually involve the implementation of operational risk assessments.

Madonna agreed to include commentary around artificial intelligence in the digital assets section of the report.

**6.4** **Internal Audit Progress Update**

**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The purpose of this report is to present to the Audit and Risk Management Committee (ARMC) an update on the following matters:

1. Internal audit activity which has occurred to date for the 2025-2026 financial year,
2. Presentation of the final audit reports for the Records Management Review and Customer Request Management Review for the ARMC's endorsement.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the Internal Audit Activity Progress Update prepared by O'Connor Marsden and Associates.**
2. **Accept the Reports on the "Records Management Review" and "Customer Request Management Review" and the inclusion of the agreed recommendations and management action summaries on Council's Audit Register for actioning and future progress reporting.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the Internal Audit Activity Progress Update prepared by O'Connor Marsden and Associates.**
2. **Accept the Reports on the "Records Management Review" and "Customer Request Management Review" and the inclusion of the agreed recommendations and management action summaries on Council's Audit Register for actioning and future progress reporting.**

**Resolution Number: ARMC/0390**

**CARRIED**

**Key Discussion Points**

Cathy Blunt, O'Connor Marsden & Associates, provide an overview of the "Internal Audit Progress Update", as well as "Records Management Review" and "Customer Request Management Review".

There was a general discussion on potential impacts asset resourcing may have for the asset maintenance review.

A general discussion was held around the audit findings relating to documenting processes for right to

information requests, documents overdue for review as well as the management physical records held by Council, pertaining to the "Records Management Review". The records management review identified the need for improved training, updated procedures, and periodic access reviews, with actions scheduled and ongoing efforts to reduce hard copy records and improve electronic record-keeping.

The customer request management review recommended strengthening service standards, monitoring processes, and training, with discussions on resourcing, visibility, and the potential for system enhancements to improve efficiency and responsiveness.

The ARMC requested to implement staggered due dates for audit recommendations, with a focus on timely close out of priority actions.

UNCONFIRMED

**6.5 Audit Register Progress Update**

**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The purpose of this report is to provide the Audit and Risk Management Committee (ARMC) with an update on the action undertaken to date on audit recommendations on Council's Audit Register.

This report also seeks endorsement by the ARMC of the audit recommendations verified as completed to be archived from active Audit Register.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the progress update on Council's Audit Register, including the outcomes from the review of internal audit recommendation completed with O'Connor Marsden and Associates on 12 November 2025.**
2. **Endorse the completion of 6 audit recommendations numbered 24IAFMR3.4.1, 25IACCC3.6.1, 25IACCC3.6.2, 24EACR-1, 25EAIR-1 and 25EAIR-3 to be archived from the active Audit Register.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee:**

1. **Receive and note the progress update on Council's Audit Register, including the outcomes from the review of internal audit recommendation completed with O'Connor Marsden and Associates on 12 November 2025.**
2. **Endorse the completion of 6 audit recommendations numbered 24IAFMR3.4.1, 25IACCC3.6.1, 25IACCC3.6.2, 24EACR-1, 25EAIR-1 and 25EAIR-3 to be archived from the active Audit Register.**

**Resolution Number: ARMC/0391**

**CARRIED**

**Key Discussion Points**

Madonna Brennan, Risk, Audit and Corporate Planning Advisor, provided an Audit Register Progress Update. A discussion was held around the current process for approving extensions on action due dates. An Independent Member enquired whether or not internal audit processes are reviewed to check that recommendations from audits have been embedded. There was also a discussion regarding the effect of resourcing on the closing out of actions.

**7. ITEMS FOR INFORMATION**

**7.1 Financial Performance Report**

**Author:** Dee Stewart, Acting Chief Financial Officer
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

This report provides the Audit and Risk Management Committee (ARMC) with the summary of Council's financial performance against budget for the financial year to 31 October 2025.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Financial Performance Update to 31 October 2025.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Financial Performance Update to 31 October 2025.**

**Resolution Number: ARMC/0392**

**CARRIED**

**Key Discussion Points**

Dee Stewart, Acting Chief Financial Officer, provided an overview of the Financial Performance Report. The committee discussed the importance of distinguishing restricted and unrestricted cash, with plans to include graphical representations and ongoing tracking of grant and infrastructure charge reserves. There was also discussion on whether there is a requirement for business activity reporting for Council functions that report significant financial profit. It was also requested that commentary regarding the Laidley Saleyards be returned to the Chief Executive Officer's Report to the ARMC.

UNCONFIRMED

**7.2** **Governance & Property Update**

**Author:** Caitlan Natalier, Principal Governance and Property
**Responsible Officer:** Craig Drew, Acting Group Manager People, Customer and Corporate Services

**Summary:**

The purpose of this report is to provide an update on Governance and Legal matters to the Audit and Risk Management Committee.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the report provided by the Principal Governance and Property.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the report provided by the Principal Governance and Property.**

**Resolution Number: ARMC/0393**

**CARRIED**

**Key Discussion Points**

Caitlan Natalier, Principal Governance and Property, provided a quarterly update on governance and legal matters, including the implementation of a new loss reporting system, policy review progress, and ongoing legal cases.

Significant progress was made in updating overdue policies, with efforts to streamline and consolidate road and asset policies, and the introduction of new policies for managing unreasonable complainants.

A general discussion was held around the procurement process for appointing legal firms to act on Council matters. The Council manages legal matters through a panel of providers, with the planning and governance teams using different firms as needed.

UNCONFIRMED

**7.3** **Information Communication and Technology Update**

**Author:** Graham Cray, Manager Information Communication Technology
**Responsible Officer:** Craig Drew, Acting Group Manager People, Customer and Corporate Services

**Summary:**

The purpose of this report is to provide an update on ICT related matters relevant to the Audit and Risk Management Committee (ARMC).

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Information Communication and Technology Update.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Information Communication and Technology Update.**

**Resolution Number: ARMC/0394**

**CARRIED**

**Key Discussion Points**

Graham Cray, Manager Information Communication Technology provided an Information Communication and Technology Update. The Committee was updated on IT and cyber security initiatives, including the appointment of a Cyber Security Officer. A general discussion was also held regarding plans forward with the CoPilot AI Trial Project.

An Independent Member also recommended that the 10 Highest Cyber Risks, as outlined on page 174 of the Agenda Paper be considered for inclusion on the appropriate operational risk register.

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**7.4** **Work Health and Safety Update**

**Author:** Christine Stiles, Safety Advisor
**Responsible Officer:** Craig Drew, Acting Group Manager People, Customer and Corporate Services

**Summary:**

The purpose of this report is to provide an update on Work Health and Safety related matters relevant to the Audit and Risk Management Committee (ARMC).

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Work Health and Safety update.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Work Health and Safety update.**

**Resolution Number: ARMC/0395**

**CARRIED**

**Key Discussion Points**

Sam McPherson, Acting Manager People and Customer Experience, provided a Work Health and Safety Update. Detailed information was shared regarding the outcomes of the recent work health and safety audit, introduction of new standards as well as update on ongoing injury cases and return to work processes.

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**7.5 Strategic Asset Management Update**

**Author:** Matthew Lennon, Manager Infrastructure Design and Asset Management
**Responsible Officer:** Micah Edwards, Group Manager Infrastructure

**Summary:**

The purpose of this report is to provide an update on Asset Management at Lockyer Valley Regional Council.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Asset Management Update.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Asset Management Update.**

**Resolution Number: ARMC/0396**

**CARRIED**

**Key Discussion Points**

Matthew Lennon, Manager Infrastructure Design and Asset Management, provided a Strategic Asset Management Update. A general discussion was held around risks associated with staff turnover, recruitment challenges and the impact on long-term planning and CRM workload.

The impact of customer request management on strategic asset management was discussed, with suggestions to review CRM processes and consider alternative staffing models to alleviate pressure on technical staff.

Council has supported visa sponsorship for existing staff and is considering broader attraction and retention strategies, including flexible work arrangements and benchmarking against other councils.

Unconfirmed

**7.6** **Audit and Risk Management Committee Action Item Annual Update**

**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor
**Responsible Officer:** Dan McPherson, Acting Chief Executive Officer

**Summary:**

The purpose of this report is to provide the Audit and Risk Management Committee (ARMC) with feedback on the action items arising from the resolutions made by the ARMC from December 2024 to August 2025.

**Officer's Recommendation:**

**THAT the Audit and Risk Management Committee receive and note the Annual Committee Action Item Update, as attached to this report.**

**RESOLUTION**

**THAT the Audit and Risk Management Committee receive and note the Annual Committee Action Item Update, as attached to this report.**

**Resolution Number: ARMC/0397**

**CARRIED**

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**8. GENERAL BUSINESS**

*Madonna Brennan, Risk, Audit and Corporate Planning Advisor, asked for suggestions and ideas for the ARMC Planning Day, scheduled for 19 February 2026 and advised the ARMC the request for items would sought via email to the Members.*

*The Acting Chief Executive Officer, Mr Dan McPherson, informed the committee than an Interim Chief Executive Officer will be appointment at the next Ordinary Meeting of the Lockyer Valley Regional Council on 17 December 2025.*

**9. AUDIT AND RISK MANAGEMENT COMMITTEE MEMBERS ONLY SESSION WITH INTERNAL AND EXTERNAL AUDIT**

**10. MEETING CLOSED**

*There being no further business, the meeting closed at 12:40pm.*

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## 9.0 DEPUTATIONS/PRESENTATIONS

*No Deputations/Presentations.*

## 10.0 EXECUTIVE OFFICE REPORTS

### 10.1 Summary of Council Actual Performance v Budget - 31 December 2025

**Author:** Kylie King, Financial Accountant; Dee Stewart, Acting Chief Financial Officer
**Responsible Officer:** Scott Greensill, Interim 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 December 2025.

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

**RESOLUTION**

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

**Moved By:** **Cr C Wilson** **Seconded By:** **Cr M Hagan**
**Resolution Number: 24-28/0481**

**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 December 2025.

At 31 December 2025, revenues are above target and expenditures are under target. Variations are monitored and variances of a permanent nature will be presented to Council for amendment during the next budget amendment.

**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 December 2025.

Operating Revenue - Year to date target $39.73 million actual $40.84 million or 103.73%

At 31 December 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 2025 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. 95.71% of the rates levy was collected as at 19 January 2026. It is planned for the levy covering the period 1 January 2026 to 30 June 2026 to be issued on the 11 February 2026 with a due date of 18 March 2026.

Charges and Fees above budget by $0.54 million
This favourable variance is predominantly due to Development Assessment fees and charges ($0.50 million) and Building and plumbing fees and charges ($0.15 million).

Operating Grants and Subsidies above budget by $0.82 million.
This line item is above budget due to a higher than estimated reimbursement of costs for emergency works performed in the 24/25 financial year and a change in the way QRA have treated the trigger point. The trigger point has previously been deducted from emergency works payments but has been deducted from the REPA capital income for this event.

Operating Expenditure - Year to date target $43.99 million actual $41.64 million or 94.65%

Goods and Services under budget by $2.79 million
Variations are mostly due to timing differences.

- Regional Development operating projects including water initiatives underspent $1.16 million
- Growth and policy operating projects underspent $0.89 million
- Disaster management operating projects underspent $0.14 million
- ICT operating projects and software maintenance underspent $0.51 million
- Governance and property legal fees and contractors under budget by $0.21 million
- Asset Management/Technical Services operating projects and contractors underspent by $0.33 million
- Civil Operations and Recoverable works contractors overspent by $0.25 million
- Facilities power and contractors overspent by $0.14 million.
- RMPC contractors over budget by $0.26 million.

Capital Project Expenditure – Year to date target $24.17 million actual $13.91 million or 57.55%
At 31 December 2025, Council has expended $13.91 million on its capital works program with a further $13.00 million in committed costs for works currently in progress.

Council has spent $10.37 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. $32.62 million, including carry forwards, 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.

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 December 2025, Council had $71.60 million in current assets compared to $17.49 million in current liabilities with a ratio of 4.09:1. This means that for every dollar of current liability, there is $4.09 in assets to cover it.

Statement of Cash Flows
The Statement of Cash Flows provides information on the amount of cash coming in and going out. As at 31 December 2025, there has been a net cash outflow of $1.26 million with $3.43 million inflow from operating

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activities, a net cash outflow of $4.69 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 December, Council's cash balance was $59.20 million. Unexpended grant funds, which are restricted to be spent in accordance with the terms of the grant, are $12.78 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 - December 2025 | 16 Pages |
| **2**⇩ | Sustainability Indicators December 2025 | 1 Page |

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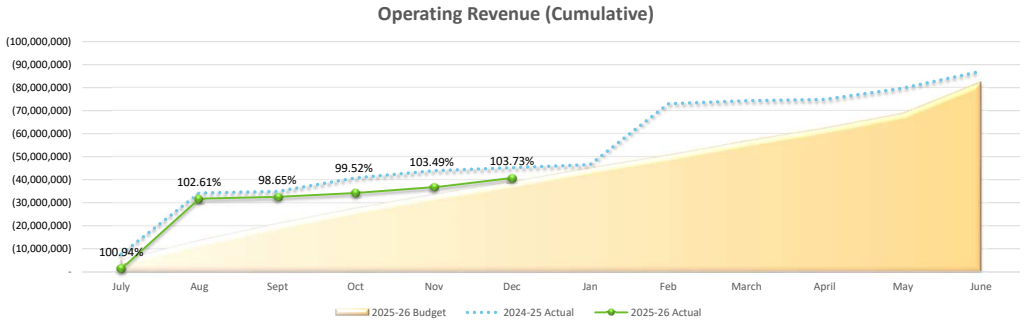
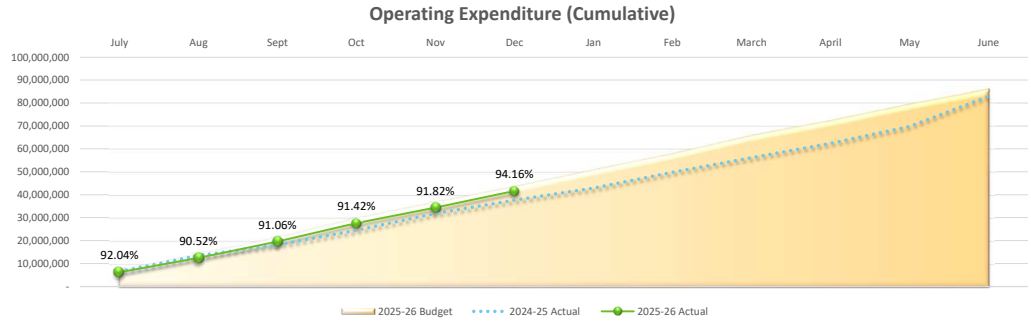
**LOCKYER VALLEY REGIONAL COUNCIL**
**Operating Revenue and Expenditure Dashboard**
**For the Period Ending 31st December, 2025**

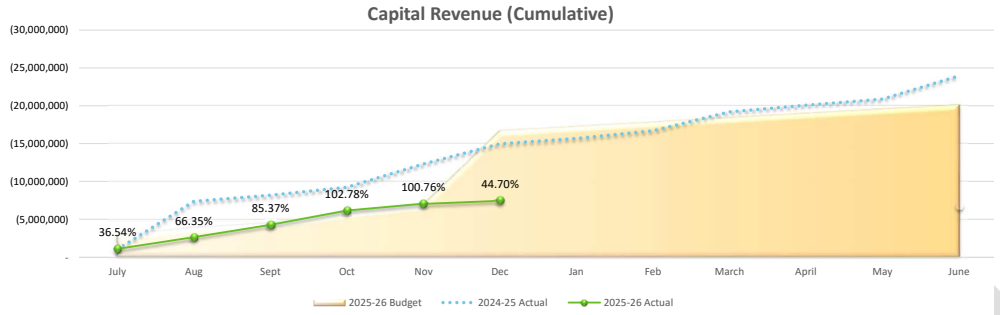



| REVENUE TO DATE by Type | Rates and Utility Charges (Gross) | Discount | Charges and Fees | Interest | Operating Grants and Subsidies | Operating Contributions and Donations | Revenue - Contract/Recoverable Works | Other Revenue | Profit from Investments | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| Actual | (26,581,026) | 1,099,946 | (3,378,052) | (1,808,090) | (7,157,366) | (787,130) | (763,707) | (1,466,418) | - | **(40,841,843)** |
| Budget | (26,447,813) | 1,067,136 | (2,839,972) | (1,947,377) | (6,342,137) | (904,000) | (645,000) | (1,314,733) | - | **(39,373,896)** |
| *Variance* | *(133,213)* | *32,810* | *(538,080)* | *139,287* | *(815,229)* | *116,870* | *(118,707)* | *(151,686)* | - | ***(1,467,947)*** |
| **Target %** | **99.50%** | **97.02%** | **84.07%** | **107.70%** | **88.61%** | **114.85%** | **84.46%** | **89.66%** | **-** | **103.73%** |
| **Movement to Prior Month Target %** | ↑ | ↑ | ↑ | → | → | ↓ | → | ↑ | → | ↑ |



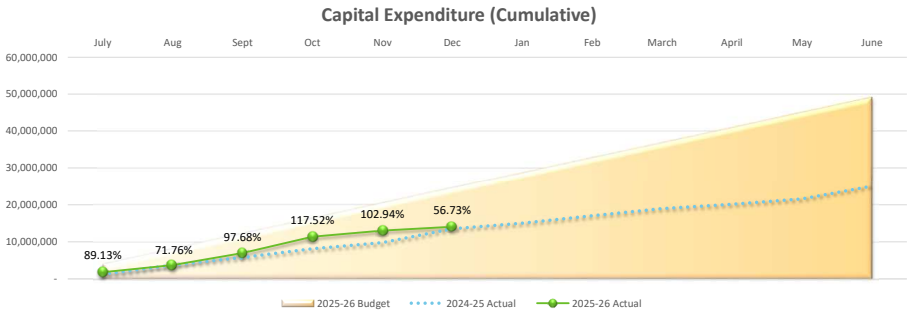

| EXPENDITURE TO DATE by Type | Employee Costs | Goods and Services | Finance Costs | Depreciation | Total |
|---|---|---|---|---|---|
| Actual | 16,913,170 | 16,296,191 | 86,720 | 8,343,357 | **41,639,439** |
| Budget | 16,491,323 | 19,089,480 | 63,325 | 8,349,243 | **43,993,372** |
| *Variance* | *421,847* | *(2,793,289)* | *23,395* | *(5,886)* | ***(2,353,933)*** |
| **Target %** | **97.51%** | **117.14%** | **73.02%** | **100.07%** | **94.65%** |
| **Movement to Prior Month Target %** | → | ↓ | ↑ | → | ↓ |

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




| REVENUE TO DATE by Type | Capital Grants, Subsidies and Contributions | Profit (Loss) on Disposal of Non Current Assets | Total |
|---|---|---|---|
| Actual | (7,462,488) | - | **(7,462,488)** |
| Budget | (8,846,540) | - | **(8,846,540)** |
| *Variance* | *(1,384,052)* | - | **(1,384,052)** |
| **Target %** | **84.35%** | **-** | **84.35%** |
| **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 | 382,135 | 164,207 | 10,168,271 | 2,998,649 | **13,713,263** |
| Budget | 1,438,901 | 165,966 | 19,653,498 | 2,913,278 | **24,171,643** |
| **Target %** | **26.56%** | **98.94%** | **51.74%** | **102.93%** | **56.73%** |
| **Movement to Prior Month Target %** | → | → | ↓ | → | ↓ |

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

| | Current Annual Budget | Actuals YTD | Budget YTD | Variance Amount YTD | Variance % YTD |
|---|---|---|---|---|---|
| **Income** | | | | | |
| Revenue | | | | | |
| Recurrent Revenue | | | | | |
| Rates and Utility Charges (Gross) | 52,895,626 | 26,581,026 | 26,447,813 | 133,213 | 0.50% |
| Discount | (2,134,271) | (1,099,946) | (1,067,136) | (32,810) | 3.07% |
| Charges and Fees | 5,652,944 | 3,378,052 | 2,839,972 | 538,080 | 18.95% |
| Interest | 3,894,754 | 1,808,090 | 1,947,377 | (139,287) | -7.15% |
| Operating Grants and Subsidies | 14,894,744 | 7,157,366 | 6,342,137 | 815,229 | 12.85% |
| Operating Contributions and Donations | 1,161,000 | 787,130 | 904,000 | (116,870) | -12.93% |
| Revenue - Contract/Recoverable Works | 1,190,000 | 763,707 | 645,000 | 118,707 | 18.40% |
| Other Revenue | 2,691,363 | 1,466,418 | 1,314,733 | 151,686 | 11.54% |
| Profit from Investments | 2,392,047 | - | - | - | 0.00% |
| Total Recurrent Revenue | 82,648,207 | 40,841,843 | 39,373,896 | 1,467,947 | 3.73% |
| Capital Revenue | | | | | |
| Capital Grants, Subsidies and Contributions | 20,116,630 | 7,462,488 | 8,846,540 | (1,384,052) | -15.65% |
| Gain on Sale | - | 65,384 | - | 65,384 | 0.00% |
| Total Revenue | 102,774,837 | 48,369,714 | 48,220,436 | 149,278 | 0.31% |
| Capital Income | - | 254,323 | - | 254,323 | 0.00% |
| Total Income | **102,774,837** | **48,624,037** | **48,220,436** | **403,601** | **0.84%** |
| **Expenses** | | | | | |
| Recurrent Expenses | | | | | |
| Employee Costs | 32,449,856 | 16,913,170 | 16,491,323 | 421,847 | 2.56% |
| Goods and Services | 36,810,361 | 16,296,191 | 19,089,480 | (2,793,289) | -14.63% |
| Finance costs | 126,650 | 86,720 | 63,325 | 23,395 | 36.94% |
| Depreciation | 16,698,486 | 8,343,357 | 8,349,243 | (5,886) | -0.07% |
| Total Recurrent Expenses | 86,085,354 | 41,639,439 | 43,993,372 | (2,353,933) | -5.35% |
| Capital Expenses | - | 960,291 | - | 960,291 | 0.00% |
| Total Expenses | **86,085,354** | **42,599,730** | **43,993,372** | **(1,393,642)** | **-3.17%** |
| Net Recurrent Result/Operating Surplus/(Deficit) | **(3,435,147)** | **(797,596)** | **(4,619,476)** | **3,821,880** | **-82.73%** |
| **NET RESULT AFTER CAPITAL ITEMS** | **16,689,483** | **6,024,307** | **4,227,064** | **1,797,243** | **42.52%** |

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

| | 2025-2026 Annual Budget | 2025-2026 YTD Actuals |
|---|---|---|
| **Cash flows from operating activities:** | | |
| Receipts | | |
| Receipts from customers | 82,220,000 | 45,391,015 |
| Dividend received | - | - |
| Interest received | 3,890,000 | 1,808,090 |
| Payments | | |
| Payments to suppliers and employees | (69,530,000) | (43,771,076) |
| Interest expense | - | - |
| **Net cash inflow (outflow) from operating activities** | 16,580,000 | 3,428,029 |
| **Cash flows from investing activities:** | | |
| Capital grants, subsidies and contributions | 20,120,000 | 7,116,261 |
| Payments for property, plant and equipment | (49,290,000) | (13,593,571) |
| Payments for investment property | - | - |
| Distributions received from joint ventures and associates | 1,760,000 | 546,315 |
| Proceeds from sale of property plant and equipment | 350,000 | 1,239,109 |
| **Net cash inflow (outflow) from investing activities** | (27,070,000) | (4,691,886) |
| **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** | (10,491,000) | (1,263,857) |
| Cash and cash equivalents at beginning of the financial year | 60,460,000 | 60,463,205 |
| **Cash and cash equivalents at end of the financial year** | 49,969,000 | 59,199,348 |

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

| | 2025-2026 Annual Budget | 2025-2026 YTD Actual |
|---|---|---|
| **Current Assets** | | |
| Cash assets and cash equivalents | 49,970,000 | 52,199,348 |
| Cash investments | - | 7,000,000 |
| Trade and other receivables | 4,840,000 | 4,334,306 |
| Inventories | 720,000 | 698,392 |
| Contract Receivable | 3,790,000 | 5,505,589 |
| Non-current assets classified as held for sale | 1,870,000 | 1,866,521 |
| Total Current Assets | 61,190,000 | 71,604,156 |
| **Non Current Assets** | | |
| Trade and other receivables | 14,740,000 | 14,734,969 |
| Equity investments | 34,730,000 | 33,550,835 |
| Investment properties | - | - |
| Property, plant and equipment | 926,070,000 | 873,175,887 |
| Intangible assets | 20,000 | 31,896 |
| Total Non Current Assets | 975,550,000 | 921,493,587 |
| TOTAL ASSETS | 1,036,740,000 | 993,097,742 |
| **Current Liabilites** | | |
| Trade and other payables | 12,710,000 | 3,412,726 |
| Provisions | 11,060,000 | 8,667,726 |
| Contract Liability Grants | 4,050,000 | 5,412,449 |
| Total Current Liabilities | 27,810,000 | 17,492,902 |
| **Non Current Liabilities** | | |
| Provisions | 47,260,000 | 48,793,432 |
| Total Non Current Liabilities | 47,260,000 | 48,793,432 |
| TOTAL LIABILITIES | 75,060,000 | 66,286,334 |
| **NET COMMUNITY ASSETS** | **961,680,000** | **926,811,409** |
| **Community Equity** | | |
| Retained surplus (deficiency) | 501,135,147 | 487,633,046 |
| Asset revaluation surplus | 463,980,000 | 437,264,704 |
| Reserves | - | 2,713,000 |
| Current Surplus/(Deficit) | (3,435,147) | (799,342) |
| **TOTAL COMMUNITY EQUITY** | **961,680,000** | **926,811,409** |

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**LOCKYER VALLEY REGIONAL COUNCIL**
**For Period Ended December, 2025**

## CAPITAL WORKS PROGRAM

| | Budget | Actual | Committed | Total (includes committed costs) | Remaining Budget | 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 Lidley Rec Res Shelter Replacement | 69,569 | 63,358 | - | 63,358 | 6,211 | - | 69,569 | 100 | 100 | Works complete. |
| 25/26 Laidley Rec Res Shelter Replacement | 77,000 | 81,208 | - | 81,208 | (4,208) | - | 77,000 | 100 | 100 | Works complete. |
| Jean Biggs Redevelopment (SEQCSP) | 351,649 | 6,656 | 367,018 | 373,675 | (22,026) | 240,000 | 111,649 | 100 | 0 | Contractor engaged. |
| Laidley Recreation Reserve Signage | 22,000 | 3,784 | 8,829 | 12,613 | 9,387 | - | 22,000 | 90 | 25 | Prefab underway. |
| Lions and Littleton Park Upgrades (Elect Promise) | 500,000 | - | 446,430 | 446,430 | 53,570 | 500,000 | - | 100 | - | Contractor engaged. |
| Playground Repairs | 162,890 | 4,464 | 112,268 | 116,732 | 46,158 | - | 162,890 | 100 | 5 | Contractor engaged. Works to be scheduled. |
| Ropehill Comm Sport Cent Shade Shelter | 13,000 | - | - | - | 13,000 | - | 13,000 | | | |
| ***Parks and Open Spaces Projects Total*** | *1,196,108* | *159,469* | *934,545* | *1,094,015* | *102,093* | *740,000* | *456,108* | | | |
| **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 | 49,799 | 6,987 | 7,050 | 14,037 | 35,762 | - | 49,799 | Not applicable | 3 | Contractor engaged. |
| 25/26 Bridge Minor Works | 200,000 | - | - | - | 200,000 | - | 200,000 | 0 | 0 | |
| Bridge Improvements | 25,691 | - | - | - | 25,691 | - | 25,691 | | | |
| Mahon Bridge (BRP) | 3,647,227 | 2,977,863 | 62,096 | 3,039,959 | 607,268 | 2,814,595 | 832,632 | 100 | 95 | Works complete. |
| ***Bridge Renewal Programme Projects Total*** | *3,922,717* | *2,984,850* | *69,146* | *3,053,996* | *868,721* | *2,814,595* | *1,108,122* | | | |
| *Program: Culvert Renewal Programme* | | | | | | | | | | |
| Flagstone Crk Rd Lilydale-Culvert Renew | 652,179 | 972 | 157 | 1,129 | 651,050 | - | 652,179 | 100 | 0 | Issued for constructions complete in 24/25 financial year. To be undertaken internally February/March 2026. |
| MaMaLilydale Rd Culvert, MaMaCrk-Renewal | 50,000 | 955 | 183 | 1,138 | 48,862 | - | 50,000 | 10 | Not applicable | |
| SpaWater Rd Culvert, HeldonSpa-Renewal | 74,550 | 1,550 | 223 | 1,773 | 72,777 | - | 74,550 | 0 | Not applicable | Design only. |
| ***Culvert Renewal Programme Projects Total*** | *776,729* | *3,477* | *563* | *4,040* | *772,689* | - | *776,729* | | | |
| *Program: Future Design Works Programme* | | | | | | | | | | |
| Anthony Court, Summerholm Drainage | 42,600 | 98,859 | 7,210 | 106,069 | (63,469) | - | 42,600 | 100 | 95 | The inclement weather has resulted in considerable amount of additional works. In addition to this there has been a change in design where the easement finishes and discharges into private property, further concerns to be raised in the future |
| Cochrane/Maitland/Riddell/Stubbersfield | - | (2,410) | - | (2,410) | 2,410 | - | - | | | |
| Fairway Dr Footpath Missing Link(SEQCSP) | 43,617 | (10,237) | - | (10,237) | 53,854 | - | 43,617 | 100 | - | |
| Footpath Miss Links - Jones Road(SEQCSP) | 16,282 | 7,835 | 2,650 | 10,485 | 5,797 | - | 16,282 | 60 | 0 | Concept design has commenced. |
| Footpath Miss Links-William St (SEQCSP) | 3,833 | 6,028 | - | 6,028 | (2,195) | - | 3,833 | 80 | - | |
| Future Design Bucket, All-Future Design | 310,878 | - | - | - | 310,878 | - | 310,878 | Not applicable | 0 | Future Design Holding Budget. |
| Gehrke Road, Plainland (Dev Funded) | 202,246 | 34,028 | 80,009 | 114,038 | 88,208 | - | 202,246 | 100 | Not applicable | Works complete. |
| John Street South, Laidley | 1,778,679 | 588,965 | 428,214 | 1,017,179 | 761,499 | - | 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) | - | - | 50 | 0 | Tendering ground test geotech survey. |
| Laidley CBD Accessibility Review(SEQCSP) | 99,535 | - | - | - | 99,535 | - | 99,535 | | | |
| Mountain Road, Summerholm Drainage (FDW) | - | 7,772 | 3,540 | 11,312 | (11,312) | - | - | 100 | | |

UNCONTROLLED

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| Old Laidley - Forest Hill Road (BS) | 402,383 | 564,206 | 74,925 | 639,131 | (236,748) | 402,383 | - | 100 | 100 | Carry forward budget from 24/25. Works complete. |
| Preston Boundary Road Guardrail | 13,532 | 411 | - | 411 | 13,121 | - | 13,532 | | | Budget from future design bucket. |
| Spa Water Road Culvert | 66,900 | - | - | - | 66,900 | - | 66,900 | | | |
| Spencer Street Gatton (CNLGG) | 11,432 | 1,567 | 3,080 | 4,647 | 6,785 | - | 11,432 | | | |
| Subdivision Renewals | 196,630 | 48,854 | 15,302 | 64,157 | 132,473 | - | 196,630 | 95 | Not applicable | Works underway. |
| Subdivision Renewals, Various | 200,000 | 1,165 | - | 1,165 | 198,835 | - | 200,000 | 75 | 0 | These works are incorporated with the Reseal and AC works. Costings will not show until March 2026. |
| Summerholm Road Landslip (FDW) | - | 979 | 105 | 1,084 | (1,084) | - | - | 0 | 0 | |
| Tenthill Creek Road - Stage 2 | - | 11,385 | 79,104 | 90,488 | (90,488) | - | - | 5 | 0 | |
| William Street Gatton | - | 5,853 | 157 | 6,010 | (6,010) | - | - | 100 | Not applicable | |
| ***Future Design Works Programme Projects Total*** | 3,388,547 | *1,367,136* | *694,297* | 2,061,432 | 1,327,114 | 565,650 | 2,822,897 | | | |
| *Program: Footpath Renewal Programme* | | | | | | | | | | |
| Alfred Street Laidley | 9,500 | - | - | - | 9,500 | 4,750 | 4,750 | 0 | 0 | |
| CBD Pavers, Ldly- Footpath Renew | 60,000 | 4,780 | - | 4,780 | 55,220 | - | 60,000 | 10 | 0 | |
| Edward Street Laidley | 8,500 | - | - | - | 8,500 | 4,250 | 4,250 | 0 | 0 | |
| Fairway Drive, Hatton Vale | 674,605 | 85,352 | 75,423 | 160,774 | 513,831 | 337,303 | 337,302 | 100 | 10 | Works Stage. Stage 1 (culverts) complete. Stage 2 recommence February 2025. |
| Goodwin Street Stage 1 Laidley | 11,000 | - | - | - | 11,000 | 5,500 | 5,500 | 0 | 0 | |
| Goodwin Street Stage 2 Laidley | 7,000 | - | - | - | 7,000 | 3,500 | 3,500 | 0 | 0 | |
| Jones Road Withcott | 371,426 | 23,197 | 191 | 23,388 | 348,038 | 185,713 | 185,713 | 75 | 0 | Under design. |
| Patrick St, Ldly - Footpath Renewal | 75,000 | 247 | - | 247 | 74,753 | - | 75,000 | 0 | 0 | |
| Patrick Street Foothpath Renewal(SEQCSP) | 18,386 | 4,252 | 13 | 4,265 | 14,121 | 18,386 | - | 2 | 0 | |
| Thomas Street Laidley | 13,750 | 1,496 | 52 | 1,548 | 12,202 | 6,875 | 6,875 | 5 | 0 | |
| ***Footpath Renewal Programme Projects Total*** | 1,249,167 | *119,323* | *75,679* | 195,002 | 1,054,165 | 566,277 | 682,890 | | | |
| *Program: Floodway Renewal Programme* | | | | | | | | | | |
| MtBerrymanRd, MtBerryman-Floodway Renew | 950,000 | 571 | 105 | 675 | 949,325 | - | 950,000 | 100 | 0 | Design completed in previous years. Currently planned for delivery in Feb 2025. External QRA funding received. |
| Redbank Crk Rd Floodway, Adare-Renewal | 120,000 | 408 | 105 | 512 | 119,488 | - | 120,000 | 0 | Not applicable | Design only. |
| Schluters Rd, Blenheim-Floodway Renewal | 30,000 | 3,409 | 170 | 3,579 | 26,421 | - | 30,000 | 5 | Not applicable | Design only. |
| Sutcliffes Rd,P'stone Crk-Floodway Renew | 30,000 | 320 | - | 320 | 29,680 | - | 30,000 | 0 | Not applicable | Design only. |
| ***Floodway Renewal Programme Projects Total*** | 1,130,000 | *4,707* | *380* | 5,087 | 1,124,913 | - | 1,130,000 | | | |
| *Program: Gravel Resheet Programme* | | | | | | | | | | |
| 25/26 Gravel Resheet program | 1,246,057 | - | - | - | 1,246,057 | 440,681 | 805,376 | 0 | 0 | Scheduled. |
| ***Gravel Resheet Programme Projects Total*** | 1,246,057 | - | - | - | 1,246,057 | 440,681 | 805,376 | | | |

UNCONTROLLED

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| *Program: Other Infrastructure Projects* | | | | | | | | | | |
| Disability Access Program | 50,000 | 4,393 | - | 4,393 | 45,607 | - | 50,000 | 5 | 0 | Survey being undertaken. |
| Gatton Central Drainage Upgrade - Design | 168,556 | - | 37,228 | 37,228 | 131,328 | - | 168,556 | | | |
| Gatton Depot Compliance Measures Stage 1 | - | 2,017 | 8,248 | 10,265 | (10,265) | - | - | | | |
| Helidon Township Entry | - | 712 | - | 712 | (712) | - | - | | | |
| Lake Apex Car Park (SEQLP) | 631,079 | 462,836 | 193,946 | 656,782 | (25,703) | 517,775 | 113,304 | 100 | 95 | Reconciliation of cost and assessing remaingng funds to complete any further works |
| Lawlers Road | 1,082,882 | - | - | - | 1,082,882 | - | 1,082,882 | | | |
| Lockyer Creek Rd Helidon Profile (LRCI4) | 94,496 | - | - | - | 94,496 | 94,496 | - | 10 | 0 | |
| Robinson Road, Gatton - Road Upgrades | 100,000 | 10,198 | - | 10,198 | 89,802 | - | 100,000 | | | |
| Smith Street Stormwater Pit Upgrade | 79,827 | - | - | - | 79,827 | - | 79,827 | 0 | 0 | Planning underway. |
| Survey Equipment | 86,957 | 67,514 | - | 67,514 | 19,443 | - | 86,957 | Not applicable | 100 | |
| Survey Equipment GNSS Fleet | 100,000 | - | 55,325 | 55,325 | 44,675 | - | 100,000 | Not applicable | 0 | |
| William St Forest Hill PWD Prtg (SEQCSP) | 70,611 | 1,216 | 22,041 | 23,257 | 47,354 | 70,611 | - | 30 | 0 | |
| ***Other Infrastructure Projects Total*** | *2,464,408* | *548,887* | *316,787* | 865,674 | 1,598,734 | 682,882 | 1,781,526 | | | |
| *Program: Pavement Renewal Programme* | | | | | | | | | | |
| 24/25 Pavement Rehab (SEQCSP) | 668,532 | 447,361 | 172,515 | 619,876 | 48,656 | 668,532 | - | Not applicable | 75 | Otto Road and Unnamed Road 16 pavement rehabilitation complete. Works ongoing around Lower Tenthill. |
| Berlin Road Pavement Rehab (SEQCSP) | 164,285 | - | - | - | 164,285 | 164,285 | - | | | |
| Biggs Road, Withcott (SEQCSP) | 383,936 | 3,702 | 6,059 | 9,761 | 374,175 | 383,936 | - | 100 | 100 | Works Complete. |
| 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 | Strategy developed. |
| Chadwick Rd, Gatton - Pavement Renewal | 36,082 | - | - | - | 36,082 | - | 36,082 | 0 | Not applicable | Design only. |
| Dippel Road, Thornton - Pavement Renewal | 50,000 | 4,435 | 84 | 4,519 | 45,481 | - | 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 (BS) | 169,000 | 116,777 | 44,866 | 161,643 | 7,357 | 169,000 | - | 100 | 85 | Line marking and signage to be completed in mid January. |
| 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) | 113,211 | 9,313 | 14,629 | 23,942 | 89,269 | 113,211 | - | 100 | 100 | Works complete. |
| Market Drive Gatton Pavement Rehab | 57,024 | - | - | - | 57,024 | - | 57,024 | 0 | Not applicable | Design only. |
| 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 | 227 | 26 | 253 | 52,997 | - | 53,250 | 0 | Not applicable | |
| Railway St, Ldly - Pavement Renewal | 14,620 | - | - | - | 14,620 | - | 14,620 | 0 | Not applicable | |
| Summerholm Rd,Summerholm-Landslip Remedia | 75,000 | - | - | - | 75,000 | - | 75,000 | 0 | 0 | |
| Tenthill Creek Drainage Upgrade (SEQCSP) | 500,000 | 229,285 | - | 229,285 | 270,715 | 500,000 | - | 100 | 90 | Project mostly completed. Seeking from the funding body to undertake additional works on Tenthill Creek Road with the underspends (repeat area with Blackspot). |
| Tenthill Creek Lower Tenthill (BS) | 187,500 | 1,050 | - | 1,050 | 186,450 | 187,500 | - | 50 | 0 | Procurement underway. |
| Tenthill Ropeley Rockside 'hardt (TIDS) | 1,571,531 | 114,615 | 249,040 | 363,655 | 1,207,876 | 743,983 | 827,548 | 80 | 0 | Prelim works underway. Assessing what civil works can be done in February with remaining budget. |
| T'hillCk/S'hardt/Ropeley/Rockside Rd(BS) | 36,500 | 926 | 92 | 1,018 | 35,482 | 36,500 | - | 50 | 0 | Procurement underway. Design component previously done as part of Black Spot submission. |
| T'hillCk/Winwill Conn/Old Ropeley (BS) | 37,000 | 926 | 92 | 1,018 | 35,982 | 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*** | *4,557,330* | *928,617* | *487,403* | 1,416,019 | 3,141,310 | 3,003,947 | 1,553,383 | | | |

UNCONFIRMED

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| *Program: Seal Renewal Programme* | | | | | | | | | | |
| 24/25 Bitumen Reseal Program (RTR) | - | 11,720 | - | 11,720 | (11,720) | - | - | Not applicable | 100 | Contractor Engaged. Cost incurred has been development of scope throughout the network. Noted the $1.4M in commitments has provisional roads, 30K needs to be distributed to AC renewal project and the SEQCSP Reseal programs. Strategy is in place to ensure council do not go over the 50M but has versatility in the PU to enable change of roads if need be. |
| 25/26 Bitumen Reseal Program (RTR) | 6,000,000 | 389,308 | 7,070,406 | 7,459,713 | (1,459,713) | 1,483,331 | 4,516,669 | Not applicable | 20 | |
| ***Seal Renewal Programme Projects Total*** | 6,000,000 | 401,027 | 7,070,406 | 7,471,433 | (1,471,433) | 1,483,331 | 4,516,669 | | | |
| *Program: Stormwater Renewal Programme* | | | | | | | | | | |
| 24/25 Stormwater Pit Upgrade Program | 30,000 | 7,773 | - | 7,773 | 22,227 | - | 30,000 | 30 | 0 | Alternative solution undertaken and minor works remaining. |
| Cochrane St, Gatton-S'water Upgrade | 42,600 | 8,193 | - | 8,193 | 34,407 | - | 42,600 | 100 | 95 | |
| Douglas McInnes Dr, Ldly-S'water Upgrade | 520,930 | 5,273 | 6,275 | 11,548 | 509,382 | - | 520,930 | 75 | 0 | Design ongoing. |
| Gatton North Feasibility-S'water Upgrade | 200,000 | 10,587 | 210 | 10,797 | 189,203 | - | 200,000 | 10 | 0 | Consultant engaged |
| Mountain Rd, Ldly - S'water upgrade | 159,750 | 201 | 900 | 1,101 | 158,649 | - | 159,750 | 100 | 0 | Design complete |
| ***Stormwater Renewal Programme Projects Total*** | 953,280 | 32,028 | 7,385 | 39,412 | 913,868 | - | 953,280 | | | |
| **Cost Centre: DRA 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 - (sub. TBD) Flood Gauge Repairs | - | 3,475 | 456 | 3,931 | (3,931) | - | - | Not applicable | Not applicable | To be journalled to operational - speak to Kate Crosby |
| DRFA - Jan 2024 - LVRC.0102 Unsealed Zone 10 | - | (6,057) | - | (6,057) | 6,057 | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0103 Unsealed Zone 8 | - | (134,534) | - | (134,534) | 134,534 | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0104 Unsealed Zone 5 | - | 445,191 | - | 445,191 | (445,191) | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0106 Unsealed Zone 1 | - | 234,541 | 310 | 234,851 | (234,851) | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0107 Unsealed Zone 3 | - | 28 | - | 28 | (28) | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0108 Unsealed Zone 7 | - | 140,729 | - | 140,729 | (140,729) | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0109 Unsealed Zone 9 | - | 187,081 | - | 187,081 | (187,081) | - | - | Not applicable | 100 | |
| DRFA - Jan 2024 - LVRC.0114 2024 Sealed Roads | - | 214,507 | 250,168 | 464,675 | (464,675) | - | - | Not applicable | 80 | |
| DRFA - Jan 2024 - REPA Project Mgt | - | 91,347 | 132,467 | 223,814 | (223,814) | - | - | Not applicable | Not applicable | |
| DRFA - TC Alfred - LVRC.0129 Sandy Crk Rd Gabions | - | 1,091 | 435 | 1,526 | (1,526) | - | - | 3 | 0 | |
| DRFA - TC Alfred - LVRC.0130 Laidley Creek West Rd | - | 46,405 | 36,054 | 82,459 | (82,459) | - | - | 3 | 0 | |
| DRFA - TC Alfred - REPA Project Mgt | - | 78,148 | 246,402 | 324,550 | (324,550) | - | - | Not applicable | Not applicable | |
| REPA | 5,000,000 | - | - | - | 5,000,000 | 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 | *1,346,689* | *759,714* | 2,106,403 | 3,643,597 | 5,750,000 | - | | | |
| *Program: REPA Complementary Works Programme* | | | | | | | | | | |
| DRFA - Jan 2024 - Comp Works | 882,994 | 20,891 | 26,992 | 47,883 | 835,111 | - | 882,994 | Not applicable | Not applicable | Some comp works have begun, full scope to be determined, dependant on QRA approvals. |
| ***REPA Complementary Works Programme Projects Total*** | 882,994 | *20,891* | *26,992* | 47,883 | 835,111 | - | 882,994 | | | |
| **Cost Centre: Depot** | | | | | | | | | | |
| *Program: Depot Projects* | | | | | | | | | | |
| Gatton Depot Compliance Measures Stage2 | 200,000 | 33,779 | 841 | 34,619 | 165,381 | - | 200,000 | 50 | 10 | Ongoing |
| Replace Ice Machine at Gatton Depot | 10,000 | 9,722 | 4 | 9,726 | 274 | - | 10,000 | Not applicable | 100 | |
| Replace Roller Doors at Laidley Depot | 20,000 | - | - | - | 20,000 | - | 20,000 | 100 | | Obtaining updated quotes. |
| ***Depot Projects Projects Total*** | 230,000 | *43,501* | *844* | 44,345 | 185,655 | - | 230,000 | | | |

UNCONTROLLED

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cost Centre: Fleet** | | | | | | | | | | |
| *Program: Fleet Projects* | | | | | | | | | | |
| 2023/2024 Fleet Purchases | 701,561 | 347,911 | 2,075 | 349,986 | 351,575 | - | 701,561 | Not applicable | Not applicable | |
| 2025/2026 Fleet Purchases | 1,875,000 | 221,734 | 1,375,247 | 1,596,981 | 278,019 | 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 | |
| Materials Handler (Asset Sales) | 560,000 | 536,517 | 20 | 536,537 | 23,463 | - | 560,000 | Not applicable | Not applicable | |
| SES Troop Carrier | 70,000 | - | - | - | 70,000 | 62,246 | 7,754 | Not applicable | Not applicable | |
| ***Fleet Projects Projects Total*** | 3,206,561 | *1,455,340* | *1,379,623* | 2,834,963 | 371,598 | 222,246 | 2,984,315 | | | |
| **Cost Centre: Cemetery** | | | | | | | | | | |
| *Program: Cemetery Projects* | | | | | | | | | | |
| Design Comp-Future Cemetery Work at Ldly | 50,000 | 953 | 23,772 | 24,725 | 25,275 | - | 50,000 | 25 | Not applicable | |
| Forest Hill Cemetery Fence Replacement | 18,000 | 20,641 | 1,333 | 21,975 | (3,975) | - | 18,000 | Not applicable | 90 | |
| Gatton Cemetery Seam Strips - Section 10 | 112,127 | 24,166 | 63,700 | 87,866 | 24,261 | - | 112,127 | 100 | 35 | Pre-digs still progressing. 3x seam strips poured. |
| Gatton Cemetery Shed Installation | 113,942 | - | 50,435 | 50,435 | 63,507 | - | 113,942 | 100 | | Scheduled for March 2026 |
| ***Cemetery Projects Projects Total*** | 294,069 | *45,761* | *139,240* | 185,001 | 109,068 | - | 294,069 | | | |
| **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) | 184,000 | 112,673 | - | 112,673 | 71,327 | - | 184,000 | 100 | 100 | |
| ***Camping Grounds Projects Projects Total*** | 234,000 | *112,673* | - | 112,673 | 121,327 | - | 234,000 | | | |
| **Cost Centre: Facilities** | | | | | | | | | | |
| *Program: Facilities Projects* | | | | | | | | | | |
| Accessibility improvements (LRCI4) | 5,000 | 5,884 | - | 5,884 | (884) | - | 5,000 | 100 | 100 | Works complete. |
| Capital Component Gttn Admin Roof Works & Relocation Costs | 45,000 | 139,683 | 114 | 139,797 | (94,797) | - | 45,000 | Not applicable | 100 | Project Management costs to be transferred to Operational. |
| Gatton Admin Build Lighting LED Upgrade | 34,510 | - | - | - | 34,510 | - | 34,510 | Not applicable | 100 | Works complete. |
| Gatton Shire Hall Doors Replacement | 38,349 | 2,374 | - | 2,374 | 35,975 | - | 38,349 | Not applicable | 10 | Insurance claim. |
| Gatton Shire Hall Projection Room | 20,000 | - | - | - | 20,000 | - | 20,000 | 0 | Not applicable | Design only 2025/26. Work to be done 2026/27. |
| Gatton Shire Hall Stage Lift | 55,776 | 26,949 | 836 | 27,785 | 27,991 | - | 55,776 | 25 | Not applicable | Investigation underway. Design only component. |
| Gatton Tennis Court -Repairs/CourtResurf | 85,000 | - | - | - | 85,000 | - | 85,000 | 10 | 0 | Stakeholder liaison in progress. |
| Hail Damage Roof Repairs and Comp Works | 250,070 | 113,861 | 72,325 | 186,185 | 63,885 | - | 250,070 | 100 | 50 | Complimentary works include box guttering and sarking. |
| Laidley Pool Disability Lift | 15,000 | - | - | - | 15,000 | - | 15,000 | 0 | 0 | Not started. |
| Laidley Pool Repairs after TCA | 150,000 | 91,572 | - | 91,572 | 58,428 | - | 150,000 | 100 | 90 | Insurance claim. |
| LEC Building Compliance Works | 265,000 | 34,243 | 3,181 | 37,424 | 227,576 | - | 265,000 | 30 | 10 | Quotes being obtained. |
| LVCC - Fire Compliance Works to Building | - | 612 | - | 612 | (612) | - | - | 100 | 100 | Journal request emailed to Tania for $612 costs. |
| LVCC Carpet Replacement | 16,000 | - | 15,291 | 15,291 | 709 | - | 16,000 | Not applicable | 2 | Ongoing |
| LVCC Colonial Cafe Replacement Pipework | 47,000 | - | - | - | 47,000 | - | 47,000 | Not applicable | 0 | Insurance claim. |
| LVCC Hot Water & Copper Pipe Replacement | 47,608 | 43,280 | - | 43,280 | 4,328 | - | 47,608 | Not applicable | 100 | Works complete. |
| LVCC Replace of non-comp Playgd Softfall | 15,758 | - | 19,515 | 19,515 | (3,757) | - | 15,758 | 100 | 2 | Contractor engaged. Works to be scheduled. |
| LVSAC Non-Slip Resurfacing in Seating Area | 35,000 | - | - | - | 35,000 | - | 35,000 | Not applicable | 0 | |
| LVSAC Pool Heating Replacement (SEQCSP) | 242,825 | 232,467 | - | 232,467 | 10,358 | - | 242,825 | Not applicable | 100 | Works completed. |
| Netball Court Design Package | 42,000 | 3,530 | - | 3,530 | 38,470 | - | 42,000 | 60 | Not applicable | Ongoing |
| Procurement Building Renovations | 100,540 | 28,928 | 43,583 | 72,512 | 28,028 | - | 100,540 | 75 | 0 | Design phase, quotes being obtained. |
| Replacement of LVAC Pool Blankets | 60,000 | 44,369 | 12,129 | 56,498 | 3,502 | - | 60,000 | 70 | 20 | Ongoing |
| Replacement of two Ovens LCC | 38,000 | 23,180 | - | 23,180 | 14,820 | - | 38,000 | Not applicable | 100 | Works complete. |
| Watermain Renewal Laidley Showgrounds | 64,546 | - | - | - | 64,546 | - | 64,546 | 50 | Not applicable | Ongoing |
| ***Facilities Projects Projects Total*** | 1,672,982 | *790,932* | *166,973* | 957,905 | 715,077 | - | 1,672,982 | | | |
| *Program: Laidley Saleyards* | | | | | | | | | | |
| Ldly Saleyards Improvement Program | 800,000 | 1,400 | 17,705 | 19,105 | 780,895 | - | 800,000 | 10 | 0 | Scoping underway. |
| ***Laidley Saleyards Projects Total*** | 800,000 | *1,400* | *17,705* | 19,105 | 780,895 | - | 800,000 | | | |
| Total for Group | **$ 40,254,949** | ***$ 10,366,706*** | ***$ 12,147,683*** | **$ 22,514,389** | **$ 17,740,560** | **$ 16,269,609** | **$ 23,985,340** | | | |

UNCONFIRMED

## PEOPLE AND BUSINESS PERFORMANCE

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cost Centre: Governance and Property** | | | | | | | | | | |
| *Program: Legal Services Projects* | | | | | | | | | | |
| Land Asset Management Project | 146,750 | - | - | - | 146,750 | - | 146,750 | 15 | 15 | Land swap and VHBB amalgamations in progress. Preliminary investigations underway for Laidley Depot project. |
| Realignment, Subdivid, Sale Tryhorn St | - | - | *19,473* | 19,473 | (19,473) | - | - | 100 | 100 | All lots have been sold. |
| Subdivision Gatton Saleyards | 99,534 | *9,359* | *130,131* | 139,490 | (39,956) | - | 99,534 | 10 | | Council resolved to recommence the subdivision in December 2025 and include additional costs in next budget review. Design changes and change application now to be made. External contractor instructed. |
| ***Legal Services Projects Projects Total*** | 246,284 | *9,359* | *149,605* | 158,963 | 87,321 | - | 246,284 | | | |
| **Cost Centre: Information Communication Technology** | | | | | | | | | | |
| *Program: Information Communication Technology Projects* | | | | | | | | | | |
| 25/26 Mobile Device Renewals | 74,341 | *19,036* | - | 19,036 | 55,305 | - | 74,341 | 80 | 25 | In progress. |
| Audio Visual Renewals | 86,375 | *87,521* | *4,794* | 92,324 | (5,949) | - | 86,375 | 100 | 100 | Installation Completed. |
| CCTV Hardware Renewals | 84,589 | *95,853* | - | 95,853 | (11,264) | - | 84,589 | 80 | 20 | In progress. |
| Endpoint Hardware Renewals | 245,000 | *115,221* | *172,034* | 287,255 | (42,255) | - | 245,000 | 80 | 50 | In progress. |
| Firewall Hardware Renewals | 60,000 | - | - | - | 60,000 | - | 60,000 | 40 | 0 | In progress. |
| ICT Hardware Replacement/Renewals | 140,240 | *3,990* | - | 3,990 | 136,250 | - | 140,240 | Not applicable | 100 | Move to Endpoint Hardware Renewals actuals. |
| Library People Counter Renewals | 10,500 | - | - | - | 10,500 | - | 10,500 | | | Investigating options |
| Network Switch Renewals | 4,636 | - | - | - | 4,636 | - | 4,636 | | | Due to commence soon |
| Satellite Phone Renewals | 10,000 | - | - | - | 10,000 | - | 10,000 | 80 | | In progress. |
| Server Renewals | 29,660 | - | - | - | 29,660 | - | 29,660 | 50 | | In progress. |
| UPS Renewal | 36,560 | - | - | - | 36,560 | - | 36,560 | 50 | 0 | In progress. |
| Wireless Access Point Renewals | 46,000 | - | - | - | 46,000 | - | 46,000 | | | Due to commence soon |
| ***Information Communication Technology Projects Projects Total*** | 827,901 | *321,631* | *176,827* | 498,458 | 329,443 | - | 827,901 | | | |
| **Cost Centre: Waste Disposal** | | | | | | | | | | |
| *Program: Waste Disposal Projects* | | | | | | | | | | |
| Design and Reconfiguration Gatton site | 342,841 | - | - | - | 342,841 | - | 342,841 | 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. |
| Design for Cell 6 | 200,000 | - | - | - | 200,000 | - | 200,000 | Not applicable | 80 | Supplier has met with landfill crew this week to confirm configuration setup. Unit is being assembled at present. |
| Irrigation Pump | 40,000 | *28,800* | *834* | 29,634 | 10,366 | - | 40,000 | | | |
| Laidley Leachate Tank Replacement | 125,000 | - | - | - | 125,000 | - | 125,000 | | | |
| Old Gatton Landfill Leachate Trench | 756,411 | *13,020* | *425,391* | 438,411 | 318,000 | - | 756,411 | Not applicable | 40 | |
| ***Waste Disposal Projects Projects Total*** | 1,464,252 | *41,820* | *426,225* | 468,045 | 996,207 | - | 1,464,252 | | | |

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| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cost Centre: Transfer Stations** | | | | | | | | | | |
| *Program: Transfer Station Projects* | | | | | | | | | | |
| Generator for Treatment Plant Road | 9,326 | *9,326* | - | 9,326 | - | - | 9,326 | Not applicable | 0 | This unit will replace one currently on loan from Fleet. It will be same specification as the unit at the existing Witmont 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 | 20,000 | - | - | - | 20,000 | - | 20,000 | 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. |
| ***Transfer Station Projects Projects Total*** | 189,326 | *9,326* | - | 9,326 | 180,000 | - | 189,326 | | | Currently working through with plumbers. |
| **Cost Centre: Waste Minimisation** | | | | | | | | | | |
| *Program: Waste Minimisation* | | | | | | | | | | |
| 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 | | | |
| Total for Group | **$ 2,877,763** | ***$ 382,135*** | ***$ 752,657*** | **$ 1,134,792** | **$ 1,742,971** | **$ -** | **$ 2,877,763** | | | |

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| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **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 | 2,457,198 | 2,364,859 | 3,750 | 2,368,609 | 88,589 | - | 2,457,198 | Not applicable | 80 | |
| ***Regional Developments Projects Total*** | 2,507,198 | 2,364,859 | 3,750 | 2,368,609 | 138,589 | - | 2,507,198 | | | |
| **Cost Centre: Tourism Initiatives** | | | | | | | | | | |
| *Program: Tourism Projects* | | | | | | | | | | |
| FH Rec Grnds Park & View Silos (SEQL) | 2,085,425 | 227 | - | 227 | 2,085,198 | 1,650,000 | 435,425 | 85 | 5 | |
| FH Silo Viewing & Camp Areas | 138,014 | 2,723 | 880 | 3,602 | 134,412 | - | 138,014 | | | |
| Public Art Sculptures Lake Apex (PAI) | 430,000 | - | - | - | 430,000 | 430,000 | - | | | |
| ***Tourism Projects Total*** | 2,653,439 | 2,949 | 880 | 3,829 | 2,649,610 | 2,080,000 | 573,439 | | | |
| **Cost Centre: Community Events** | | | | | | | | | | |
| *Program: Regional Developments Projects* | | | | | | | | | | |
| Christmas Centrepiece | 6,252 | - | - | - | 6,252 | - | 6,252 | Not applicable | 100 | |
| Christmas Garlands | 14,954 | 3,622 | 457 | 4,079 | 10,875 | - | 14,954 | | | |
| ***Regional Developments Projects Total*** | 21,206 | 3,622 | 457 | 4,079 | 17,127 | - | 21,206 | | | |
| **Cost Centre: Growth & Policy** | | | | | | | | | | |
| *Program: Growth and Policy Projects* | | | | | | | | | | |
| Flood Mitigation Options Laidley | 53,879 | 7,428 | 8,025 | 15,453 | 38,426 | - | 53,879 | Not applicable | 35 | |
| Laidley Disaster Ready Project Phase 1 | 590,843 | 620,263 | - | 620,263 | (29,420) | 278,972 | 311,871 | 0 | 25 | |
| ***Growth and Policy Projects Total*** | 644,722 | 627,691 | 8,025 | 635,716 | 9,006 | 278,972 | 365,750 | | | |
| Total for Group | **$ 5,826,565** | **$ 2,999,122** | **$ 13,112** | **$ 3,012,233** | **$ 2,814,332** | **$ 2,358,972** | **$ 3,467,593** | | | |

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## EXECUTIVE OFFICE

| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget | Total Amount of Funding | Council Contribution | Design Completion % | Construction Completion % | Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| **Cost Centre: Disaster Management** | | | | | | | | | | |
| *Program: Disaster Management Projects* | | | | | | | | | | |
| Existing Equipment Upgrades | 100,000 | - | 31,235 | 31,235 | 68,765 | - | 100,000 | 90 | 25 | Carry forward budget from 24/25. Gatton-Esk Road camera installed and images displayed on Disaster Dashboard and Council website. Grantham-Winwill Road camera relocated to western bank of Ma Ma Creek has improved creek and flooding context in capture image. |
| Flood Cameras in new locations (SEQCSP) | 63,357 | *28,900* | - | 28,900 | 34,457 | 63,357 | - | 95 | 90 | Gatton-Heldon Road camera to capture Sandy Creek crossing Gatton-Heldon Road has been installed. Liaising with TMR to remove dead tree in public capture image. |
| Flood Warning Infra Network (QRA,FWIN) | 108,023 | *111,743* | *24,766* | 136,509 | (28,486) | 68,023 | 40,000 | 90 | 90 | Carry forward budget from 24/25. Hardware is installed. Awaiting Bureau issue of Comms IDs and commissioning. Survey of sensors to be undertaken. Update from Bureau on 24/12/2025 The team responsible for these tasks has changed in the last 12 months and a new team is currently being stood up and will be operational in the new year. Depending on severe weather events etc, the tasks associated with progressing third party new station requests may be temporarily deprioritised. Advice from Bureau was possible delay of one to two months in 2025. Have raised issue of time delay with QRA who is the project funding body. |
| Flood Warning System Upgrade | 25,550 | *14,450* | - | 14,450 | 11,100 | - | 25,550 | | | |
| New Rain Gauges / Cameras | 35,000 | *9,114* | *27,341* | 36,455 | (1,455) | - | 35,000 | 95 | 25 | Principal Disaster Management approved flood camera to be installed to capture images at Sandy Creek (Grantham ) crossing Sandy Creek Road floodway near Bowtells Road. Contract award for supply and install. Weed clearing undertaken. Delivery timing in 2026 to be confirmed. |
| ***Disaster Management Projects Project Total*** | 331,930 | *164,207* | *83,342* | 247,549 | 84,381 | 131,380 | 200,550 | | | |
| Total for Group | **$ 331,930** | ***$ 164,207*** | ***$ 83,342*** | **$ 247,549** | **$ 84,381** | **$ 131,380** | **$ 200,550** | | | |
| Total for Council | **$ 49,291,207** | ***$ 13,912,170*** | ***$ 12,996,793*** | **$ 26,908,963** | **$ 22,382,244** | **$ 18,759,961** | **$ 30,531,246** | | | |

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## LOCKYER VALLEY REGIONAL COUNCIL
## For Period Ended December, 2025

# CAPITAL WORKS PROGRAM SUMMARY

| | Budget | Actual | Committed | Total (includes committed costs) | Remaining Budget |
|---|---|---|---|---|---|
| **INFRASTRUCTURE** | | | | | |
| Camping Grounds | 234,000 | *112,673* | - | 112,673 | 121,327 |
| Capital Program Delivery | 25,988,235 | *6,390,052* | *8,722,047* | 15,112,099 | 10,876,136 |
| Cemetery | 294,069 | *45,761* | *139,240* | 185,001 | 109,068 |
| Depot | 230,000 | *43,501* | *844* | 44,345 | 185,655 |
| DRFA New Event - REPA | 6,632,994 | *1,367,579* | *786,706* | 2,154,285 | 4,478,709 |
| Facilities | 2,472,982 | *792,332* | *184,678* | 977,010 | 1,495,972 |
| Fleet | 3,206,561 | *1,455,340* | *1,379,623* | 2,834,963 | 371,598 |
| Parks & Open Spaces | 1,196,108 | *159,469* | *934,545* | 1,094,014 | 102,094 |
| Total for Group | **$ 40,254,949** | ***$ 10,366,706*** | ***$ 12,147,683*** | **$ 22,514,389** | **$ 17,740,560** |
| **PEOPLE AND BUSINESS PERFORMANCE** | | | | | |
| Governance and Property | 246,284 | *9,359* | *149,605* | 158,964 | 87,321 |
| Information Communication Technology | 827,901 | *253,598* | *176,827* | 430,425 | 397,476 |
| Public Order & Safety | - | *68,033* | - | 68,033 | (68,033) |
| Transfer Stations | 189,326 | *9,326* | - | 9,326 | 180,000 |
| Waste Disposal | 1,464,252 | *41,820* | *426,225* | 468,045 | 996,207 |
| Waste Minimisation | 150,000 | - | - | - | 150,000 |
| Total for Group | **$ 2,877,763** | ***$ 382,135*** | ***$ 752,657*** | **$ 1,134,792** | **$ 1,742,971** |
| **COMMUNITY AND REGIONAL PROSPERITY** | | | | | |

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| | Budget | Actual | Committed | Total (Includes committed costs) | Remaining Budget |
|---|---|---|---|---|---|
| Community Events | 21,206 | 3,622 | 457 | 4,079 | 17,127 |
| Growth & Policy | 644,722 | 627,691 | 8,025 | 635,716 | 9,006 |
| Regional Development | 2,507,198 | 2,364,859 | 3,750 | 2,368,609 | 138,589 |
| Tourism Initiatives | 2,653,439 | 2,949 | 880 | 3,829 | 2,649,610 |
| **Total for Group** | **$ 5,826,565** | ***$ 2,999,122*** | ***$ 13,112*** | **$ 3,012,234** | **$ 2,814,332** |
| **EXECUTIVE OFFICE** | | | | | |
| Disaster Management | 331,930 | *164,207* | *83,342* | 247,549 | 84,381 |
| **Total for Group** | **$ 331,930** | ***$ 164,207*** | ***$ 83,342*** | **$ 247,549** | **$ 84,381** |
| **Total for Council** | **$ 49,291,207** | ***$ 13,912,170*** | ***$ 12,996,793*** | **$ 26,908,963** | **$ 22,382,244** |

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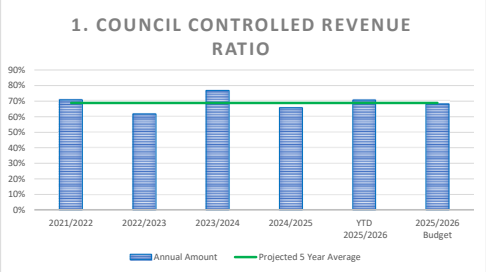


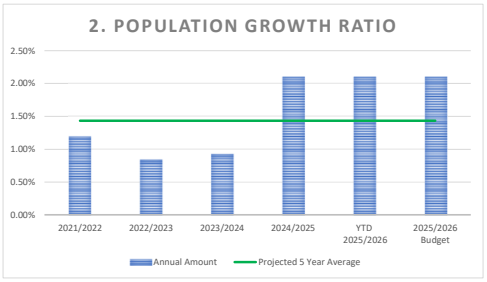


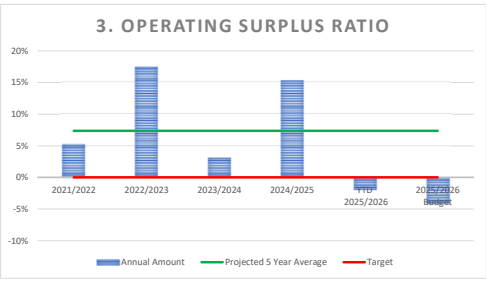


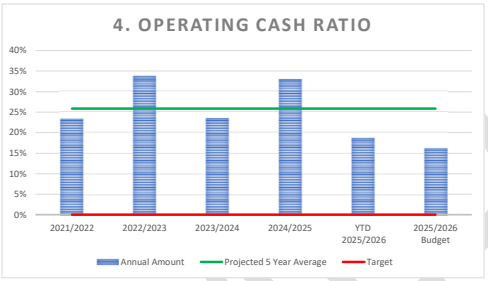


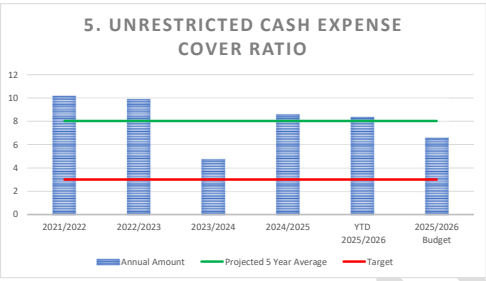


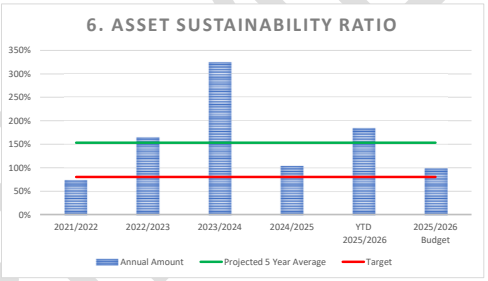


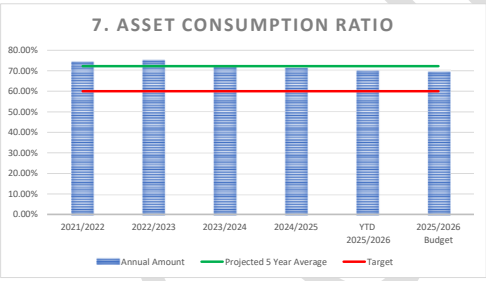


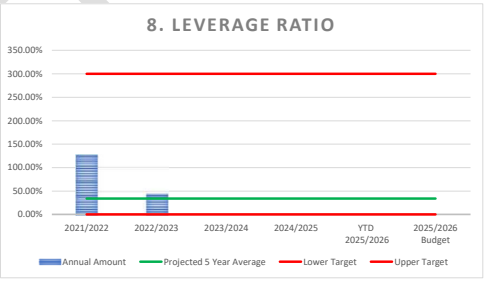


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**10.2 Operational Plan 2025-2026 Second Quarter Performance Report**

**Author:** Scott Greensill, Interim Chief Executive Officer
**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Purpose:**

The purpose of this report is to provide a summary of Council's performance against the 2025-2026 Operational Plan for the period 1 October 2025 to 31 December 2025 (second quarter).

**Officer's Recommendation:**

**THAT Council receive and note the 2025-2026 Operational Plan Second Quarter Update.**

**RESOLUTION**

**THAT Council receive and note the 2025-2026 Operational Plan Second Quarter Update.**

**Moved By:** **Cr M Hagan** **Seconded By:** **Cr D Neuendorf**

**Resolution Number: 24-28/0482**

**CARRIED**
**7/0**

**Executive Summary**

Council adopted the revised 2025-2026 Operational Plan on 15 October 2025.

The Operational Plan captures the key activities that are of strategic importance to Council for the financial year and that deliver on the outcomes and commitments as contained in the 2022-2027 Corporate Plan.

Each quarter, the Chief Executive Officer is required to present a written report to Council on the organisations progress towards achieving the Performance Outcomes that are aligned with the relevant Operational Plan Activity.

**Proposal**
This report presents a summary of Council's performance against the 2025-2026 Operational Plan and the Performance Outcomes that are aligned with the relevant Operational Plan Activity for the period 1 October 2025 to 31 December 2025 (second quarter).

Attached to this report is the 2025-2026 Operational Plan Second Quarter Performance Report outlining the activity undertaken in relation to the identified Performance Outcomes. Further, the report also identifies reporting against budget expenditure and project completion dates.

An overview of the performance status to date, by the relevant Operational Plan Theme is included below:

| Operational Plan Theme | Operational Plan Activities | 2025-2026 Outcome Status | | |
|---|---|---|---|---|
| | | Completed | Carried Over | Won't be achieved |
| Lockyer Community | 3 | 1 | N/A | N/A |
| Lockyer Business, Farming and Livelihood | 3 | 0 | N/A | N/A |
| Lockyer Nature | 3 | 0 | N/A | N/A |
| Lockyer Planned | 8 | 1 | N/A | N/A |
| Lockyer Leadership & Council | 10 | 0 | N/A | N/A |
| Total | 27 | 2 | N/A | N/A |

The 2025-2026 Operational Plan identifies 27 Operational Plan Activities to be delivered over the 2025-2026 financial year. Of the 27 Operational Plan Activities, 18 are multi-year projects, meaning these projects will be delivered over multi financial years and not completed in the 2025-2026 financial year. Only the Performance Outcomes to be achieved in the 2025-2026 financial year are outlined in the 2025-2026 Operational Plan.

During Quarter Two:

- Two (2) Operational Plan Activities have not commenced and will commence in other quarters.
- One (1) Operational Plan Activity has been completed.

Given that this is the second quarter report for the 2025-2026 financial year, it is premature to indicate which projects will be carried over or won't be achieved and this is why "N/A" is represented in the abovementioned table.

Previous Council Resolutions

**Ordinary Council Meeting 15 October 2025 (Resolution Number: 24-28/0420)**
Operational Plan 2025-2026 First Quarter Performance Report
Resolution: Council receive and note the 2025-2026 Operational Plan First Quarter progress report, as attached to the minutes.

Critical Dates

A written assessment on the progress of the 2025-2026 Operational Plan must be provided to Council at least every three (3) months.

**Strategic Implications**

Corporate Plan

Lockyer Leadership and Council – Compliant with legislation

Finance and Resource

Budget allocations in the 2025-2026 Budget align to the relevant Performance Outcomes in the 2025-2026 Operational Plan.

The 2025-2026 Operational Plan Second Quarter Performance Report also details performance against each deliverable in line with the respective budget allocation for the Operational Plan Activity.

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An overview of the status of the budget allocation is included below:

| Operational Plan Theme | Operational Plan Activities | 2025-2026 Budget Status | | |
|---|---|---|---|---|
| | | Completed within budget | Revised/ Underspent | Completed over budget |
| Lockyer Community | 3 | 1 | N/A | N/A |
| Lockyer Business, Farming and Livelihood | 3 | 0 | N/A | N/A |
| Lockyer Nature | 3 | 0 | N/A | N/A |
| Lockyer Planned | 8 | 1 | N/A | N/A |
| Lockyer Leadership & Council | 10 | 0 | N/A | N/A |
| Total | 27 | 2 | N/A | N/A |

Given that this is the second quarter report for the 2025-2026 financial year, it is premature to indicate the budget status for each of the Operational Plan Activities, and this is why "N/A" is represented in the abovementioned table.

Legislation and Policy

Section 174 (3) of the *Local Government Regulation 2012* requires a progress report on the Operational Plan to be presented at Council meetings.

Risk Management

Key Corporate Risk Code and Category: LCL1
Key Corporate Risk Descriptor: Legal Compliance and Liability
Compliance management – regulatory or contract compliance, litigation, liability and prosecution.

Consultation

*Portfolio Councillor Consultation*

Cr Chris Wilson, the portfolio Councillor for Corporate Services is briefed, as required, on the performance of the 2025-2026 Operational Plan as part of the monthly Councillor Portfolio Briefings.

*Internal Consultation*

Progress reporting on Council's performance against the 2025-2026 Operational Plan and the Performance Outcomes that are aligned with the relevant Operational Plan Activity is completed by council officers responsible for the Operational Plan Activity.

Completed progress reporting is referred to the Executive Leadership Team to review prior to finalising the detailed performance report.

*Community Engagement*

The second quarter performance update will be published on Council's website for information purposes to the community.

**Attachments**

**1**⇩ Operational Plan 2025-26 Second Quarter Performance Report 58 Pages

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Lockyer Valley Regional Council | **2025-2026 Operational Plan**

# Second Quarter Performance Report







## Acknowledgement of Country

Council acknowledges the Traditional Custodians of the region, the Ugarapul and Yuggera people and pays our respects to their Elders, past and present, and the Aboriginal and Torres Strait Islander Elders of other communities who may live here.

Lockyer Valley Regional Council is committed to cultivating inclusive environments for all staff, customers, residents and visitors.

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5 Vision, Mission and Values

6 Our Role

7 Commitment to Human Rights

8 Quarterly Highlights

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Lockyer Leadership and Council Deliverables 42



# Introduction

The Operational Plan (the Plan) is a strategic document that is developed and adopted annually with the Budget. The Plan captures strategic deliverables for the 2025-26 financial year to ensure Council delivers the Commitments and Outcomes of the Corporate Plan 2022-27.

The Plan sets the one year direction for Council and articulates our deliverables, areas of responsibility, addresses risks and monitors the overall performance of Council.

Section 174 (3) of the *Local Government Regulation 2012* includes the requirement for the Chief Executive Officer to present a written assessment of the organisation's progress towards implementing the Operational Plan to Council at meetings of Council at regular intervals of not more than three months. This quarterly performance report on Council's Operational Plan 2025-26 ensures Council meets is legislative responsibilities.



# Vision, Mission and Values

## Vision

We will deliver sustainable services to enhance the liveability of our community while embracing our economic, cultural and natural diversity.

## Mission

Lead, engage and empower.

## Our Values

Values form the basis of our culture. They add meaning to work, and they provide a basis for consistent planning and decision making across the organisation. To ensure that staff live our values, every employee of Lockyer Valley Regional Council is expected to demonstrate articulated behaviours in their daily activities and in the way they make decisions.




We lead through excellence and partner with the community to achieve Council's vision and mission.




We accept ownership of our role and take responsibility for our actions. We are results focused, take pride in our successes and efforts and learn from our mistakes.




We strive to be valued and trusted by the Lockyer Valley community. We are respectful, open, transparent and honest in our dealings with the community. At all times we act in the best interests of the community.




We embrace diversity and communicate openly and honestly. We listen actively, consider and value the views of others. Our communication is clear, concise and consistent.




We strive to engage and communicate with our internal and external customers to meet agreed outcomes. We identify and aim to meet the needs of all customers in a responsive and equitable manner.




We value creative thinking and look for opportunities to collaborate and connect to deliver a better Lockyer Valley. We work together by recognising and sharing our talents, skills, experience and knowledge.

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# Our Role

As we work towards our outcomes, we recognise that not all of them can be achieved by Council alone. Council will fulfil a range of roles in working to achieve the outcomes outlined in this plan.

These roles include:

| Council Role | Description |
|---|---|
| **Provider** | Delivering services |
| **Funder** | Funding other parties to deliver services |
| **Regulator** | Regulating activities through legislation, local laws or policies |
| **Partner** | Forming partnerships and strategic alliances with other parties in the interests of the community |
| **Facilitator** | Assisting others to be involved in activities by bringing groups and interested parties together |
| **Advocate** | Promoting the interest of the community to other decision makers and influencers |

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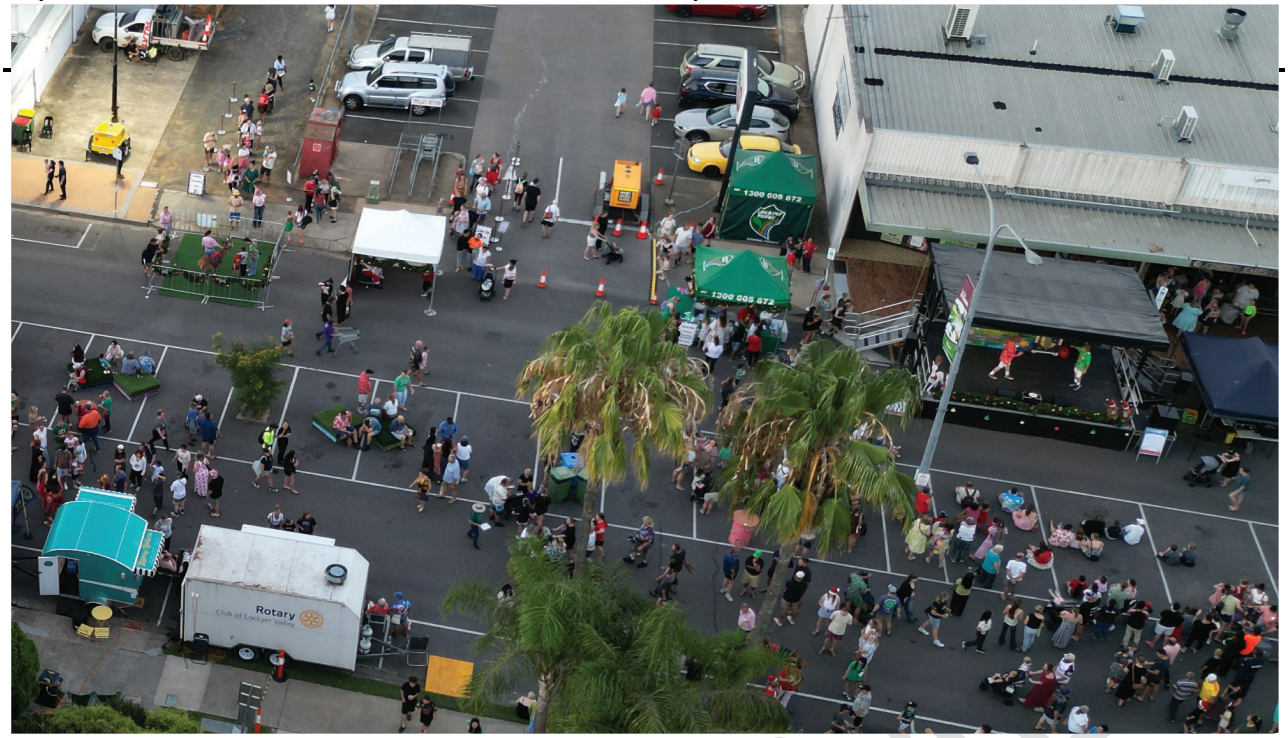


## Federal, State and Local Government Responsibilities

The priorities raised by the community present challenges which cannot be addressed by Council alone. Many of these priorities are the responsibility of the Australian and Queensland Governments and community organisations. In "Lockyer: Our Valley, Our Vision Community Plan 2017-2027", these organisations are identified for the Lockyer Valley region.

Where Council is not responsible for the provision of a particular service we can advocate to the relevant agency to secure support, funding and agreements for the benefit of the Lockyer Valley community.

## Commitment to Human Rights

Council is committed to protecting and promoting human rights by ensuring that human rights are considered in all the work we do – from the decisions we make to the services we provide. This commitment is in accordance with Council's obligations under the *Human Rights Act 2019*.







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# Quarterly Highlights



## Major Flood Resilience Works at Mount Sylvia Now Complete

Extensive flood resilience works to protect communities in Mount Sylvia and Woodbine were also completed.

The $1.8 million rehabilitation project, led by Resilient Rivers SEQ, involved major creek bank stabilisation and revegetation works at three priority sites along Blackfellow Creek. Funding included $1.35 million through the SEQ City Deal, a partnership between the Australian Government, Queensland Government and Council of Mayors (SEQ), and an additional $558,000 from the Queensland Government.

This important project was delivered in three different stages since September 2024, and provides significant benefits to nearby communities, road users and those downstream.

Flood rehabilitation and resilience works are vital steps in protecting our local infrastructure and communities from future flood events and this investment will help safeguard the Lockyer Valley for the long-term.



## Vital Transport Link Officially Opened

Works to replace a vital bridge at Carpendale were completed in October.

Council's Mayor Tanya Milligan officially opened the brand new $6.88 million Mahon Bridge on Carpendale Road and said it was a team effort to see the important project finalised.

Mayor Milligan paid thanks to the Australian Government for providing the funding to make this project a reality.

Construction of the new bridge, which began in January 2025, will have long-lasting benefits for the local economy and residents. The previous bridge sustained damage during the 2013 floods, and as a result, it was reduced to a single lane and given a 42.5 tonne load limit.

The finished project means there is now a two-lane bridge that can carry heavy vehicles to and from one of the major businesses in our region, supporting hundreds of local jobs, and which residents can conveniently and safely cross.

The number of trucks travelling alternative routes will be significantly reduced, which will come as a huge relief for impacted residents and businesses.

The project was made possible after Council applied for funding under the Australian Government's former Bridges Renewal Program, now the Safer Local Roads and Infrastructure Program (SLRIP).

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## Passenger Rail Crucial to Support Growth, Mayor Says

Council urged the State and Federal governments to act now and make passenger rail between Toowoomba and Brisbane a reality ahead of the 2032 games.

Mayor Milligan and Toowoomba Mayor Geoff McDonald renewed calls for the State Government to undertake further investigations into the corridor and plan now for the future.

Mayor Milligan said a passenger rail service was crucial to support this growth, and our residents deserve the same level of connectivity our city counterparts take for granted.

With seven more years until Brisbane 2032, there is still time for the State and Federal governments to deliver the infrastructure needed to make this a reality ahead of the games.

## Council Awards More than $45,000 to Latest Grant Recipients

Council's latest round of grant funding injected more than $45,000 into the local community, while also lending a helping hand to a range of local organisations, individuals and community and sporting groups.

Round 1 of Council's 2025-26 Regional Arts Development Fund (RADF) Grant Program awarded $12,600 to successful submitters.

Council also awarded Round 1 of its 2025-26 Major Community Grants Program, with 11 not-for-profit sporting and community groups sharing in more than $35,000.

As a Council, we are proud to support individuals and organisations in our local communities with grant funding to help our local groups provide valuable services to our communities.

## First 5 Forever Turns 10!

Queensland's landmark early literacy program, First 5 Forever celebrated turning 10!

For a decade, the early literacy initiative, led by the State Library of Queensland in partnership with public libraries, has supported our Library staff to deliver our weekly story time, rhyme time, and baby play in half-hour-long library sessions designed to build literacy foundations in babies, toddlers and pre-schoolers.

More than 200 children and their families were on hand to join in the celebrations.

Other regular outreach events have also been developed with the First 5 Forever funding have included Make a Library Bear, Teddy Bear Sleepover, National Simultaneous Story Time, Ballet in the Library, Talk Like a Pirate Day, Music on the Mat and Lego/ DUPLO sessions.

## Christmas Celebrated Across the Region

The Lockyer Valley sparkled this festive season, with Council once again bringing back a range of Christmas initiatives to mark the most wonderful time of year.

The Lockyer Valley Cultural Centre, Das Neumann Haus and the Gatton Administration Building sported their very own Christmas tree, while Christmas garlands were also hung on pergolas on Railway Street, Gatton and the Laidley Customer Service Centre.

Council crews also created two whimsical Christmas precincts – Santa's Workshop, Centenary Gardens, and Candy Land at Das Neumann Haus for the Lockyer Valley to enjoy!

The Lockyer Valley Mayoral Carols and Christmas Carnival events were also a resounding success, with friends and family enjoying two separate evenings filled with singing, entertainment, free activities and so much more.



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# Performance Status

## Milestone Status

This report presents a summary of Council's performance against the 2025-2026 Operational Plan and the Performance Outcomes that are aligned with the relevant Operational Plan Activity for the period, 1 October 2025 to 31 December 2025 (second quarter).

This report is the second quarter performance report outlining the activity undertaken in relation to identified Performance Outcomes. Further the report also identifies reporting against budget expenditure and project status.

This quarter, one (1) Operational Plan Activity has been completed.

To date, two (2) Operational Plan Activities in the 2025-2026 Operational Plan have been completed.




| Status | | Number |
|---|---|---|
| Carried Over | ● | 0 |
| Won't Be Achieved | ● | 0 |
| Completed within Milestone | ✓ | 1 |

## Budget Status

This quarter one (1) project has been completed within budget.

| Status | | Number |
|---|---|---|
| Revised/Underspent Budget | ● | 0 |
| Completed – Over Budget | ● | 0 |
| Completed within Budget | ✓ | 1 |

# Lockyer Community Deliverables

Our healthy community welcomes the spirited diversity found within our region. Times of hardship highlight our resilience. Our high standards support our quality of life and vibrancy while providing a dynamic and safe place full of opportunity. We strive to build on who we are and all that our region has to offer by connecting business, the community and government.

## Council Seeks to Understand Community Needs Resulting in Partnerships That Realise Long-Term Benefits For The Community In A Timely Manner.

### Operational Plan Activity

Undertake placed-based and community consultation activities to seek the community's feedback and aspirations to inform future organisational prioritises and services.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Inform future Operational Plan deliverables by undertaking consultation and engagement activities to understand the communities' aspirations and to inform Council decision making processes.
- Report back to Council the feedback received from the community to inform the preparation of the subsequent year budget and strategic Plans.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Community engagement officers delivered four (4) Council Pop-Ups across six (6) days during the quarter.<br>• Staff attended the Laidley and Gatton Show, the Festival of Cultures and Laidley Spring Festival providing the opportunity to engage with more than 400 people.<br>• Community feedback will be collated, analysed and workshopped with Council in quarter three (3) to inform the preparation of the 2026-2027 Budget and Operational Plan. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Council delivered two (2) pop-ups at Stockyard Creek and Grantham.<br>• Meaningful engagement was undertaken with approximately 60 people.<br>• Key issues discussed with community members included road maintenance, pest management initiatives and planning for the future.<br>• Public comment trends on social media are also monitored to understand issues of high interest to the community. | On track | On track |

| | | | |
|---|---|---|---|
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Enhanced Wellbeing and Safety of The Community.

### Operational Plan Activity

Undertake a review of Council's Local Laws.
*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Finalise the review of Subordinate Local Law No.2 (Animal Management) 2011.
- Undertake a review of Subordinate Local Law No.3 (Community and Environmental Management) 2011.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Subordinate Local Law No.2 (Animal Management) 2011**<br>• Proposed amendments to Subordinate Local Law No. 2 (Animal Management) 2011 have been drafted and will be further discussed with Councillors at a workshop in quarter two (2).<br>**Subordinate Local Law No. 3 (Community and Environmental Management) 2011**<br>• Work is yet to commence on the review of subordinate Local Law No. 3.<br>• The review is scheduled to commence in quarter three (3). | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>**Subordinate Local Law No.2 (Animal Management) 2011**<br>At the November 2025 Council meeting, Council proposed to make an *Amendment to Subordinate Local Law No. 2 (Animal Management) 2025* which amends *Subordinate Local Law No. 2 (Animal Management) 2011.* The purpose and general effect of the proposed amendments are to:<br>(a) Implement changes to the number of animals that can be kept including:<br>• Adding provisions for keeping dogs and cats on caravan sites and multi-residential premises.<br>• Reducing the number of dogs that can be kept on lots less than 4000m$^2$.<br>• Increasing the number of livestock that can be kept (in some cases) on lots less than 4ha.<br>• Prohibiting the keeping a bull on a lot less than 4000m$^{2.}$<br>• Allowing a limited number of pigs on a lot less than 4ha.<br>• Prohibiting the keeping of peacocks and guinea fowl on a lot less than 1ha.<br>(b) Including requirements for enclosures for bulls on a lot less than 4ha, and<br>(c) Including changes in relation to animal noise and the standards for keeping of birds.<br>Public consultation on the proposed amendments will be conducted from 8 January to 6 February 2026. An explanatory note, media release and social media posts have been drafted in preparation of public consultation.<br>It is anticipated a Council Meeting report for the adoption of Amendments to *Subordinate Local Law No. 2 (Animal Management) 2025* will be presented to the March 2026 Council meeting. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## The Community's Preparedness for Disasters Is Improved Through Community Education, Training and Strong Partnerships Between Council and Other Agencies.

### Operational Plan Activity

To assist Council and the community to respond to flood events, additional rain gauges are installed in Council's Flood Warning Infrastructure Network.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Two new rain gauges are installed in the Sandy Creek/Grantham catchment.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• This project initially planned to install two (2) additional rain gauges within the flood warning infrastructure network to enhance rain data coverage in the upper Sandy Creek (Grantham) catchment with the aim of assisting with early warning.<br>• Following technical assessments and consultation with flood warning infrastructure specialists, site-specific challenges such as terrain, vegetation, and accessibility have been identified. Additionally, there is a recognised need to provide the community with clear context around flood hazards beyond raw rainfall data.<br>• As a result, alternative infrastructure options are now being investigated to ensure the selected solution is both technically feasible and effective in supporting community preparedness. Options being considered include:<br>  • **Rain Gauges**<br>  ○ Challenges exist due to environmental and access constraints.<br>  ○ Raw rainfall data requires context to be meaningful for community-decision-making.<br>  • Flood Cameras<br>  ○ Provide real-time visual context that can directly inform and engage the community.<br>  ○ Widely trusted and easily understood by the community.<br>  ▪ Further site investigations to be undertaken including a potential location at the Sandy Creek crossing Sandy creek road, south of Gatton bypass<br>  ▪ Communications testing to be undertaken to assess feasibility. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>Two (2) new rain gauges have been installed in the Sandy Creek/Grantham catchment.<br>• Alternate infrastructure options were investigated, and a solution was identified with the replacement of two new rain gauges in the Sandy Creek catchment with a flood monitoring camera.<br>• Site investigations for potential locations at the Sandy Creek crossing, Sandy Creek Road south of the Gatton bypass was completed and proved to be a viable location for the installation of the camera.<br>• Successful communication testing of the camera was competed with depth markers providing timely assessment of flooding impacting that catchment.<br>• This install provides a real time visual context for community decision making options. | Completed within milestone | Completed within budget |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

# Lockyer Business, Farming and Livelihood Deliverables

**Lockyer Business**: Our business community is a thriving and inclusive network where it is easy to do business. We create opportunities and encourage innovation that inspires business confidence and collaborative partnerships.

**Lockyer Farming**: As custodians we manage our water and land assets to ensure our farming future. We pride ourselves on our innovation and clean, green reputation. We work together to support our farmers of current and future generations.

**Lockyer Livelihood**: We are a community where lifelong learning opportunities exist. Our quality education facilities are highly regarded and provide diverse career pathways. We look to develop skills and generate job opportunities for all.

## Encourage Opportunities for The Lockyer Valley to Drive Economic and Community Outcomes.

### Operational Plan Activity

Update the existing concept plan and business case for the Lockyer Valley Equine Precinct to ensure alignment with Racing Queensland's objectives for the facility.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- The 2022 Concept plan and business case are updated to reflect the horse racing, training and community uses proposed to be included in the master plan for the Precinct.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• The last Equine Collaborative meeting was held on 28 July 2025.<br>• The consultant engaged to assist with the project provided a draft review of the concept plan and the associated costings to Racing Queensland and Council on 24 July 2025.<br>• The two (2) design options (minor development – minor track modifications and major development – new track layout) have been considered and the preferred option recommendation from the consultant is the new track layout.<br>• The Draft track layout design and costings has been completed by the consultant.<br>• The Steering Committee need to consider the recommendations of the draft track layout design and costings.<br>• Racing Queensland have advised there will be no further works by them on design concepts until the finalisation of the Racing Review due for release in October 2025. | On track | On track |

| | | | |
|---|---|---|---|
| | • Lockyer Turf Club have advised they have entered into a funding agreement for $150,000 with the Queensland Government as part of the election commitment to continue the next phases of the project.<br>The next meeting is scheduled for Monday 20 October to consider the consultants report, prioritisation and next steps. | | |
| Second Quarter | The following has been achieved this quarter:<br>• The Equine Collaborative met at Lockyer Valley Cultural Centre on 20 October 2025.<br>• Councillors were provided with project updates on 28 October 2025 and 2 December 2025.<br>• A project update was presented to the LVRC Audit & Risk Management Committee meeting held on 11 December 2025.<br>• Council considered a report at the 17 December 2025 Council Meeting and resolved, "Council receives the Lockyer Valley Racing Precinct - Masterplan Design Report and supports the recommendation from the Lockyer Valley Equine Collaborative to endorse the Lockyer Valley Racing Precinct - Master Plan Design Report". | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Maximise Opportunities Through Engagement and Partnership with Stakeholders To Achieve A Strong Resilient Economy.

### Operational Plan Activity

Advocate for improved water security and supply through the Lockyer Valley and Somerset Water Collaborative.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

Finalise the optimisation assessment report for Phase 2.1 and Phase 2.2 of the project delivered as five (5) packages of work.

Package 1 - Design

- Basis of design
- Concept design report
- Draft operations manual
- Survey and service location plan
- Approvals pathway

Package 2 -Financial, Commercial and Economic Feasibility and Analysis

- Service need
- Base case
- Social impact evaluation
- Economic analysis
- Financial analysis
- Affordability analysis
- Public sector comp
- Benefits register

Package 3 – Legal and Regulatory Framework

- Legal & regulatory investigation pathway

Package 4 – Cost and Quantity Surveying

- Basis of estimate
- Cost estimation report
- Basis of schedule
- Execution schedule
- Market considerations and Delivery model report

Package 5 – Stakeholder Engagement

- Public interest considerations
- Stakeholder engagement plan development and implementation

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Package 1 – Design**<br>• Engeny have been engaged to complete a preliminary concept design for two schemes, being 8,500GL and 22,500GL.<br>• This work is scheduled for completion by the end of quarter two (2).<br>• SMEC have been engaged to complete work in relation to water quality, energy efficiencies, and the Bespoke A+ treatment plant Capex and Operational expenses.<br>**Package 2 – Financial, Commercial and Economic Feasibility and Analysis**<br>• The financial, commercial and economic feasibility and analysis has been broken into sub packages of work. | On track | On track |

| | | | |
|---|---|---|---|
| | • Synergies are providing the service need, base case and economic opportunities preliminary work. This work is scheduled to be completed by November 2025.<br>• COMSEQ/Resilient Rivers are working on the environmental benefits and economic value of sediment mitigation for the Brisbane River and Moreton Bay. Ricardo have been engaged to develop the overall pricing strategy. This will be completed by November 2025.<br>**Package 3 – Legal and Regulatory**<br>• Work is yet to commence on this package of works. Work is scheduled to commence in quarter three (3).<br>**Package 4 – Cost and Quality Surveying**<br>• ECS have been engaged to provide the cost estimates on an 8,500GL and 22,500GL scheme designed by Engeny including the cost estimates of the bespoke A+ treatment plant.<br>**Package 5 – Stakeholder Engagement**<br>• Bastion have developed a community awareness program and delivery will commence in October 2025 and will be delivered for four (4) months.<br>• An Advocacy Stakeholder Engagement resource has been added to the project team and is responsible for the development and delivery of the stakeholder Communication and Engagement Plan. This resource has been engaged until June 2026.<br>• Newsletter project updates have been distributed through the collaborative in July 2025, August 2025 and September 2025.<br>• The collaborative attend and sponsored the International River Symposium on the 8-10 September 2025 in Brisbane. This provided the opportunity to showcase the project and the benefits of the project.<br>• BADU consultants have been engaged to develop the best delivery outcome for the scheme.<br>**Meetings conducted during the reporting period below**<br>• **15 July 2025:** Unity Water tour of Wamuran Waste Treatment Facility. The purpose of the site inspection was to gain an understanding of water quality objectives and pricing.<br>• **17 July 2025, 5 August 2025, 14 August 2025, 4 September 2025, 18 September 2025:** Project Working Group meetings.<br>• **25 July 2025, 22 August 2025, 26 September 2025:** Project Control Group meetings.<br>• **1 September 2025 and 30 September 2025:** Strategic Leadership Group Meetings between the Chief Executive Officers of Urban Utilities, Seqwater, Lockyer Valley Regional Council, Sommerset Regional Council to ensure each organisations strategic alignment of the project.<br>• **Weekly:** Project briefings for the reporting between Infrastructure Project Solutions and Council.<br>• **Weekly:** Economic Study Manger has weekly meetings with the Economic consultants and the project management team to ensure the delivery of phase 1 of the financial, commercial and economic feasibility and analysis packages by November 2025.<br>**Advocacy Briefings on the project in this reporting period below**<br>• There have been several advocacy project briefings held between the SEQ Council of Mayors, Minister Perritt, Member for Wright, Member for Blair, Queensland Farmers Federation and Senior members of government. | | |

| | | | |
|---|---|---|---|
| | **Other**<br>• Other work in progress include the Climate Impacts modelling for Lockyer Valley & Somerset regions in 5yr, 10yr, 15yr, 20yr cycles to understand the impact on potential agricultural production if the scheme where not to proceed. | | |
| Second Quarter | The following has been achieved this quarter:<br>**Package 1 – Design**<br>• Engeny have completed a preliminary concept design for an 8,500GL scheme and a 22,000GL scheme.<br>• SMEC have completed a study on water quality, energy efficiencies and the bespoke A+ treatment plant capex and operational expenses.<br>• Packages of work regarding 'Basis of Design' and approvals pathway are due to commence in Quarter Three (3) and be completed by Quarter Four (4).<br>**Package 2 – Financial, Commercial and Economic Feasibility and Analysis**<br>• The financial, commercial and economic feasibility and analysis has been broken into sub packages of work.<br>• The projects Economic Study Manager has collated all packages of work and finalised the Lockyer Valley Somerset Water Security Scheme Optimisation Assessment – Phase 2.1 Interim Report for the benefits and pricing approach.<br>**Package 3 – Legal and Regulatory**<br>• A Preliminary meeting was held with the Coordinator General on 18 December 2025.<br>**Package 4 – Cost and Quality Surveying**<br>• ECS have completed the cost estimates on an 8,500GL & 22,000GL scheme designed by Engeny as well as a bespoke A+ treatment plant.<br>**Package 5 – Stakeholder Engagement**<br>During October and November 2025, key briefings have been held with:<br>• Member for Wright – Scott Buchholz.<br>• Member for Blair - Shayne Neumann.<br>• Treasurer – David Janetzki.<br>• Department of Primary Industries Director General - Graeme Bolton.<br>• Environment Director General - Patricia O'Callaghan.<br>• Environment Minister – Andrew Powell.<br>• Environment and Water Minister – Murray Watt.<br>• Canberra delegation - Mayors Milligan and Wendt.<br>• Federal Agriculture Minister - Julie Collins.<br>• Industry Minister - Tim Ayres.<br>• Project update letter – Ann Leahy.<br>• Newsletters have been distributed through the projects data in October, November and December.<br>**Meetings conducted during the reporting period include:**<br>• Stakeholder Advisory Group meeting.<br>• Weekly meetings regarding Government relations with Department of Local Government Water & Volunteers to ensure alignment.<br>• Lockyer Valley & Somerset Water Collaborative Workshop presented findings of the draft benefits and pricing studies by the Economic Study Manager. | On track | On track |

| | | | |
|---|---|---|---|
| | • **Project Working Group Meetings:** were held on 17 October, 30 October, 13 November, 27 November & 11 December 2025.<br>• **Project Control Group Meetings**: were held on 26 September, 24 October and 21 November 2025.<br>• **Lockyer Valley Regional Councillor Workshop Project Briefing:** were held on 20 October & 2 December 2025.<br>• Provided a project briefing to the Water Ministers Advisor on 21 October 2025.<br>• Provided a briefing to the Seqwater Chair & Board Members on 4 November 2025.<br>• Mayor's Milligan, Wendt and Grower representatives conducted an investigation tour of Willunga Basin Water, SA Water, and Hunter Water 20 on 5 and 6 November 2025.<br>• Richardo provided a pricing principles methodology meeting with departmental pricing on 6 November 2025.<br>• CEO'S senior leadership group (LVRC, SRC, UU &Seqwater) were presented principles of the pricing document followed by the Benefit and Pricing Interim Report on 6 November and 3 December 2025.<br>• Grower representatives were provided with a detailed briefing on 17 November 2025.<br>• Provided a project briefing to the Queensland Food Farmers Commissioner on 27 November 2025.<br>• Met with Director General for Local Government, Water and Volunteers on 27 November 2025.<br>• Provided a project briefing to LVRC Risk and Audit Committee on 11 December 2025.<br>• Provided a project briefing to MP Shane Newnan's office, Member for Blair, on 17 December 2025.<br>• Provided a project briefing to Deputy Premiers Chief of Staff and Coordinator General on 18 December 2025.<br>• Provided a project briefing to LVRC Interim CEO and Somerset Regional Council CEO.<br>**Advocacy Briefings on the project in this reporting period below.**<br>• Minister Leahy, Assistant Minister Dillon and Member for Lockyer Jim McDonald were present the Phase 2.1 Interim Report benefits and pricing on 9 December 2025. | | |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Promote And Market the Lockyer Valley as a Destination for Commerce, Tourism and Lifestyle.

### Operational Plan Activity

Deliver the Forest Hill Silos project as per the endorsed masterplan.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Operational Works application lodged and approved by Council.
- Commence Painting of Murals on Forest Hill silos.
- Commence Stage 1 construction of a viewing platform and parking area.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Operational Works Application**<br>• The Operational works application was lodged with Council on 18 June 2025.<br>• The application is currently under assessment. An Information Request was made by Council in July 2025.<br>• Place Design Group are in the process of responding to the Request For Information (RFI) and this likely to finalised within the next month.<br>**Painting of the Silo's**<br>• The Expression of Interest (EOI) documentation to engage a suitably qualified and experienced silo artist is currently being finalised.<br>• It is anticipated that the EOI documentation will be released by the end of October 2025. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>**Viewing Precinct**<br>• Currently awaiting Operational Works approval from Council.<br>• The relevant documents have been prepared and finalised to support the Request for Tender (RFT) for the civil construction of the viewing precinct.<br>• This RFT is intended to be released in January 2026.<br>**Draft GrainCorp Silo Art Agreement**<br>• Agreement has been reached between Council and GrainCorp.<br>• The Agreement is currently being finalised for execution by both parties.<br>**Engagement of Silo Mural Artist**<br>• The Expression of Interest (EOI) process to engage a suitably qualified silo mural artist has been undertaken and this process closed on 12 December 2025.<br>• Council received 14 EOI's. These EOI's were shortlisted to three (3) suitable silo mural artists.<br>• A Request for Tender (RFT) process commenced with the three (3) shortlisted artists on 23 December 2025.<br>• The three (3) shortlisted artists are required to submit a proposed Concept Design by 4 March 2026 for evaluation, consideration and subsequent appointment of the preferred artists.<br>• Artwork commission programmed for completion between March – August 2026. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

# Lockyer Nature Deliverables

Our natural assets are valued and protected to sustain our unique rural lifestyle.

## Council and the Community Actively Reduce Waste, Recycle and Reuse More.

### Operational Plan Activity

Monitor implementation of the Waste Recycling and Reduction Plan.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Continue to deliver a community education program to assist with improving the regions waste management practices.
- Continue to further refine the Full Cost Pricing model (FCP).

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Community Education**<br>• Staff attended "Under 8's" day at Hatton Vale State School to promote recycling and waste management.<br>• Staff arranged for an expert to attend "Laidley Spring Festival" to provide information in relation to safe vape disposal.<br>• Staff have prepared a set of five (5) bookmarks that promote recycling. The bookmarks have been shared internally and externally and have been well received.<br>• Media release to remind the community of the importance of recycling.<br>**Full Cost Pricing Model**<br>• A contractor has been engaged to assist Council officers to develop the full cost pricing model to inform the budget for the 2026-27 financial year. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>**Community Education**<br>• Staff have prepared a Waste Education brochure outlining resources available to the community, including library materials, online resources, and ability to book face-to-face information sessions.<br>• Media releases were issued through the quarter to promote recycling and correct waste disposal practices by highlighting initiatives such as National Recycling Week and the Container Recycling Scheme.<br>**Full Cost Pricing**<br>• The contractor has developed a draft full cost pricing model of waste services, which is currently being reviewed by Council Officers and should be completed within time to inform the development of the 2026-27 budget. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Council and the Community Actively Reduce Waste, Recycle and Reuse More.

### Operational Plan Activity

To safeguard the delivery of waste and recycling services throughout the region:

- Negotiate a contract for the processing of LVRC's domestic recycling.
- Review and prepare waste facility plans to ensure future capacity and operational suitability.

This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Undertake a tender process for recycling processing and implement the recommendations of the tender process to a suitable provider.
- Undertake a review to determine the scope for the design and upgrade of major waste facilities to meet future waste management needs for the growing eastern area of the Region.
- Initiate a design of future landfill cells/facilities to meet anticipated demand capacity within the medium term (4-6 years).

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Tender process**<br>• The tender for the recycling processing has been completed and awarded.<br>**Future waste management needs**<br>• This project is scheduled to commence in October 2025.<br>**Land Fill**<br>• This project is scheduled to commence in October 2025. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>**Future Waste Management Needs**<br>• This project is scheduled to commence in March 2026.<br>**Landfill Planning**<br>• A Request for Quote (RFQ) process has commenced to engage a contractor for the design of the next landfill cell and the future ultimate landfill cell development to address anticipated demand. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Council And the Community Actively Reduce Waste, Recycle and Reuse More.

### Operational Plan Activity

Undertake a feasibility assessment to operate a material recycling facility (MRF).
Note: This deliverable is subject to State Government funding.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Conduct and finalise the feasibility of a material recycling facility operation that will provide processing of up to 50 tonnes per day, including the costs to establish. assessed.
- Liaise with neighbouring councils to ascertain whether a partnership can be formed to process recycling at the material recycling facility.
- Liaise with the Council of Mayors SEQ and relevant State Government departments to access suitable funding streams.
- Business case finalised for the material recycling facility.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• The business case is scheduled to be finalised in October 2025. A workshop with Council will occur during the second quarter.<br>• Council officers will commence seeking suitable funding streams in October 2025.<br>• Council Officers will seek to finalise interest through “in principle support letters” from interested Councils who also wish to utilise the facility. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• The draft Business Case was completed in October 2025.<br>• It has been identified that further work is required to finalise the business case.<br>• Support from the majority of neighbouring Council’s for the recommencement of the Materials Recycling Facility (MRF) operations was obtained.<br>• Liaison with the Council of Mayors SEQ (COMSEQ) continues. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

# Lockyer Planned Deliverables

We have unique, well-connected communities. We have places and spaces that bring together people. Local services match the needs of the community. Our built infrastructure is designed and constructed to enable access for all.

## Growth and Development in the Region is Sustainably Managed Through the Adoption and Implementation of The Lockyer Valley Planning Scheme.

### Operational Plan Activity

Undertake the necessary planning studies to inform consequential planning scheme amendments to the Lockyer Valley Planning Scheme.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

**Flood Hazard Overlay Code**

- Prepare a draft Flood Hazard Overlay and Code.
- Prepare and commence a planning scheme amendment to incorporate the new Flood Hazard Overlay and Code.

**Local Heritage Study**

- Undertake community consultation of the proposed Register of Heritage Places.
- Prepare and commence a planning scheme amendment to incorporate the findings of the Local Heritage Study, including a new Register of Heritage Places as well as amendments to the Cultural Heritage Overlay and Code.

**Matters of Local Environmental Significance**

- Complete the study on Matters of Local Environmental Significance.
- Prepare and commence a planning scheme amendment to incorporate the findings of the Matters of Local Environmental Significance study, including a new Biodiversity Overlay and Code.

**Growth Management Strategy**

- Complete the following project milestones:
- **Milestone 1** – Opportunities and constraints analysis
- **Milestone 2** – Drafting of the Growth Management Strategy
- **Milestone 3** – Community Engagement of the Draft Strategy.
- **Milestone 4** – Finalise Growth Management Strategy for Council adoption.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Flood Hazard Overlay Code**<br>• This project has been frustrated by significant updates in intensity-frequency-duration (IFD) data and climate change projections that Council are required to adhere to.<br>• Due to delays in calibration of the flood models, the updated Flood hazard overlay mapping will not be finalised before the *Temporary Local Planning Instrument* expires in July 2026.<br>• A consultant has been engaged to review the flood modelling program and support preparation and implementation of a new Flood hazard overlay and to resolve the issues in relation to the IFD data and climate change projections.<br>• A workshop to discuss this work with Councillors will be held early in the second quarter.<br>• Discussions are ongoing with officers from the Department of State Development, Infrastructure and planning to discuss and agree on a plan to enable the State Interest Review of the new Flood hazard overlay and code.<br>• The current Flood hazard overlay code (which is implemented through the TLPI) will only need to be updated to reflect the parameters of the new overlay.<br>**Local Heritage Study**<br>• Community consultation on proposed changes to the Local Heritage Register was undertaken between 3 July 2025 and 22 August 2025.<br>• Consultation was initially scheduled to end on 8 August 2025, however, on 7 August, Council advised the community of an extension to the period of consultation to 22 August 2025 based on community feedback and in particular the time it took for landowners to receive notification of the proposed listing from Australia Post.<br>• 22 meetings occurred with community members and 53 submissions were received during the period of consultation.<br>• Submissions are currently being reviewed and will be presented to a Councillor workshop for discussion prior to adoption of a new Local Heritage Register.<br>• A second heritage consultant has been engaged to peer review the submissions received and to provide advice on the proposed listings.<br>• Officers have commenced drafting a Qualified State Interest amendment to incorporate minor changes to the heritage provisions of the Planning Scheme and the Cultural heritage overlay, with the formal amendment process anticipated to begin before the end of the calendar year.<br>**Matters of Local Environmental Significance**<br>• The draft Matters of Local Environmental Significance (MLES) Study and associated mapping have been finalised and are currently being reviewed by officers.<br>• The draft study includes recommendations in relation to proposed amendments to the Planning Scheme. The findings of the study, and the recommended changes to the Planning Scheme and Biodiversity Overlay, will be discussed at Councillor workshop in the second quarter. | On track | On track |

| | | | |
|---|---|---|---|
| | • Officers will then commence the Qualified State Interest amendment process to incorporate the changes into the Planning Scheme once the amendments are adopted by Council.<br>**Growth Management Strategy**<br>• An opportunities and constraints analysis (Milestone 1) has been completed.<br>• Workshops focusing on the Scenic Amenity and Infrastructure components of the Growth Management Strategy are scheduled for completion in early October 2025 to support the drafting of the strategy. | | |
| Second Quarter | The following has been achieved this quarter:<br>**Flood Hazard Overlay Code**<br>• The flood modelling required to prepare a new Flood Hazard Overlay has been frustrated by significant changes in intensity-frequency-duration (IFD) data and climate change projections which will have significant effect on flood modelling.<br>• A request has been made to the Queensland Reconstruction Authority (QRA) to reallocate grant funding towards resolving these issues. QRA has provided in-principle agreement with formal approval expected in January 2026.<br>• Council Officers met with Roger Stone (Speedbird) in December 2025, with a view to engaging him to assist Council to determine climate change scenarios necessary to inform the Flood Hazard Overlay.<br>• The Draft 2022 Regional Flood Model Calibration documentation has been prepared by WMA Water and this is currently being reviewed by the appointed peer reviewer and Council Officers.<br>• Council Officers have met with WMA Water to discuss the remaining work required to complete and finalise the required flood modelling to finalise the new Flood Hazard Overlay and the associated timing to do this.<br>• Due to the delays in the flood modelling, the updated Flood Hazard Overlay Mapping will not be finalised before the current Temporary Local Planning Instrument (TLPI) expires in July 2026.<br>• Council officers met with Officers from the Department of State Development Infrastructure and Planning (DSDIP) on 9 October 2025, to discuss the process to address the expiration of the TLPI and the need for a new Flood hazard Overlay.<br>• DSDIP officers indicated that TLPIs are not intended for long-term use, the State is hesitant to use TLPIs unless necessary to address a short-term planning issue.<br>• As there is limited possibility to make a new TLPI to replace the current TLPI expiring in July 2026, DSDIP officers indicated the State is willing for Council to adopt the TLPI 'as is' into the Planning Scheme as an 'interim' amendment prior to expiry of the TLPI.<br>• This amendment is the first of a two-stage process with Stage 2 being the completion of the Flood Risk Assessment and Flood Hazard Mapping, and amending the Lockyer Valley 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 Lockyer Valley Planning Scheme.<br>• The Table of Assessment and Flood Hazard Overlay code of the TLPI are very similar to those that underwent public consultation with the Draft Lockyer Valley Planning Scheme. | On track | On track |

| | | | |
|---|---|---|---|
| | At the November 2025 Council meeting, Council proposed to make Proposed Planning Scheme Amendment – Flood Regulation (Stage 1), and the amendment package has been submitted to the State including a request to utilise section 18 of the *Planning Act 2016* which would allow for a streamlined amendment process. This could potentially reduce the scale of the State Interest Review, and allow the State Interest Review and public consultation to occur concurrently.<br>**Local Heritage Study**<br>On 15 October 2025, Council resolved to:<br>• Endorse the Local Heritage Study prepared by Australian Heritage Specialists.<br>• Enter and remove various places from the Local Heritage Register.<br>• Amend the Locker Valley Planning Scheme and Planning Scheme Policy No. 6.3 Cultural Heritage to incorporate the new Local Heritage Register; and<br>• Amend the Cultural Heritage Overlay and make other associated amendments.<br>• Amendments to the Planning Scheme are being prepared to incorporate minor changes to the heritage provisions of the Planning Scheme and the Cultural heritage overlay.<br>**Matters of Local Environmental Significance**<br>• The Matters of Local Environmental Significance (MLES) Study and associated mapping have been prepared by Francisii Ecology.<br>• David Francis of Francisii Ecology, presented to the December 2025 Council workshop on the findings of the study, and the recommended changes to the Planning Scheme and Biodiversity Overlay.<br>• Further mapping is progressing to refine the areas of general biodiversity, and it is anticipated this will be completed by the end of February 2026.<br>• A further workshop with Council will be held.<br>**Growth Management Strategy**<br>• PSA Consulting conducted a workshop with Councillors on 7 October 2025 to discuss the scenic amenity and Infrastructure components of the Growth Management Strategy.<br>• Preparations for community consultation are underway, with plans to engage two communities a week to ensure an efficient timeframe. This work is being conducted with the Community Engagement team to avoid scheduling conflicts with other projects.<br>• A workshop will be held with Council in relation to the community engagement strategy prior to community engagement occurring. | | |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Provision of Fit-For-Purpose Infrastructure Which Meets the Current and Future Needs of the Region.

### Operational Plan Activity

Undertake the preparation of Council's Local Government Infrastructure Plan (LGIP) including:

- Undertaking the review of the supporting documents to inform the LGIP.
- Commence preparation of the LGIP Amendment.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Establish an internal working group with relevant internal stakeholders required to assist with the development of the LGIP Amendment.
- Review supporting documents (Open Space Strategy, Roads and Transport information, Stormwater strategy) required to inform the LGIP growth modelling and determine if these documents require updating for the LGIP to be amended.
- Commence the LGIP amendment, including:
  - Update planning assumptions;
  - Review the Priority Infrastructure Area;
  - Update mapping to ensure alignment with the new planning scheme;
  - Review of financial sustainability and schedule of works.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Procurement documents have been prepared to commence engagement of a suitable consultant to assist Council with the delivery of the project.<br>• Work on the LGIP is scheduled to commence in the second quarter. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• The procurement process has commenced to appoint a suitably qualified consultant to prepare the LGIP.<br>• Tenders closed on 10 December 2025 and these are being evaluated with a view to appoint a consultant in January 2026.<br>• The project will commence shortly thereafter. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Provision Of Fit-For-Purpose Infrastructure Which Meets the Current and Future Needs of The Region.

### Operational Plan Activity

Develop a flood mitigation solution for Laidley.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- The necessary investigations completed to inform the finalisation of the flood mitigation option for Laidley.
- Undertake the civil design of the flood mitigation option including a detailed business case to understand construction costs of the proposed option.
- Undertake community engagement of the proposed mitigation option for Laidley.
- Review submissions received as part of the community engagement process.
- Council adoption of the flood mitigation option for Laidley.
- Actively seek funding opportunities for the planning, design, construction and implementation of the Flood mitigation option for Laidley.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• The consultant has finalised the hydraulic modelling and the associated design for the proposed mitigation option.<br>• A consultant has been engaged to undertake the civil design of the proposed mitigation option as well as preparation of a business case to understand the costs of delivering the proposed mitigation option in its entirety.<br>• Engagement has commenced and has been ongoing with the Department of Transport and Main Roads (DTMR) in relation to the works that are required to be undertaken at Patrick Street Bridge and Whites Road culvert.<br>• Engagement has commenced with officers from the DTMR and the Queensland Reconstruction Authority (QRA) in relation to funding required to deliver the project.<br>• A draft community engagement plan has been completed for the project. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Work is progressing on the finalisation of the civil design for the proposed mitigation option, as well as the preparation of the business case to understand the costs of delivering the proposed mitigation option in its entirety.<br>• Engagement has been ongoing with the Department of Transport and Main Roads (DTMR) in relation to the works that are required to be undertaken at Patrick Street Bridge and Whites Road culvert.<br>• Engagement has been ongoing with officers from the DTMR and the Queensland Reconstruction Authority (QRA) in relation to funding required to deliver the project.<br>• Weekly meetings are occurring between the civil design project team, DTMR, QRA and Council Officers in relation to the project. | On track | On track |

| | | | |
|---|---|---|---|
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Provision Of Fit-For-Purpose Infrastructure Which Meets the Current and Future Needs of The Region.

### Operational Plan Activity

Undertake the program of work to re-instate Council's transport and drainage network impacted by the 2024 and 2025 Weather Event.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcome to be achieved:

- Rectify damaged assets impacted by the 2024 and 2025 weather event as per the QRA funding guidelines.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**2024 Event**<br>• All REPA assessments have been submitted and approved by QRA.<br>• The unsealed road grading program is ongoing. Two (2) grading crews are currently working across the region. This work is scheduled for completion in October 2025.<br>• The sealed road program has been approved and damaged verified on site. Works will be completed by internal Council crews following the completion of the unsealed road program.<br>**2025 Event**<br>• All the unsealed road damage assessment submissions have been lodged with QRA.<br>• Internal assessment between the overlapping damage with the 2024 event has been completed and submission updated accordingly. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>**2024 Event**<br>• All REPA assessments have been submitted and approved by Queensland Reconstruction Authority (QRA).<br>• The total restoration value of works is approximately $12million.<br>• The unsealed roads program is complete.<br>• The 2024 sealed roads program work has begun, with works expected to be completed by February 2026.<br>**2025 Event**<br>• The total restoration value of works is approximately $12.2million.<br>• All of the unsealed road damage assessment submissions have been approved by QRA, with work to commence once a contractor is engaged.<br>• The sealed road damage assessments have been submitted to QRA.<br>• Expected duration for completion is the 2026-27 financial year. | On track | On track |

| | | | |
|---|---|---|---|
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Provision Of Fit-For-Purpose Infrastructure Which Meets the Current and Future Needs of The Region.

### Operational Plan Activity

Develop a policy and implementation framework in relation to "Unmaintained Roads".

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Develop and finalise a policy and implementation framework.
- Council adoption of policy and implementation framework.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Council adopted the "*Unmaintained and Unconstructed Roads Policy and Procedure"* at the 20 August 2025 Council Meeting. | Completed within milestone | Completed within budget |
| Second Quarter | This project has been completed. | Completed within milestone | Completed within budget |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Provision Of Fit-For-Purpose Infrastructure Which Meets the Current and Future Needs of The Region.

### Operational Plan Activity

Deliver the project plan deliverables to support the revitalisation of the Laidley Sale Yards.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future* financial years.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Establish an internal working group with relevant stakeholders.
- Finalise the Request for Tender documentation and process to engage a suitably qualified firm to undertake the necessary works required.
- Commence works to ensure compliance with Work Health & Safety, animal welfare and environmental obligations.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• An internal working group consisting of the following staff has been established.<br>  ○ Group Manager Community and Regional Prosperity<br>  ○ Group Manager Infrastructure<br>  ○ Acting Manager Facilities<br>  ○ Acting Manager Finance<br>  ○ Co-ordinator Development Assessment<br>  ○ Principal Procurement<br>  ○ Principal Safety<br>  ○ Building Certifier/Regulatory Officer<br>  ○ Environmental Health Officer<br>  ○ Acting Executive Assistant<br>• The Draft Tender documents are currently being prepared.<br>• The tender process will commence in quarter two (2). | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Tender package information was finalised to inform the release of the Request for Tender (RFT) in early November 2025.<br>• The RFT was released through Vendor Panel on 21 November 2025 and closes on 29 January 2026.<br>• Tenders received will be evaluated after this time. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Growth And Development in The Region Is Sustainably Managed Through the Adoption and Implementation of The Lockyer Valley Planning Scheme and An Integrated Approach to The Planning of All Communities That Strengthens Local Identity and Lifestyle.

### Operational Plan Activity

Undertake a consequential planning scheme amendment to incorporate the recommendations for the Grantham Masterplan.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Implement the recommendations of the Grantham Masterplan by undertaking a consequential planning scheme amendment to the Lockyer Valley Planning Scheme.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• The final version of the Draft Grantham Structure Plan was completed in August 2025.<br>• The Draft Structure Plan will be presented to Councillors at a Councillor workshop in October 2025.<br>• Council Officers have commenced drafting a proposed amendment to the Lockyer Valley Planning Scheme to incorporate the recommendations of the Grantham Structure Plan. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• At the Ordinary Meeting on 19 November 2025, Council endorsed the Grantham Structure Plan and authorised its use as an advocacy tool to seek the inclusion of land north of Bowtell's Road in the Urban Footprint under the South East Queensland Regional Plan, and facilitate delivery of critical infrastructure, including flood-resilient transport connections.<br>• Officers have commenced drafting a proposed amendment to the Lockyer Valley Planning Scheme to support the Grantham Structure Plan. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

# Lockyer Leadership and Council Deliverables

**Lockyer Leadership**: Our leaders are visionary and seek coordinated outcomes for the benefit of the whole community.

**Lockyer Council**: A well-managed, transparent and accountable organisation that gives the community confidence, demonstrates financial sustainability, where customers are satisfied with our services and our employees are proud to work.

## Undertake Robust and Accountable Financial, Resource and Infrastructure Planning and Management to Ensure Affordable and Sustainable Outcomes for Our Community.

### Operational Plan Activity

Undertake a series of activities to enhance asset management maturity and capability throughout Council.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial years.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Asset management plans for Council Fleet, Parks, Cemeteries and Community Facilities asset developed.
- Skills and competencies needed by, as well as the capability and competency gaps of, those involved in the management of assets identified.
- A competency and training pathway, tailored to the various roles across Council involved in the management of assets developed in order to achieve the identified competency levels

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Council has engaged an external contractor to assist with the development of Asset Management Plans for fleet, parks, cemeteries and community facilities.<br>• This work is expected to be completed within the first quarter of 2026.<br>• The asset management steering committee has been formed and meets on a quarterly basis. Each member is currently undertaking a self-assessment of skills and competencies to determine ongoing training needs.<br>• A Training analysis will then be undertaken to identify knowledge gaps and a training schedule will then be developed to support staff. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>• The Asset Management Plans (AMPs) for Council's Fleet, Parks, Cemeteries and Community Facilities assets has commenced.<br>• It is expected that these will be finalised by the end of the 2025-26 financial year.<br>• The asset management competency self-assessment tool has been distributed to relevant Council Officers identified as being responsible for the management of assets. The completion of the competency self-assessment will inform training needs and pathways.<br>• The Asset Management Steering Committee has now been split in order to establish a technical committee, which will be responsible for overseeing the completion of detailed tasks throughout Council's maturity development. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Undertake Robust and Accountable Financial, Resource and Infrastructure Planning and Management to Ensure Affordable and Sustainable Outcomes for Our Community.

### Operational Plan Activity

Determine and implement a defined contract management framework that guides the contract management process and provides tools and templates to assist in effectively managing contracts.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Contract management framework developed encompassing set-up, management, and close-out phases.
- Training to Council Officers on contract management framework designed and delivered.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Work is yet to commence on this project.<br>• Work will commence on the project in the third quarter. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Work will commence on the project in the third quarter. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Undertake Robust and Accountable Financial, Resource and Infrastructure Planning and Management to Ensure Affordable and Sustainable Outcomes for Our Community.

### Operational Plan Activity

Develop a procurement process which supports the needs of the business, ensures legislative compliance and provides value for money.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Procurement documents revised, approved and implemented.
- Training to Council Officer on Procurement processes designed and delivered.
- Reporting improvements, which includes data to ensure legislative compliance and compliments a strategic approach developed.
- Mandatory on-line training developed.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Procurement Documents**<br>• Work has commenced of the review of documentation that is currently utilised to inform the procurement process to ensure functionality, useability, efficiency and compliance with legislative requirements.<br>**Officer Training**<br>• Both generic and specific procurement training is delivered to Council officers on a regular basis.<br>• This quarter, five (5) training sessions have been delivered to staff. This is an ongoing commitment to ensure that officers have up to date knowledge and information about legislative requirements.<br>• The mandatory online training program is yet to commence development. It is intended that this will commence in quarter three.<br>**Reporting Improvements**<br>• Work has commenced on improving reporting that is provided across the organisation.<br>• This quarter ELT are being provided non-conformance reports and the forward schedule of procurement activity to understand procurement activity across the organisation.<br>• The procurement team are currently working with the Business Systems team to develop reporting dashboard and QL One Reports. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>**Procurement Documents**<br>• The review of documentation that is currently utilised to inform the procurement process to ensure functionality, useability, efficiency and compliance with legislative requirements is progressing.<br>• Documents are being revised and updated accordingly.<br>• To date, a quarter of the documents utilised have been reviewed.<br>**Officer Training**<br>• Both generic and specific procurement training is continuing to be delivered to Council officers on a regular basis.<br>• This quarter, seven (7) training sessions have been delivered to staff. This is an ongoing commitment to ensure that officers have up to date knowledge and information about legislative requirements.<br>**Reporting Improvements**<br>• Work has commenced on improving reporting that is provided across the organisation.<br>• Engagement between the Procurement Team and the Business Systems Team is ongoing in relation to the development of suitable data Analytics in the Tech One System. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Undertake Robust and Accountable Financial, Resource and Infrastructure Planning and Management to Ensure Affordable and Sustainable Outcomes for Our Community.

### Operational Plan Activity

Undertake a review and implement the recommendations of the Land Asset Management Project (LAMP), which seeks to rationalise Council's land holdings.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial year*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Implement Council resolution 24-28/0253, whereby council recommended the following
- Auction:
- Cricket Road, Regency Downs
- Biggs Road, Withcott.
- Disposal: Subject to State Government requirements and responses received through expression of interest processes, implement any actions identified as appropriate to make the land suitable for disposal and invite tenders for the disposal of two parcels of land.
- Investigation: Subject to State government requirements undertake investigation and market feasibility analysis to ascertain the viability and appropriate strategies to dispose of a number of parcels of land.
- Amalgamate Voluntary Home Buy Back and land swap land assets where possible and market for disposal.
- Implement disposal strategies for a number of parcels of land, in accordance with statutory requirements.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Auctions**<br>• Cricket Road, Regency Downs and Hawck Street, Gatton were sold at auction.<br>• The sale of Hawck Street, Gatton is under a conditional contract of the buyer obtaining development approval before settlement. Settlement is anticipated to occur in the 2026-27 financial year.<br>• Settlement of Cricket Road, Regency Downs occurred on 4 July 2025.<br>**Disposal**<br>• A workshop was held with Council on 2 September 2025 to provide an update on the progress of investigations for the reconfiguration and/or disposal of several properties. This includes land at Hayes Street, Laidley, Biggs Road, Withcott and the former Gatton Saleyards site.<br>• A budget amendment will be sought as part of the December Budget review to undertake the necessary process to reconfigure the Gatton Saleyards to create one (1) lot for sale.<br>• A report will be tabled at a Council meeting in quarter two (2), to apply the necessary statutory exceptions, to enable contracts to be entered into where negotiations for sale to adjoining owners have been successful. | On track | On track |

| | | | |
|---|---|---|---|
| | • Investigations in relation to on-site contamination are underway in relation to two (2) properties in Laidley, prior to disposal, being considered.<br>• Engagement with external parties is occurring in relation to environmental offset and other opportunities for various parcels of land including GWIZ.<br>**Voluntary Home Buy Back Parcels**<br>• Amalgamation of land swap and voluntary home buy back lots is underway. Once completed, some of these properties may be made available for sale or lease by tender. Environmental opportunities, such as Offets and Koala fooder program, are also being considered. | | |
| Second Quarter | The following has been achieved this quarter:<br>**Disposal**<br>• Biggs Road, Withcott: Council Officers have engaged with the Department of Transport & Main Roads (DTMR) in relation to their interest for future roads purposes. This will be workshopped with Council in Quarter Three.<br>• Hayes St, Laidley: Feasibility investigations have been undertaken and an update on the potential disposal options will be provided at a Council workshop in Quarter Three.<br>• GWIZ: Interest in the future use of the land has been received from external parties and some clarification has been sought by Council Officers. An update will be provided at a Council workshop in Quarter Three.<br>• Gatton Saleyards: In December 2025, Council resolved to continue the subdivision of this lot subject to a change application being made and allocate the required budget in the next budget review to cover anticipated costs. The consultant has been advised of this outcome.<br>• Contamination investigations are progressing on two (2) properties in Laidley with reports expected in Quarter Three.<br>• Surplus land at Laidley Heights and Plainland has now been sold and is in the process of being amalgamated with the adjoining owner's land.<br>• Surplus land at Forest Hill is under contract of sale to the adjoining owner and is due to settle this month.<br>**Voluntary Home Buy Back (VHBB) and Land Swap Parcels**<br>• The amalgamation of one (1) VHBB and land swap parcels in Grantham has been completed.<br>• Several properties have now been sold to adjoining owners in Grantham and amalgamations are underway in accordance with the contract conditions. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Undertake Robust and Accountable Financial, Resource and Infrastructure Planning and Management to Ensure Affordable and Sustainable Outcomes for Our Community.

### Operational Plan Activity

Commence the development of Council's next Corporate Plan.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial year.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Develop a project plan and framework to inform the development of Council's Corporate Plan.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Work is yet to commence on this project.<br>• Work on this project will commence in late quarter two (2). | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Work has commenced on the scoping framework and the project plan required to inform the development of Council's Corporate Plan. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Promote A Values Based Culture That Appreciates and Empowers Its Workforce.

### Operational Plan Activity

Undertake organisational development activities that foster a values-based culture.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial year*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- One pulse survey to provide insight into the organisations culture completed and findings reported to Council.
- The identified activities of One Team, One Council workshops completed and reported to Council.
- The identified leadership program and management team activities completed.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Pulse Survey**<br>• The Pulse Survey has been conducted and closed on 19 September 2025.<br>• The results are currently being collated, will be released to all staff, and actioned accordingly.<br>**Leadership Development Program**<br>• The Leadership Development Programme facilitated by the Local Government Managers Association (LGMA) has commenced and will be completed in quarter two (2).<br>• There are currently 24 number of staff from across the organisation participating in the program.<br>• This is the 6th cohort to participate in the training.<br>• The subjects covered to date is as follows:<br>  ○ Leadership at Work<br>  ○ Self-Awareness and Emotional Intelligence<br>  ○ Culture and Developing Teams<br>  ○ Delegation and Managing Change<br>**One Team, One Council**<br>• The One Team One Council sessions were completed during Quarter 1.<br>• 12 sessions were delivered with 280 staff in attendance.<br>• The sessions were facilitated by 16 Council officers across the 12 sessions.<br>• Feedback and data collection from these sessions is currently being collated with action plans to be determined during quarter 2. | On track | On track |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| Second Quarter | The following has been achieved this quarter:<br>**Pulse Survey**<br>• The Pulse Survey was completed this quarter with 156 responses received from across the organisation.<br>• The results indicate that we continue to see a positive trend in the average scores across all questions.<br>• Group Managers are meeting with their teams to obtain their views on where and how we can in improve in response to the feedback through the survey.<br>**Leadership Development Program**<br>• Planning is underway for the next cohort of the Leadership Development Programme.<br>**One Team, One Council**<br>• Feedback from the One Team One Council sessions has been distributed to all staff with a view to prioritising action items in collaboration with staff in the next quarter. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Promote A Values Based Culture That Appreciates and Empowers Its Workforce.

### Operational Plan Activity

Review and implement the psychosocial hazard management plan and recommended control measures to achieve compliance with the Work Health and Safety (Psychosocial Risks) Amendment Regulation 2022 and the Code of Practice.

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Draft hazard management plan including risk register and associated treatment plan.
- Consult with staff, management and Joint Consultative Committee on draft documents.
- Implement hazard management plan.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• Work continues with the draft Hazard Management Plan including proposed treatment plan.<br>• Further consultation on the plan will occur with stakeholders in quarter (two) 2. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• Work continues with the draft Hazard Management Plan including proposed treatment plan.<br>• Further consultation on the plan will occur with stakeholders in quarter (two) 2. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Promote A Values Based Culture That Appreciates and Empowers Its Workforce.

| Operational Plan Activity |
|---|
| Enterprise Bargaining Agreements. |
| **Performance Outcomes to be Delivered in 2025-26 Financial Year** |
| Outcomes to be achieved:<br>• Commence negotiations with relevant unions for the Field and Officers' Enterprise Bargaining Agreements. |

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>• As per legislative requirements negotiations with the relevant unions is unable to commence until partway through quarter 3. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>• As per legislative requirements negotiations with the relevant unions is unable to commence until partway through quarter 3. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Deliver Reliable Internal Support Services.

### Operational Plan Activity

Deliver the prioritised ICT Strategy outcomes which will assist in improving Council's cyber security maturity and ICT capabilities.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial year.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

The following initiatives of the Cyber Security Strategy delivered:

- Commence Essential Eight uplift.
- Develop Business Continuity Plan and Disaster Recovery Plans.
- Renewal of ICT Security (Web Security, Email Security etc).

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Commence Essential Eight uplift**<br>• Work has commenced on this deliverable with level 1 initiative 93% complete and level 2 66% complete.<br>• A new Cyber Security Officer position has been filled, to improve momentum on this initiative and others as identified in the Cyber Security Strategy.<br>**Develop Business Continuity Plan and Disaster Recovery Plans**<br>• Work has commenced on this deliverable with an audit completed on the current plans and procedures with recommendations for improvements provided.<br>• Discussions are ongoing in relation to the implementation of the recommendations.<br>**Renewal of ICT Security (Web Security, Email Security etc)**<br>• Work has commended on this deliverable. The priority has been to Web Security platform, which is 95% completed. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>**Commence Essential Eight uplift**<br>• Maturity Level 1 Initiative is 99.5% complete.<br>• This should be completed by the end of January 2026.<br>• Maturity Level 2 is 79% complete.<br>**Develop Business Continuity Plan and Disaster Recovery Plans**<br>• A Contractor has developed a draft plan, and this is currently being reviewed by Council Officers.<br>**Renewal of ICT Security (Web Security, Email Security etc)**<br>• Web Security platform has been completed.<br>• Email Security is 25% completed. | On track | On track |
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |

## Deliver Reliable Internal Support Services.

### Operational Plan Activity

Deliver the TechnologyOne Strategy.

*This is a multi-year operational plan activity, some of its outcomes will be delivered in future financial year.*

### Performance Outcomes to be Delivered in 2025-26 Financial Year

Outcomes to be achieved:

- Develop a project plan for the property and rating transition from Ci to CiAnywhere.
- Commence the customer request module transition from Ci to CiAnywhere.

| Quarter | Progress Commentary | Outcome | Budget |
|---|---|---|---|
| First Quarter | The following has been achieved this quarter:<br>**Project Plan Development**<br>• Work has commenced on the development of the project plan with the TechnologyOne Strategy updated and approved by the ICT Steering Committee at the August 2025 ICT Steering Committee meeting.<br>• There will be five stages over five years for the property and rating transition, with each stage having its own project plan.<br>**Customer Request Transition**<br>• Work has commenced on this project with a project plan currently under development.<br>• Initial scheduling of the project is targeting a project commencement date of quarter 3.<br>• Business process mapping is underway to inform the project implementation. | On track | On track |
| Second Quarter | The following has been achieved this quarter:<br>**Project Plan Development**<br>• Stage One (1) Customer Request Management Project Plan is 70% complete.<br>• The Project Plan for Stages Two (2) – Five (5) will be developed when required.<br>**Customer Request Transition**<br>• The Business Improvement Team (BI) have been supporting the Information Communication Technology (ICT) project team by process mapping current processes for CRMs.<br>• A significant number of engagements have been undertaken with the business to identify current Customer Request Management (CRM) processes and then map and load these into PRIME.<br>• Subject Matter Experts (SME) have been consulted on these maps. We are now in the process of obtaining management approval of the identified processes.<br>• Once approved by the relevant managers, this information will be handed over the ICT team.<br>• Communication and Change Management Plans have been developed.<br>• Technical commencement is planned for February 2026. | On track | On track |

| | | | |
|---|---|---|---|
| Third Quarter | | Choose an item. | Choose an item. |
| Fourth Quarter | | Choose an item. | Choose an item. |



**For more information phone 1300 005 872,**
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## 11.0 PEOPLE, CUSTOMER AND CORPORATE SERVICES REPORTS

### 11.1 Council to CEO Statutory Delegations Update

**Author:** Amy Delangen, Governance Officer
**Responsible Officer:** Dan McPherson, Group Manager People, Customer and Corporate Services

**Purpose:**

In accordance with Section 257 of the *Local Government Act 2009*, Council can delegate a power under this Act or another Act to the Chief Executive Officer to allow for the efficient and timely resolution of a range of operational matters undertaken by Council. The purpose of this report is to maintain the currency of Council's Delegation Register.

**Officer's Recommendation:**

**That Council delegate:**

**(a) to the Chief Executive Officer, the powers referred to in the document titled "Council to CEO Statutory Delegations Register Update - January 2026" pursuant to Section 257 of the *Local Government Act 2009***
**(b) to the Interim Chief Executive Officer all of the powers delegated to the Chief Executive Officer in the full Council to CEO Statutory Delegations Register.**

**RESOLUTION**

**That Council delegate:**

**(a) to the Chief Executive Officer, the powers referred to in the document titled "Council to CEO Statutory Delegations Register Update - January 2026" pursuant to Section 257 of the *Local Government Act 2009***
**(b) to the Interim Chief Executive Officer all of the powers delegated to the Chief Executive Officer in the full Council to CEO Statutory Delegations Register.**

**Moved By:** Cr D Neuendorf **Seconded By:** Cr C Steinhardt
**Resolution Number: 24-28/0483**

**CARRIED**
**7/0**

**Executive Summary**

As legislation is amended, repealed and introduced, Council is required to update its Delegation Register to reflect the amendments, repeals and new legislation. Updates to the Delegation Register are notified to Council through the Local Government Association of Queensland (LGAQ).

The changes to the Council to Chief Executive Officer Statutory Delegation Register are being presented to reflect the December 2025 delegation special release updates notified by LGAQ. Once adopted, these changes will be incorporated into the full Council to CEO Statutory Delegations Register.

**Proposal**

This report presents proposed changes to the Council to CEO Statutory Delegations Register for adoption which captures special release updates made by LGAQ in December 2025 and notified to Council officers in January 2026. The recommendation made in this report is for Council to adopt and implement these updates. Once adopted, these changes will be incorporated into the full Council to CEO Statutory Delegations Register.

Regular review and updating of Council's registers is in line with the State Government's legislative program in conjunction with LGAQ. Regular reviews of the register are required to ensure the register and Council's implementation of legislation conforms to the requirements of the various acts and regulations.

Outdated delegations present a risk to Council's capacity to undertake its required legislative responsibilities. Once the updated delegations are in effect, the focus will shift to undertaking a full review of the CEO to Employee or Contractor Statutory Delegations Register.

Options

Option 1 Adopt the Statutory Delegations update.

Option 2 Don't adopt the Statutory Delegations update.

Previous Council Resolutions

Statutory Delegations – Council to Chief Executive Officer October 2025
Resolution: 24-28/0426

**Strategic Implications**

Corporate Plan

Corporate Plan 2022 – 2027 – Lockyer Leadership and Council

- Compliant with relevant legislation

Finance and Resource

If the recommendation is adopted, no financial implications are anticipated. The Governance and Property team will implement Council's resolution.

Legislation and Policy

Council's Statutory Delegation Registers requires regular updating in line with the State Government's legislative program in conjunction with LGAQ. Regular reviews of the register are required to ensure the register and Council's implementation of legislation conforms to the requirements of the various acts and regulations.

Council is also required under Section 257(5) of the *Local Government Act 2009* to review delegations from Council to the Chief Executive Officer annually.

As an Interim Chief Executive Officer has been appointed, the opportunity is also taken to include a recommendation in this report that Council also delegate all of the powers it has delegated to the Chief Executive Officer in Council's full Council to CEO Statutory Delegations Register to the Interim Chief Executive

Officer. This recommendation is made for clarity only, as section 27A of the *Acts Interpretation Act 1954* provides for delegations to continue in force despite changes in the identity of the person holding the office.

Risk Management

The Delegation Register enables Council's operations thereby avoiding delays and minimising risks associated with discharging Council's obligations. Improved processes and risk minimisation can result in significant operational savings over time to both Council and the community.

If Council does not adopt the updated delegations register as recommended, the risk is that the Chief Executive Officer will not have power to act in accordance with current legislative requirements and this may result in some actions being invalid. This in turn, creates a risk of adverse findings in relation to complaints, judicial review and other legal proceedings.

Under section 259 of the *Local Government Act 2009*, the Chief Executive Officer may sub-delegate some of these powers to an appropriately qualified employee or contractor of Council. The purpose of sub-delegation is to allow operational responsibilities to be streamlined and enable the Chief Executive Officer to focus on strategic matters.

A full review of the CEO to Employee and Contractor Statutory Delegations Register will also be undertaken. This will incorporate the recent updates to this register also released by LGAQ.

**Attachments**

**1**⇩ Council to CEO Statutory Delegations Register Update 23 Pages

# Council to CEO Statutory Delegations Register Update - January 2026

| | A | B | C | D | E |
|---|---|---|---|---|---|
| 2 | Sheet Number | Legislation Name | Changes | REPRINT DATE | REVIEW DATE |
| 3 | 1 | Building Act 1975 | Updated Numbering | 18/07/2025 | 19/01/2026 |
| 4 | 2 | Development Assessment Rules | New reprint. Changes | 18/07/2025 | 19/01/2026 |
| 5 | 3 | Information Privacy Act 2009 | Changes | 1/07/2025 | 5/01/2026 |
| 6 | 4 | Planning Act 2016 | New reprint. Changes | 18/07/2025 | 5/01/2026 |
| 7 | 5 | Planning Regulation 2017 | New reprint. No changes | 12/12/2025 | 5/01/2026 |
| 8 | 6 | Property Law Act 2023 | New register | 1/08/2025 | 5/01/2026 |
| 9 | 7 | Tobacco and Other Smoking Products Act 1998 | Changes | 24/11/2025 | 5/01/2026 |

Register of Delegations
Council to CEO

## BA - Building Act 1975

*Version Information* *ECM:*
*Date reviewed:* ~~6/08/2024~~ 19/01/2026
*Reprint date:* ~~1/07/2024~~ 18/07/2025

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| BA.1 | Chief Executive Officer | Power, as an assessment manager, to determine whether a building development application complies with the building assessment provisions and if it does, to approve the application. | Section 34A(2) Building Act 1975 | | |
| BA.2 | Chief Executive Officer | Power, as an assessment manager, to consult with the chief executive about the variation application. | Section 41(1) Building Act 1975 | | |
| BA.3 | Chief Executive Officer | Power, as a referral agency, to appoint or employ a building certifier to carry out the assessment against the fire safety standard. | Section 46(5) Building Act 1975 | | |
| BA.4 | Chief Executive Officer | Power, under the Planning Act to receive, assess and decide a building development application. | Section 51(2)(a) Building Act 1975 | | |
| BA.5 | Chief Executive Officer | Power to appoint or employ a private certifier or another building certifier. | Section 51(2)(b) Building Act 1975 | | |
| BA.6 | Chief Executive Officer | Power to appoint or employ a building certifier where asked in writing by the nominated owner and the building work has not been certified. | Section 51(3) Building Act 1975 | | |
| BA.7 | Chief Executive Officer | Power to issue a building development approval. | Section 52 Building Act 1975 | | |
| BA.8 | Chief Executive Officer | Power, in carrying out functions under the *Building Act*, to accept and, without checking, rely and act on a certificate or other document made by or given to the building certifier. | Section 53(2) Building Act 1975 | | |
| BA.9 | Chief Executive Officer | Power to accept and, without further checking, rely and act on a document, given to Council by a private certifier for a building development application, for the purpose of making it available for inspection or purchase as required by the *Planning Act*. | Section 54 Building Act 1975 | | |
| BA.10 | Chief Executive Officer | Power, as assessment manager, in relation to undecided building development applications and lapsed building development approvals, to resume or start the development assessment process under the Planning Act at any stage the assessment manager considers appropriate. | Section 55 Building Act 1975 | | |
| BA.11 | Chief Executive Officer | Power, as the holder of a registered easement or statutory covenant, to consent to building work. | Section 65 Building Act 1975 | | |
| BA.~~8~~12 | Chief Executive Officer | Power, as assessment manager, to prepare a written statement of reasons. | Section 68A(2) *Building Act* 1975 | | |
| BA.~~9~~13 | Chief Executive Officer | Power to decide an application to extend the period mentioned in subsection 71(3), to consult with an entity in deciding the application and to give notice of the decision. | Section 71 Building Act 1975 | | |
| BA.~~9~~14 | Chief Executive Officer | Power to give a private certifier a document acknowledging receipt of the fee mentioned in subsection 86(1)(c). | Section 87 Building Act 1975 | | |
| BA.~~14~~15 | Chief Executive Officer | Power to take the action it considers necessary to complete the building work where the building development approval lapses and the building work is other than demolition. | Section 92(2) Building Act 1975 | | |
| BA.~~15~~16 | Chief Executive Officer | Power to use all or part of any security given to the local government for the carrying out of the building work. | Section 92(5) Building Act 1975 | | |
| BA.~~16~~17 | Chief Executive Officer | Power to refund or release part of any security given to the local government for the carrying out of the building work, at any time, having regard to the progress of the building work. | Section 93(1) Building Act 1975 | | |

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|---|---|---|---|---|---|---|
| BA-3818 | Chief Executive Officer | Power, as the assessment manager, to give a reminder notice about the lapsing. | Section 95Building Act 1975 | | | |
| BA-3819 | Chief Executive Officer | Power to consult with a private certifier with regard to further extensions of the period under the Planning Act, s.85(1) (currency period). | Section 97(2) Building Act 1975 | | | |
| BA-3820 | Chief Executive Officer | Power, as the assessment manager, to take enforcement action against an owner contravening section 114 of the Act. | Section 117 Building Act 1975 | | | |
| BA-3821 | Chief Executive Officer | Power, as the owner of a building, to by notice ask for a copy of any inspection documentation for the inspection performed by the building certifier. | Section 124A(2) *Building Act 1975* | | | |
| BA-3822 | Chief Executive Officer | Power, as the owner of a building, to give an additional certification notice. | Section 143B(2) *Building Act 1975* | | | |
| BA-3823 | Chief Executive Officer | Power to make a complaint to QBCC about a building certifier. | Section 190(1) *Building Act 1975* | | | |
| BA-3824 | Chief Executive Officer | Power to give a building certifier a notice ('show cause notice'). | Section 206(1) Building Act 1975 | | | |
| BA-3825 | Chief Executive Officer | Power to consider any representations made under the show cause notice and decide to take no further action, or apply to the Queensland Civil and Administrative Tribunal to start a disciplinary proceeding against the building certifier. | Section 207 Building Act 1975 | | | |
| BA-3826 | Chief Executive Officer | Power to apply to the Queensland Civil and Administrative Tribunal to conduct disciplinary proceeding to determine whether there are proper grounds for taking disciplinary action against a building certifier. | Section 208(1) Building Act 1975 | | | |
| BA-3827 | Chief Executive Officer | Power to notify the QBCC of its application to the Queensland Civil and Administrative Tribunal. | Section 210 Building Act 1975 | | | |
| BA-3828 | Chief Executive Officer | Power to consult with any other entity considered appropriate in deciding an application made by the owner of a budget accommodation building to approve a period for the building under section 220(a)(iii) or (b)(iii) (longer periods for approval). | Section 221(2) Building Act 1975 | | | |
| BA-3829 | Chief Executive Officer | Power to grant (including with reasonable conditions) or refuse an application made by the owner of a budget accommodation building to approve a period for the building under section 220(a)(iii) or (b)(iii) (longer periods for approval). | Sections 221(2)(b) and (3) Building Act 1975 | | | |
| BA-3830 | Chief Executive Officer | Power to decide the application and give the owner an information notice about the decision. | Section 221(4) Building Act 1975 | | | |
| BA-3831 | Chief Executive Officer | Power to, on written application from the owner, decide whether or not a building conforms with fire safety standards and, if applicable, state what must be done to make the building conform. | Section 222(2) Building Act 1975 | | | |
| BA-3832 | Chief Executive Officer | Power to inspect budget accommodation buildings at least once every 3 years. | Section 228(2) Building Act 1975 | | | |
| BA-3833 | Chief Executive Officer | Power to keep the records referred to in subsections 228(4)(a) to (c). | Section 228(6) Building Act 1975 | | | |
| BA-3834 | Chief Executive Officer | Power, as local government, to approve, with or without conditions, a later day for a residential care building to comply with section 231AK of the Building Act. | Section 231AK(a)(iii) and (b)(iii) and section 231AL Building Act 1975 | | | |
| BA-3835 | Chief Executive Officer | Power, as local government, on an application by the owner of an RCB for a later day to obtain a fire safety compliance certificate or certificate of occupancy to:<br>(a) consult on the application;<br>(b) decide on the application;<br>(c) impose conditions on the grant of an application;<br>(d) give an information notice about the decision. | Section 231AL Building Act 1975 | | | |
| BA-3836 | Chief Executive Officer | Power to require the applicant to give medical evidence to support the application. | Section 236 Building Act 1975 | | | |
| BA-3837 | Chief Executive Officer | Power to, on application by a pool owner, decide an application for exemption from complying with part of the pool safety standard relating to barriers for a regulated pool due to disability (with or without conditions). | Section 237 Building Act 1975 | | | |
| BA-3838 | Chief Executive Officer | Power to give notice of Council's decision (including an information notice about the decision). | Section 238 Building Act 1975 | | | |
| BA-3839 | Chief Executive Officer | Power to give notice of each exemption granted under Chapter 8, Part 2, Division 3 to the QBCC commissioner. | Section 239 Building Act 1975 | | | |
| BA-3840 | Chief Executive Officer | Power to give an applicant a show cause notice. | Section 242(2) Building Act 1975 | | | |

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|---|---|---|---|---|---|
| BA-3841 | Chief Executive Officer | Power to consider any representations made under the show cause notice and give a further notice (a revocation notice) to the applicant, revoking the decision previously given. | Section 242(3) Building Act 1975 | | |
| BA-3842 | Chief Executive Officer | Power to give to the QBCC commissioner notice of each revocation notice given. | Section 243 Building Act 1975 | | |
| BA-3843 | Chief Executive Officer | Power to keep a copy of each exemption granted and make the copy available for inspection and purchase as if it were a document, that under the Planning Act, the local government must make available for inspection and purchase. | Section 244 Building Act 1975 | | |
| BA-3844 | Chief Executive Officer | Power to, on application by a pool owner for exemption from complying with part of the pool safety standard relating to barriers for the regulated pool due to compliance being impracticable, require further information to establish that compliance with the part of the pool safety standard is not practicable. | Section 245A Building Act 1975 | | |
| BA-4845 | Chief Executive Officer | Power to, on application by a pool owner, decide an application for exemption from complying with part of the pool safety standard relating to barriers for the regulated pool due to compliance being impracticable (with or without conditions). | Section 245B Building Act 1975 | | |
| BA-4846 | Chief Executive Officer | Power to give written notice of the grant of an exemption. | Section 245C(1) Building Act 1975 | | |
| BA-4847 | Chief Executive Officer | Power to give an information notice. | Section 245C(2) Building Act 1975 | | |
| BA-4848 | Chief Executive Officer | Power to give the owner of the regulated pool a show cause notice. | Section 245E(2) Building Act 1975 | | |
| BA-4849 | Chief Executive Officer | Power to consider any representations made under the show cause notice and give a further notice (a revocation notice) to the owner, revoking the decision previously given. | Section 245E(3) Building Act 1975 | | |
| BA-4850 | Chief Executive Officer | Power to give the QBCC commissioner the notices required by sections 245F(1) and 245F(2). | Section 245F Building Act 1975 | | |
| BA-4851 | Chief Executive Officer | Power to keep a copy of each exemption available for inspection and purchase as if it were a document that, under the Planning Act, must be available for inspection and purchase. | Section 245FA(2) Building Act 1975 | | |
| BA-4852 | Chief Executive Officer | Power, as owner of adjoining land, to agree with the pool owner as to the construction of a pool barrier along the common boundary. | Section 245XB(2) Building Act 1975 | | |
| BA-4853 | Chief Executive Officer | Power, as owner of adjoining land, to agree with the pool owner as to the alteration or replacement of a dividing fence that is used, or proposed to be used, as a pool barrier along the common boundary. | Section 245XD(2) Building Act 1975 | | |
| BA-4854 | Chief Executive Officer | Power, as owner of adjoining land where a pool barrier is constructed along the common boundary for a pool on the other land, to:<br>- alter or replace the part of the pool barrier with the agreement of the pool owner; or<br>- attach a thing on the part of the pool barrier that does not unreasonably or materially alter or damage the barrier. | Section 245XF(2) and (3) Building Act 1975 | | |
| BA-4855 | Chief Executive Officer | Power, as owner of adjoining land, to grant access to Council's land to the owner of the other land to carry out fencing work. | Section 245XG(1) Building Act 1975 | | |
| BA-4856 | Chief Executive Officer | Power, as owner of adjoining land, where Council has carried out urgent fencing work under section 245XK of the Building Act and the owner of the other land is responsible for some or all of the costs of carrying out the fencing work under section 245XH of the Building Act, to require the owner of the other land to contribute a share for any reasonable cost incurred for the fencing work. | Section 245XN(2) Building Act 1975 | | |
| BA-4857 | Chief Executive Officer | Power, as owner of adjoining land, to apply to QCAT, in the absence of the owner of the other land, for authorisation to carry out fencing work, including apportionment of the contributions for the work. | Section 245XS(1) Building Act 1975 | | |

| | | | | | |
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| BA-5358 | Chief Executive Officer | Power, as owner of adjoining land, where an order has been made under section 245XS(1) of the *Building Act* and the owner of the other land has since been located, to give a copy of the order to the owner of the other land and recover the contribution as stated in the order. | Section 245XS(3) Building Act 1975 | | |
| BA-5459 | Chief Executive Officer | Power, as owner of adjoining land, where the owner of the other land has carried out fencing work for a dividing fence forming part of a pool barrier without authorisation, to apply to QCAT for an order requiring the owner to rectify the dividing fence. | Section 245XV(2) Building Act 1975 | | |
| BA-5560 | Chief Executive Officer | Power to inspect a regulated pool for compliance when a pool safety complaint notice, or section 245I or 245UA notice is received. | Section 246ADA(2) Building Act 1975 | | |
| BA-5661 | Chief Executive Officer | Power to take necessary enforcement action to ensure the pool complies with the pool safety standard or fencing standards for the pool. | Section 246ADA(5) Building Act 1975 | | |
| BA-5762 | Chief Executive Officer | Power to cancel pool safety certificate for a regulated pool. | Section 246AE(2) Building Act 1975 | | |
| BA-5863 | Chief Executive Officer | Power to give the QBCC commissioner notice of the cancellation of the pool safety certificate for a regulated pool. | Section 246AE(3) Building Act 1975 | | |
| BA-5965 | Chief Executive officer | Power to give a show cause notice before cancelling a pool safety certificate. | Section 246AG(1) Building Act 1975 | | |
| BA-6067 | Chief Executive Officer | Power to consider submissions and decide whether to cancel a pool safety certificate. | Section 246AG(5) Building Act 1975 | | |
| BA-6168 | Chief Executive officer | Power to give the owner notice of the decision. | Section 246AG(6) Building Act 1975 | | |
| BA-6269 | Chief Executive officer | Power to give the owner an information notice about the decision. | Section 246AG(7) Building Act 1975 | | |
| BA-6370 | Chief Executive officer | Power to appoint or employ a pool safety inspector to conduct an inspection of a pool in the circumstances referred to in subsection (1). | Section 246AH Building Act 1975 | | |
| BA-6471 | Chief Executive officer | Power to keep a record of a notice mentioned in section 246ADA(1) and the results of the inspection carried out under section 246ADA. | Section 246AIA Building Act 1975 | | |
| BA-6572 | Chief Executive Officer | Power to comply with a request for information from the QBCC commissioner. | Section 246AIB(2) Building Act 1975 | | |
| BA-6673 | Chief Executive Officer | Power to give the QBCC commissioner notice of each existing regulated pool in Council's local government area of which it has a record. | Section 246AO Building Act 1975 | | |
| BA-6774 | Chief Executive Officer | Power to give the swimming pool safety advisory information to the owner of each non-certificate regulated pool in its local government area. | Section 246ATC Building Act 1975 | | |
| BA-6875 | Chief Executive Officer | Power to, by gazette notice, designate land as a transport noise corridor. | Section 246X Building Act 1975 | | |
| BA-6976 | Chief Executive Officer | Power to give a notice ("enforcement notice") to the owner of a building, structure or building work. | Section 248(1) Building Act 1975 | | |
| BA-7077 | Chief Executive Officer | Power to give an enforcement notice to a person who does not comply with a particular matter in the *Building Act 1975*. | Section 248(2) Building Act 1975 | | |
| BA-7178 | Chief Executive Officer | Power to give a person a show cause notice. | Section 248(3) Building Act 1975 | | |
| BA-7279 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against section 245G(1) of the *Building Act 1975*. | Section 256(2)(d) Building Act 1975 | | |
| BA-7380 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against section 245K, 245L or 246AR(2) of the *Building Act 1975*. | Section 256(2)(e) Building Act 1975 | | |
| BA-7481 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against section 246AD(2) or 246AJ(4) of the *Building Act 1975*. | Section 256(2)(f) Building Act 1975 | | |
| BA-7582 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against section 246AP(2) of the *Building Act 1975*. | Section 256(2)(e) Building Act 1975 | | |
| BA-7683 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against chapter 8, part 4, division 5, subdivision 2, other than section 246ATH(2) of the *Building Act 1975*. | Section 256(2)(h) Building Act 1975 | | |
| BA-7784 | Chief Executive Officer | Power, as local government, to authorise a person to make a complaint for an offence against chapter 8, part 4, division 5, subdivision 2, other than section 246ATH(2) of the *Building Act 1975*. | Section 256(2)(h) Building Act 1975 | | |
| BA-7885 | Chief Executive Officer | Power, as local government, to make a complaint for an offence against chapter 8, part 5 of the *Building Act 1975*. | Section 256(2)(i) Building Act 1975 | | |

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| BA.~~8486~~ | Chief Executive Officer | Power, as local government, to authorise a person to make a complaint for an offence against chapter 8, part 5 of the *Building Act 1975*. | Section 256(2)(i) Building Act 1975 | | |
| BA.~~8487~~ | Chief Executive Officer | Power, as local government, to make a complaint for an offence in the expired *Building Regulation 2006*, part 4A. | Section 256(2)(k) Building Act 1975 | | |
| BA.~~8488~~ | Chief Executive Officer | Power, as local government, to authorise a person to make a complaint for an offence in the expired *Building Regulation 2006*, part 4A. | Section 256(2)(k) Building Act 1975 | | |
| BA.~~8489~~ | Chief Executive Officer | Power, as local government, to make a complaint for an offence in the *Building Act 1975* other than an offence listed in section 256(2)(a)-(j) of the *Building Act*. | Section 256(2)(l) Building Act 1975 | | |
| BA.~~8490~~ | Chief Executive Officer | Power to extend the time for an owner of a swimming pool to comply with section 235 (where an extension under section 49H(11)(b) of the *Local Government Act 1936* is still in force. | Section 262 Building Act 1975 | | |

# Register of Delegations

## Council to CEO

### DAR - Development Assessment Rules (Planning Act)

| *Version Information* | *ECM:* |
|---|---|
| *Date reviewed:* | ~~23/01/2024~~ *19/01/2026* |
| *Reprint Date:* | ~~23/7/2024~~ *18/07/2025* |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| DAR.1 | Chief Executive Officer | Power, as an assessment manager, to determine if the application is a properly made application. | Chapter 1, Section 1.2 *Development Assessment Rules* | | |
| DAR.2 | Chief Executive Officer | Power, as an assessment manager, to give a confirmation notice. | Chapter 1, Section 2.3 *Development Assessment Rules* | | |
| DAR.3 | Chief Executive Officer | Power, as an assessment manager, to give an action notice. | Chapter 1, Section 3.1 *Development Assessment Rules* | | |
| DAR.4 | Chief Executive Officer | Power, as an assessment manager, to agree to a further period for the applicant to comply with all actions in the action notice and give notice to the assessment manager that it has complied. | Chapter 1, Section 3.2 *Development Assessment Rules* | | |
| DAR.5 | Chief Executive Officer | Power, as an assessment manager, to give a confirmation notice if the applicant has complied with the action notice. | Chapter 1, Section 3.4 *Development Assessment Rules* | | |
| DAR.6 | Chief Executive Officer | Power, as an assessment manager, to accept the application as a properly made application after giving an action notice. | Chapter 1, Section 3.5 *Development Assessment Rules* | | |
| DAR.7 | Chief Executive Officer | Power, as an assessment manager, to agree on a further period for giving a confirmation notice. | Chapter 1, Section 3.6(b) *Development Assessment Rules* | | |
| DAR.8 | Chief Executive Officer | Power, as an assessment manager, to agree to a further period for the applicant to give a copy of the application to a referral agency. | Chapter 1, Section 5.1 *Development Assessment Rules* | | |
| DAR.9 | Chief Executive Officer | Power, as a referral agency, to determine if the application is a properly referred application. | Chapter 1, Section 6.2 *Development Assessment Rules* | | |
| DAR.10 | Chief Executive Officer | Power, as a referral agency, to give a referral confirmation notice. | Chapter 1, Section 7.1 *Development Assessment Rules* | | |
| DAR.11 | Chief Executive Officer | Power, as a referral agency, to give the applicant an action notice. | Chapter 1, Section 8.1(a) *Development Assessment Rules* | | |
| DAR.12 | Chief Executive Officer | Power, as a referral agency, to give a copy of the action notice to the assessment manager. | Chapter 1, Section 8.1(b) *Development Assessment Rules* | | |
| DAR.13 | Chief Executive Officer | Power, as a referral agency, to agree to a further period for the applicant to comply with all the actions in the action notice. | Chapter 1, Section 8.2 *Development Assessment Rules* | | |
| DAR.14 | Chief Executive Officer | Power, as a referral agency, where the applicant has complied with all the actions in the action notice, to give a referral confirmation notice to the applicant and a copy to the assessment manager. | Chapter 1, Section ~~8.3(b)~~ 8.4 *Development Assessment Rules* | | |
| DAR.15 | Chief Executive Officer | Power, as a referral agency, to give the assessment manager notice that the application is taken to have not been referred. | Chapter 1, Section ~~8.3~~8.5(b) *Development Assessment Rules* | | |
| DAR.16 | Chief Executive Officer | Power, as a referral agency, to agree to a further period for the referral agency assessment period. | Chapter 1, Sections 9.2(a) and (b) *Development Assessment Rules* | | |
| DAR.17 | Chief Executive Officer | Power, as an assessing authority, to agree to receive further information from the applicant during the development assessment process. | Chapter 1, Section 11.2 *Development Assessment Rules* | | |
| DAR.18 | Chief Executive Officer | Power, as an assessing authority, to make an information request. | Chapter 1, Section 12.1 *Development Assessment Rules* | | |

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| DAR.19 | Chief Executive Officer | Power, as an assessment manager, to agree to a further period in which to make the information request. | Chapter 1, Section 12.2 *Development Assessment Rules* | | |
| DAR.20 | Chief Executive Officer | Power, as a referral agency, to agree to a further period in which to make the information request. | Chapter 1, Section 12.4 *Development Assessment Rules* | | |
| DAR.21 | Chief Executive Officer | Power, as an assessing authority, to give the applicant advice about an information request or any other matter, including how the applicant may change the application. | Chapter 1, Section 12.5 *Development Assessment Rules* | | |
| DAR.22 | Chief Executive Officer | Power, as an assessing authority, to agree to a further period for the applicant to respond to the information request. | Chapter 1, Section 13.1 *Development Assessment Rules* | | |
| DAR.23 | Chief Executive Officer | Power, as an assessment manager acting under section 53(10) of the Act to comply with the public notice requirements. | Chapter 1, Sections 17.1, 17.2, 17.43 and 17.54 *Development Assessment Rules* | | |
| DAR.24 | Chief Executive Officer | Power, as an assessment manager, to agree to a further period for the applicant to give notice of compliance with the public notice requirements. | Chapter 1, Section 18.1 *Development Assessment Rules* | | |
| DAR.25 | Chief Executive Officer | Power, as an assessment manager, to accept properly made submissions and not properly made submissions. | Chapter 1, Section 19.1 *Development Assessment Rules* | | |
| DAR.26 | Chief Executive Officer | Power, as an assessment manager, to agree to a further period to consider the submissions. | Chapter 1, Section 19.3 *Development Assessment Rules* | | |
| DAR.27 | Chief Executive Officer | Power, as the assessment manager, to agree to a further period to assess and decide the application. | Chapter 1, Section 22.1(a) *Development Assessment Rules* | | |
| DAR.28 | Chief Executive Officer | Power, as the assessment manager, to:-<br>(a) give a copy of the notice to each referral agency for the original application and any other referral agency required to be given referral; and<br>(b) advise each referral agency, with a copy to the applicant, of the effect of the change on the development assessment process. | Chapter 1, Section 25.1 *Development Assessment Rules* | | |
| DAR.29 | Chief Executive Officer | Power, as the assessment manager, to determine whether the change:-<br>(a) only deals with a matter raised in a properly made submission for the application; or<br>(b) is in response to an information request for the applicationapplicant; or<br>(c) is in response to further advice provided by an assessing authority about the application. | Chapter 1, Section 26.1 *Development Assessment Rules* | | |
| DAR.30 | Chief Executive Officer | Power, as the assessment manager, to give the applicant a confirmation notice where part 4 applies to the changed application and part 4 did not apply to the original application. | Chapter 1, Section 26.2(a)(i) *Development Assessment Rules* | | |
| DAR.31 | Chief Executive Officer | Power, as the assessment manager, to determine whether the change:-<br>(a) would be likely to attract a submission objecting to the thing comprising the change if public notification were to apply to the change;<br>(b) only addresses a matter raised in a properly made submission. | Chapter 1, Section 26.2(b) *Development Assessment Rules* | | |
| DAR.32 | Chief Executive Officer | Power, as the assessment manager, to give notice to the applicant that public notification is required under section 26.2(b) and that it must be carried out in accordance with section 16.4. | Chapter 1, Section 26.2(c) *Development Assessment Rules* | | |
| DAR.33 | Chief Executive Officer | Power, as a referral agency, despite section 11.1, to make an information request as a result of a referral under section 26. | Chapter 1, Section 26.5 *Development Assessment Rules* | | |
| DAR.34 | Chief Executive Officer | Power, as an assessing authority, despite section 11.1, to make an information request about the change. | Chapter 1, Section 27.2 *Development Assessment Rules* | | |
| DAR.35 | Chief Executive Officer | Power, as the assessment manager, to determine whether the change would be likely to attract a submission objecting to the thing comprising the change, if public notification were to apply to the change. | Chapter 1, Section 27.3 *Development Assessment Rules* | | |
| DAR.36 | Chief Executive Officer | Power, as a concurrence agency, after the referral agency assessment period and any further periods has ended, to change its referral agency response or give a late referral agency response before the application is decided. | Chapter 1, Section 28.1 *Development Assessment Rules* | | |
| DAR.37 | Chief Executive Officer | Power, as a concurrence agency, to give notice of its intention to change its referral agency response to the assessment manager and the applicant. | Chapter 1, Section 28.4(a) *Development Assessment Rules* | | |
| DAR.38 | Chief Executive Officer | Power, as a concurrence agency, to agree to a further period for the giving of an amended referral agency response. | Chapter 1, Section 28.4(b) *Development Assessment Rules* | | |

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| DAR.39 | Chief Executive Officer | Power, as a party to the application, to give notice to each other party that the applicant has not referred the application in accordance with section 54(1) of the Act. | Chapter 1, Section 29.2 *Development Assessment Rules* | | |
| DAR.40 | Chief Executive Officer | Power, as a referral agency, despite section 11.1, to make an information request as a result of a referral under section 29. | Chapter 1, Section 29.6 *Development Assessment Rules* | | |
| DAR.41 | Chief Executive Officer | Power, as a party who initiated an extension under the DA rules, to give a copy of the agreement to any other party to the application. | Chapter 1, Section 33.1 *Development Assessment Rules* | | |
| DAR.42 | Chief Executive Officer | Power, as an assessment manager or as a concurrence agency for the application, to ask any third party for third party advice. | Chapter 1, Section 34.1 *Development Assessment Rules* | | |
| DAR.43 | Chief Executive Officer | Power, as an assessment manager or as a concurrence agency for the application, to give further advice about the application to the applicant, including how the applicant may change the application. | Chapter 1, Sections 35.1 and 35.2 *Development Assessment Rules* | | |
| DAR.44 | Chief Executive Officer | Power, as an assessment manager, to give a notice to the applicant extending the decision period until a day no later than 10 days after the end of the caretaker period. | Chapter 1, Section 38.2 *Development Assessment Rules* | | |

Register of Delegations

Council to CEO

IPA - Information Privacy Act 2009

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|---|---|
| *Version Information* | *ECM:* |
| *Date reviewed* | ~~*14/07/2025*~~ *05/01/2026* |
| *Reprint Date:* | *1/07/2025* |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| IPA.1 | Chief Executive Officer | Power to comply wth the QPPs. | Section 27(1) Information Privacy Act 2009 | | The power delegated does not include the power to approve a QPP privacy policy (which is dealt with separately below) |
| IPA.~~1~~2 | Chief Executive Officer | Power, as agency, to disclose an individual's personal information to an entity outside Australia under certain circumstances. | Section 33 Information Privacy Act 2009 | | |
| IPA.~~2~~3 | Chief Executive Officer | Power, as agency, to enter into a service arrangement with an entity other than an agency to provide services and to take all reasonable steps to ensure the contracted service provider is required to comply with chapter 2, part 1 or 2 and section 41 | Section 35 Information Privacy Act 2009 | | |
| IPA.~~3~~4 | Chief Executive Officer | Power, as agency, to prepare a draft QPP code and submit the draft to the Minister for endorsement. | Section 42(1) Information Privacy Act 2009 | | |
| IPA.~~4~~5 | Chief Executive Officer | Power, as agency, to publish the draft on an agency website, invite the public to make submissions and consider any submissions. | Section 42(2) Information Privacy Act 2009 | | |
| IPA.~~5~~6 | Chief Executive Officer | Power, as agency, to notify the commissioner of the publication under subsection 42(2). | Section 42(3) Information Privacy Act 2009 | | |
| IPA.~~6~~7 | Chief Executive Officer | Power, as agency, to take all reasonable steps to comply with the obligations of the agency in relation to a data breach.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 48 Information Privacy Act 2009 | | |
| IPA.~~7~~8 | Chief Executive Officer | Power, as agency, to give the other agency written notice of the data breach.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 48(4) Information Privacy Act 2009 | | |
| IPA.~~8~~9 | Chief Executive Officer | Power, as agency, to extend the period within which the assessment must be completed.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 49(2) Information Privacy Act 2009 | | |
| IPA.~~9~~10 | Chief Executive Officer | Power, as agency, to give written notice to the information commissioner.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 49(3)(b) Information Privacy Act 2009 | | |
| IPA.~~10~~11 | Chief Executive Officer | Power, as agency, to prepare a statement about the eligible data breach and give it to the information commissioner.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 51 Information Privacy Act 2009 | | |
| IPA.~~11~~12 | Chief Executive Officer | Power, as agency, take all reasonable steps to provide the information to the information commissioner.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 52(2) Information Privacy Act 2009 | | |
| IPA.~~12~~13 | Chief Executive Officer | Power, as agency, to notify individuals of the information mentioned in subsection 53(2) (including publishing on the agency website).<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 53(1) Information Privacy Act 2009 | | |
| IPA.~~13~~14 | Chief Executive Officer | ~~Power, as agency, to refuse to deal with an access or amendment application if:~~<br>~~(a)the application does not comply with all relevant application requirements; and~~<br>~~the applicant has been afforded a reasonable opportunity to consult with a view to making the application~~<br>~~complyprovide the information commissioner with information about how to access the notice.~~ Power, as agency, to provide the information commissioner with information about how to access the notice.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 53(3) Information Privacy Act 2009 | | |
| IPA.~~14~~15 | Chief Executive Officer | Power, as a disclosing agency, to disclose relevant personal information held by the agency to a receiving agency if the receiving agency is the subject of an eligible data breach.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 54(2) Information Privacy Act 2009 | | |

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| IPA.~~15~~16 | Chief Executive Officer | Power, as a disclosing agency, to charge a fee for provision of the personal information.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 54(6) Information Privacy Act 2009 | | |
| IPA.~~16~~17 | Chief Executive Officer | Power, as agency, to give a written notice to the information commissioner.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 59(2) Information Privacy Act 2009 | | |
| IPA.~~17~~18 | Chief Executive Officer | Power, as agency, to give a written notice to the information commissioner .<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 60(3) Information Privacy Act 2009 | | |
| IPA.~~18~~19 | Chief Executive Officer | Power, as agency, to :-<br>(a)review the application of the exemption each month for the period during which the exemption is relied on; and<br>(b)give the commissioner a summary of the review as soon as practicable after it is completed.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 60(4) Information Privacy Act 2009 | | |
| IPA.~~19~~20 | Chief Executive Officer | Power, as agency, to comply with a direction given by the information commissioner given under subsection 61(2).<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 61(3) Information Privacy Act 2009 | | |
| IPA.~~20~~21 | Chief Executive Officer | Power, as agency, to make a submission to the information commissioner about the data breach.<br>Note – this section does not commence operation until 1 July 2026 (see section 219). | Section 61(5) Information Privacy Act 2009 | | |
| IPA.~~21~~22 | Chief Executive Officer | Power, as agency, to take all reasonable steps to facilitate entry by an authorised officer on the date and time consented to or stated under subsection 68(2)(d).<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 68(3) Information Privacy Act 2009 | | |
| IPA.~~22~~23 | Chief Executive Officer | Power, as agency, agree to an authorised officer exercising a power mentioned in subsection 69(1)(a) or (b) by audio visual link.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 69(2) Information Privacy Act 2009 | | |
| IPA.~~23~~24 | Chief Executive Officer | Power, as a person of whom a requirement is made under section 70(1), to comply with the requirement.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 71(1) Information Privacy Act 2009 | | |
| IPA.~~24~~25 | Chief Executive Officer | Power, as agency, to keep a register of eligible data breaches of the agency.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 72 Information Privacy Act 2009 | | |
| IPA.~~25~~26 | Chief Executive Officer | Power, as agency, to prepare and publish on the agency's website a policy about how it will respond to a data breach, including a suspected eligible data breach.<br>*Note – this section does not commence operation until 1 July 2026 (see section 219).* | Section 73 Information Privacy Act 2009 | | |
| IPA.~~26~~27 | Chief Executive Officer | Power, as a ~~relevant~~ relevant ~~entity~~ entity, to apply to the information commissioner for approval to waive or modify the obligation to comply with the privacy ~~p~~Principle principle requirements or chapter 3A, part 2 or 3 or section 72 or ~~3~~ 73. | Section 157 Information Privacy Act 2009 | | |
| IPA.~~27~~28 | Chief Executive Officer | Power, as relevant entity, to ask the information commissioner to extend the time within which to take action stated in a compliance notice. | Section 159 Information Privacy Act 2009 | | |
| IPA.~~28~~29 | Chief Executive Officer | Power, as relevant entity, to comply with a compliance notice. | Section 160 Information Privacy Act 2009 | | |
| IPA.~~29~~30 | Chief Executive Officer | Power, as relevant entity, to apply to QCAT, as provided under the QCAT Act, for review of the information commissioner's decision to give a compliance notice. | Section 161(1) Information Privacy Act 2009 | | |
| IPA.31 | Chief Executive Officer | Power, as a relevant entity, to ask the complainant for a further specified period to consider the complaint. | Section 164A(2) Information Privacy Act 2009 | | |
| IPA.32 | Chief Executive Officer | Power, as a relevant entity, to agree to a longer period under subsection 166A(1)(d). | Section 166A(2) Information Privacy Act 2009 | | |
| IPA.33 | Chief Executive Officer | Power, as a relevant entity, to give reasonable help to the individual to put the complaint in writing. | Section 166A(3) Information Privacy Act 2009 | | |
| IPA.34 | Chief Executive Officer | Power, as a respondent to a privacy complaint to:-<br>(a) agree on a resolution of the complaint at mediation; and<br>(b) ask the information commissioner to prepare a written record of the agreement. | Section 172 Information Privacy Act 2009 | | |
| IPA.35 | Chief Executive Officer | Power, as a respondent to a privacy complaint to file a copy of the agreement with QCAT. | Section 173(1) Information Privacy Act 2009 | | |
| IPA.36 | Chief Executive Officer | Power to comply with a written notice given by the information commissioner under this section. | Section 197 Information Privacy Act 2009 | | |
| IPA.37 | Chief Executive Officer | Power to approve a QPP privacy policy. | Schedule 3, Section 1, Item 1.3 Information Privacy Act 2009 | | |

Register of Delegations
Council to CEO

PA - Planning Act 2016

| Version Information | ECM: |
|---|---|
| Date reviewed | ~~14/07/2025~~ 05/01/2026 |
| Reprint Date: | 18/07/2025 |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| PA.1 | Chief Executive Officer | Power to make submissions to the Minister about the making or amending of a State Planning instrument. | Section 10 Planning Act 2016 | | |
| PA.2 | Chief Executive Officer | Power to give notice of a proposed planning scheme or proposed amendment to the chief executive and follow the process for making or amending a planning scheme. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in sections 18, 20 and 26 and as required under a notice given by the chief executive or in the Minister's rules. | Sections 18, 20 and 26 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| ~~PA.3~~ | ~~Chief Executive Officer~~ | ~~Power to apply a planning scheme as a category 3 instrument in relation to prescribed tidal works in the tidal area for Council's local government area~~ | ~~Section 19 Planning Act 2016~~ | | |
| PA.43 | Chief Executive Officer | Power to follow the process for the making or amending of an LGIP as set out in the Minister's rules. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in sections 21 and 26 and as required in the Minister's rules. | Sections 21 and 26 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| PA.54 | Chief Executive Officer | Power to follow the process for the making or amending of a planning scheme policy as set out in the Minister's rules. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in sections 22 and 26 and as required in the Minister's rules. | Sections 22 and 26 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| PA.65 | Chief Executive Officer | Power to follow the process for the making or amending of a TLPI as set out in the Minister's rules. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in sections 23 and 26 and as required in the Minister's rules. | Sections 23 and 26 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| PA.76 | Chief Executive Officer | Power to follow the process for repealing a TLPI or planning scheme policy. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in section 24. | Section 24 Planning Act 2016 | | This delegation does not include the power to decide to repeal the TLPI or planning scheme policy which is required to be exercised by Council pursuant to a resolution of Council. |
| PA.87 | Chief Executive Officer | Power to review a planning scheme and a LGIP and follow the process for the review as set out in the Minister's rules. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in sections 25 and 26 and as required in the Minister's rules. | Sections 25 and 26 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| PA.98 | Chief Executive Officer | Power to decide whether or not to agree to a superseded planning scheme request and give notice of the decision. | Section 29 Planning Act 2016 | | |
| PA.930 | Chief Executive Officer | Power to decide a compensation claim. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters detailed in sections 32 and 33. | Sections 32 and 33 Planning Act 2016 | | |
| PA.104 | Chief Executive Officer | Power to make or amend a designation and follow the process in the designation process rules. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters detailed in sections 35, 36, 37, 38 and the designation process rules. | Sections 35, 36, 37 and 38 Planning Act 2016 | | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |
| PA.119 | Chief Executive Officer | Power, as an affected party, to make submissions about the proposal to the Minister. | Section 37(4) Planning Act 2016 | | |
| PA.123 | Chief Executive Officer | Power to extend the duration of a designation. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in section 39. | Section 39 Planning Act 2016 | | |
| PA.134 | Chief Executive Officer | Power to repeal a designation made by Council. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters as detailed in sections 40 and 41. | Sections 40 and 41 Planning Act 2016 | | |
| PA.145 | Chief Executive Officer | Power, as an owner of an interest in designated premises, to request a designation made by the designator on the basis that the designation is causing the owner hardship. | Section 41(1) Planning Act 2016 | | |
| PA.156 | Chief Executive Officer | Power to include a note about the making, amendment, extension or repeal of a designation in Council's planning scheme. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in section 42. | Section 42 Planning Act 2016 | | |
| PA.167 | Chief Executive Officer | Power, as the assessment manager and where the circumstances of section 45(6) apply, to give the weight considered appropriate in the circumstances to the documents referenced in section 45(8). | Section 45(8) Planning Act 2016 | | |

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| PA178 | Chief Executive Officer | Power to give an exemption certificate for the development. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in section 46. | Section 46 Planning Act 2016 | | | |
| PA199 | Chief Executive Officer | Power to act as the "assessment manager" for all development applications, change representations, cancellation applications and extension applications received by Council under Chapter 3 of the *Planning Act 2016*. For avoidance of doubt, the power delegated includes the power to take all actions of an assessment manager and consider all matters as detailed in sections 48, 51, 53, 54, 59, 60, 61, 62, 63, 64, 65, 65AA, 67, 71, 75, 76, 84, 85, 86, 87, 93, 100, 101, 105, 106(2)(a), 106(2), 107 and 109 of the *Planning Act 2016*. | Sections 48, 51, 53, 54, 59, 60, 61, 62, 63, 64, 65, 65AA, 67, 71, 75, 76, 84, 85, 86, 87, 93, 100, 101, 105, 106(2)(a), 106(2), 107 and 109 Planning Act 2016 | | | |
| PA199 | Chief Executive Officer | Power to keep a list of persons who are appropriately qualified to be an assessment manager in relation to a particular type of development. | Section 48(3)(b) Planning Act 2016 | | | |
| PA203 | Chief Executive Officer | Power to enter an agreement with a person on Council's list of persons who are appropriately qualified to be an assessment manager in relation to a particular type of development. | Section 48(3)(d) Planning Act 2016 | | | |
| PA213 | Chief Executive Officer | Power, as the owner of premises, to give written consent to the making of the development application. | Section 51(2) Planning Act 2016 | | | |
| PA22 | Chief Executive Officer | Power, as a party to a community benefit agreement, to:-<br>(a) agree to amend or not to amend the community benefit agreement in light of the changes to the application; and<br>(b) sign the notice. | Section 52(4)(a) Planning Act 2016 | | | |
| PA23 | Chief Executive Officer | Power to act as a "referral agency" for all development applications and cancellation applications received by Council as a referral agency under Chapter 3 of the *Planning Act 2016*. For avoidance of doubt, the power delegated includes the power to take all actions of a referral agency and consider all matters as detailed in sections 46, 54, 55, 56, 57, 65, 65AA, 66, 67, 84, 85, 100, 107 and 109 of the *Planning Act 2016*. | Sections 46, 54, 55, 56, 57, 65, 65AA, 66, 67, 84, 85, 100, 107 and 109 Planning Act 2016 | | | |
| PA24 | Chief Executive Officer | Power to consult with the Minister about making or amending the instrument mentioned in subsection (8)(c). | Section 64(8) Planning Act 2016 | | | |
| PA25 | Chief Executive Officer | Power to act as a "responsible entity" for all change applications received by Council as a responsible entity under Chapter 3 of the *Planning Act 2016*. For avoidance of doubt, the power delegated includes the power to take all actions of a responsible entity and consider all matters as detailed in sections 78A, 79, 80, 81, 81A, 81B, 82, 83, 93, 100, 105, 106(2)(a), 106(2), 107 and 109 of the *Planning Act 2016*. | Sections 78A, 79, 80, 81, 81A, 81B, 82, 83, 93, 100, 105, 106(2)(a), 106(2), 107 and 109 Planning Act 2016 | | | |
| PA26 | Chief Executive Officer | Power to act as an "affected entity" for all change applications received by Council as an affected entity under Chapter 3 of the *Planning Act 2016*. For avoidance of doubt, the power delegated includes the power to take all actions of an affected entity and consider all matters as detailed in section 80 of the *Planning Act 2016*. | Section 80 Planning Act 2016 | | | |
| PA27 | Chief Executive Officer | Power to act as an "additional referral agency" for a change application where section 82A applies. For the avoidance of doubt, the power delegated includes the power to take all actions of an additional referral agency and consider all matters as detailed in section 82A of the *Planning Act 2016*. | Section 82A Planning Act 2016 | | | |
| PA28 | Chief Executive Officer | Power, as the owner of land, to give written consent to the cancellation application. | Section 84(3)(b)(i) Planning Act 2016 | | | |
| PA29 | Chief Executive Officer | Power, as a public utility, to give written consent to the cancellation application. | Section 84(3)(b)(iii) Planning Act 2016 | | | |
| PA30 | Chief Executive Officer | Power, as the owner of land, to give written consent to the extension application. | Section 86(2)(b)(ii) Planning Act 2016 | | | |
| PA31 | Chief Executive Officer | Power to note an approval referred to in subsection (1) on Council's planning scheme and give notice of the approval to the chief executive. | Section 89 Planning Act 2016 | | | |
| PA32 | Chief Executive Officer | Power to comply with a direction given by the Minister. | Section 93(2) Planning Act 2016 | | | |
| PA33 | Chief Executive Officer | Power to make submissions in response to a proposed call in notice received by Council. | Section 102 Planning Act 2016 | | | |
| PA34 | Chief Executive Officer | Power, as the decision-maker, to give the Minister reasonable help. | Section 105(3) Planning Act 2016 | | | |
| PA35 | Chief Executive Officer | Power to make representations to the Minister about the proposed declaration. | Section 106C(3)(f) Planning Act 2016 | | | |
| PA36 | Chief Executive Officer | Power to make representations to the Minister about the proposed amendment. | Section 106H(2)(a)(v) Planning Act 2016 | | | |
| PA37 | Chief Executive Officer | Power to make representations to the Minister about the proposed revocation. | Section 106H(2)(a)(vi) Planning Act 2016 | | | |
| PA38 | Chief Executive Officer | Power, as a decision-maker, to:-<br>(a) give all reasonable help the chief executive requires to assess or decide the application; and<br>(b) if the declaration notice for the application directs the decision-maker to assess the application or a stated part of the application—assess the application or part. | Section 106K Planning Act 2016 | | | |

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| PA-39 | Chief Executive Officer | Power to agree to enter a community benefit agreement for a development application or change application. | Section 106ZI(1) Planning Act 2016 | | | |
| PA-40 | Chief Executive Officer | Power to agree to amend a community benefit agreement for a development application or change application. | Section 106ZJ(1) Planning Act 2016 | | | |
| PA-41 | Chief Executive Officer | Power to request the chief executive to refer Council and the entity to mediation. | Section 106ZR(2) Planning Act 2016 | | | |
| PA-42 | Chief Executive Officer | Power, as a person to whom the information relates, to agree to the disclosure of the information by the mediator. | Section 106ZR(7)(a) Planning Act 2016 | | | |
| PA-43 | Chief Executive Officer | Power to participate in a mediation and withdraw from the mediation at any time. | Sections 106ZQ(2) and (3) Planning Act | | | |
| PA-3944 | Chief Executive Officer | Power, as a participating local government for a distributor-retailer, to enter a break-up agreement about the charges break-up and publish a copy of the agreement on the local government's website. | Section 115 Planning Act 2016 | | | |
| PA-4045 | Chief Executive Officer | Power to carry out the steps required after making a charges resolution. | Section 118 Planning Act 2016 | | | |
| PA-4346 | Chief Executive Officer | Power to give an infrastructure charges notice. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters as detailed in sections 119, 120, 121 and 129. | Sections 119, 120, 121 and 129 Planning Act 2016 | | | |
| PA-4247 | Chief Executive Officer | Power, as a local government that gave an infrastructure charges notice, to agree with the recipient about-<br>a) whether the levied charge may be paid other than as required under section 122, including whether it may be paid by instalments; and/or<br>b) whether infrastructure may be provided instead of paying all or part of the levied charge. | Section 123 Planning Act 2016 | | | |
| PA-4248 | Chief Executive Officer | Power, as a local government, to consider representations made on an infrastructure charges notice and- issue a negotiated notice or give a decision notice. | Section 125 Planning Act 2016 | | | |
| PA-449 | Chief Executive Officer | Power, as a local government with a LGIP that identifies adequate trunk infrastructure to service the subject premises, to impose a development condition requiring either or both of the following to be provided at a stated time:<br>a) the identified infrastructure; and/or<br>b) different trunk infrastructure delivering the same desired standard of service. | Section 128(1) Planning Act 2016 | | | |
| PA-4550 | Chief Executive Officer | Power, as a local government with a LGIP that does not identify adequate trunk infrastructure to service the subject premises, to impose a development condition requiring development infrastructure necessary to service the premises to be provided at a stated time. | Section 128(2) Planning Act 2016 | | | |
| PA-4651 | Chief Executive Officer | Power, as a local government, to impose an extra payment condition. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters as detailed in sections 130, 131, 132, 133, 134 and 135. | Sections 130, 131, 132, 133, 134 and 135 Planning Act 2016 | | | |
| PA-4752 | Chief Executive Officer | Power in the circumstances referred to in subsection (1) to, by notice given to the applicant, amend the infrastructure charges notice. | Section 137 Planning Act 2016 | | | |
| PA-4853 | Chief Executive Officer | Power, as a local government, to consider and decide a conversion application. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters as detailed in sections 140, 141 and 142. | Sections 140, 141 and 142 Planning Act 2016 | | | |
| PA-4954 | Chief Executive Officer | Power, as a local government, to agree with an applicant that a levied charge, for the purpose of its recovery, is not taken to be rates. | Section 144(2) Planning Act 2016 | | | |
| PA-5055 | Chief Executive Officer | Power, as a local government, to impose a development condition about non-trunk infrastructure. | Section 145 Planning Act 2016 | | | |
| PA-5456 | Chief Executive Officer | Power in the circumstances referred to in subsection (1) to:-<br>(a) pay the amount of the levied charge to the State infrastructure provider; and<br>(b) agree with the State infrastructure provider and the person who provided the replacement infrastructure about when the amount of the levied charge will be paid. | Section 149 Planning Act 2016 | | | |
| PA-5457 | Chief Executive Officer | Power, as a local government, to enter an infrastructure agreement. For avoidance of doubt, the power delegated includes the power to take all actions and consider all matters as detailed in Chapter 4, Part 4. | Chapter 4, Part 4 Planning Act 2016 | | | |
| PA-5358 | Chief Executive Officer | Power, as an enforcement authority, to give a show cause notice. | Section 167 Planning Act 2016 | | | |
| PA-594 | Chief Executive Officer | Power, as an enforcement authority, to give an enforcement notice. | Section 168 Planning Act 2016 | | | |
| PA-5560 | Chief Executive Officer | Power to consult with a private certifier before giving an enforcement notice. | Section 169 Planning Act 2016 | | | |
| PA-5461 | Chief Executive Officer | Power to give notice of the giving or withdrawal of an enforcement notice to the chief executive. | Section 170 Planning Act 2016 | | | |
| PA-5762 | Chief Executive Officer | Power to bring offence proceedings for an offence against the Act. | Section 174 Planning Act 2016 | | | |
| PA-5863 | Chief Executive Officer | Power to consent to proceedings being brought on behalf of the corporation. | Section 175(1)(a) Planning Act 2016 | | | |

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| PA-6964 | Chief Executive Officer | Power, as an enforcement authority, to:-<br>(a) take the action required under the enforcement order; and<br>(b) recover the reasonable cost of taking the action as a debt to the authority from the defendant. | Section 176(10) Planning Act 2016 | | |
| PA-6965 | Chief Executive Officer | Power, as an enforcement authority in an offence proceeding, to apply for an order for the payment of the expenses. | Section 178(1)(b) Planning Act 2016 | | |
| PA-6966 | Chief Executive Officer | Power to start proceedings in the P&E Court for an enforcement order. | Section 180 Planning Act 2016 | | |
| PA-6967 | Chief Executive Officer | Power, as an enforcement authority, to:-<br>(a) take the action required under the enforcement order; and<br>(b) recover the reasonable cost of taking the action as a debt to the authority from the respondent. | Section 180(13) Planning Act 2016 | | |
| PA-6968 | Chief Executive Officer | Power to apply to the P&E Court to cancel or change an enforcement order or interim enforcement order. | Section 181(4) Planning Act 2016 | | |
| PA-694 | Chief Executive Officer | Power, as an enforcement authority in an offence proceeding, to apply for a disposal order. | Section 214 Planning Act 2016 | | |
| PA-6970 | Chief Executive Officer | Power to make a claim for compensation from the State where Council incurs loss because of the exercise, or purported exercise, of a power by or for an inspector. | Section 221 Planning Act 2016 | | |
| PA-6971 | Chief Executive Officer | Power as an appellant to start an appeal. | Sections 229(2) and 230 Planning Act | | |
| PA-6972 | Chief Executive Officer | Power as a respondent or co-respondent to be heard in an appeal. | Section 229(4) Planning Act 2016 | | |
| PA-6973 | Chief Executive Officer | Power, where an appeal is only about a referral agency's response, to apply to the tribunal or P&E Court to withdraw from the appeal. | Section 229(5) Planning Act 2016 | | |
| PA-6974 | Chief Executive Officer | Power to elect to be a co-respondent in an appeal. | Section 230(6) Planning Act 2016 | | |
| PA-7075 | Chief Executive Officer | Power to start proceedings for a declaration by a tribunal. For avoidance of doubt, the power delegated includes the power to take all actions detailed in sections 239(1), 240 and 241. | Sections 239(1), 240 and 241 Planning Act 2016 | | |
| PA-7076 | Chief Executive Officer | Power to give the registrar information that the registrar reasonably requires for the proceedings. | Section 246(2) Planning Act 2016 | | |
| PA-7077 | Chief Executive Officer | Power to appear as a party to a tribunal proceeding. | Section 248 Planning Act 2016 | | |
| PA-7078 | Chief Executive Officer | Power to make submissions to the tribunal. | Section 249 Planning Act 2016 | | |
| PA-794 | Chief Executive Officer | Power to give notice to the Registrar once a tribunal's direction or order has been complied with. | Section 257 Planning Act 2016 | | |
| PA-7080 | Chief Executive Officer | Power to agree to the terms of the easement. | Section 263B(2)(b) Planning Act 2016 | | |
| PA-7081 | Chief Executive Officer | Power, as a public sector entity in the circumstances in subsection 263F(1), to give notice to the previous owner of the land. | Section 263E(2) Planning Act 2016 | | |
| PA-7082 | Chief Executive Officer | Power, as a public sector entity, before giving a notice under subsection 263F(2), to take an easement over all or part of the land to ensure the structural and operational integrity of any development infrastructure on the land. | Section 263E(4) Planning Act 2016 | | |
| PA-7083 | Chief Executive Officer | Power, as a public sector entity in the circumstances in subsection 263G(1), to by notice, offer the land for sale to the previous owner of the land at a price decided by the public sector entity. | Section 263G(2) Planning Act 2016 | | |
| PA-7084 | Chief Executive Officer | Power, as a public sector entity in the circumstances in subsection 263G(3), to dispose of the land. | Section 263G(4) Planning Act 2016 | | |
| PA-7085 | Chief Executive Officer | Power, as a public sector entity in the circumstances in subsection 263G(1), to decide the price for the land. | Sections 263G(2), (4) and (5) Planning Act 2016 | | |
| PA-8386 | Chief Executive Officer | Power to give an applicant the planning and development certificate applied for. | Section 265 Planning Act 2016 | | |
| PA-8387 | Chief Executive Officer | Power to note the registration of premises on Council's planning scheme. | Section 267(3) Planning Act 2016 | | |
| PA-8388 | Chief Executive Officer | Power to note the registration of premises on Council's planning scheme. | Section 268A(9) Planning Act 2016 | | |
| PA-894 | Chief Executive Officer | Power, as an owner of premises in an affected area, before entering into a lease of the premises with a person, to give a notice that states :-<br>(a) the premises are in an affected area; and<br>(b) that restrictions may apply to the person in taking proceedings about emissions from registered premises in the affected area. | Section 270 Planning Act 2016 | | |
| PA-8390 | Chief Executive Officer | Power to serve a document and give a copy of the document as permitted by section 275B. | Section 275B Planning Act 2016 | | |
| PA-8491 | Chief Executive Officer | Power to consult with the chief executive about an application for a temporary use licence made under section 275H. | Section 275HA Planning Act 2016 | | |
| PA-8392 | Chief Executive Officer | Power to consult with the chief executive about an application to extend a temporary use licence made under section 275LB. | Section 275LC Planning Act 2016 | | |
| PA-8393 | Chief Executive Officer | Power to consult with the chief executive about an application to amend a temporary use licence made under section 275LG. | Section 275LH Planning Act 2016 | | |

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| PA.s994 | Chief Executive Officer | Power to make an amendment of a type specified in subsection (1) by following the process set out in the rules. For avoidance of doubt, the power delegated includes the power to take all actions as detailed in the rules. | Section 293(5) Planning Act 2016 | This delegation does not include any powers that are required to be exercised by Council pursuant to a resolution of Council. |

Register of Delegations
Council to CEO

**PR - Planning Regulation 2017**

| *Version Information* | *ECM:* |
|---|---|
| *Date reviewed* | ~~14/07/2025~~ 05/01/2026 |
| *Reprint Date:* | ~~18/07/2025~~ 12/12/2025 |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| PR.1 | Chief Executive Officer | Power to extend the period mentioned in subparagraph (a). | Section 12(b) Planning Regulation 2017 | | |
| PR.2 | Chief Executive Officer | Power to publish certain material listed in subsection (1) on Council's website after adoption of the economic support instrument. | Section 68E(1) Planning Regulation 2017 | | |
| PR.3 | Chief Executive Officer | Power to give a copy of the economic support instrument and adoption notice to the chief executive. | Section 68E(3)(b) Planning Regulation 2017 | | |
| PR.4 | Chief Executive Officer | Power to publish notice of revocation of an economic support instrument. | Section 68G(2) Planning Regulation 2017 | | |
| PR.5 | Chief Executive Officer | Power to give a copy of the notice of revocation of economic support instrument to the chief executive. | Section 68G(6) Planning Regulation 2017 | | |
| PR.6 | Chief Executive Officer | Power, where the request complies with the criteria stated in section 2, to approve the request. | Schedule 18, Section 3(1) Planning Regulation 2017 | | |
| PR.7 | Chief Executive Officer | Power to give notice of the approval to the person making the request. | Schedule 18, Section 3(2) Planning Regulation 2017 | | |
| PR.8 | Chief Executive Officer | Power to keep the documents listed in subsection (1) available for inspection and purchase. | Schedule 22, Section 1 Planning Regulation 2017 | | |
| PR.9 | Chief Executive Officer | Power to keep the documents listed in subsection (1) available for inspection only. | Schedule 22, Section 2 Planning Regulation 2017 | | |
| PR.10 | Chief Executive Officer | Power to publish the documents listed in subsections (1) and (4) on Council's website. | Schedule 22, Section 3 Planning Regulation 2017 | | |
| PR.11 | Chief Executive Officer | Power, in the circumstances prescribed in Schedule 22, Section 3A, to publish the documents listed in subsections (2), (4) and (5) on Council's website. | Schedule 22, Section 3A Planning Regulation 2017 | | |
| PR.12 | Chief Executive Officer | Power, in the circumstance prescribed in Schedule 22, Section 3B(1), to keep available for inspection and purchase a document that includes the trunk infrastructure information the local government publishes on its website from time to time under section 3A(4) or (5). | Schedule 22, Section 3B Planning Regulation 2017 | | |
| PR.13 | Chief Executive Officer | Power, as an assessment manager, to keep the documents listed in subsections (1) and (2) available for inspection and purchase. | Schedule 22, Section 5 Planning Regulation 2017 | | |
| PR.14 | Chief Executive Officer | Power, as an assessment manager, to keep the documents listed in subsection (1) available for inspection only. | Schedule 22, Section 6 Planning Regulation 2017 | | |
| PR.15 | Chief Executive Officer | Power, as an assessment manager, to publish the documents listed in subsections (1) and (4) on Council's website. | Schedule 22, Section 7 Planning Regulation 2017 | | |
| PR.16 | Chief Executive Officer | Power, as a referral agency, to keep the documents listed in subsections (a) to (d) available for inspection and purchase. | Schedule 22, Section 8 Planning Regulation 2017 | | |
| PR.17 | Chief Executive Officer | Power, as a referral agency, to keep a register for all development applications and change applications given to the referral agency under section 54 of the Act and to make it available for inspection only. | Schedule 22, Section 9 Planning Regulation 2017 | | |
| PR.18 | Chief Executive Officer | Power, as a referral agency, to publish the documents listed in subsections (a) to (d) on Council's website. | Schedule 22, Section 10 Planning Regulation 2017 | | |

Register of Delegations
Council to CEO

**Property Law Act 2023**

| *Version Information* | *ECM:* |
|---|---|
| *Date reviewed* | *5/01/2026* |
| *Reprint Date:* | *1/08/2025* |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| PLA.1 | Chief Executive Officer | Power to apply to the Minister to waive the State's rights. | Section 18(2) Property Law Act 2023 | | |
| PLA.2 | Chief Executive Officer | Power, as the remainder person, to apply for possession, damages and/or an account of rent or profits in relation to the interest in the property. | Section 20(2) Property Law Act 2023 | | |
| PLA.3 | Chief Executive Officer | Power, as a co-owner of property, to apply to the court for an order under Part 5, Division 2, Subdivision 2 to be made in relation to the property. | Section 33(1) Property Law Act 2023 | | |
| PLA.4 | Chief Executive Officer | Power, as a co-owner of property, to apply to the court for an order for an accounting under section 42. | Section 41(1) Property Law Act 2023 | | |
| PLA.5 | Chief Executive Officer | Power, as a third party, to bring a proceeding to enforce the promise. | Section 68(5) Property Law Act 2023 | | |
| PLA.6 | Chief Executive Officer | Power, as a third party, to serve each party to the contract with a copy of the proceeding. | Section 68(6)(a) Property Law Act 2023 | | |
| PLA.7 | Chief Executive Officer | Power, as a party to a contract for the sale of land, to comply with all conditions implied in the contract under this section. | Section 76 Property Law Act 2023 | | |
| PLA.8 | Chief Executive Officer | Power, as a buyer of a residential dwelling in the circumstances in subsection 77(1), to rescind the contract by giving notice to the seller. | Section 77(2) Property Law Act 2023 | | |
| PLA.9 | Chief Executive Officer | Power, as a seller, to give notice to the buyer of the restoration. | Section 77(3) Property Law Act 2023 | | |
| PLA.10 | Chief Executive Officer | Power, as a buyer, to give reasonable notice to the seller and inspect the residential dwelling. | Section 77(4) Property Law Act 2023 | | |
| PLA.11 | Chief Executive Officer | Power, as a seller or buyer in the circumstances in subsection 79(1), to give a notice to the other party to the contract to complete the contract. | Section 79(4) Property Law Act 2023 | | |
| PLA.12 | Chief Executive Officer | Power, as a non-attending party, to take reasonable steps to mitigate the effects of the adverse event on the settlement of the contract. | Section 81(3)(a) Property Law Act 2023 | | |
| PLA.13 | Chief Executive Officer | Power, as a non-attending party, to:-<br>(a) tell the other party of the adverse event and how the adverse event has caused the non-attending party to fail to complete settlement of the contract; and<br>(b) give a notice to the other party to the contract to complete the contract. | Section 81(5) Property Law Act 2023 | | |
| PLA.14 | Chief Executive Officer | Power, as a buyer in the circumstances in subsection 84(1), to recover the buyer's deposit, any instalments under the contract and the buyer's expenses of investigating the title. | Section 84(2) and (3) Property Law Act 2023 | | |
| PLA.15 | Chief Executive Officer | Power, as a buyer in the circumstances in subsection 90(1), to give the seller a notice stating that the buyer elects to perform the contract in a way that will constitute the contract as an instalment contract. | Section 90(2) Property Law Act 2023 | | |
| PLA.16 | Chief Executive Officer | Power, as a seller, to give the buyer a notice in the approved form about the default. | Section 91(1) Property Law Act 2023 | | |
| PLA.17 | Chief Executive Officer | Power, as a buyer who receives a notice under subsection 91(1), to pay the outstanding instalment or sum to the seller. | Section 91(2) Property Law Act 2023 | | |
| PLA.18 | Chief Executive Officer | Power, as a buyer, to give consent to sell or mortgage the land the subject of the instalment contract. | Section 92(1) Property Law Act 2023 | | |
| PLA.19 | Chief Executive Officer | Power, as a buyer, to elect to render the instalment contract void and recover as a debt a deposit or instalment paid to the seller under the contract. | Section 92(3) and (4) Property Law Act 2023 | | |
| PLA.20 | Chief Executive Officer | Power, as a buyer under an instalment contract, to lodge a caveat under the *Land Title Act 1994* that is stated to be lodged under this section. | Section 93(1) Property Law Act 2023 | | |
| PLA.21 | Chief Executive Officer | Power, as an interested person, to apply to remove the caveat. | Section 93(3) Property Law Act 2023 | | |

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| PUA-22 | Chief Executive Officer | Power, as a buyer not in default under an instalment contract, to give a notice to the seller requiring the seller to transfer the land on the day of settlement. | Section 54(1) Property Law Act 2023 | | | |
| PUA-23 | Chief Executive Officer | Power, as a seller, to give the buyer a disclosure statement for the lot and each prescribed certificate applicable to the lot. | Section 99(1) Property Law Act 2023 | | | |
| PUA-24 | Chief Executive Officer | Power, as a buyer, to ask the seller for a copy of the disclosure documents. | Section 102(1)(b) Property Law Act 2023 | | | |
| PUA-25 | Chief Executive Officer | Power, as a buyer, to consent to the disclosure documents being sent to an electronic address. | Section 102(2) Property Law Act 2023 | | | |
| PUA-26 | Chief Executive Officer | Power, as a buyer, to ask the seller for a physical copy of the disclosure documents. | Section 103(3) Property Law Act 2023 | | | |
| PUA-27 | Chief Executive Officer | Power, as a buyer, in the circumstances specified in subsection 104(1), to give the seller a termination notice. | Section 104(2) Property Law Act 2023 | | | |
| PUA-28 | Chief Executive Officer | Power, as a seller, to repay to the buyer an amount stated in subsection 105(2). | Section 105(2) Property Law Act 2023 | | | |
| PUA-29 | Chief Executive Officer | Power, as a buyer, to recover an amount repayable under subsection 105(2) as a debt. | Section 105(3) Property Law Act 2023 | | | |
| PUA-30 | Chief Executive Officer | Power, as a mortgagee under a mortgage over land, or over land and other property, to exercise the powers implied into the mortgage under subsection 113(1). | Section 113(1) Property Law Act 2023 | | | |
| PUA-31 | Chief Executive Officer | Power, as a mortgagee, to give the mortgagor a notice that-<br>(a) states the nature of the default; and<br>(b) requires the default to be remedied within 30 days after the notice is given. | Section 114(1)(b) Property Law Act 2023 | | | |
| PUA-32 | Chief Executive Officer | Power, as a mortgagee, to give a notice in the approved form to each person who appears to the mortgagee to be an interested person for the land stating those matters in subsection 115(3). | Section 115(3) Property Law Act 2023 | | | |
| PUA-33 | Chief Executive Officer | Power, as a mortgagee, to give the mortgagor a notice in the approved form about the sale. | Section 115(4) Property Law Act 2023 | | | |
| PUA-34 | Chief Executive Officer | Power, as a person who incurs loss or damage because of a breach of the mortgagee's duty under section 116, or an unauthorised or improper exercise of the mortgagee's power of sale, to claim compensation for the loss or damage from the mortgagee. | Section 117(3) Property Law Act 2023 | | | |
| PUA-35 | Chief Executive Officer | Power, as a mortgagee or mortgagor, to require the money to be applied toward reinstatement of the property or discharge of the mortgage, as the circumstances allow. | Section 122 Property Law Act 2023 | | | |
| PUA-36 | Chief Executive Officer | Power, as a mortgagee, to appoint an appropriately qualified person as receiver of the property. | Section 123(2) Property Law Act 2023 | | | |
| PUA-37 | Chief Executive Officer | Power, as a mortgagor, to grant a second or subsequent mortgage over the property. | Section 125(1) Property Law Act 2023 | | | |
| PUA-38 | Chief Executive Officer | Power, as a mortgagor, to comply with the obligations implied pursuant to section 128. | Section 128 Property Law Act 2023 | | | |
| PUA-39 | Chief Executive Officer | Power, as a mortgagor, to ask the mortgagee to give a copy of, or allow the mortgagor to inspect at a reasonable time, each document in the possession of the mortgagee that relates to the property and pay the mortgagee's reasonable costs and expenses of complying with the request. | Section 129(1) Property Law Act 2023 | | | |
| PUA-40 | Chief Executive Officer | Power, as a mortgagee, to comply with a request made by the mortgagor under subsection 129(1). | Section 129(2) Property Law Act 2023 | | | |
| PUA-41 | Chief Executive Officer | Power, as a mortgagor, to bring a proceeding to seek a relief order or seek a relief order in a proceeding brought by the mortgagee. | Section 130(3) Property Law Act 2023 | | | |
| PUA-42 | Chief Executive Officer | Power, as a mortgagee, to give the mortgagor notice of the mortgagee's intention to call up the amount at the end of the notice period. | Section 131(2)(a) Property Law Act 2023 | | | |
| PUA-43 | Chief Executive Officer | Power, as a mortgagor, to require the mortgagee to transfer the mortgage to another person as directed by the mortgagor. | Section 132(2) Property Law Act 2023 | | | |
| PUA-44 | Chief Executive Officer | Power, as a mortgagee, to require the first mortgagee, to transfer the mortgage to another person as directed by the subsequent mortgagee. | Section 132(3) Property Law Act 2023 | | | |
| PUA-45 | Chief Executive Officer | Power, as a person entitled to redemption of the mortgaged property, to bring a proceeding for either or both of the sale or redemption of the property. | Section 134(1) Property Law Act 2023 | | | |
| PUA-46 | Chief Executive Officer | Power to bring a proceeding for an order referred to in subsection 134(2)(a) in relation to the property. | Section 134(2) Property Law Act 2023 | | | |
| PUA-47 | Chief Executive Officer | Power to make an application to the court for an order that-<br>(a) the amount of the debt secured by the mortgage to be determined in the way the court considers appropriate; and<br>(b) the amount of any outstanding debt under the mortgage, if any, to be paid into court. | Section 136(2) Property Law Act 2023 | | | |
| PUA-48 | Chief Executive Officer | Power, as a person entitled to the amount paid into court under subsection 136(2)(b), to make an application to the court for an order that the amount be paid to Council. | Section 136(6) Property Law Act 2023 | | | |
| PUA-49 | Chief Executive Officer | Power, as a lessee, to give the lessor a proposal notice. | Section 142(2) Property Law Act 2023 | | | |

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| PLA.50 | Chief Executive Officer | Power, as a lessor, to give the lessee a notice requiring the further information the lessor considers is required to make the decision. | Section 142(4) Property Law Act 2023 | | | |
| PLA.51 | Chief Executive Officer | Power, as a lessor, to give the lessee a decision notice. | Section 142(5) Property Law Act 2023 | | | |
| PLA.52 | Chief Executive Officer | Power, as a lessee or a lessor, to agree to extend the period for the giving of the decision notice. | Section 142(7) Property Law Act 2023 | | | |
| PLA.53 | Chief Executive Officer | Power, as a lessee, to apply to the court to make a decision about the lessee's proposal. | Section 142(8) Property Law Act 2023 | | | |
| PLA.54 | Chief Executive Officer | Power, as a lessee, to restore the premises to the condition the premises were in immediately before the alteration or the carrying out of the work. | Section 142(10) Property Law Act 2023 | | | |
| PLA.55 | Chief Executive Officer | Power, as a lessor, to give a notice to remedy breach. | Section 153(1)(a) Property Law Act 2023 | | | |
| PLA.56 | Chief Executive Officer | Power, as a lessor, to give a copy of the notice to remedy breach to each designated person for the lease. | Section 154(1) Property Law Act 2023 | | | |
| PLA.57 | Chief Executive Officer | Power, as a lessor, to give notice stating the lessor has exercised the right of re-entry to each designated person for the lease. | Section 156(3) Property Law Act 2023 | | | |
| PLA.58 | Chief Executive Officer | Power, as a lessor, to re-enter the land under a term of the lease for breach of a term of the lease by using one or more of the methods listed in subsection 157(2). | Section 157(2) Property Law Act 2023 | | | |
| PLA.59 | Chief Executive Officer | Power, as a lessee or a designated person for the lease, to apply to the court for relief against the forfeiture, or proposed forfeiture, of the lease. | Section 160(1) Property Law Act 2023 | | | |
| PLA.60 | Chief Executive Officer | Power, as a lessor, to give the lessee a breach notice. | Section 164(2)(a) Property Law Act 2023 | | | |
| PLA.61 | Chief Executive Officer | Power, as a lessor, to give the breach notice to each designated person for the lease. | Section 165(2) Property Law Act 2023 | | | |
| PLA.62 | Chief Executive Officer | Power, as a lessee or a designated person for the lease, to apply to the court for relief against refusal to renew, or extend the term of, or sell the reversion of, the lease. | Section 166(1) Property Law Act 2023 | | | |
| PLA.63 | Chief Executive Officer | Power, as a party to a lease terminable at will, to terminate the tenancy by giving a termination notice to the other party. | Section 174(1) Property Law Act 2023 | | | |
| PLA.64 | Chief Executive Officer | Power, as a party to a periodic tenancy, to terminate the tenancy by giving a termination notice to the other party. | Section 175(1) Property Law Act 2023 | | | |
| PLA.65 | Chief Executive Officer | Power, as a party to a tenancy referred to in subsection 176(1), to terminate the tenancy by giving a termination notice to the other party. | Section 176(2) Property Law Act 2023 | | | |
| PLA.66 | Chief Executive Officer | Power, as a person on whom the duty lies and/or as a person to whom the duty is owed, to enter an agreement excluding or modifying a duty of care referred to in subsection 179(1). | Section 179(3) Property Law Act 2023 | | | |
| PLA.67 | Chief Executive Officer | Power, as a person having an interest in land, to apply to court for an order imposing a statutory right of use over other land. | Section 180(1) Property Law Act 2023 | | | |
| PLA.68 | Chief Executive Officer | Power, as a person having an interest in land, to apply to court for an order imposing a statutory right of use over other land relating to a utility, in favour of the public utility provider providing the utility. | Section 180(2) Property Law Act 2023 | | | |
| PLA.69 | Chief Executive Officer | Power, as a local government in whose area the statutory right of use is located, to agree to the terms of the statutory right of use. | Section 180(6)(c) Property Law Act 2023 | | | |
| PLA.70 | Chief Executive Officer | Power, as the applicant, to register the interest created by the court order. | Section 180(11)(b) Property Law Act 2023 | | | |
| PLA.71 | Chief Executive Officer | Power, as a person having an interest in the burdened land, to apply to the court for an order modifying or extinguishing the easement or covenant. | Section 181(2) Property Law Act 2023 | | | |
| PLA.72 | Chief Executive Officer | Power, as a person who has an interest in land on to which an encroachment extends from other land, to apply to the court for relief in relation to the encroachment. | Section 185(2) Property Law Act 2023 | | | |
| PLA.73 | Chief Executive Officer | Power, as a person referred to in subsection 188(1), to apply to the court for relief in relation to the lasting improvement. | Section 188(2) Property Law Act 2023 | | | |
| PLA.74 | Chief Executive Officer | Power to give the debtor, trustee or other person liable for the debt or thing in action notice of the assignment. | Section 190(2) Property Law Act 2023 | | | |
| PLA.75 | Chief Executive Officer | Power, as a debtor, trustee or other person liable for the debt or thing in action, to apply to the court for an order determining the entitlement to any right in relation to the debt or thing in action. | Section 191(6) Property Law Act 2023 | | | |
| PLA.76 | Chief Executive Officer | Power, as a person whose interests are affected by a disposition of property voidable under subsection 193(1), to apply to the court for relief against the disposition. | Section 193(3) Property Law Act 2023 | | | |

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| PLA-77 | Chief Executive Officer | Power, as a person referred to in subsection 197(1), to:-<br>(a) release the power under a deed or contract; or<br>(b) disclaim the power under a deed. | Section 197(2) Property Law Act 2023 | | | |
| PLA-78 | Chief Executive Officer | Power, as a person referred to in subsection 216(1), to vary the vesting date to a date not later than the last day of the period of 125 years starting on the day of the disposition of the property under the trust. | Section 216(2) Property Law Act 2023 | | | |
| PLA-79 | Chief Executive Officer | Power, as a beneficiary, to execute a deed to vary the vesting date to a date not later than the last day of the period of 125 years starting on the day of the disposition of the property under the trust. | Section 217(2) Property Law Act 2023 | | | |
| PLA-80 | Chief Executive Officer | Power, as a person interested in a disposition of property, to apply to the court for a declaration about the validity of the disposition under Part 13. | Section 218(1) Property Law Act 2023 | | | |
| PLA-81 | Chief Executive Officer | Power, as a person interested in a disposition of property under the terms of a trust settled before the commencement, to apply to the court for an order that the property vest within 125 years after the creation of the trust. | Section 219(1) Property Law Act 2023 | | | |

Register of Delegations
Council to CEO

TOSPA - Tobacco and Other Smoking Products Act 1998

| Version Information | ECM: |
|---|---|
| Date reviewed | ~~14/07/2025~~ 05/01/2026 |
| Reprint Date: | ~~16/06/2025~~ 24/11/2025 |

| NO. | DELEGATE | DESCRIPTION OF POWER DELEGATED | LEGISLATION | DATE & RESOLUTION NUMBER | CONDITIONS TO WHICH THE DELEGATION IS SUBJECT |
|---|---|---|---|---|---|
| TOSPA.1 | Chief Executive Officer | Power to consult with the Department about a proposed local law under section 154. | Section 155 Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.2 | Chief Executive Officer | Power to respond to a request for information from the chief executive about a local law made under section 154. | Section 156 Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.3 | Chief Executive Officer | Power to administer and enforce Part 7, Divisions 4 to 8 and Part 8, Division 4 of the Act. | Sections 165 and 166 Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.4 | Chief Executive Officer | Power to respond to a request for information from the chief executive about the local government's administration and enforcement. | Section 167 Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.5 | Chief Executive Officer | Power, as an occupier of a place, to give consent to an authorised person to enter the place. | Section 181(1)(a) Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.6 | Chief Executive Officer | Power, as an occupier of a place, to sign an acknowledgement confirming that consent to enter the place was given to an authorised person. | Section 182(3) Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.7 | Chief Executive Officer | Power, as a person required to give the authorised person reasonable help under section 187(3)(f), to comply with the requirement. | Section 188(1)(3) Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.8 | Chief Executive Officer | Power, as a person given a requirement under section 187(3)(g), to comply with the requirement. | Section 189(1) Tobacco and Other Smoking Products Act 1998 | | |
| TOSPA.9 | Chief Executive Officer | Power, as an owner of a seized thing, to inspect the thing seized by an authorised person and, if it is a document, to copy it. | Section 202A9(1) Tobacco and Other Smoking Products Act 1998 | | |

## 12.0 COMMUNITY AND REGIONAL PROSPERITY REPORTS

### 12.1 Request for Road Naming (RDN2025/0009) - Development at 111 Tenthill Creek Road, Gatton

**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 a new road associated with a new industrial development at 111 Tenthill Creek Road, Gatton.

**Officer's Recommendation:**

**THAT Council approve the name Creekbank Close for the new road to be created with the subdivision of land at 111 Tenthill Creek Road, Gatton, as shown on Conceptual Lot Layout Plan 16160 – DA10 by Leroy Palmer Consulting Engineers.**

**RESOLUTION**

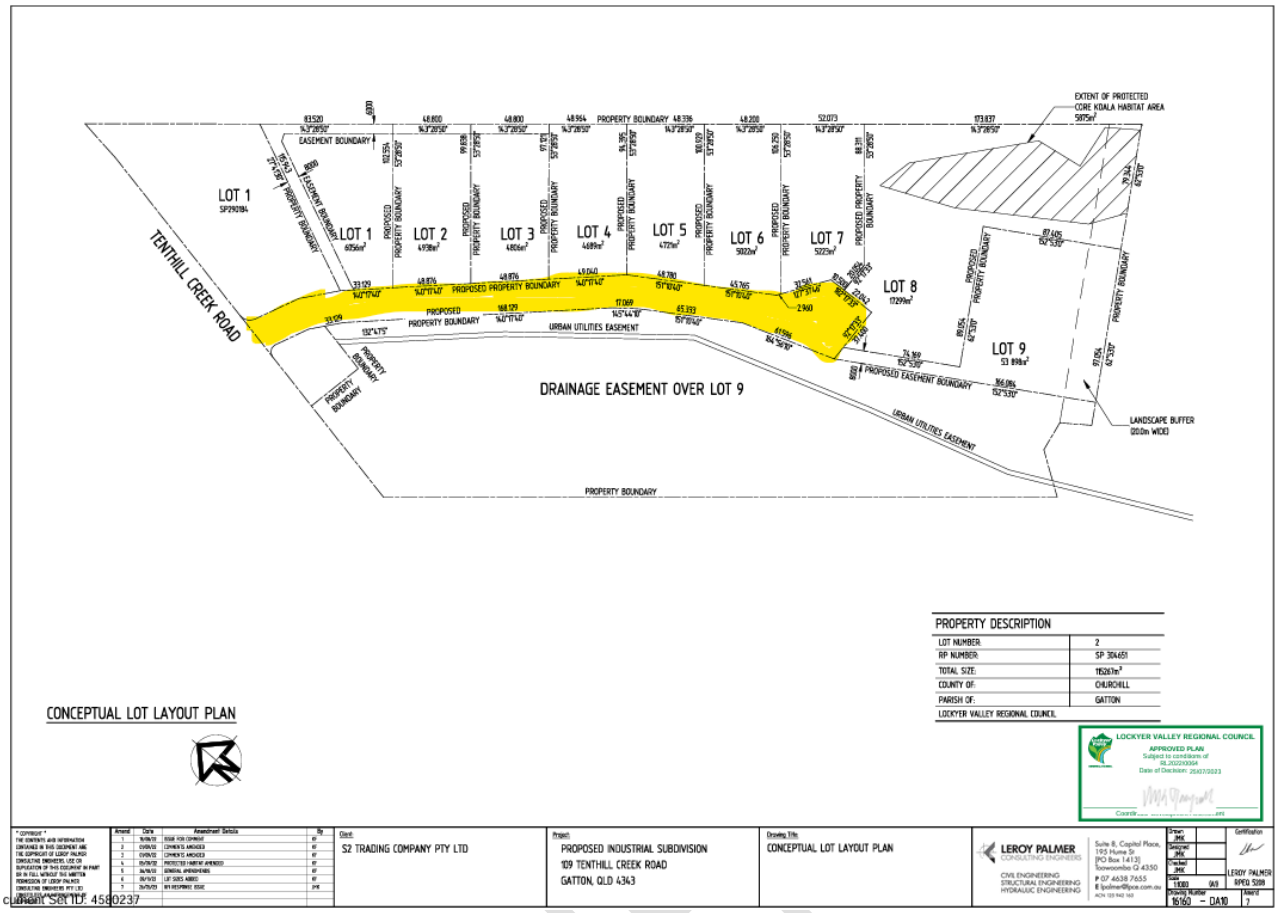
**THAT Council approve the name Creekbank Close for the new road to be created with the subdivision of land at 111 Tenthill Creek Road, Gatton, as shown on Conceptual Lot Layout Plan 16160 – DA10 by Leroy Palmer Consulting Engineers.**

**Moved By:** Cr D Neuendorf **Seconded By:** Cr A Wilson
**Resolution Number: 24-28/0484**

**CARRIED**
**7/0**

**Executive Summary**

Council has received a request for the naming of the new road being created as part of an industrial development at 111 Tenthill Creek Road, Gatton, shown in yellow on the plan below.




**Proposal**

Council is responsible for assigning an official name to every gazetted road that is used to access properties. Some of the proposed suggested 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:

1. Creekbank Close –accords with the policy
2. Rivergum Court – already used in the Lockyer Valley
3. Tenthill Rise Court – the policy does not support the use of double-word names
4. Creekview Court –accords with the policy
5. River Oak Close – the policy does not support the use of double-word names
6. Ironbark Close – already used in the Lockyer Valley

The road name Creekbank Close accords with Council's policy and is recommended for Council's approval. A search of existing road names has been undertaken to ensure the recommended name is not currently used elsewhere in the region.

The road type 'close' is considered appropriate and complies with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011.

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Options

1. Council approves the road name in accordance with the Officer's recommendation.
2. Council approves a road name other than as recommended.

**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 this is 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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**12.2** **MC2025/0063 - Material Change of Use for Caravan Park (267 relocatable dwellings) at Golf Links Drive, Gatton**

**Author:** Scott Hambleton, Contract Planner
**Responsible Officer:** Amanda Pugh, Group Manager Community & Regional Prosperity

**Purpose:**

The purpose of this report is to consider a Superseded Planning Scheme Application for a Development Permit for a Material Change of Use for a Caravan Park (267 relocatable dwellings) at Golf Links Drive, Gatton, escribed as Lot 3 RP97781 and Lot 196 CH312341.

Approval was previously granted for the development application to be lodged under the superseded *Gatton Shire Planning Scheme 2007*.

This application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be approved subject to conditions.

**Officer's Recommendation:**
**THAT Council approve the application (MC2025/0063) for a Development Permit for Material Change of Use for a Caravan Park (267 relocatable dwellings) on Lot 3 RP97781 and Lot 196 CH312341 at Golf Links Drive, Gatton, subject to the following conditions:**

| No. | Condition | Timing |
|---|---|---|
| **APPROVED PLANS AND DOCUMENTS** | | |
| 1. | **APPROVED PLANS AND DOCUMENTS**<br>Undertake the approved development generally in accordance with the approved plans and documents, including any amendments where in red on the approved plans or documents: | At all times. |

| Title | Plan No. | Rev | Date | Prepared By |
|---|---|---|---|---|
| Flood Assessment | BE240600-RP-FA-01 | 01 | 27/08/2025 | Burchills |
| Flood Emergency Management Plan | BE240600-RP-FEMP-01 | 01 | 27/08/2025 | Burchills |
| Bushfire Hazard Assessment | BK25-006 | 3 | 22/07/2025 | Black Kite Environmental |
| Conceptual Stormwater Management Plan | BE240600-RP-CSMP-01 | 01 | 26/08/2025 | Burchills |
| Preliminary Civil Engineering Report | BE240600-RP-CER-02 | 02 | 29/10/2025 | Burchills |
| Detailed Master Plan | 571100 / 4.1 | B | 28/10/205 | BDA |
| Staging Plan | 571100 / 4.2 | B | 28/10/205 | BDA |
| Fencing Plan | 571100 / 4.3 | B | 28/10/2025 | BDA |
| Movement Network | 571100 / 4.5 | B | 28/10/2025 | BDA |
| Plan of Development | 571100 / 4.6 | B | 28/10/2025 | BDA |
| Plan of | 571100 / 4.8 | B | 28/10/2025 | BDA |

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|---|---|---|---|---|
| Development Master Plan | | | | |
| Communal Open Space & Landscape Plan | 571100 / 4.9 | B | 28/10/2025 | BDA |
| Community Amenities Area Plan | 571100 / 4.10 | B | 28/10/2025 | BDA |
| Sales Office Site Plan | 571100 / 4.14 | B | 28/10/2025 | BDA |
| Colours & Materials | 571100 / 7.1 | B | 28/10/2025 | BDA |
| Site Plan | 571100 / 7.2 | B | 28/10/2025 | BDA |
| Ground Floor Plan - Bowls, Pickleball, Croquet | 571100 / 7.3 | B | 28/10/2025 | BDA |
| Ground Floor Plan - Function | 571100 / 7.4 | B | 28/10/2025 | BDA |
| Ground Floor Plan - Pool, Wellness, Hobby | 571100 / 7.5 | B | 28/10/2025 | BDA |
| Roof Plan | 571100 / 7.6 | B | 28/10/2025 | BDA |
| Section A-A | 571100 / 7.7 | B | 28/10/2025 | BDA |
| Elevations - North & East | 571100 / 7.8 | B | 28/10/2025 | BDA |
| Elevations - South & West | 571100 / 7.9 | B | 28/10/2025 | BDA |
| Hobby Shed Elevations - North & South | 571100 / 7.10 | B | 28/10/2025 | BDA |
| Hobby Shed Elevations - East & West | 571100 / 7.11 | B | 28/10/2025 | BDA |
| Pool House Elevations - North & East | 571100 / 7.12 | B | 28/10/2025 | BDA |
| Pool House Elevations - South & West | 571100 / 7.13 | B | 28/10/2025 | BDA |
| Structure Plan | 571100 / 3.3 | B | 28/10/2025 | BDA |
| Landscape Concept - RFI | DWG 202511 | D | 30/10/2025 | Byrns Lardner |
| Landscape Design Vision | DWG 202511 / 02 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 03 | D | 30/10/2025 | Byrns Lardner |
| Site Entry & Central Facilities | DWG 202511 / 04 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 05 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 06 | D | 30/10/2025 | Byrns Lardner |
| Typical Streetscape Detail | DWG 202511 / 07 | D | 30/10/2025 | Byrns Lardner |
| Retaining Wall Plan | DWG 202511 / 08 | D | 30/10/2025 | Byrns Lardner |

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| | Typical Retaining Wall Landscape Treatment | DWG 202511 / 09 | D | 30/10/2025 | Byrns Lardner | |
| | Section A – Lot 111 Golf Links Drive Interface | DWG 202511 / 10 | D | 30/10/2025 | Byrns Lardner | |
| | Section B – Lot 36 Noth East Boundary Interface | DWG 202511 / 11 | D | 30/10/2025 | Byrns Lardner | |
| | Section C – Lot 46 Eastern Boundary Crowleys Lane Interface | DWG 202511 / 12 | D | 30/10/2025 | Byrns Lardner | |
| | Section D – Lot 52 Southern Boundary Crowleys Lane Interface | DWG 202511 / 13 | D | 30/10/2025 | Byrns Lardner | |
| | Section E – Lot 77 Southern Boundary Crowleys Lane Interface | DWG 202511 / 14 | D | 30/10/2025 | Byrns Lardner | |
| | Section F – Lot 262 Southern Boundary Crowleys Lane Interface | DWG 202511 / 15 | D | 30/10/2025 | Byrns Lardner | |
| | Section G – Lot 241 Western Boundary Interface | DWG 202511 / 16 | D | 30/10/2025 | Byrns Lardner | |
| | Section H – Lot 234 Northern Boundary Interface | DWG 202511 / 17 | D | 30/10/2025 | Byrns Lardner | |
| | Section I – Lot 201 Northern Boundary Interface | DWG 202511 / 18 | D | 30/10/2025 | Byrns Lardner | |
| | Typical Stormwater Device Landscape Treatment | DWG 202511 / 19 | D | 30/10/2025 | Byrns Lardner | |
| | Communal Space Distribution | DWG 202511 / 20 | D | 30/10/2025 | Byrns Lardner | |
| | Communal Space Distribution - Central Facilities | DWG 202511 / 21 | D | 30/10/2025 | Byrns Lardner | |
| | User Capacity Estimation | DWG 202511 / 22 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 23 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 24 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 25 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 26 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 27 | D | 30/10/2025 | Byrns Lardner | |

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| 2. | **CONDITIONS OF APPROVAL AND APPROVED PLANS**<br>Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence. | At all times. |
| **GENERAL** | | |
| 3. | **COMPLIANCE WITH CONDITIONS** | At all times. |

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| | The developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the applicant. | |
| 4. | **WORKS – APPLICANT'S EXPENSE**<br>The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition. | At all times. |
| 5. | **INFRASTRUCTURE CONDITIONS**<br>All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated. | At all times. |
| 6. | **WORKS – DEVELOPER RESPONSIBILITY**<br>The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately. | At all times. |
| 7. | **WORKS – DESIGN & STANDARD**<br>Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards. | At all times. |
| 8. | **WORKS – SPECIFICATION & CONSTRUCTION**<br>All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ). | At all times. |
| 9. | **APPROVED DEVELOPMENT**<br>The development is to operate as an Over 50's Lifestyle Resort Land Lease Community including 267 dwellings, ancillary community recreation facilities and a managers/sales office. | At all times. |
| 10. | **DWELLING DESIGN**<br>(a) Each dwelling is to be constructed in accordance with the approved Plan of Development, unless otherwise agreed to in writing by Council.<br>(b) Each dwelling is to be limited to a maximum of two (2) bedrooms. | At all times. |
| 11. | **STAGED DEVELOPMENT – TIMING – SEQUENCED**<br>Undertake the development in accordance with the sequence of staging as indicated on the approved plans and documents, unless otherwise agreed to in writing by Council.<br>Unless otherwise expressly stated, the conditions must be read as being applicable to all stages. | At all times. |
| 12. | **COMMUNITY FACILITIES – TIMING**<br>Construct all the central Community Facilities in Stage 1B, unless an alternative staging program of the central Community Facilities is agreed to in writing by Council. | As identified. |
| 13. | **AMALGAMATE**<br>Amalgamate Lot 196 CH312341 and Lot 3 RP97781. | Prior to commencement of use of Stage 1A. |
| **EASEMENTS – STORMWATER DRAINAGE** | | |
| 14. | **STORMWATER DRAINAGE**<br>A stormwater drainage easement is to be provided having a minimum width | Prior to commencement of |

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| | as shown on the approved plan(s) of development or as determined in any approval for Operational Works, whichever is greater, to the benefit of Council that includes:<br>(i) All stormwater overland flow paths traversing the land;<br>(ii) Any stormwater main existing or proposed to traverse the land centrally located within the easement; and<br>(iii) All stormwater overland flow paths downstream of the land to an agreed lawful point of discharge. | use. |
| **ENGINEERING** | | |
| 15. | **OPERATIONAL WORK - GENERAL**<br>Obtain a Development Permit for Operational Work for Bulk Earthworks, Sediment and Erosion Control, Stormwater Drainage Works and Roadworks, Vehicle Crossover, Vegetation Clearing, Landscaping. | Prior to the commencement of any site works. |
| **ENGINEERING WORK – STORMWATER DRAINAGE WORKS** | | |
| 16. | **STORMWATER DRAINAGE WORKS**<br>Undertake the development such that all stormwater (except for rainwater captured on-site in rainwater tanks) is to be drained from the site and conveyed without causing annoyance or nuisance to any person. All works must be designed in accordance with the Queensland Urban Drainage Manual (QUDM). | At all times. |
| 17. | **STORMWATER DRAINAGE WORKS – DESIGN, CONSTRUCTION & MAINTENANCE**<br>Design all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed by a Registered Professional Engineer Queensland (RPEQ) and constructed in accordance with the Queensland Urban Drainage Manual 2017 such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP) and the provisions of a Development Permit for Operational Work (Stormwater Drainage Works). | Prior to the commencement of any stormwater works and at all times thereafter. |
| 18. | **SUBMIT STORMWATER MANAGEMENT PLAN**<br>Submit to Council, a detailed site-based stormwater management plan and flood impact assessment certified by a Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity, quality and flood management issues, the report must include the following:<br>(i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios;<br>(ii) Include full calculations, including where necessary electronic files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy;<br>(iii) Include detailed engineering plans with details of any new drainage systems, or amendments and upgrading of existing drainage systems to implement the proposed drainage strategy;<br>(iv) If stormwater detention basin/s or retention system/s are proposed, incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems;<br>(v) Standard storm durations up to the 1% AEP together with the Defined Flood Event (DFE);<br>(vi) Mapped results for depth, water level, velocity, hazard and accompanying difference maps should be documented; | At the same time as a development application for Operational Work. |

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| | (vii) Where proposing to fill within the DFE, compensatory earthworks should be documented;<br>(viii) All finished pad levels for each home site are to be designed and including a notation in the civil engineering plans as having a finished surface level which is 0.2% AEP or the Defined Flood Level, whichever is the greater flood event, plus 500mm freeboard;<br>(ix) All finished surface levels of vehicle and pedestrian access routes are to be designed as a minimum to the Defined Flood Level;<br>(x) Upgrade of existing floodways within Golf Links Drive to a culvert crossing in line with the Cross Drainage requirements outlined in QUDM; and<br>(xi) As part of the detailed flood impact assessment, investigate and provide the infrastructure required to mitigate the identified impacts on the adjoining land to the north, as outlined in the conceptual flood assessment.<br><br>The stormwater management plan must demonstrate the development:<br>(i) Achieves no actionable nuisance; and<br>(ii) Provides stormwater quality treatment measures meeting the design objectives listed in the planning scheme.<br><br>All land adjoining the development must be protected at all times from ponding or actionable nuisance from stormwater resulting from the development. | |
| 19. | **GOLF LINKS DRIVE CULVERT**<br>Design the upgrade for and construct the existing floodway within Golf Links Drive to a culvert crossing in line with the Cross Drainage requirements outlined in QUDM and integrated within the Flood Impact Assessment.<br><br>*This condition has been imposed under section 128 of the Planning Act 2016.* | Design in the first operational works application.<br>Construct prior to commencement of Stage 1. |
| **EROSION AND SEDIMENT CONTROL** | | |
| 20. | **SUBMIT EROSION & SEDIMENT CONTROL PLAN**<br>Submit a 'For construction' Erosion and Sediment Control Plan (ESCP) as part of the Operational Works application. The ESCP must:<br>(i) be prepared by suitably qualified and experienced Register Profession Engineer of Queensland and/or Certified Professional in Erosion and Sediment Control;<br>(ii) relate to each phase of the works (including but not limited to, clearing, earthworks, manage, flows and capture sediment;<br>*Note: Very rarely can erosion and sediment control requirements for a single stage, be communicated and detailed effectively and a whole of site plan should be prepared for each stage. Standard notes and drawings do not form an ESCP as they provide no guidance to the Contractor on-site.*<br>(iii) be consistent with current best practice standards to the extent that the standards are not inconsistent with the conditions of approval and consider all environmental constraint including erosion hazard, season, climate, soil, and proximity to waterways;<br>(iv) provide sufficient detail to ensure compliance with all conditions of this permit relating to erosion and sediment control is achieved;<br>(v) include details of the proposed flocculants and automatic dosing systems for sediment basins, including jar testing results. | As indicated. |

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| | (vi) demonstrate the suitability of the proposed flocculants having regard to the downstream receiving environment and water quality; and<br>(vii) include the results of all soil investigations undertaken for the whole development site. | |
| 21. | **IMPLEMENT EROSION & SEDIMENT CONTROL PLAN**<br>Implement and maintain the ESCP for the duration of the construction works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted on landscaped etc.). | As indicated. |
| **GENERAL WATER AND SEWERAGE INFRASTRUCTURE** | | |
| 22. | **WATER DISTRIBUTOR-RETAILER RETICUCATED WATER AND SEWER**<br>Connect the development to water supply and sewer reticulation services to the standard of the relevant service provider. | Prior to commencement of the use and at all times thereafter |
| **TELECOMMUNICATION AND ELECTRICITY** | | |
| 23. | **ELECTRICITY & TELECOMMUNICATIONS**<br>Connect the development to reticulated electricity supply and telecommunications to the standard of the relevant service provider. | Prior to commencement of the use and at all times thereafter |
| 24. | **ELECTRICITY INFRASTRUCTURE**<br>(a) Electricity infrastructure must be provided underground. No new or relocated overhead powerlines are permitted.<br>(b) The relocation of pole P68114-A and the associated 11kV feeder, is to be made underground. The landowner is to gain approval from Energex for the relocation of the electrical infrastructure and the request is to be submitted via Energex' Electrical Partners Portal. | Prior to commencement of use. |
| **ENGINEERING WORK –ACCESS** | | |
| 25. | **ON-SITE CAR PARKING**<br>Design, construct and maintain all car parking and access works generally in accordance with the approved plans, AS2890-1: 2004 Parking facilities – Off-street car parking, AS/NZS2890.6: 2009 Parking facilities – Off-street car parking for people with disabilities, Manual of Uniform Traffic Control Devices (Queensland). | Prior to commencement of the use and at all times thereafter |
| 26. | **VEHICULAR ACCESS - DESIGN**<br>Design any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, maintenance hole, service infrastructure (e.g. power pole, telecommunications pit), and road infrastructure (e.g. street sign, street tree, etc). Design the re-location of any infrastructure services to meet the above criteria as required. | At the same time as a development application for Operational Work |
| 27. | **SIGNAGE AND LINE MARKING**<br>Signage and line marking must be provided in accordance with AS1742 Manual of Uniform Traffic Control Devices and in accordance with the Manual of Uniform Traffic Control Device (MUTCD). | Prior to commencement of the use and at all times thereafter |
| 28. | **ON-SITE CAR PARKING**<br>Provide and maintain a minimum of:<br>• 77 visitor car parking spaces;<br>• 2 staff car parking spaces;<br>• 6 carwash bay parking spaces;<br>• 39 caravan and trailer parking spaces; and<br>• 1 on-site car parking space with each dwelling. | At all times |

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| 29. | **ON-SITE CAR PARKING – PEOPLE WITH DISABILITIES**<br>Ensure parking spaces for people with disabilities and access to them complies with AS1428.1:2009 Design for access and mobility – General requirements for access – New building work and AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities. | Prior to commencement of the use and at all times thereafter |
| 30. | **DRIVEWAYS AND ON SITE MANOUERVING**<br>Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking. | Prior to commencement of the use and at all times thereafter |
| 31. | **REINSTATEMENT OF KERB AND CHANNEL**<br>Any redundant driveway crossovers must be removed, and new kerb and channel (including topsoil, turf and footpaths where required) reinstated to be consistent with the adjacent kerb and channel profile, where relevant. | Prior to commencement of the use and at all times thereafter |
| 32. | **WHEEL STOPS**<br>Provide vehicle bollards or wheel stops to control vehicular access and to protect landscaping or pedestrian areas to all car parking spaces that abut landscaping or pedestrian areas. | Prior to commencement of the use and at all times thereafter |
| **ENGINEERING WORK – ROAD WORKS** | | |
| 33. | **TRUNK ROAD WORKS – DESIGN & CONSTRUCTION**<br>Design and construct Golf Links Drive as specified below and in accordance with the Lockyer Valley Regional Council Road Hierarchy Table, Austroads, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works):<br>• Classification – Sub-arterial (undivided, no parking); however modified to match the following design standards: 12m carriageway ultimate. Construction requirements:<br>o Widen the development frontage to include: 2.5m footpath, kerb and channel, 1x2.5m parking bay (along the southern side)<br>o 2x3.5 traffic lane,<br>o 1x1.0m shoulder, table drain (to the northern side)<br>The works must extend for the full development frontage to tie in with the existing cross section of Golf Links Drive to the east and west.<br>*This condition has been imposed under section 128 of the Planning Act 2016.* | Design in the first operational works application.<br>Construct prior to commencement of Stage 1. |
| 34. | **ENGINEERING WORK – DEVELOPMENT ENTRANCE**<br>Design and construct the intersection of Golf Links Drive / Development Entrance in accordance with the approved plans, AUSTROADS 2009 Guide to Road Design, Part 4A, Unsignalised and Signalised Intersections and the provisions of a Development Permit for Operational Work (Engineering work – Road works).<br>The works are to include a channelised right turn lane (CHR), and auxiliary left turn lane (AUL) at the Golf Links Drive / Development Entrance intersection. The Golf Links Drive legs must include bicycle lanes. The works are to be generally in accordance with the Traffic Impact Assessment. | Design in the first operational works application.<br>Construct prior to commencement of Stage 1. |

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| | *Note: Applicant is encouraged to provide Council a Conceptual Functional Intersection Plan with supporting calculations for the length of the turn lanes prior to detailed design for this intersection works.* | |
| 35. | **ROAD WORKS – DESIGN & CONSTRUCTION**<br>Design and construct Crowleys Lane as specified below and in accordance with the Lockyer Valley Regional Council Road Hierarchy Table, Austroads, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works):<br>• Classification – Minor Collector; however modified to match the following construction requirements:<br>o Half road standard including additional traffic lane and shoulder in accordance with SC6.6.5.2.3 (1) of the Planning Scheme.<br>The works must extend for the full development frontage to tie in with the existing cross section of Crowleys Lane to the east and west. | To be designed and constructed in accordance with the below:<br>• CH150 – CH300 in Stage 2B<br>• CH300 – CH480 in Stage 4A<br>• CH480 – CH800 in Stage 5B<br>• CH800 – CH1090 in Stage 7A |
| 36. | **TEMPORARY TURNAROUNDS**<br>A temporary turnaround must be provided at the end of all internal roads which temporarily terminate at stage boundaries. The turnarounds must be able to accommodate a Refuse Collection Vehicle. | Prior to commencement of use. |
| **EXCAVATING AND FILLING** | | |
| 37. | **OPERATIONAL WORK – EARTHWORKS PLAN**<br>Provide an earthworks plan that clearly identifies the following:<br>(i) The location of cut and/or fill;<br>(ii) The type of fill to be used and the compaction standards;<br>(iii) The quantum of fill to be deposited or removed and finished cut and/or fill levels;<br>(iv) Retaining structures (if necessary); and<br>(v) Surface and sub-surface drainage controls (if applicable). | As part of a development application for Operational Work (Excavating and Filling). |
| **LANDSCAPING** | | |
| 38. | **LANDSCAPING – EXTERNAL STREET TREES**<br>Submit as part of the Operational Works application for each stage where external roadworks are required, a Streetscape Landscaping Plan, prepared by a suitably qualified Landscape Architect generally in accordance with the approved plans and documents and the following:<br>(a) The species outlined in Planning Scheme Policy 6.7 - Landscaping, Appendix 3: Preferred street tree species;<br>(b) The design standards in the Landscaping Code and Planning Scheme 6.7 – Landscaping;<br>(c) IPWEA standard drawing GS-010 Street Tree planting details including root barriers;<br>(d) IPWEA standard drawing GS-012 Landscaping - street tree planting details narrow median;<br>(e) Spacing of 1 street tree for every 15m of road frontage;<br>(f) Each street tree is minimum 45 litre pot plant stock size;<br>(g) Quality requirements specified in the NATSPEC Guidelines: Specifying Trees.<br>Ensure the landscaped plan includes a water and maintenance plan during | As indicated. |

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| | the establishment phase, and an ongoing maintenance and replanting programme. | |
| 39. | **ESTABLISHMENT OF INTERNAL LANDSCAPING WORKS**<br>Establish and maintain all landscaping generally in accordance with the approved plans. The landscaping must contain plant species that are specified in SC6.7 Appendix 1: Preferred landscaping species. | At all times |
| 40. | **BOUNDARY FENCING**<br>Construct fencing along the property boundaries in accordance with the approved fencing plan, subject to the alterations made by this condition:<br>(a) Fencing is to be 1.8m in height and constructed of timber, unless an alternative arrangement is agreed to in writing with the adjoining neighbour;<br>(b) Fencing which crosses an overland flow path is to be 50% transparent to allow the free flow of floodwater;<br>(c) Fencing which sits on top of a retaining wall supporting fill is to be limited to 1.2m in height. | |
| **BUSHFIRE** | | |
| 41. | **BUSHFIRE HAZARD ASSESSMENT AND MANAGEMENT PLAN**<br>Locate, design, construct and operate the approved development in accordance with the approved Bushfire Hazard Assessment and Management Plan, unless otherwise varied by a condition of this development approval. | At all times |
| **WASTE MANAGEMENT** | | |
| 42. | **WASTE STORAGE**<br>Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums, etc.). The waste storage area must be:<br>(i) Designed and located to not cause nuisance to neighbouring properties;<br>(ii) Screened from any road frontage and adjoining property;<br>(iii) Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning (this part of the condition does not apply to individual dwellings);<br>(iv) Provided with a tap and hoses at the waste storage area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the provisions of a Trade Waste Permit and the *Plumbing and Drainage Act 2002* (this part of the condition does not apply to individual dwellings). | At all times |
| **AMENITY** | | |
| 43. | **AMENITY - LIGHTING**<br>Maintain outdoor lighting to comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting. | At all times |
| 44. | **AMENITY - LIGHTING**<br>Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises. | At all times |
| **INTERNAL FIRE SYSTEM** | | |
| 45. | **FIRE HYDRANT FACILITIES**<br>*Note: This condition (including items a-e) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent* | (a) Prior to commencement of use.<br>(b) Prior to |

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| | *protection.*<br><br>(a) External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations;<br>(b) A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:<br>i. An unobstructed width of no less than 3.5m;<br>ii. An unobstructed height of no less than 4.8m;<br>iii. Constructed to be readily traversed by a 17 tonne<br>iv. HRV fire brigade pumping appliance;<br>v. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point;<br>(c) On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment;<br>(d) For development that contains on-site fire hydrants external to buildings:<br>i. Those external hydrants can be seen from the vehicular entry point to the site; or<br>ii. A sign identifying the following is provided at the vehicular entry to the site:<br>• The overall layout of the development (to scale);<br>• Internal road names (where used);<br>• All communal facilities (where provided);<br>• The reception area and on-site manager's office (where provided);<br>• External hydrants and hydrant booster points;<br>• Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and<br>• Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment; and<br>(e) For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in AS/NZS 1906.3:2017 Retroreflective materials and devices for road traffic control purposes – Part 3: Raised pavement markers (retroreflective and non-retroreflective. | commencement of use.<br><br>(c) At all times.<br><br>(d) Prior to commencement of use and at all times thereafter<br><br>(e) Prior to commencement of use and at all times thereafter |
| **ENERGEX** | | |
| 46. | **EASEMENT ACCESS**<br>Access to and along Easements FRP163146 & ECC3128 must be made available to Energex personnel and heavy equipment for construction, maintenance and emergency purposes.<br><br>Access tracks within the easement are to be constructed generally in accordance with the approved plans and achieve the following construction standards:<br><br>• 24/7 unrestricted access; | At all times |

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| | • a minimum width of 4 metres;<br>• minimum vertical clearance of 5 metres (i.e. vegetation overhand / structure clearance);<br>• Designed to accommodate the maneuvering of a heavy vehicle (HV) with a maximum allowable RGVM of 36 Tonnes (6T Steer axle / 17T rear axles);<br>• maximum access grade of 15%;<br>• graded to be free from the pooling of water.<br><br>Access to areas adjoining electrical infrastructure may be restricted for extended periods of time during network inspections, maintenance and or construction works. Energex will not be held liable for any impacts these activities have on operations.<br><br>Where fencing prohibits access to and through Easements FRP163146 & ECC3128 the developer is to install gates which comply with or are comparable in nature to Energex's standard gate detail (Ref. LOSSTD - CV019-07, Version A1). To enable travel along the easement at any time the gates must be series locked with an Energex padlock.<br><br>*Note - Both a padlock and design drawing (Ref. LOSSTD -CV019-07, Version A1) will be made available by Energex upon request. An alternative access arrangement (i.e. locking system) may be considered where deemed acceptable by Energex's Asset management team.* | |
| 47. | **ENERGEX CONSENT**<br>Consent from Energex's Design team must be acquired regarding the ground clearance requirements to the feeders for the proposed filling.<br><br>To ensure that there will not be a breach to the statutory clearances in accordance with the *Electrical Safety Regulation 2013*, the applicant is to prepare a conductor line assessment showing any proposed changes in ground levels and the expected maximum height of vehicles parking under the powerline, and confirm that they will achieve compliance with the requirements outlined within Schedule 4 & 5 of Electrical Safety Regulation 2013.<br><br>The conductor line assessment is to be undertaken in accordance with the document *EQL Conductor Survey Requirements for a Clearance to Ground or Structure Assessment* (a copy of which can be obtained from Energex). | Prior to the commencement of works |
| 48. | **ELECTRICITY INFRASTRUCTURE GROUND LEVEL CHANGES**<br>Changes in ground levels within proximity to an electricity pole or tower have the potential to alter the structural integrity of the structure. Where changes in ground levels are proposed within 5 meters of an Energex structure or within an electricity easement submit detailed civil design plans to Energex for review and approval. | Prior to the commencement of works |
| 49. | **EASEMENT PARKING**<br>The use of the Energex easement for parking of vehicles is restricted to the area identified on the Detailed Master Plan and the terms of the easement. The storage of vehicles in the spaces identified for Van Parking are to be regulated by the park manager with additional security measures in place to ensure no persons reside in vehicles within the Energex easement. | At all times |
| 50. | **EASEMENT LANDSCAPING**<br>Where landscaping or revegetation works are proposed within the easement, they are to be designed to achieve the following outputs: | At all times |

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| | • landscaping is to be limited to the outermost edge (3 metres) of the easement and limited to vegetation with a maximum height at maturity of 3.5 metres. The balance of the easement area is to be limited to non-invasive ground covers/ turf.<br>• Landscaping is to maintain a minimum 20 metre clearance zone around electricity poles (and support stays) and or towers.<br>• Landscaping is to maintain access to and through the infrastructure corridor.<br>• Landscaping designs are to support low maintenance species.<br><br>*Note: Energex reserves the right to remove, clear or otherwise manage vegetation within the easement areas as necessary to maintain access, safety or the functionality of its infrastructure. Energex will not be held liable for the restoration of an easement area to its original or pre works condition nor will it be required to replace any vegetation if removed.* | |
| 51. | **EASEMENT SERVICES**<br>Services proposed within Easements FRP163146 & ECC3128 are to be designed to comply with the following:<br>• services are to be aligned to the outer extremity of the easement;<br>• where services cross the easement, they are to be done so at 90 degrees to the overhead conductor(s);<br>• services are not to be located within 10 metres of a pole or stay;<br>• services are not to be located within 10 metres of a tower base;<br>• services are to be designed and constructed to support the movements of a 36 tonne vehicle;<br>• service alignments crossing the easement are to be clearly marked. | At all times |

**Advisory Notes**

1. Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the commencement of the use.

2. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*) or Infrastructure Charges Notice (s125 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.

3. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.

4. Works associated with this approval may not start until all necessary approvals have been obtained and relevant conditions complied with (s72 of the *Planning Act 2016*).

5. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.

6. Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate development application in accordance with the *Planning Act 2016*.

7. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.

8. **Land Requirement**
   Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense. The LGIP ID is to be noted on all documentation (where condition is imposed under s128 of the *Planning Act 2016*).

9. **Operational Work**
   Prior to acceptance of works On Maintenance, Council will retain 50% of the previously submitted Performance maintenance bond as a security for the performance of the maintenance obligations and will release the remaining amount of the bond.

10. **Advice about Urban Utilities**
    An application will need to be made directly to Urban Utilities for any water supply and wastewater connections for the proposed development.

11. **Waterway Barrier Works**
    A waterway barrier works approval in accordance with the *Planning Act 2016* may be required prior to commencing the development construction.

12. **Fire ants**
    Development must be undertaken in a manner that manages fire ant risks throughout all stages of development, including pre-lodgement, construction and post-approval stages. The *Biosecurity Regulation 2016* specifies how materials such as soil, mulch, turf, potted plants, quarry and mining materials originating from fire ant biosecurity zones must be handled. Other fire ant-safe practices include:
    - Reporting any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23
    - Ensuring contactors and workers are aware of their General Biosecurity Obligation;
    - Cleaning machinery, vehicles and equipment before arriving at or leaving sites;
    - Complying with treatment requirements where sites are within the suppression treatment area;
    - Reviewing fire ant biosecurity zones monthly.

    Visit fireants.org.au for more information.

13. **Biosecurity**
    Ensure all prohibited and restricted biosecurity matter under the *Biosecurity Act 2014* is removed appropriately prior to conducting any works on the site.

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

14. **Aboriginal Cultural Heritage**
    The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage duty of care including a register and database of cultural heritage matters is available on the DATSIP website. Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

15. **Protected Plants**

The *Nature Conservation Act 1992* regulates the clearing of native plants in Queensland to protect our critically endangered, endangered, vulnerable and near threatened plants for current and future generations. A Flora trigger survey in accordance with the Flora Survey Guidelines - Protected Plants prepared by Department of Environment and Science may be required.

16. **Native Animal Breeding Places**
Under the *Nature Conservation Act 1992*, any clearing of vegetation that is required to tamper with a confirmed native animal breeding place in order to complete the scope of works, must be undertaken in accordance with a Species Management Program (SMP) approved by the Department of Environment and Science.

17. **Clearing of Vegetation**
Clearing of vegetation that has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees is not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the 'Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)' to avoid any consequential unauthorised clearing.

18. **Clearing of Koala Habitat Trees**
Any clearing of koala habitat trees in the Lockyer Valley must be carried out in a way that complies with the sequential clearing conditions in Part 3, Section 10 of the *Nature Conservation (Koala) Conservation Plan 2017*.

*Advisory note:* ***Koala habitat trees*** is defined as:

a) A tree of the *Corymbia, Melaleauca, Lophostemom* or *Eucalyptus* genera that is edible by koalas; or

b) A tree of a type typically used by koalas for shelter, including, for example, a tree of the *Angophora* genus.

19. **Flying Foxes**
Some locations within the Lockyer Valley Regional Council area are known as regular/occasional flying-fox roost sites. Unauthorised disturbance to flying-fox roosts is not permitted under Section 88C of the *Nature Conservation Act 1992.* The state government publishes relevant advice in the Flying-Fox Roost Management Guideline 2013.

Grey-Headed Flying Foxes have been observed in Lockyer Valley Regional Council. Any proposed disturbance of this species needs to be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water as the species is classified as Vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

20. **Federal Environmental Protection**
The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) ensures that 'nationally significant' animals, plants, habitats and places are protected, and any potential negative impacts are carefully considered. It applies to any group or individual whose actions may have a significant impact on a matter of national environmental significance.

**RESOLUTION**

**THAT Council approve the application (MC2025/0063) for a Development Permit for Material Change of Use for a Caravan Park (267 relocatable dwellings) on Lot 3 RP97781 and Lot 196 CH312341 at Golf Links Drive, Gatton, subject to the following conditions:**

<table>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td colspan="3">APPROVED PLANS AND DOCUMENTS</td></tr>
<tr><td>1.</td><td>APPROVED PLANS AND DOCUMENTS<br>Undertake the approved development generally in accordance with the approved plans and documents, including any amendments where in red on the approved plans or documents:<br><br>
<table>
<tr><th>Title</th><th>Plan No.</th><th>Rev</th><th>Date</th><th>Prepared By</th></tr>
<tr><td>Flood Assessment</td><td>BE240600-RP-FA-01</td><td>01</td><td>27/08/2025</td><td>Burchills</td></tr>
<tr><td>Flood Emergency Management Plan</td><td>BE240600-RP-FEMP-01</td><td>01</td><td>27/08/2025</td><td>Burchills</td></tr>
<tr><td>Bushfire Hazard Assessment</td><td>BK25-006</td><td>3</td><td>22/07/2025</td><td>Black Kite Environmental</td></tr>
<tr><td>Conceptual Stormwater Management Plan</td><td>BE240600-RP-CSMP-01</td><td>01</td><td>26/08/2025</td><td>Burchills</td></tr>
<tr><td>Preliminary Civil Engineering Report</td><td>BE240600-RP-CER-02</td><td>02</td><td>29/10/2025</td><td>Burchills</td></tr>
<tr><td>Detailed Master Plan</td><td>571100 / 4.1</td><td>B</td><td>28/10/205</td><td>BDA</td></tr>
<tr><td>Staging Plan</td><td>571100 / 4.2</td><td>B</td><td>28/10/205</td><td>BDA</td></tr>
<tr><td>Fencing Plan</td><td>571100 / 4.3</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Movement Network</td><td>571100 / 4.5</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Plan of Development</td><td>571100 / 4.6</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Plan of Development Master Plan</td><td>571100 / 4.8</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Communal Open Space & Landscape Plan</td><td>571100 / 4.9</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Community Amenities Area Plan</td><td>571100 / 4.10</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Sales Office Site Plan</td><td>571100 / 4.14</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Colours & Materials</td><td>571100 / 7.1</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Site Plan</td><td>571100 / 7.2</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Ground Floor Plan - Bowls, Pickleball, Croquet</td><td>571100 / 7.3</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Ground Floor Plan - Function</td><td>571100 / 7.4</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
<tr><td>Ground Floor Plan - Pool, Wellness, Hobby</td><td>571100 / 7.5</td><td>B</td><td>28/10/2025</td><td>BDA</td></tr>
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</td><td>At all times.</td></tr>
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| Roof Plan | 571100 / 7.6 | B | 28/10/2025 | BDA |
| Section A-A | 571100 / 7.7 | B | 28/10/2025 | BDA |
| Elevations - North & East | 571100 / 7.8 | B | 28/10/2025 | BDA |
| Elevations - South & West | 571100 / 7.9 | B | 28/10/2025 | BDA |
| Hobby Shed Elevations - North & South | 571100 / 7.10 | B | 28/10/2025 | BDA |
| Hobby Shed Elevations - East & West | 571100 / 7.11 | B | 28/10/2025 | BDA |
| Pool House Elevations - North & East | 571100 / 7.12 | B | 28/10/2025 | BDA |
| Pool House Elevations - South & West | 571100 / 7.13 | B | 28/10/2025 | BDA |
| Structure Plan | 571100 / 3.3 | B | 28/10/2025 | BDA |
| Landscape Concept - RFI | DWG 202511 | D | 30/10/2025 | Byrns Lardner |
| Landscape Design Vision | DWG 202511 / 02 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 03 | D | 30/10/2025 | Byrns Lardner |
| Site Entry & Central Facilities | DWG 202511 / 04 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 05 | D | 30/10/2025 | Byrns Lardner |
| Conceptual Landscape Masterplan | DWG 202511 / 06 | D | 30/10/2025 | Byrns Lardner |
| Typical Streetscape Detail | DWG 202511 / 07 | D | 30/10/2025 | Byrns Lardner |
| Retaining Wall Plan | DWG 202511 / 08 | D | 30/10/2025 | Byrns Lardner |
| Typical Retaining Wall Landscape Treatment | DWG 202511 / 09 | D | 30/10/2025 | Byrns Lardner |
| Section A – Lot 111 Golf Links Drive Interface | DWG 202511 / 10 | D | 30/10/2025 | Byrns Lardner |
| Section B – Lot 36 Noth East Boundary Interface | DWG 202511 / 11 | D | 30/10/2025 | Byrns Lardner |
| Section C – Lot 46 Eastern Boundary Crowleys Lane Interface | DWG 202511 / 12 | D | 30/10/2025 | Byrns Lardner |
| Section D – Lot 52 Southern Boundary Crowleys Lane Interface | DWG 202511 / 13 | D | 30/10/2025 | Byrns Lardner |
| Section E – Lot 77 Southern Boundary | DWG 202511 / 14 | D | 30/10/2025 | Byrns Lardner |

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| | Crowleys Lane Interface | | | | | |
| | Section F – Lot 262 Southern Boundary Crowleys Lane Interface | DWG 202511 / 15 | D | 30/10/2025 | Byrns Lardner | |
| | Section G – Lot 241 Western Boundary Interface | DWG 202511 / 16 | D | 30/10/2025 | Byrns Lardner | |
| | Section H – Lot 234 Northern Boundary Interface | DWG 202511 / 17 | D | 30/10/2025 | Byrns Lardner | |
| | Section I – Lot 201 Northern Boundary Interface | DWG 202511 / 18 | D | 30/10/2025 | Byrns Lardner | |
| | Typical Stormwater Device Landscape Treatment | DWG 202511 / 19 | D | 30/10/2025 | Byrns Lardner | |
| | Communal Space Distribution | DWG 202511 / 20 | D | 30/10/2025 | Byrns Lardner | |
| | Communal Space Distribution - Central Facilities | DWG 202511 / 21 | D | 30/10/2025 | Byrns Lardner | |
| | User Capacity Estimation | DWG 202511 / 22 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 23 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 24 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 25 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 26 | D | 30/10/2025 | Byrns Lardner | |
| | Planting Palette | DWG 202511 / 27 | D | 30/10/2025 | Byrns Lardner | |

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| 2. | **CONDITIONS OF APPROVAL AND APPROVED PLANS**<br>Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence. | At all times. |
| **GENERAL** | | |
| 3. | **COMPLIANCE WITH CONDITIONS**<br>The developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the applicant. | At all times. |
| 4. | **WORKS – APPLICANT'S EXPENSE**<br>The cost of all works associated with the development and construction of the development, including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition. | At all times. |
| 5. | **INFRASTRUCTURE CONDITIONS**<br>All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated. | At all times. |
| 6. | **WORKS – DEVELOPER RESPONSIBILITY**<br>The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to | At all times. |

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| | create a hazard to the community, must be repaired immediately. | |
| 7. | **WORKS – DESIGN & STANDARD**<br>Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines and standards. | At all times. |
| 8. | **WORKS – SPECIFICATION & CONSTRUCTION**<br>All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ). | At all times. |
| 9. | **APPROVED DEVELOPMENT**<br>The development is to operate as an Over 50's Lifestyle Resort Land Lease Community including 267 dwellings, ancillary community recreation facilities and a managers/sales office. | At all times. |
| 10. | **DWELLING DESIGN**<br>(a) Each dwelling is to be constructed in accordance with the approved Plan of Development, unless otherwise agreed to in writing by Council.<br>(b) Each dwelling is to be limited to a maximum of two (2) bedrooms. | At all times. |
| 11. | **STAGED DEVELOPMENT – TIMING – SEQUENCED**<br>Undertake the development in accordance with the sequence of staging as indicated on the approved plans and documents, unless otherwise agreed to in writing by Council.<br>Unless otherwise expressly stated, the conditions must be read as being applicable to all stages. | At all times. |
| 12. | **COMMUNITY FACILITIES – TIMING**<br>Construct all the central Community Facilities in Stage 1B, unless an alternative staging program of the central Community Facilities is agreed to in writing by Council. | As identified. |
| 13. | **AMALGAMATE**<br>Amalgamate Lot 196 CH312341 and Lot 3 RP97781. | Prior to commencement of use of Stage 1A. |
| **EASEMENTS – STORMWATER DRAINAGE** | | |
| 14. | **STORMWATER DRAINAGE**<br>A stormwater drainage easement is to be provided having a minimum width as shown on the approved plan(s) of development or as determined in any approval for Operational Works, whichever is greater, to the benefit of Council that includes:<br>(i) All stormwater overland flow paths traversing the land;<br>(ii) Any stormwater main existing or proposed to traverse the land centrally located within the easement; and<br>(iii) All stormwater overland flow paths downstream of the land to an agreed lawful point of discharge. | Prior to commencement of use. |
| **ENGINEERING** | | |
| 15. | **OPERATIONAL WORK - GENERAL**<br>Obtain a Development Permit for Operational Work for Bulk Earthworks, Sediment and Erosion Control, Stormwater Drainage Works and Roadworks, Vehicle Crossover, Vegetation Clearing, Landscaping. | Prior to the commencement of any site works. |
| **ENGINEERING WORK – STORMWATER DRAINAGE WORKS** | | |
| 16. | **STORMWATER DRAINAGE WORKS**<br>Undertake the development such that all stormwater (except for rainwater captured on-site in rainwater tanks) is to be drained from the site and | At all times. |

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| | conveyed without causing annoyance or nuisance to any person. All works must be designed in accordance with the Queensland Urban Drainage Manual (QUDM). | |
| 17. | **STORMWATER DRAINAGE WORKS – DESIGN, CONSTRUCTION & MAINTENANCE**<br>Design all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed by a Registered Professional Engineer Queensland (RPEQ) and constructed in accordance with the Queensland Urban Drainage Manual 2017 such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP) and the provisions of a Development Permit for Operational Work (Stormwater Drainage Works). | Prior to the commencement of any stormwater works and at all times thereafter. |
| 18. | **SUBMIT STORMWATER MANAGEMENT PLAN**<br>Submit to Council, a detailed site-based stormwater management plan and flood impact assessment certified by a Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity, quality and flood management issues, the report must include the following:<br>(i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios;<br>(ii) Include full calculations, including where necessary electronic files from industry standard modelling software (including both electronic model files and results files) and all details of the modelling assumptions to support both the proposed water quantity and quality management strategy;<br>(iii) Include detailed engineering plans with details of any new drainage systems, or amendments and upgrading of existing drainage systems to implement the proposed drainage strategy;<br>(iv) If stormwater detention basin/s or retention system/s are proposed, incorporate details of ongoing maintenance and management actions required about any proposed detention basin and retention systems;<br>(v) Standard storm durations up to the 1% AEP together with the Defined Flood Event (DFE);<br>(vi) Mapped results for depth, water level, velocity, hazard and accompanying difference maps should be documented;<br>(vii) Where proposing to fill within the DFE, compensatory earthworks should be documented;<br>(viii) All finished pad levels for each home site are to be designed and including a notation in the civil engineering plans as having a finished surface level which is 0.2% AEP or the Defined Flood Level, whichever is the greater flood event, plus 500mm freeboard;<br>(ix) All finished surface levels of vehicle and pedestrian access routes are to be designed as a minimum to the Defined Flood Level;<br>(x) Upgrade of existing floodways within Golf Links Drive to a culvert crossing in line with the Cross Drainage requirements outlined in QUDM; and<br>(xi) As part of the detailed flood impact assessment, investigate and provide the infrastructure required to mitigate the identified impacts on the adjoining land to the north, as outlined in the conceptual flood assessment.<br><br>The stormwater management plan must demonstrate the development: | At the same time as a development application for Operational Work. |

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| | (i) Achieves no actionable nuisance; and<br>(ii) Provides stormwater quality treatment measures meeting the design objectives listed in the planning scheme.<br><br>All land adjoining the development must be protected at all times from ponding or actionable nuisance from stormwater resulting from the development. | |
| 19. | **GOLF LINKS DRIVE CULVERT**<br>Design the upgrade for and construct the existing floodway within Golf Links Drive to a culvert crossing in line with the Cross Drainage requirements outlined in QUDM and integrated within the Flood Impact Assessment.<br><br>*This condition has been imposed under section 128 of the Planning Act 2016.* | Design in the first operational works application.<br>Construct prior to commencement of Stage 1. |
| **EROSION AND SEDIMENT CONTROL** | | |
| 20. | **SUBMIT EROSION & SEDIMENT CONTROL PLAN**<br>Submit a 'For construction' Erosion and Sediment Control Plan (ESCP) as part of the Operational Works application. The ESCP must:<br>(i) be prepared by suitably qualified and experienced Register Profession Engineer of Queensland and/or Certified Professional in Erosion and Sediment Control;<br>(ii) relate to each phase of the works (including but not limited to, clearing, earthworks, manage, flows and capture sediment;<br>*Note: Very rarely can erosion and sediment control requirements for a single stage, be communicated and detailed effectively and a whole of site plan should be prepared for each stage. Standard notes and drawings do not form an ESCP as they provide no guidance to the Contractor on-site.*<br>(iii) be consistent with current best practice standards to the extent that the standards are not inconsistent with the conditions of approval and consider all environmental constraint including erosion hazard, season, climate, soil, and proximity to waterways;<br>(iv) provide sufficient detail to ensure compliance with all conditions of this permit relating to erosion and sediment control is achieved;<br>(v) include details of the proposed flocculants and automatic dosing systems for sediment basins, including jar testing results.<br>(vi) demonstrate the suitability of the proposed flocculants having regard to the downstream receiving environment and water quality; and<br>(vii) include the results of all soil investigations undertaken for the whole development site. | As indicated. |
| 21. | **IMPLEMENT EROSION & SEDIMENT CONTROL PLAN**<br>Implement and maintain the ESCP for the duration of the construction works, and until such time all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted on landscaped etc.). | As indicated. |
| **GENERAL WATER AND SEWERAGE INFRASTRUCTURE** | | |
| 22. | **WATER DISTRIBUTOR-RETAILER RETICUCATED WATER AND SEWER**<br>Connect the development to water supply and sewer reticulation services to the standard of the relevant service provider. | Prior to commencement of the use and at all times thereafter |
| **TELECOMMUNICATION AND ELECTRICITY** | | |
| 23. | **ELECTRICITY & TELECOMMUNICATIONS**<br>Connect the development to reticulated electricity supply and telecommunications to the standard of the relevant service provider. | Prior to commencement of the use and at all |

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| | | times thereafter |
| 24. | **ELECTRICITY INFRASTRUCTURE**<br>(a) Electricity infrastructure must be provided underground. No new or relocated overhead powerlines are permitted.<br>(b) The relocation of pole P68114-A and the associated 11kV feeder, is to be made underground. The landowner is to gain approval from Energex for the relocation of the electrical infrastructure and the request is to be submitted via Energex' Electrical Partners Portal. | Prior to commencement of use. |
| **ENGINEERING WORK –ACCESS** | | |
| 25. | **ON-SITE CAR PARKING**<br>Design, construct and maintain all car parking and access works generally in accordance with the approved plans, AS2890-1: 2004 Parking facilities – Off-street car parking, AS/NZS2890.6: 2009 Parking facilities – Off-street car parking for people with disabilities, Manual of Uniform Traffic Control Devices (Queensland). | Prior to commencement of the use and at all times thereafter |
| 26. | **VEHICULAR ACCESS - DESIGN**<br>Design any new crossovers such that the edge of the crossover is no closer than 1 metre to any existing or proposed infrastructure, including any stormwater gully pit, maintenance hole, service infrastructure (e.g. power pole, telecommunications pit), and road infrastructure (e.g. street sign, street tree, etc). Design the re-location of any infrastructure services to meet the above criteria as required. | At the same time as a development application for Operational Work |
| 27. | **SIGNAGE AND LINE MARKING**<br>Signage and line marking must be provided in accordance with AS1742 Manual of Uniform Traffic Control Devices and in accordance with the Manual of Uniform Traffic Control Device (MUTCD). | Prior to commencement of the use and at all times thereafter |
| 28. | **ON-SITE CAR PARKING**<br>Provide and maintain a minimum of:<br>• 77 visitor car parking spaces;<br>• 2 staff car parking spaces;<br>• 6 carwash bay parking spaces;<br>• 39 caravan and trailer parking spaces; and<br>• 1 on-site car parking space with each dwelling. | At all times |
| 29. | **ON-SITE CAR PARKING – PEOPLE WITH DISABILITIES**<br>Ensure parking spaces for people with disabilities and access to them complies with AS1428.1:2009 Design for access and mobility – General requirements for access – New building work and AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities. | Prior to commencement of the use and at all times thereafter |
| 30. | **DRIVEWAYS AND ON SITE MANOUERVING**<br>Design, construct and maintain all driveways, internal circulation areas, manoeuvring areas, loading and unloading areas and refuse collection facilities in accordance with the standards specified in AS2890.2: 2018 - Parking facilities – Off-street commercial vehicle facilities and AS2890.5:1993 – Parking facilities – On-street parking. | Prior to commencement of the use and at all times thereafter |
| 31. | **REINSTATEMENT OF KERB AND CHANNEL**<br>Any redundant driveway crossovers must be removed, and new kerb and channel (including topsoil, turf and footpaths where required) reinstated to be consistent with the adjacent kerb and channel profile, where relevant. | Prior to commencement of the use and at all times thereafter |
| 32. | **WHEEL STOPS**<br>Provide vehicle bollards or wheel stops to control vehicular access and to protect landscaping or pedestrian areas to all car parking spaces that abut | Prior to commencement of the use and at all |

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| | landscaping or pedestrian areas. | times thereafter |
| **ENGINEERING WORK – ROAD WORKS** | | |
| 33. | **TRUNK ROAD WORKS – DESIGN & CONSTRUCTION**<br>Design and construct Golf Links Drive as specified below and in accordance with the Lockyer Valley Regional Council Road Hierarchy Table, Austroads, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works):<br><br>• Classification – Sub-arterial (undivided, no parking); however modified to match the following design standards: 12m carriageway ultimate. Construction requirements:<br>o Widen the development frontage to include: 2.5m footpath, kerb and channel, 1x2.5m parking bay (along the southern side)<br>o 2x3.5 traffic lane,<br>o 1x1.0m shoulder, table drain (to the northern side)<br><br>The works must extend for the full development frontage to tie in with the existing cross section of Golf Links Drive to the east and west.<br><br>*This condition has been imposed under section 128 of the Planning Act 2016.* | Design in the first operational works application.<br><br>Construct prior to commencement of Stage 1. |
| 34. | **ENGINEERING WORK – DEVELOPMENT ENTRANCE**<br>Design and construct the intersection of Golf Links Drive / Development Entrance in accordance with the approved plans, AUSTROADS 2009 Guide to Road Design, Part 4A, Unsignalised and Signalised Intersections and the provisions of a Development Permit for Operational Work (Engineering work – Road works).<br><br>The works are to include a channelised right turn lane (CHR), and auxiliary left turn lane (AUL) at the Golf Links Drive / Development Entrance intersection. The Golf Links Drive legs must include bicycle lanes. The works are to be generally in accordance with the Traffic Impact Assessment.<br><br>*Note: Applicant is encouraged to provide Council a Conceptual Functional Intersection Plan with supporting calculations for the length of the turn lanes prior to detailed design for this intersection works.* | Design in the first operational works application.<br><br>Construct prior to commencement of Stage 1. |
| 35. | **ROAD WORKS – DESIGN & CONSTRUCTION**<br>Design and construct Crowleys Lane as specified below and in accordance with the Lockyer Valley Regional Council Road Hierarchy Table, Austroads, Manual of Uniform Traffic Control Devices, approved plans and the provisions of a Development Permit for Operational Work (Engineering work – Road works):<br><br>• Classification – Minor Collector; however modified to match the following construction requirements:<br>o Half road standard including additional traffic lane and shoulder in accordance with SC6.6.5.2.3 (1) of the Planning Scheme.<br><br>The works must extend for the full development frontage to tie in with the existing cross section of Crowleys Lane to the east and west. | To be designed and constructed in accordance with the below:<br>• CH150 – CH300 in Stage 2B<br>• CH300 – CH480 in Stage 4A<br>• CH480 – CH800 in Stage 5B<br>• CH800 – CH1090 in Stage 7A |

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| 36. | **TEMPORARY TURNAROUNDS**<br>A temporary turnaround must be provided at the end of all internal roads which temporarily terminate at stage boundaries. The turnarounds must be able to accommodate a Refuse Collection Vehicle. | Prior to commencement of use. |
| **EXCAVATING AND FILLING** | | |
| 37. | **OPERATIONAL WORK – EARTHWORKS PLAN**<br>Provide an earthworks plan that clearly identifies the following:<br>(i) The location of cut and/or fill;<br>(ii) The type of fill to be used and the compaction standards;<br>(iii) The quantum of fill to be deposited or removed and finished cut and/or fill levels;<br>(iv) Retaining structures (if necessary); and<br>(v) Surface and sub-surface drainage controls (if applicable). | As part of a development application for Operational Work (Excavating and Filling). |
| **LANDSCAPING** | | |
| 38. | **LANDSCAPING – EXTERNAL STREET TREES**<br>Submit as part of the Operational Works application for each stage where external roadworks are required, a Streetscape Landscaping Plan, prepared by a suitably qualified Landscape Architect generally in accordance with the approved plans and documents and the following:<br>(a) The species outlined in Planning Scheme Policy 6.7 - Landscaping, Appendix 3: Preferred street tree species;<br>(b) The design standards in the Landscaping Code and Planning Scheme 6.7 – Landscaping;<br>(c) IPWEA standard drawing GS-010 Street Tree planting details including root barriers;<br>(d) IPWEA standard drawing GS-012 Landscaping - street tree planting details narrow median;<br>(e) Spacing of 1 street tree for every 15m of road frontage;<br>(f) Each street tree is minimum 45 litre pot plant stock size;<br>(g) Quality requirements specified in the NATSPEC Guidelines: Specifying Trees.<br>Ensure the landscaped plan includes a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme. | As indicated. |
| 39. | **ESTABLISHMENT OF INTERNAL LANDSCAPING WORKS**<br>Establish and maintain all landscaping generally in accordance with the approved plans. The landscaping must contain plant species that are specified in SC6.7 Appendix 1: Preferred landscaping species. | At all times |
| 40. | **BOUNDARY FENCING**<br>Construct fencing along the property boundaries in accordance with the approved fencing plan, subject to the alterations made by this condition:<br>(a) Fencing is to be 1.8m in height and constructed of timber, unless an alternative arrangement is agreed to in writing with the adjoining neighbour;<br>(b) Fencing which crosses an overland flow path is to be 50% transparent to allow the free flow of floodwater;<br>(c) Fencing which sits on top of a retaining wall supporting fill is to be limited to 1.2m in height. | |
| **BUSHFIRE** | | |
| 41. | **BUSHFIRE HAZARD ASSESSMENT AND MANAGEMENT PLAN** | At all times |

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| | Locate, design, construct and operate the approved development in accordance with the approved Bushfire Hazard Assessment and Management Plan, unless otherwise varied by a condition of this development approval. | |
| **WASTE MANAGEMENT** | | |
| 42. | **WASTE STORAGE**<br>Store all waste within a waste storage area (e.g. general waste, recyclable waste, pallets, empty drums, etc.). The waste storage area must be:<br>(i) Designed and located to not cause nuisance to neighbouring properties;<br>(ii) Screened from any road frontage and adjoining property;<br>(iii) Of a sufficient size to accommodate commercial type bins that will be serviced by a commercial contractor plus clearance around the bins for manoeuvring and cleaning (this part of the condition does not apply to individual dwellings);<br>(iv) Provided with a tap and hoses at the waste storage area, and washdown must be drained to the sewer and fitted with an approved stormwater diversion valve arrangement in accordance with the provisions of a Trade Waste Permit and the *Plumbing and Drainage Act 2002* (this part of the condition does not apply to individual dwellings). | At all times |
| **AMENITY** | | |
| 43. | **AMENITY - LIGHTING**<br>Maintain outdoor lighting to comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting. | At all times |
| 44. | **AMENITY - LIGHTING**<br>Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises. | At all times |
| **INTERNAL FIRE SYSTEM** | | |
| 45. | **FIRE HYDRANT FACILITIES**<br>*Note: This condition (including items a-e) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.*<br><br>(a) External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations;<br>(b) A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:<br>i. An unobstructed width of no less than 3.5m;<br>ii. An unobstructed height of no less than 4.8m;<br>iii. Constructed to be readily traversed by a 17 tonne<br>iv. HRV fire brigade pumping appliance;<br>v. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point;<br>(c) On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment;<br>(d) For development that contains on-site fire hydrants external to | (a) Prior to commencement of use.<br><br>(b) Prior to commencement of use.<br><br>(c) At all times.<br><br>(d) Prior to commencement of use and at all times thereafter<br><br>(e) Prior to commencement of use and at all times thereafter |

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| | buildings:<br>i. Those external hydrants can be seen from the vehicular entry point to the site; or<br>ii. A sign identifying the following is provided at the vehicular entry to the site:<br>• The overall layout of the development (to scale);<br>• Internal road names (where used);<br>• All communal facilities (where provided);<br>• The reception area and on-site manager's office (where provided);<br>• External hydrants and hydrant booster points;<br>• Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and<br>• Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment; and<br>(e) For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in AS/NZS 1906.3:2017 Retroreflective materials and devices for road traffic control purposes – Part 3: Raised pavement markers (retroreflective and non-retroreflective. | |
| **ENERGEX** | | |
| 46. | **EASEMENT ACCESS**<br>Access to and along Easements FRP163146 & ECC3128 must be made available to Energex personnel and heavy equipment for construction, maintenance and emergency purposes.<br><br>Access tracks within the easement are to be constructed generally in accordance with the approved plans and achieve the following construction standards:<br>• 24/7 unrestricted access;<br>• a minimum width of 4 metres;<br>• minimum vertical clearance of 5 metres (i.e. vegetation overhand / structure clearance);<br>• Designed to accommodate the maneuvering of a heavy vehicle (HV) with a maximum allowable RGVM of 36 Tonnes (6T Steer axle / 17T rear axles);<br>• maximum access grade of 15%;<br>• graded to be free from the pooling of water.<br><br>Access to areas adjoining electrical infrastructure may be restricted for extended periods of time during network inspections, maintenance and or construction works. Energex will not be held liable for any impacts these activities have on operations.<br><br>Where fencing prohibits access to and through Easements FRP163146 & ECC3128 the developer is to install gates which comply with or are comparable in nature to Energex's standard gate detail (Ref. LOSSTD - CV019-07, Version A1). To enable travel along the easement at any time the gates must be series locked with an Energex padlock. | At all times |

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| | *Note - Both a padlock and design drawing (Ref. LOSSTD -CV019-07, Version A1) will be made available by Energex upon request. An alternative access arrangement (i.e. locking system) may be considered where deemed acceptable by Energex's Asset management team.* | |
| 47. | **ENERGEX CONSENT**<br>Consent from Energex's Design team must be acquired regarding the ground clearance requirements to the feeders for the proposed filling.<br><br>To ensure that there will not be a breach to the statutory clearances in accordance with the *Electrical Safety Regulation 2013*, the applicant is to prepare a conductor line assessment showing any proposed changes in ground levels and the expected maximum height of vehicles parking under the powerline, and confirm that they will achieve compliance with the requirements outlined within Schedule 4 & 5 of Electrical Safety Regulation 2013.<br><br>The conductor line assessment is to be undertaken in accordance with the document *EQL Conductor Survey Requirements for a Clearance to Ground or Structure Assessment* (a copy of which can be obtained from Energex). | Prior to the commencement of works |
| 48. | **ELECTRICITY INFRASTRUCTURE GROUND LEVEL CHANGES**<br>Changes in ground levels within proximity to an electricity pole or tower have the potential to alter the structural integrity of the structure. Where changes in ground levels are proposed within 5 meters of an Energex structure or within an electricity easement submit detailed civil design plans to Energex for review and approval. | Prior to the commencement of works |
| 49. | **EASEMENT PARKING**<br>The use of the Energex easement for parking of vehicles is restricted to the area identified on the Detailed Master Plan and the terms of the easement. The storage of vehicles in the spaces identified for Van Parking are to be regulated by the park manager with additional security measures in place to ensure no persons reside in vehicles within the Energex easement. | At all times |
| 50. | **EASEMENT LANDSCAPING**<br>Where landscaping or revegetation works are proposed within the easement, they are to be designed to achieve the following outputs:<br><br>• landscaping is to be limited to the outermost edge (3 metres) of the easement and limited to vegetation with a maximum height at maturity of 3.5 metres. The balance of the easement area is to be limited to non-invasive ground covers/ turf.<br>• Landscaping is to maintain a minimum 20 metre clearance zone around electricity poles (and support stays) and or towers.<br>• Landscaping is to maintain access to and through the infrastructure corridor.<br>• Landscaping designs are to support low maintenance species.<br><br>*Note: Energex reserves the right to remove, clear or otherwise manage vegetation within the easement areas as necessary to maintain access, safety or the functionality of its infrastructure. Energex will not be held liable for the restoration of an easement area to its original or pre works condition nor will it be required to replace any vegetation if removed.* | At all times |
| 51. | **EASEMENT SERVICES** | At all times |

| | | |
|---|---|---|
| | Services proposed within Easements FRP163146 & ECC3128 are to be designed to comply with the following:<br>• services are to be aligned to the outer extremity of the easement;<br>• where services cross the easement, they are to be done so at 90 degrees to the overhead conductor(s);<br>• services are not to be located within 10 metres of a pole or stay;<br>• services are not to be located within 10 metres of a tower base;<br>• services are to be designed and constructed to support the movements of a 36 tonne vehicle;<br>• service alignments crossing the easement are to be clearly marked. | |

**Advisory Notes**

1. Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the commencement of the use.

2. An applicant may make representations to Council at any time during the applicant appeal period about changing a matter in the Decision Notice (s75 of the *Planning Act 2016*) or Infrastructure Charges Notice (s125 of the *Planning Act 2016*). Only one negotiated decision notice can be issued by Council.

3. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.

4. Works associated with this approval may not start until all necessary approvals have been obtained and relevant conditions complied with (s72 of the *Planning Act 2016*).

5. Any additions or modifications to the approved development (not covered in this approval) may be subject to further approval in accordance with the *Planning Act 2016*.

6. Any proposal to increase the scale or intensity of the use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate development application in accordance with the *Planning Act 2016*.

7. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.

8. **Land Requirement**
   Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense. The LGIP ID is to be noted on all documentation (where condition is imposed under s128 of the *Planning Act 2016*).

9. **Operational Work**
   Prior to acceptance of works On Maintenance, Council will retain 50% of the previously submitted Performance maintenance bond as a security for the performance of the maintenance obligations and will release the remaining amount of the bond.

10. **Advice about Urban Utilities**
    An application will need to be made directly to Urban Utilities for any water supply and wastewater connections for the proposed development.

11. **Waterway Barrier Works**
    A waterway barrier works approval in accordance with the *Planning Act 2016* may be required prior to commencing the development construction.

12. **Fire ants**
    Development must be undertaken in a manner that manages fire ant risks throughout all stages of development, including pre-lodgement, construction and post-approval stages. The *Biosecurity Regulation 2016* specifies how materials such as soil, mulch, turf, potted plants, quarry and mining materials originating from fire ant biosecurity zones must be handled. Other fire ant-safe practices include:
    - Reporting any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23
    - Ensuring contactors and workers are aware of their General Biosecurity Obligation;
    - Cleaning machinery, vehicles and equipment before arriving at or leaving sites;
    - Complying with treatment requirements where sites are within the suppression treatment area;
    - Reviewing fire ant biosecurity zones monthly.

    Visit fireants.org.au for more information.

13. **Biosecurity**
    Ensure all prohibited and restricted biosecurity matter under the *Biosecurity Act 2014* is removed appropriately prior to conducting any works on the site.

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

14. **Aboriginal Cultural Heritage**
    The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. The cultural heritage duty of care is met if the development is conducted in accordance with gazetted cultural heritage duty of care guidelines. Further information on cultural heritage duty of care including a register and database of cultural heritage matters is available on the DATSIP website. Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

15. **Protected Plants**
    The *Nature Conservation Act 1992* regulates the clearing of native plants in Queensland to protect our critically endangered, endangered, vulnerable and near threatened plants for current and future generations. A Flora trigger survey in accordance with the Flora Survey Guidelines - Protected Plants prepared by Department of Environment and Science may be required.

16. **Native Animal Breeding Places**
    Under the *Nature Conservation Act 1992*, any clearing of vegetation that is required to tamper with a confirmed native animal breeding place in order to complete the scope of works, must be undertaken in accordance with a Species Management Program (SMP) approved by the Department of Environment and Science.

17. **Clearing of Vegetation**
    Clearing of vegetation that has the potential to disturb the roots of the trees of proposed retained vegetation thereby resulting in the death of trees is not approved to be cleared under this development approval. It is recommended clearing and excavation activities be undertaken in accordance with the 'Australian Standards for the Protection of Trees on Development Sites (AS4970-2009)' to avoid any consequential unauthorised clearing.

18. **Clearing of Koala Habitat Trees**
Any clearing of koala habitat trees in the Lockyer Valley must be carried out in a way that complies with the sequential clearing conditions in Part 3, Section 10 of the *Nature Conservation (Koala) Conservation Plan 2017*.

*Advisory note:* ***Koala habitat trees*** is defined as:
a) A tree of the *Corymbia, Melaleauca, Lophostemom* or *Eucalyptus* genera that is edible by koalas; or

b) A tree of a type typically used by koalas for shelter, including, for example, a tree of the *Angophora* genus.

19. **Flying Foxes**
Some locations within the Lockyer Valley Regional Council area are known as regular/occasional flying-fox roost sites. Unauthorised disturbance to flying-fox roosts is not permitted under Section 88C of the *Nature Conservation Act 1992.* The state government publishes relevant advice in the Flying-Fox Roost Management Guideline 2013.

Grey-Headed Flying Foxes have been observed in Lockyer Valley Regional Council. Any proposed disturbance of this species needs to be referred to the Commonwealth Department of Climate Change, Energy, the Environment and Water as the species is classified as Vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

20. **Federal Environmental Protection**
The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) ensures that 'nationally significant' animals, plants, habitats and places are protected, and any potential negative impacts are carefully considered. It applies to any group or individual whose actions may have a significant impact on a matter of national environmental significance.

**Moved By:** **Cr A Wilson** **Seconded By:** **Cr M Hagan**
**Resolution Number: 24-28/0485**

**CARRIED**
**7/0**

**Executive Summary**

Council has received a Superseded Planning Scheme Application for a Development Permit for a Material Change of Use for a Caravan Park (267 relocatable dwellings) on land described as Lot 3 RP97781 and Lot 196 CH312341, located at Golf Links Drive, Gatton.

The application has been assessed under the superseded planning scheme and in accordance with the requirements of the *Planning Act 2016*.

| **TABLE 1 - OVERVIEW** | |
|---|---|
| **APPLICATION DETAILS** | |
| **Application No:** | MC2025/0063 |
| **Applicant:** | Bocina Group Pty Ltd C/- Tactica Planning & Development Pty Ltd |
| **Landowner:** | T D Crowley |
| **Site address:** | Golf Links Drive, Gatton |
| **Lot and Plan:** | Lot 3 RP97781 and Lot 196 CH312341 |

| | |
|---|---|
| **Proposed development:** | Development Permit - Material Change of Use Caravan Park (267 dwellings) |
| **STATUTORY PLANNING DETAILS** | |
| **Planning Scheme:** | *Gatton Shire Council Planning Scheme 2007* (Superseded Planning Scheme) |
| **Zone:** | Urban Residential |
| **Mapped State Planning Policy (SPP) matters:** | State Planning Policy (July 2017) |
| **South East Queensland Regional Plan 2023 (Shaping SEQ) regional land use category:** | Urban Footprint |
| **Referral trigger/s under the *Planning Regulation 2017*:** | State transport thresholds<br>Electricity easement |
| **TLPI:** | *Temporary Local Planning Instrument 2024 Flood Regulation*<br>Flood hazard area under the Flood hazard overlay:<br>• Flood investigation area<br>• Overland flow paths |
| **Overlays:** | Urban growth areas overlay (Structure plan area) |
| **Submissions:** | Six (6) - all in support of the proposed development |
| **Category of Assessment:** | Impact assessable |

**DESCRIPTION OF THE SITE AND SURROUNDS**

| **SITE AND LOCALITY DESCRIPTION** | |
|---|---|
| **Land area:** | 167,390m2 |
| **Existing use of land:** | Vacant |
| **Road frontage:** | Approx. 500m to Golf Links Drive<br>Approx. 960m to Crowleys Lane |
| **Significant site features:** | Vegetation, dam, electricity infrastructure |
| **Topography:** | Slopes from 118m AHD in south-west corner to 96m at Golf Links Drive |
| **Surrounding land uses:** | Rural dwellings and uses to north, east and south<br>Residential activities to west |

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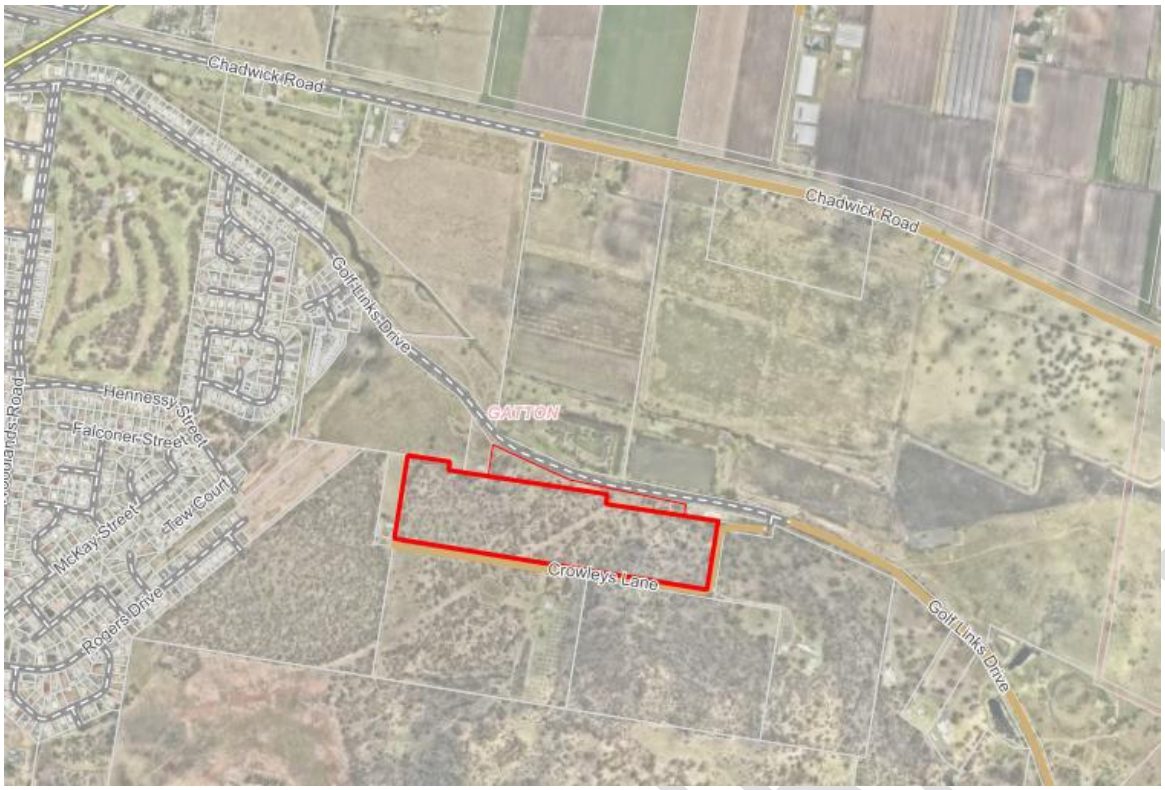


**Figure 1.** Locality of Subject Site (source LVRC Intramaps)

**SITE HISTORY AND BACKGROUND**

On 25 June 2025, Council approved a Superseded Planning Scheme Request (Ref. SP2025/0013) to accept, assess and decide a development application for a Material Change of Use for a Caravan Park under a Superseded Planning Scheme. Refer to the concept master plan in Figure 2 below.

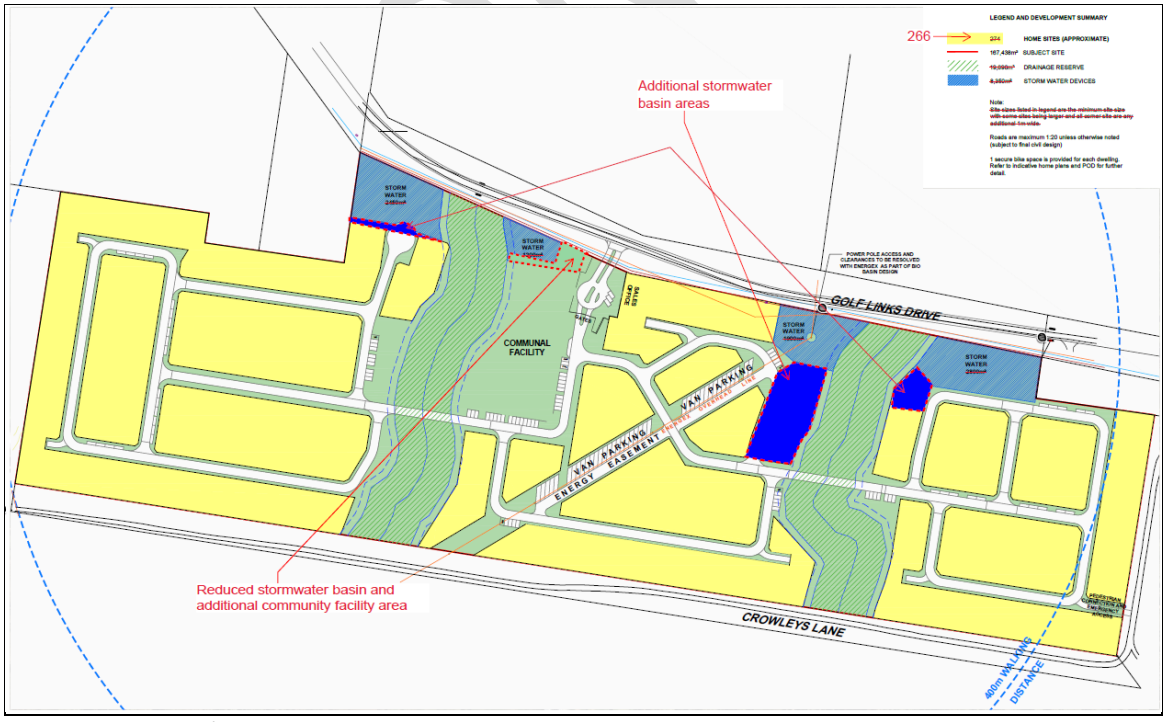


**Figure 2.** SP2025/0013 concept master plan

**DESCRIPTION OF PROPOSAL**

The application proposes an over 50s lifestyle land lease community with 267 individual home sites (dwellings) and a range of communal amenities. Refer to the layout and staging plan in Figure 3. Under the superseded planning scheme, this land use is defined as a Caravan Park as the dwellings are relocatable dwellings.

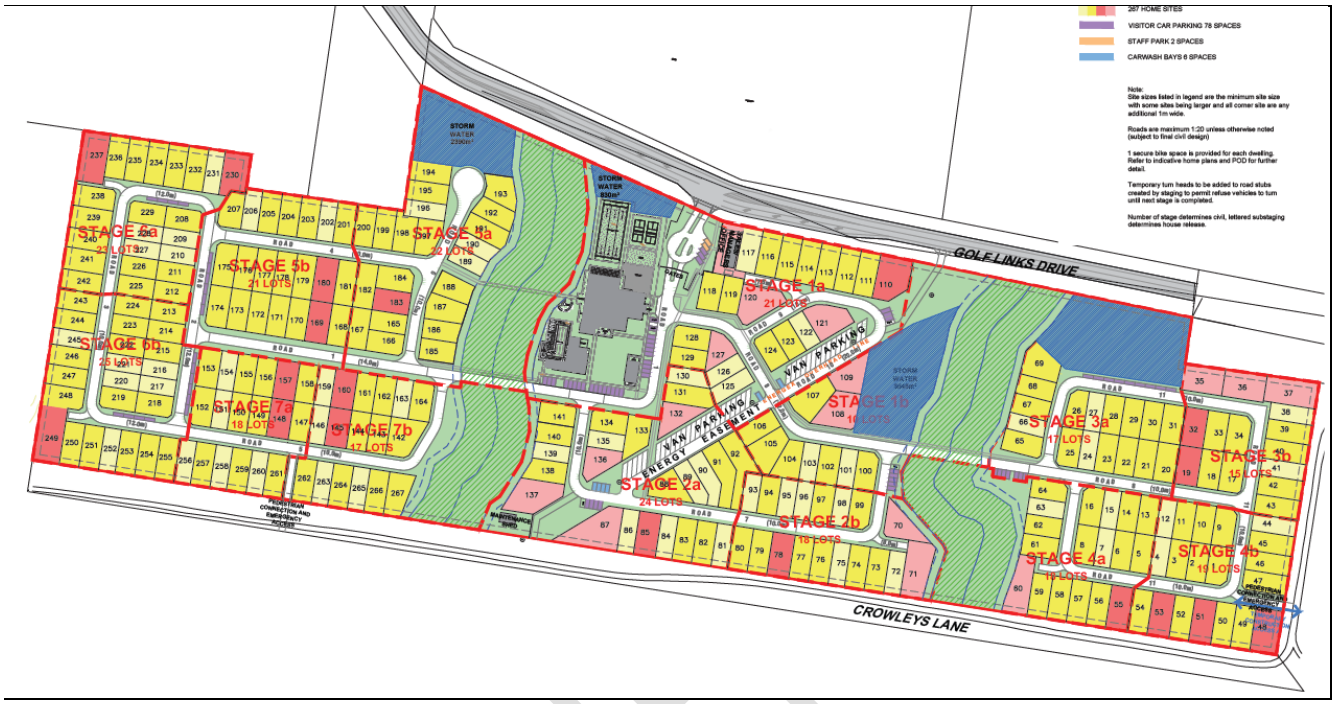


**Figure 3**. Layout and Staging plan

The key aspects of the development include:

| MATERIAL CHANGE OF USE | DEVELOPMENT PARAMETERS |
|---|---|
| | **Proposed** |
| **Site sizes** | • Type 1 - 10.5 x 23m site (241.5m$^2$)<br>• Type 2 - 12.5 x 23m site (287.5m$^2$)<br>• Type 3 - 14 x 23m site (322m$^2$)<br>*Note: These site sizes are the minimum site size, with some larger sites being provided and with all corner sites being an additional 1m wide. Sites fronting public roads are deeper to accommodate additional setback for landscaping.* |
| **Building height / storeys** | Max. 10m (main communal facilities building).<br>All dwellings are limited to a maximum 8.5m in height. |
| **Setbacks** | Min. 4m to wall of all external lot boundaries.<br>*Note: A plan of development regulates setbacks. Refer to section below*. |
| **Parking** | Home Type 1 – 1 car parking space in garage<br>Home Types 2 and 3 – 2 car parking spaces in garage<br>77 visitor car parking spaces<br>2 staff car parking spaces<br>6 car washing bays<br>39 caravan and trailer parking spaces<br>1 bicycle parking space per dwelling |
| **Landscaping / Communal and Private Open Space** | Min. 3m landscaping strip along site boundaries (including some retaining walls) |

| | |
|---|---|
| | 1.98ha drainage reserve<br>1.01ha stormwater basins<br>1.03ha (8%) communal open space area<br>Min. 25m$^2$ private open space per dwelling |
| **Staging** | Stage 1A – 20 sites, communal facilities and manager's office<br>Stage 1B – 10 sites<br>Stage 2A – 24 sites<br>Stage 2B – 18 sites<br>Stage 3A – 17 sites<br>Stage 3B – 15 sites<br>Stage 4A – 18 sites<br>Stage 4B - 19 sites and pedestrian access to Crowleys Lane<br>Stage 5A – 22 sites<br>Stage 5B – 21 sites<br>Stage 6A – 23 sites<br>Stage 6B – 25 sites<br>Stage 7A – 18 sites<br>Stage 7B – 17 sites and pedestrian access to Crowleys Lane |
| **Services** | The development will be connected to all urban infrastructure and services. |

A Plan of Development (POD) is proposed to regulate the development of the 267 dwellings. All dwellings are proposed to contain a maximum of two bedrooms. The table below provides a summary of the requirements of the POD.

| **MATERIAL CHANGE OF USE** | **DEVELOPMENT PARAMETERS** |
|---|---|
| | **Proposed** |
| **Building height / storeys** | Max. 2 storeys and 8.5m |
| **Site cover per home site** | Max. 70% for dwelling and 10% for outdoor recreation structures |
| **Setbacks** | External Boundaries:<br>• 6m to Golf Links Drive<br>• 4m to other site boundaries<br><br>Internal Lease Boundaries:<br>• 1.5m to internal road frontage<br>• 2m to garage door for Home Type 1 site<br>• 3.5m to garage door for all other home sites (allows parking on driveway in combination with verge width)<br>• 1m to side OR 0m where prescribed on POD<br>• 1m to rear |
| **Built to boundary walls - internal lease boundaries** | Max. 3.5m height<br>No windows, non-living areas only |
| **Fencing** | Max. 1.8m on side and rear boundaries<br>Max. 1.2m and 50% transparency on street frontage |
| **Car parking** | Min. 1 space per dwelling |
| **Building design and appearance** | • Dwelling entry is visible from the street, with clear pedestrian access from the road reserve to the front door<br>• Streetscape façades of dwellings provide a combination of the following:<br>o Verandas or balconies<br>o Use of at least two different wall materials |

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|---|---|
| | ○ Variation to roof and building lines<br>○ Recesses on building plane<br>○ Differentiation from adjacent dwelling through use of materials and colours |
| **Private open space** | Min. area of 25m$^2$, directly accessible from a living area |
| **Refuse** | Provision is made for the storage of 2 x 240L refuse bins on-site, located behind the building line and/or screened from view. |

Figure 4 demonstrates an example layout enabled by the POD.

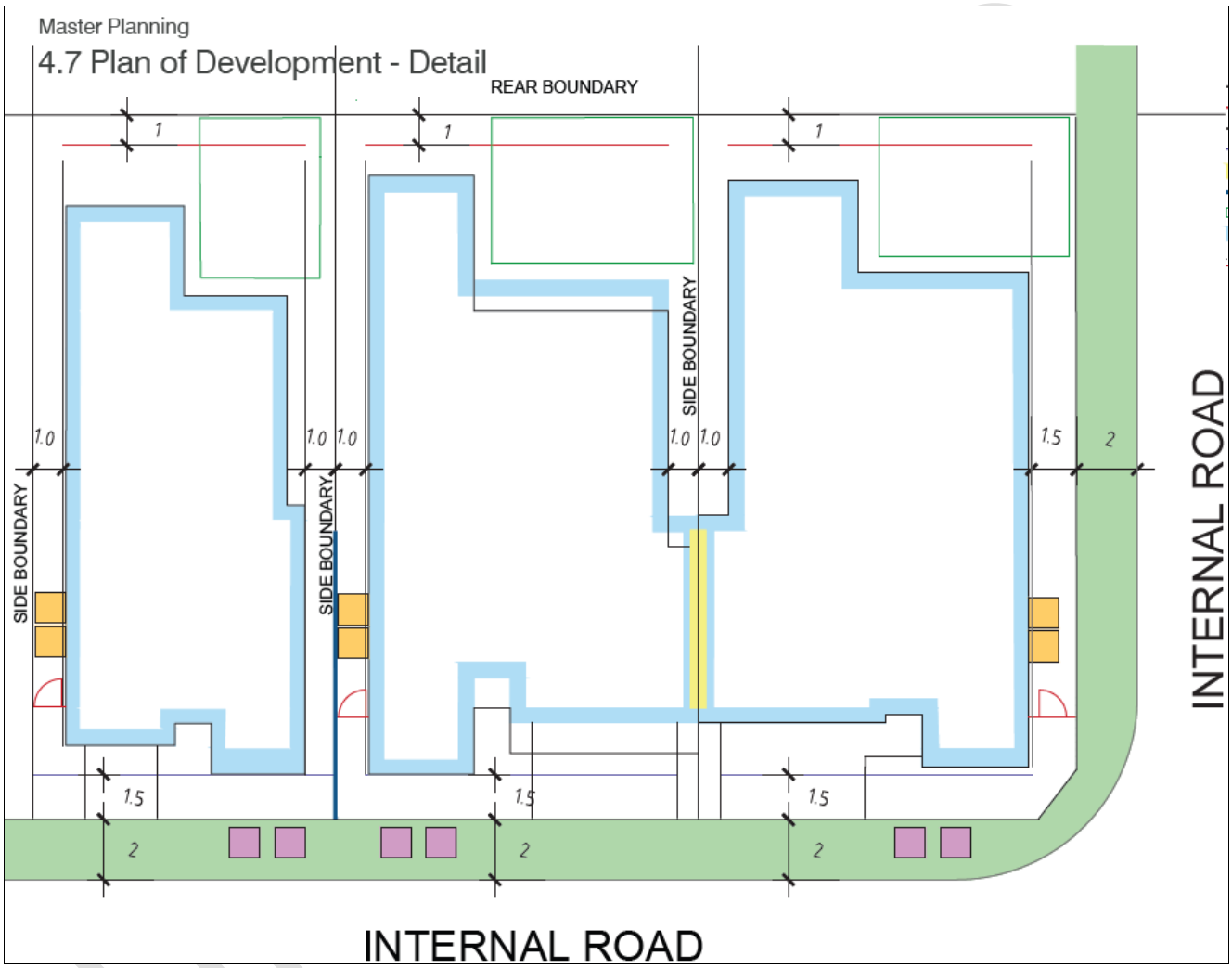


**Figure 4.** POD Example Built Form

*Dwellings*

Indicative architectural plans for the dwellings have been submitted, which comply with the requirements of the POD. The architectural plans demonstrate that each dwelling has sufficient area to accommodate a dwelling, landscaping, private open space and car parking, whilst contributing to the creation of an attractive streetscape to the internal roads. Refer to Figure 5. The architectural plans are indicative only and are not intended to be approved with the application. Instead, the POD will regulate individual dwellings constructed internally.

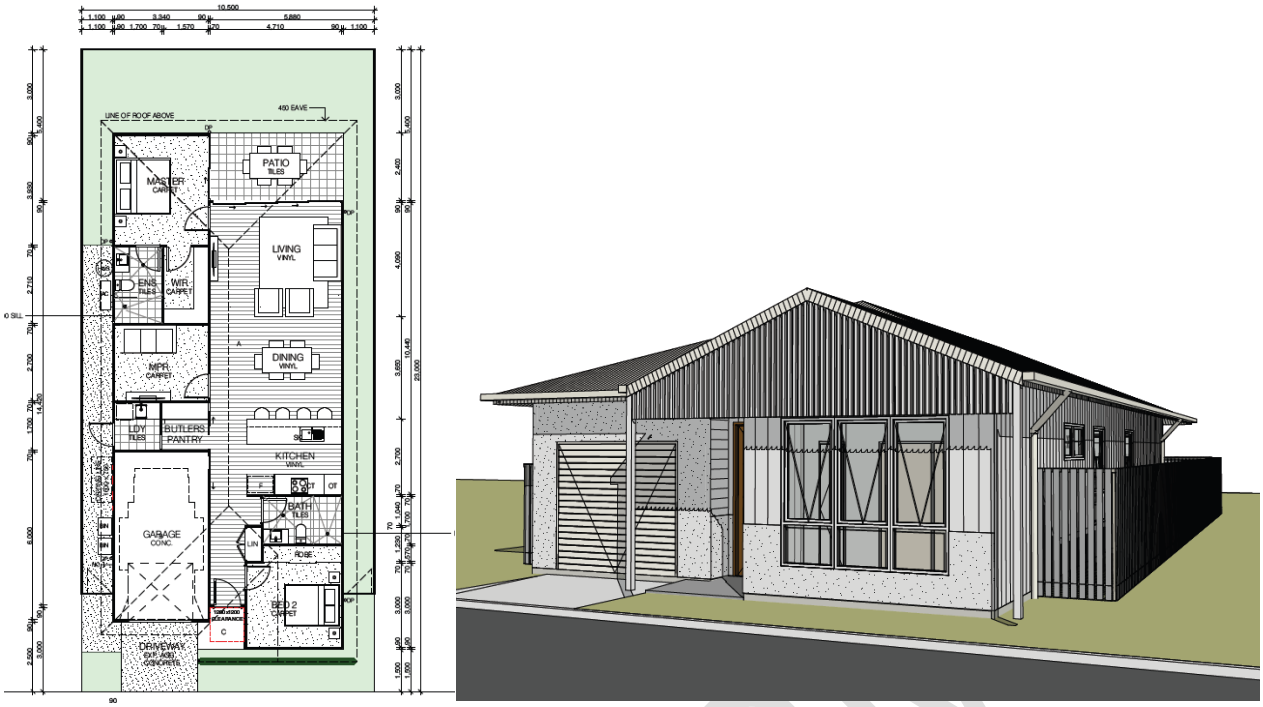


**Figure 5.** Example Home Type 1 (10.5m W x 23m L site) Floor Plan and Perspective

*Communal Facilities*

The proposal includes substantial communal facilities which are located adjacent to the site entrance, and focused around a main building. The main building includes a kitchen, bar, multi-purpose function room, lounge, cinema, games room and library. Surrounding the main building are a range of indoor and outdoor facilities including pool, gym, barbeques, hobby shop, fire pit, events lawn, croquet lawn, two pickleball courts and a bowling green. Refer to Figures 6 and 7.



**Figure 6**. Perspective of Communal Facilities

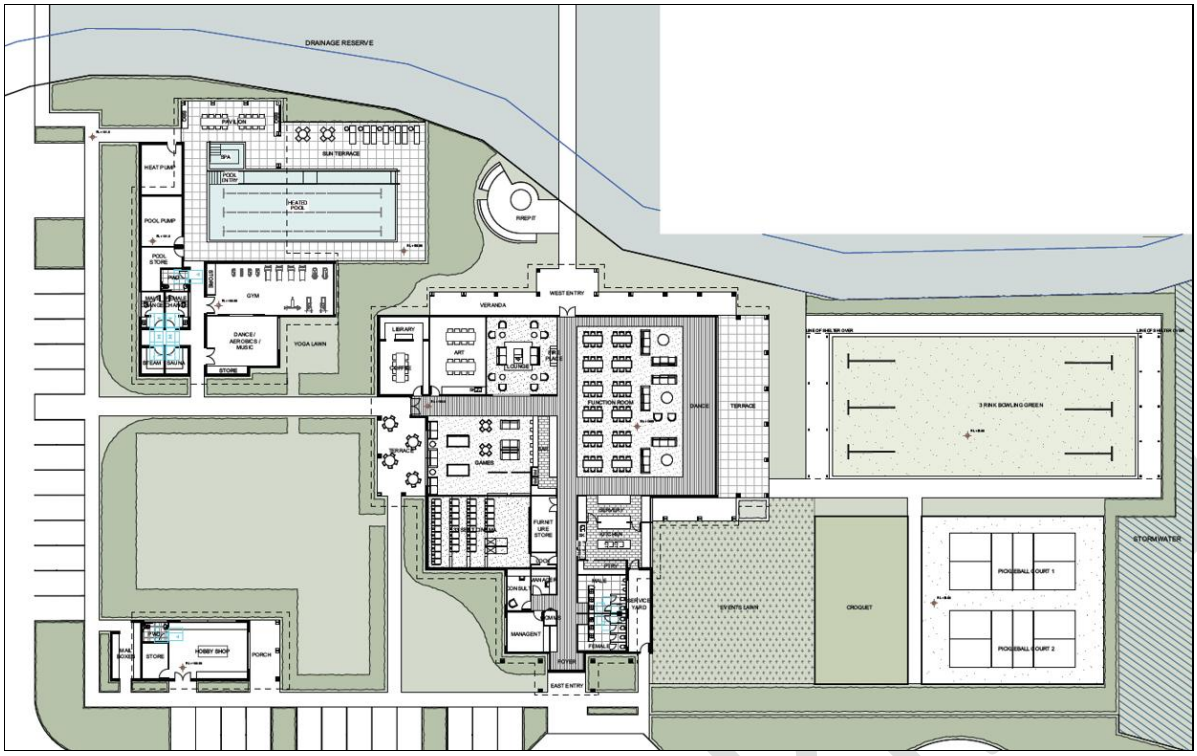


**Figure 7**. Layout of Communal Facilities

*Streetscape – Golf Links Drive*

Of the 500m of direct frontage to Golf Links Drive, 380m is softened by substantial lengths of open space and landscaping at grade with the road. Approximately 120m contains a tiered retaining wall which is also softened by significant landscaping within all tiers. Refer to Figures 8 and 9.




**Figure 8**. 500m frontage to Golf Links Drive. Only home sites identified centrally are retained with the rest of the frontage at grade, with landscaping and fencing.

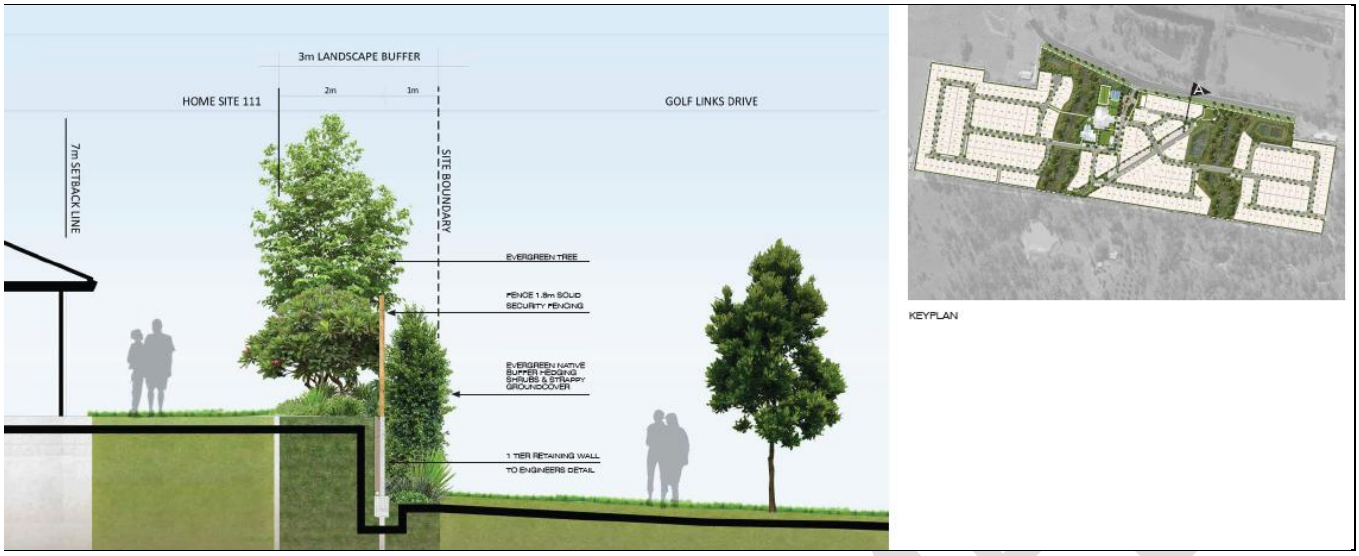


**Figure 9**. Centrally located retaining walls identified from Figure 8 are screened by a 3m landscape buffer above and below the retaining walls.

*Transport*

The site will be accessed through a new intersection on Golf Links Drive via a site entrance and security gates. Two pedestrian and emergency vehicle connections are provided to Crowleys Lane to the south and east. The internal roads of the site vary between 10m and 20m in width, with a minimum carriageway width of 6m. A road crossing is proposed across both overland flow paths to access the east and west portions of the site.

Conditions are recommended to require the upgrading of Golf Links Drive to deliver the identified LGIP item. To manage traffic into the site entrance, a channelised right turn lane and auxiliary left turn lane will be constructed.

Crowleys Lane will be upgraded along the site frontage to a 'half-road' standard with a sealed traffic lane and constructed verge.

The traffic impact assessment also assessed the intersections of Golf Links Drive / Woodlands Road and Spencer Street / Eastern Drive / Golf Links Drive and found that with the development these intersections did not require upgrade.

*Landscaping*

The development proposes garden beds, verge and boundary planting, and drainage reserve planting throughout the site which will provide screening and visual relief. Refer to Figure 10.

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**Figure 10.** Landscape Concept Plan

Retaining walls are proposed across the site to accommodate the development. Several retaining wall sections have been prepared to demonstrate a visually appealing outcome is achieved in cooperation with supporting landscaping. Where required, retaining wall tiering is implemented with planting zones and along site boundaries. In addition, the retaining walls are setback to provide landscaping and maintenance access forward of any retaining wall. Refer to Figure 11.

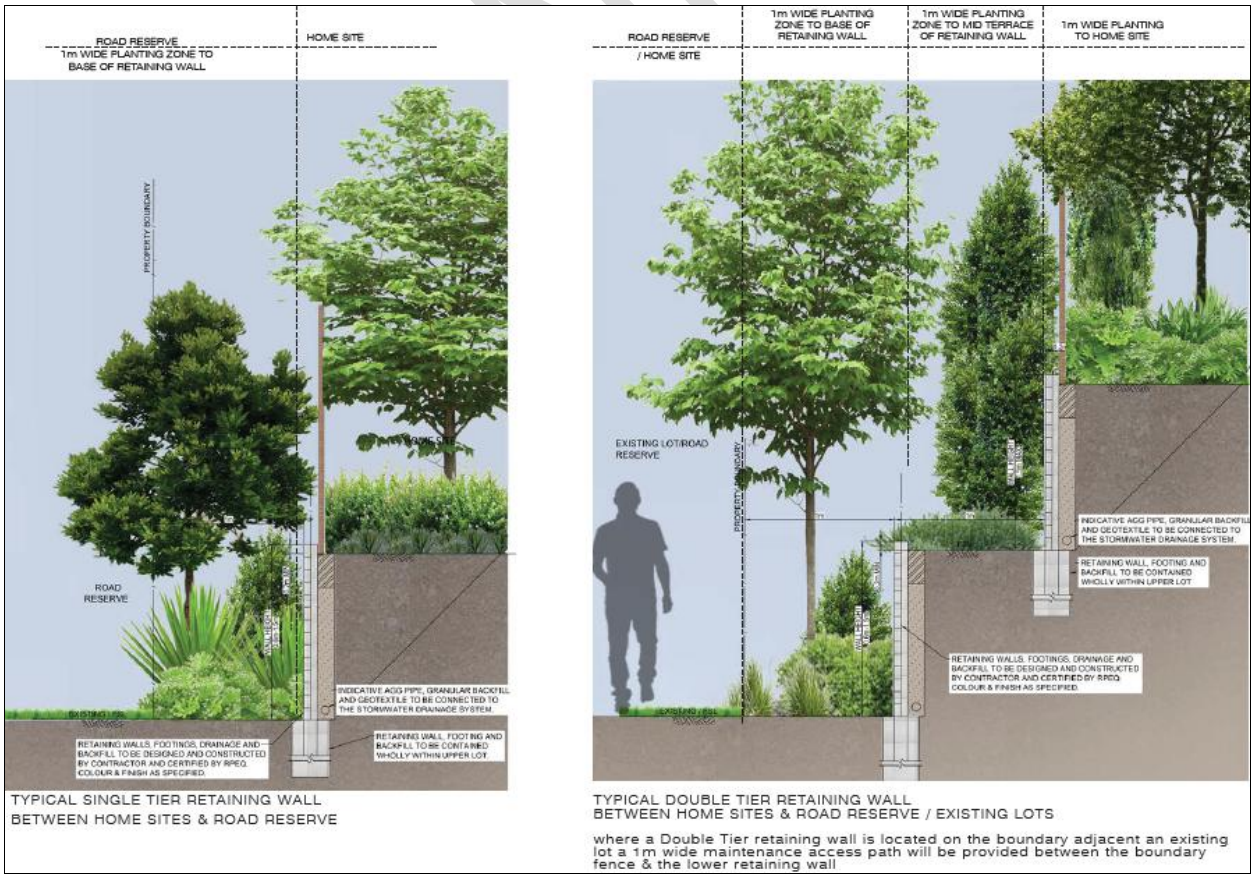


**Figure 11.** Retaining Wall and Landscaping Sections

*Stormwater*

A stormwater management plan has been supplied detailing the proposed stormwater solution for the development as follows:

- The site contains two lawful points of discharge at Golf Links Drive. Stormwater runoff will be captured via stormwater pipes underneath the internal roads to stormwater basins. Stormwater will be treated and discharged to ensure no increase to peak flow.
- To achieve water quality objectives, a treatment train with bioretention basins will be implemented to treat stormwater runoff.

*Flooding and Earthworks*

The site contains two prominent overland flow paths, associated with the two watercourses that traverse the site. It is proposed to contain all flooding within two drainage reserves, which ensures all structures are flood-free. Filling is proposed to occur adjacent to the drainage reserves, and culverts will be utilised to convey flows for the roads traversing the drainage reserves.

A hydraulic impact assessment has been submitted which demonstrates the proposed earthworks do not result in actionable nuisance to surrounding properties. Refer to the TLPI section of this report for further information.

**PLANNING ASSESSMENT**

**Development Application for Material Change of Use**

***Gatton Shire Planning Scheme 2007***

The applicable assessment benchmarks for the proposed development are the following codes of the Planning Scheme:

- Strategic Framework
- Urban Residential Zone Code
- Urban Growth Areas Overlay Code
- Caravan and Relocatable Home Parks Code
- Building Work Code
- Earthworks Code
- Landscaping Code
- Lighting Code
- Services And Infrastructure Code
- Vehicle Access, Parking and On-Site Movement Code

**Assessment against Planning Scheme Codes**

**Urban Residential Zone Code**

The development complies with the overall outcomes and specific outcomes of the zone code because:

- The development provides an alternative housing type to support the ageing population.
- The development is a high quality residential environment which contributes positively to the character of Gatton.

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- The development is located close to urban facilities within Gatton.

**Caravan and Relocatable Home Park Code**

The proposed development complies with the relevant Probable solutions of the code except where outlined below.

<table>
<tr><td>Probable Solution</td><td>A4.1 A park designed and laid out to provide for:<br>(a) an appropriate internal road hierarchy incorporating the following characteristics:
<table>
<tr><th></th><th>Main Circulation Road</th><th>Access Road</th></tr>
<tr><td>Maximum operating speed</td><td>40 km/h</td><td>15 km/h</td></tr>
<tr><td>Maximum single leg length</td><td>150 m</td><td>40 m</td></tr>
<tr><td>Maximum length</td><td>-</td><td>100 m</td></tr>
<tr><td>Total roadway width</td><td>10 m</td><td>7.5 m</td></tr>
<tr><td>Paved Carriageway width</td><td>7 m</td><td>5.5 m</td></tr>
</table>
(b) landscaped buffer strips provided and maintained to a minimum width of:<br>i. 10 m along a major road frontage,<br>ii. 6 m along other road frontages, and<br>iii. 3 m alongside and rear boundaries.<br>(c) open space suitably developed for recreation purposes and having an area of at least 10% of the total area of the site,<br>(d) appropriate planting and landscaping within internal roadways, around amenity buildings and elsewhere throughout the site, and<br>(e) separate areas allocated to each of the following types of accommodation (where provided):<br>i. relocatable homes,<br>ii. caravan parks for long term residency,<br>iii. caravan parks for casual/short term residency,<br>iv. holiday cabins,<br>v. tent sites.</td></tr>
<tr><td>Specific Outcome</td><td>P4 The park is designed and laid out:<br>(a) to respond to significant natural environmental features,<br>(b) to provide attractive internal streetscapes,<br>(c) to provide an internal road network that adequately and safely provides for the movement of vehicles, caravans and pedestrians,<br>(d) to significantly segregate areas of separate types of accommodation,<br>(e) to incorporate effective buffer areas to road frontages and incompatible adjoining use,<br>(f) to provide adequate open space areas for recreation, and<br>(g) to allow landscaping throughout the site which can enhance the appearance of the park and contribute to pleasant micro-climatic conditions.</td></tr>
<tr><td>Applicant’s response:</td><td>A performance outcome is proposed for A4.1(a) for provisions about internal road carriageway width. The reduced carriageway width to 6m serves to encourage vehicles to travel at lower speeds due to the inability to manoeuvre at higher speeds, and to reinforce a safe road environment for residents and visitors on-site. A swept path assessment is provided to demonstrate that all private vehicle and service vehicle movements can be safely accommodated within the proposed carriageway widths.</td></tr>
</table>

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| | |
|---|---|
| | *A performance outcome is proposed for A4.1(b) for reduced landscaped buffer strips. The proposed landscaping (1m forward of fences along site boundaries) is considered sufficient for the permanent residential accommodation land use and to assist with reducing the visual effect of the security fence along the boundary. The landscape outcome, together with the plan of development outcomes for building setbacks to site boundaries, is commensurate with expectations for a residential subdivision development. Further support for the reduced landscape buffer along the major road frontage (Golf Links Drive) is provided through inclusion of a large part of road frontage being adjoined by soft elements (stormwater basins, riparian corridors, outdoor recreation areas). These areas effectively contribute as a large 'buffer' to much of the Golf Links Drive road frontage.*<br><br>*The development complies with A4.1(c), (d) and (e) through provision of suitable open space recreation areas and landscaping within the development* |
| Officer's assessment: | The development seeks to provide a 6m carriageway for the main circulation road, in lieu of the required 7m. Additionally, a 10m landscaped buffer to Golf Links Drive, and 6m landscaped buffer to Crowleys Lane is not provided. Therefore, compliance with A4.1(a) and (b) is not achieved.<br><br>In response to the specific items of P4:<br>(a) The proposal appropriately responds to natural environmental features by incorporating the overland flow paths into two drainage reserves.<br>(b) Attractive internal streetscapes are provided through verge planting and requirements for building facades with variations in materiality, finishes and colours.<br>(c) Swept path diagrams have been provided which demonstrate that the internal road network adequately and safely provides for the movement of all vehicles.<br>(d) Only permanent residential accommodation is sought, therefore there is no need to segregate different types of accommodation.<br>(e) Effective buffer areas to road frontages and adjoining sites are provided through a minimum 3m wide landscape strip along all site boundaries. In cooperation with the retaining walls which are tiered or setback into the site to appropriately accommodate landscaping, the proposal will be effectively screened and provide visual interest.<br>(f) The proposal incorporates ample open space areas through the proposed drainage reserve, with the large area for communal facilities providing residents with a high level of recreation opportunities.<br>(g) Landscaping is proposed throughout the site with verge and boundary planting, drainage reserve planting and garden beds, which will enhance the appearance of the park and contribute to a pleasant micro-climate. |
| Officer's recommendation: | The proposal can be considered to comply with P4. |

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| Probable Solution | **A5.1** Each individual site comply with the following: |

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| | <table><tr><th></th><th>Minimum Area</th><th>Minimum Width</th></tr><tr><td>For Caravans for short term residency</td><td>90 m2</td><td>9 m</td></tr><tr><td>For Caravans for long term residency and Relocatable homes</td><td>225 m2</td><td>15 m</td></tr></table><br>**A5.2** For permanent accommodation purposes, associated structures having an area of at least 20 $m^2$; and<br><br>**A5.3** For permanent accommodation purposes, associated structures having an area of at least 20 $m^2$; and<br><br>**A5.4** Setbacks of at least 1.5 m to the side and rear boundaries, and 2 m to the front boundary of the individual site. |
| Specific Outcome | **P5** Each individual site provides an area sufficient to accommodate:<br>(a) the residential unit expected to be parked or installed;<br>(b) adequate setbacks for all structures to the side, rear, and front boundaries, so as to avoid a sense and appearance of being crowded. |
| Applicant's response: | *A variety of home sites are provided, each with a minimum area greater than 225$m^2$. A variety of home site widths are provided between 10.5m and 14m (less than 15m as identified in A5.1). The following points are provided in support of the reduced widths to demonstrate compliance with P5(b) 'adequate setbacks for all structures to the side, rear, and front boundaries, so as to avoid a sense and appearance of being crowded':*<br>• *The proposed Plan of Development provisions include 'building design and appearance' outcomes to ensure homes are designed to require housing provides for a high quality street presentation (e.g. visible entry from the street, verandas or balconies, variety of building materials, awnings, hoods or eaves etc.) and for landscaping at the frontage.*<br>• *Architectural drawings are provided to demonstrate suitable residential homes can be accommodate on each home site with adequate setbacks to achieve a pleasant living environment while enabling adequate separation between buildings.* |
| Officer's assessment: | The proposal does not comply with A5.1 as some home sites are provided with a width less than 15m. The proposal cannot comply with A5.4 as the POD seeks to permit a 'built to boundary' side wall for many sites. Furthermore, a minimum 1m setback is sought for all side and rear boundaries, in lieu of 1.5m.<br><br>Although some home sites are less than 15m in width, all home sites have an area exceeding 225$m^2$. In cooperation with the requirements of the POD, each individual site will have a sufficient area to accommodate a dwelling. The POD enables reduced setbacks, however, the dwellings will avoid a sense and appearance of being crowded through the design requirements, which includes, for example, streetscape façade treatments. Indicative architectural plans have been provided which demonstrate that dwellings can be appropriately located with adequate setbacks. |
| Officer's recommendation: | The proposal can be considered to comply with P5. |

NOT APPROVED

**Earthworks Code**

The proposed development complies with the relevant Probable solutions of the code except where outlined below.

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| Probable Solution | **A4.3** No retaining wall is located within 1.5m of a lot boundary, except where:<br>(a) the retaining wall is less than 2m in height in a continuous vertical plane and has been constructed in accordance with the Council's requirements; or<br>(b) the retaining wall is to support excavation within the site and has no visual affect on adjoining premises; or<br>(c) the Council considers the proposed retaining wall will have no adverse impact on any adjoining lot or lots, having regard to the particular circumstances of the site.<br><br>**A4.4** Filling or Excavation is not carried out within 1.5m of any site boundary. |
| Specific Outcome | **P4** Retaining walls and batters are designed, constructed and landscaped to:<br>(a) minimise the height of retaining walls and batter faces;<br>(b) minimise the visual impact on any public place or adjoining land; and<br>(c) ensure the stability and longevity of the retaining walls and batters and the safety of people and properties. |
| Applicant's response: | *The proposed development includes earthworks and retaining walls located on or near the site boundary, which does not comply with Probable Solutions A4.3 and A4.4 relating to 1.5 m setbacks. Notwithstanding this, the proposed works are considered to satisfy the intent of P4 on the following basis:*<br>• *Stability and safety: Detailed in dwg C102 in the earthworks plans*<br>• *Minimisation of impact: Wall heights have been minimised where practicable*<br>• *Amenity and compatibility: Walls will be constructed of durable materials and finished to present a suitable appearance when viewed from adjoining properties or public areas. Landscaping will be applied where practical to assist in reducing visual impact. Refer to landscape plans for further details.*<br><br>*On this basis, while the design does not adopt the Probable Solutions, it achieves compliance with the Specific Outcome P4 of the Earthworks Code. See engineering drawing C102 for general earthworks notes and retaining wall notes detailing batter design, retaining wall design etc. We are seeking relaxation of the code to meet this objective.* |
| Officer's assessment: | The development seeks to undertake earthworks and establish retaining walls within 1.5m of the site boundaries, therefore compliance with A4.3 and A4.4 is not achieved.<br><br>Where required, retaining walls are designed and constructed to minimise their height and visual impacts on public places and adjoining land through the implementation of screen landscaping and tiering of walls. Several retaining wall sections have been prepared to demonstrate a visually appealing outcome is achieved in cooperation with supporting landscaping. Refer to Landscaping section of this report for sections.<br><br>Civil engineering drawings have been submitted which demonstrate the stability and longevity of retaining walls. |
| Officer's recommendation: | The proposal can be considered to comply with P4. |

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| Probable Solution | **A7.1** Earthworks are not carried out within 100m of the high bank of the waterway in any of the Rural and Emerging Communities Zones and within 50m of the high bank of the waterway in all other zones.<br><br>**A7.2** Earthworks protect the quality of receiving waters ensuring run-off and/or wastewater is treated in accordance A3 and A4. |
| Specific Outcome | **P7** The environmental values of receiving watercourses are protected from impacts which may result from earthworks on the site. |
| Applicant's response: | *The proposed works are located within 50 m of the high bank of the waterway and therefore do not comply with A7.1. Notwithstanding this, the development achieves the intent of P7 as the environmental values of the receiving watercourse will be protected. The submitted Environmental Report confirms no requirement for a setback and identifies no adverse impacts on the waterway, including during the construction phase. Appropriate erosion and sediment control measures will be implemented in accordance with IECA guidelines to ensure run-off is managed and water quality is maintained. As part of the ESC plans a diversion drain is placed along the high bank of the waterways. On this basis, the proposal is considered to comply with the Specific Outcome P7.* |
| Officer's assessment: | Earthworks are proposed within 50m of the watercourses traversing the site. During construction, diversion drains are proposed along the high bank of the watercourses to prevent adverse impacts on the environmental values of the watercourses. Furthermore, conditions will be imposed requiring the implementation of appropriate erosion and sediment control measures during construction. |
| Officer's recommendation: | With conditions imposed, the proposal can be considered to comply with P7. |

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| Probable Solution | **A8.1** Earthworks do not occur within 2 m of any utility services; or<br><br>**A8.2** Filling over any underground infrastructure (water supply, sewerage or stormwater drainage reticulation) does not exceed 0.75m and does not cover or obstruct any manholes or other access points to the infrastructure; or<br><br>**A8.3** Any utility services that may be affected by the Earthworks are properly relocated or are physically protected from possible damage or disturbance. |
| Specific Outcome | **P8** Utility services are protected from works associated with construction of the proposed development or use. |
| Applicant's response: | *As per pre lodgement meeting minutes with council they requested that the road frontage works to golf links drive is constructed for the full length of the subject land in accordance with council's road hierarchy table. The road frontage works is to include:*<br>*i. Widening of the carriageway to an ultimate 11 m width consistent with the Sub-Arterial profile identified in Council's Road Hierarchy Table; and*<br>*ii. Upgrade of existing floodways within Golf Links Drive to culvert crossings designed in accordance with the cross drainage requirements of QUDM.*<br>*As such the proposed road upgrade requires up to 1.5 m of fill over existing underground services and therefore does not comply with A8.1–A8.2. Notwithstanding this, the proposal achieves specific outcome P8 as all affected services will be protected or relocated in consultation with QU for sewer and water. Council stormwater infrastructure will be replaced as part of the road upgrade. Likely measures include ensuring minimum cover or engineered protection* |

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| | *(slabs/encasement), adjusting access structures to finished levels, and providing RPEQ certification to confirm service integrity and ongoing maintainability.* |
| Officer's assessment: | Earthworks are proposed to occur over underground infrastructure to deliver the required upgrade to Golf Links Drive. Necessary approvals from Urban Utilities during the construction phase will ensure utility services are protected or relocated as required. Conditions will be imposed requiring the replacement of any Council owned infrastructure. Future Operational Works applications will provide further information and opportunity for the assessment of the works required to deliver the Golf Links Drive upgrade. |
| Officer's recommendation: | With conditions imposed, the proposal can be considered to comply with P8. |

**Landscaping Code**

The proposed development complies with the relevant Probable solutions of the code except where outlined below.

<table>
<tr><td>Probable Solution</td><td>A1.6 Landscape treatment of road frontages shall:<br>(a) provide one large tree, calculated at the rate of 1 tree/10m of road frontage, within the frontage landscape area;<br>(b) use tree planting that relates to adjoining areas, particularly trees established in the road reserve or adjacent parks;<br>(c) use trees having a clear trunk, small shrubs to a maximum height at maturity of 1-1.5m and ground covers that enhance the appearance of the development, in preference to substantially screening the site;<br>(d) ensure all outdoor storage and service areas (such as garbage bin areas, clothes drying areas and building plant equipment) are screened from public view;<br>(e) separate parking areas within the site from the road frontage exclusive of accessways and pedestrian paths; and<br>(f) ensure the width of landscaped strips at street frontages for certain specified uses is to be in accordance with the Table below:
<table>
<tr><th></th><th>Industrial Uses</th><th>Commercial Uses</th><th>Caravan and Re-locatable Home Parks</th></tr>
<tr><td>Principal Frontage</td><td>• Min 1.5 m and average 2m<br>• Where a max 30% of the site frontage may be free of (excluded from) land-scaping areas</td><td>• Min 1m and average of 1.5m*<br>• Where a max 30% of the site frontage may be free of (excluded from) landscaping areas</td><td>10m</td></tr>
<tr><td>Any Other Frontage</td><td>• Min 1.5 m and average 2m<br>• Where a max 30% of the site frontage may be free of (excluded from) land-scaping areas</td><td>• Min 1m and average of 1.5m*<br>• Where a max 30% of the site frontage may be free of (excluded from) landscaping areas</td><td>6m</td></tr>
<tr><td colspan="4">*Unless building is required to be built to the street alignment to be in keeping with adjoining development (refer section 5.6)</td></tr>
</table>
</td></tr>
<tr><td>Specific Outcome</td><td>P1</td></tr>
</table>

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| | (a) Landscaping associated with new development is designed, established and maintained in a manner which:<br>i. enhances the appearance of the development from the street;<br>ii. achieves a high quality frontage appearance that positively contributes to the streetscape character;<br>iii. is of an appropriate scale relative to both the street reserve width and to the size and nature of the development;<br>iv. screens the views of unsightly buildings, structures, open storage and refuse areas and the like from public view;<br>v. integrates existing site attributes into the development including natural landform, existing vegetation, site views, availability of water and drainage;<br>vi. provides a safe environment for pedestrians and vehicles;<br>vii. forms linkages and integrates surrounding land uses including parks, reserves and transport corridors;<br>viii. provides for integration on-site of Advertising Devices and lighting within the landscaped garden area where practical;<br>ix. does not interfere with pavements, buildings or other structures or services as a result of root invasion.<br>x. Maintains lines of sight along State-Controlled Roads.<br>(b) In Withcott, new premises along the Highway frontage provide landscaping that contributes to an attractive streetscape appropriate to the area's role as the Western Gateway to the Shire and does not impact on the safety and efficiency of the Highway. |
| Applicant's response: | *Refer to submitted architectural plans prepared by BDA and landscape plan prepared by Byrns Lardner. Specifics of planting details can be addressed at Landscape operational work stage* |
| Officer's assessment: | The proposal does not achieve a 10m wide landscaping strip along the principal frontage, being Golf Links Drive, or a 6m wide strip along Crowleys Lane required for a Caravan Park. Therefore, compliance with A1.6 is not achieved.<br>The applicant proposes a minimum 3m wide landscaping strip along all site boundaries. In response to the requirements of P1:<br>• The proposed landscaping provides a high quality frontage appearance through the implementation of screen landscaping and expansive planted drainage reserves which break up the visual bulk of development<br>• Integrates existing site attributes into the development through the protection of the watercourses in drainage reserves, which will be landscaped<br>• Swept path diagrams have been provided which demonstrate that the internal road network provides a safe environment for vehicles and pedestrians<br>• Linkages to future land uses, parks and transport corridors are provided through the two pedestrian and emergency connections to Crowleys Lane |
| Officer's recommendation: | The proposal can be considered to comply with P1. |

**Vehicle Access, Parking and On-Site Movement Code**

The proposed development complies with the relevant Probable solutions of the code except where outlined below.

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| Probable Solution | **A10.1** The number of on-site car parking spaces provided is not less than indicated for the use in Table 6.29.1 below.<br><br>**A10.2** At least one bus parking space is provided where nominated in Table 6.29.1 Car Parking and Servicing. |
| Specific Outcome | **P10** Sufficient parking spaces are provided accommodate the amount and type of vehicle traffic expected to be generated by the development. |
| Applicant's response: | *The total car parking provisions greatly exceed the minimum parking spaces required in line with the Gatton Planning Scheme. While it is noted that 27 dedicated wash bays are not provided, it is reasoned that the surplus of resident parking spaces allows for vehicles to be washed on each individual lot. As such, the proposed parking provisions are considered acceptable.* |
| Officer's assessment: | Table 6.29.1 prescribes '1 space for each site, plus 1 car washing bay for each 10 relocatable home and caravan sites.' The proposal provides sufficient resident and visitor parking throughout the site, however only 6 car washing bays are proposed in lieu of 27. Therefore, compliance with A10.1 is not achieved.<br><br>Given that the proposal provides significantly more carparking for residents and visitors than the minimum rate required, and car washing can also occur on Home Type 2 and 3 sites (as there will be sufficient room for a car to be parked in the driveway due to the min. 2m verge width and min. 3.5m setback to a garage), it is considered that a sufficient number of carparking spaces are provided to accommodate the amount and type of traffic expected to be generated by the development. |
| Officer's recommendation: | The proposal can be considered to comply with P10. |

**Temporary Local Planning Instrument 2024**

The site is located within the Flood hazard overlay and is identified as including the flood investigation area and overland flow paths. A review of the Flood Information Portal confirms the site is subject to flooding. Refer to Figures 12 and 13.

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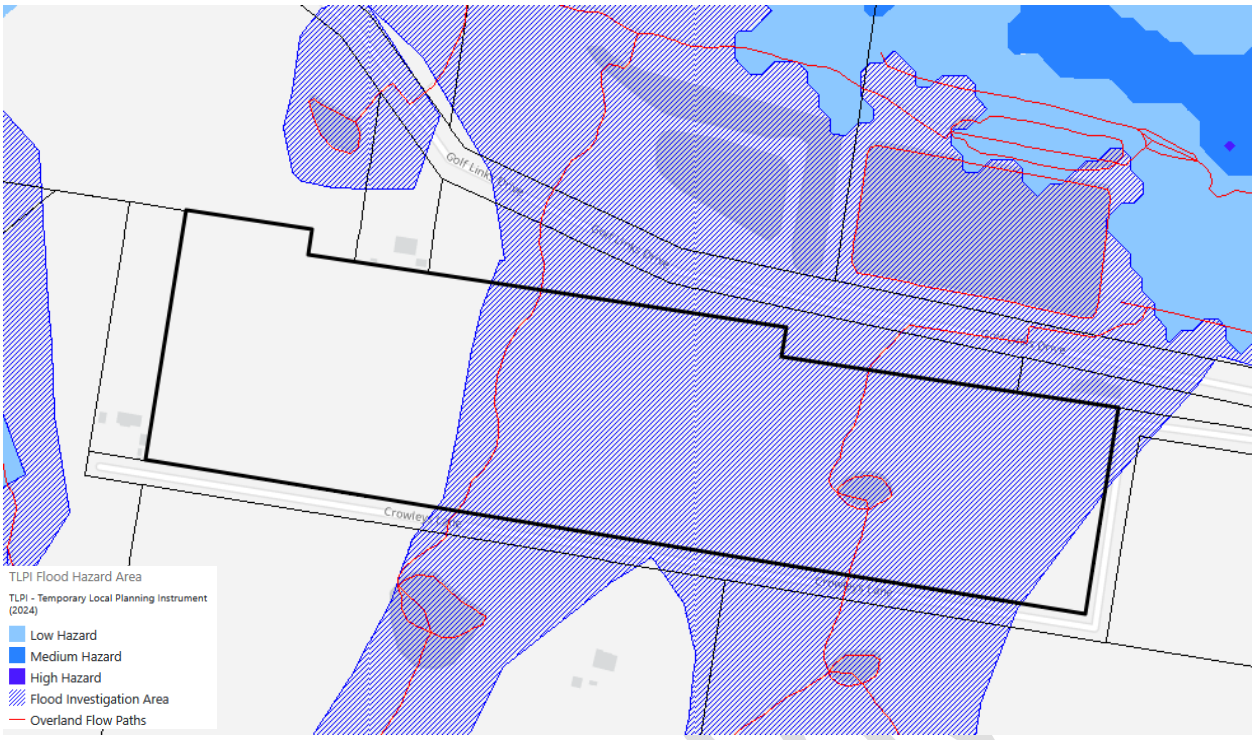


**Figure 12.** TLPI Mapping

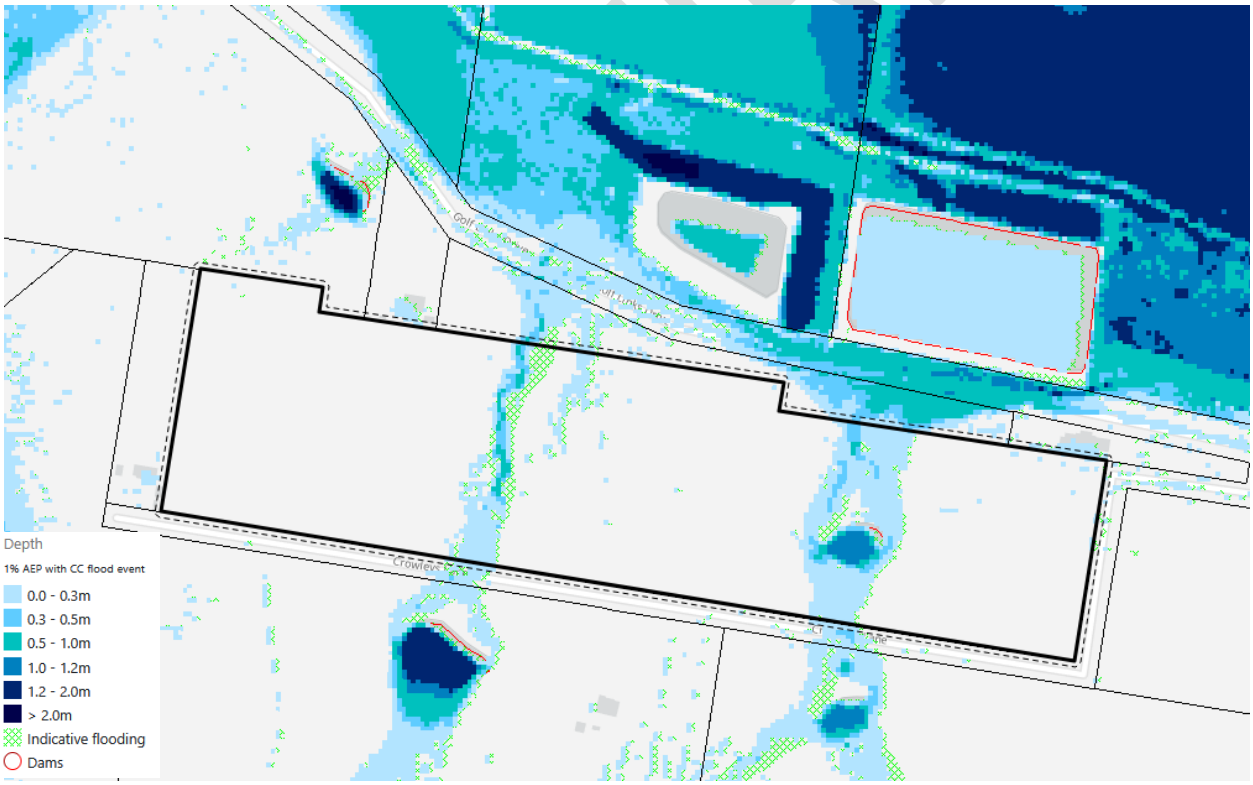


**Figure 13.** Flood Information Portal Flood Depth

The proposed development complies with the relevant Acceptable outcomes of the code except where outlined below.

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| Acceptable Outcome | ***AO1.1** For development in a flood investigation area or overland flow path:<br>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 |

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| | 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. |
| Performance Outcome | **PO1** Development in a flood investigation area or overland flow path:<br>a. minimises risk from the adverse effects of flooding;<br>b. only occurs where the risk can be mitigated to an acceptable or tolerable level;<br>c. is designed to respond to the flood hazard category applicable to the site. |
| Applicant's response: | *The proposed development is to remain clear of the existing flow paths with the exception of the proposed road crossing. These crossing have been included in the Hydraulic modelling.* |
| Officer's assessment: | A hydraulic impact assessment has been prepared in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments. The assessment identifies that in the current state, the site experiences overland flow flooding via two watercourses with a flood depth up to 1.5m and a velocity greater than 0.8m/s. Therefore, AO1.1(b) is not achieved as flood hazard is experienced.<br><br>The hydraulic impact assessment demonstrates that the proposed development minimises risk from the adverse effects of flooding through the retention of the overland flow paths in the drainage reserves, which ensures all structures on the site are flood-free. Accordingly, the proposal has been designed to appropriately respond to the level of flood hazard present across the site. |
| Officer's recommendation: | The proposal can be considered to comply with PO1. |

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| Acceptable Outcome | ***AO9.1** Filling to achieve flood immunity does not occur on land within a flood hazard area. |
| Performance Outcome | **PO9** Development does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside or outside the site, including:<br>a. loss of flood storage; or<br>b. loss of, or changes to, flow paths; or<br>c. an increase in water flow velocity or depth; or<br>d. reduction in flood warning times; or<br>e. an increase in runoff volume; or<br>f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure. |
| Applicant's response: | *Modelling results indicate that in events up to and including the 1% AEP it is not expected that the development is likely to cause actionable impact or increase risk of flooding nuisance over private properties.* |
| Officer's assessment: | The proposed development does not comply with AO9.1 as filling is proposed within the flood hazard area. Culverts are proposed to be utilised to allow for the construction of roads traversing the flood hazard area in the drainage reserves.<br><br>As per the flood modelling, flood waters will continue to flow northwards to the lawful points of discharge at Golf Links Drive. As a result of the LGIP Upgrade on Golf Links Drive, localised increases of up to 100mm of flooding are modelled to occur immediately to the north of the site. To mitigate these impacts additional stormwater drainage, including a table drain, is proposed to offset impacts caused by the road upgrade. Council's engineers have recommended a detailed flood |

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| | impact assessment be provided with the operational works application to further refine the flood impacts to ensure the road upgrade does not cause actionable nuisance to the northern property.<br><br>Through the recommendations, the development does not cause any adverse change in flood risk or flow characteristics. |
| Officer's recommendation: | The proposal can be considered to comply with PO9. |

Refer to Figure 14 for the ultimate post development afflux map.

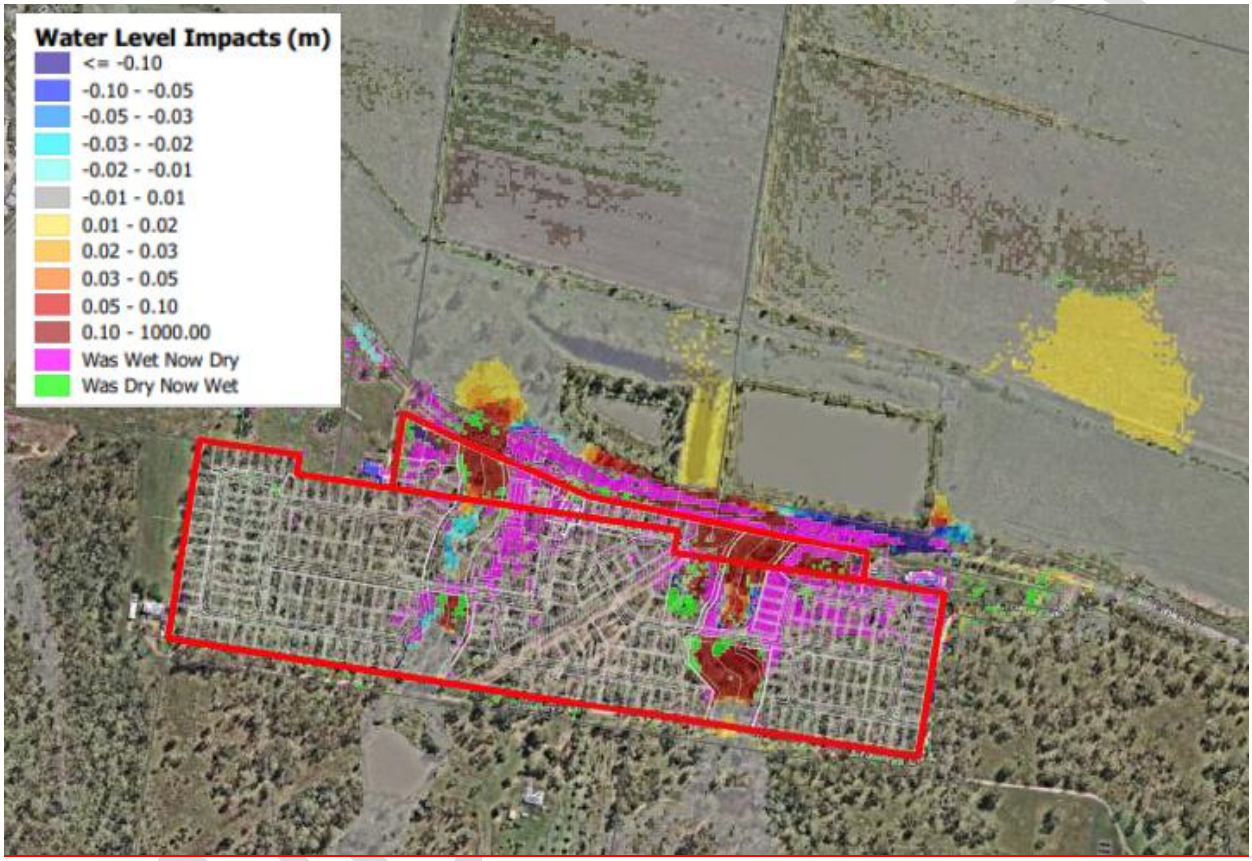


**Figure 14.** Water Level Changes

The development complies with the Flood Hazard Overlay Code.

**STATE PLANNING REQUIREMENTS**

South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Urban Footprint. The development proposal is for an activity which is consistent with the Urban Footprint and there are no requirements in the *Planning Regulation 2017* applicable to the development proposal.

State Planning Policy (SPP)

As the Planning Scheme does not reflect the current SPP, an assessment of the proposal against relevant state interests has been undertaken.

| *SPP THEME* | *ASSESSMENT* |
|---|---|
| **Liveable communities and housing:**<br>• Housing supply and diversity<br>• Liveable communities | <u>Housing supply and diversity</u><br>The development provides a residential housing typology in a well-connected locality to cater for the ageing population and seniors. The development complies with the State Interest. |
| **Economic Growth:**<br>• Agriculture<br>• Development and construction<br>• Mining and extractive resources<br>• Tourism | <u>Agriculture</u><br>Part of the site is mapped as an Important agricultural area.<br>The land is located within the Urban Footprint of the Regional Plan and Urban Residential Zone of the Planning Scheme. The zoning of the land indicates its intended use for future residential purposes. The proposal will not adversely impact surrounding agricultural land. Therefore, the development complies with the State Interest.<br>  <br> |
| **Environment and heritage:**<br>• Biodiversity<br>• Cultural heritage<br>• Water quality | <u>Biodiversity</u><br>The site contains MSES – Regulated vegetation intersecting a watercourse. The MSES will be contained within drainage reserves and detention basins. These works will be subject to waterway barrier works at the Operational Works stage, which will require a separate application and assessment.<br>  <br><br><br><u>Water quality</u><br>The site is within a Water resource catchment area. The runoff from the development is proposed to be treated through detention basins, swales and stormwater quality devices, which will ensure compliance with water quality requirements. The stormwater treatment system is documented in a stormwater management plan. The development complies with the State Interest. |

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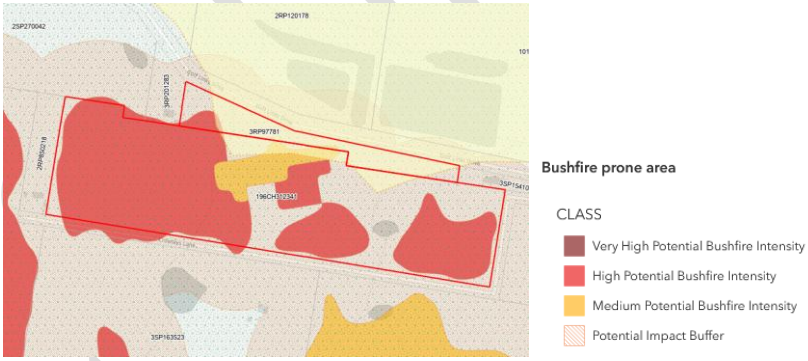
| **Safety and resilience to hazards:**<br>• Emissions and hazardous activities<br>• Natural hazards, risk and resilience | <u>Natural hazards, risk and resilience</u><br>The site includes varying levels of Bushfire prone area. The vegetation creating the bushfire hazard will be cleared (and is not mapped as protected vegetation by the planning scheme). A bushfire report has been prepared which recommends construction of dwellings within 45m of the western boundary to a BAL of 12.5m.<br><br>Furthermore, the site and every dwelling will be connected to the reticulated water system. Accordingly, the risk of bushfire hazard will be mitigated. Therefore, the proposal complies with the State Interest.<br><br>The site is in a flood hazard area. Refer to the TLPI section of this report which demonstrates how the development mitigates flood risk consistent with the State Interest.<br>  |
| **Infrastructure:**<br>• Energy and water supply<br>• Infrastructure integration<br>• Transport infrastructure | Not applicable to proposed development |

**REFERRALS**

**Internal**

The application was referred to Council's development assessment engineers. Relevant conditions have been included in the recommendations.

***Planning Regulation 2017*** **Referrals**

The application was referred under following triggers under the Planning Regulation:

| Referral status | Referral Agency | Referral trigger | Referral response |
|---|---|---|---|
| Referral | DSDIP (SARA) | Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 of the Planning Regulation 2017 (State transport thresholds) | 13 October 2025 (Reference No. 2509-48120 SRA) |
| Advice | Energex | Schedule 10, Part 9, Division 2, Table 2 of the Planning Regulation 2017 (Electricity infrastructure) | 12 December 2025 (Reference No. ECM 34756998) |

SARA's referral response included no requirements.

Energex's advice agency response included conditions requiring:

- The development be undertaken in accordance with the approved plans;
- Access tracks designed to specific construction standards within the Energex easements traversing the site;
- Storage of vehicles within the Van Parking area within the Energex easement are to be regulated by the park manager. No persons are permitted to reside within the easement.
- Relocation of pole P68114-A and the associated 11kV feeder. The applicant is to gain Energex approval for the relocation of the electrical infrastructure.

These conditions are recommended to be included within Council's decision to protect Energex's interests.

**INFRASTRUCTURE CHARGES**

In accordance with section 13 of the *Lockyer Valley Adopted Infrastructure Charges Resolution (No. 9) 2025*, a levied charge is applicable to the development proposal and has been calculated as shown in the below table taking into consideration any applicable credits or offsets. An infrastructure charges notice is recommended to be issued if the development is approved.

It is noted that the proposed development includes the provision of trunk infrastructure which will result in the offsetting (reduction) of infrastructure charges payable.

| Charge Type | Demand Unit | No. of Demand Units | Rate | TOTAL |
|---|---|---|---|---|
| **STAGE 1A** | | | | |
| **PROPOSED DEMAND** | | | | |
| Charge | Stage 1A – 20 Sites | 20 | $13,096.70 | $261,934.00 |
| **EXISTING DEMAND** | | | | |
| Credit | Existing Allotment | 2 | $18,335.35 | $36,670.70 |
| | | | TOTAL EXISTING DEMAND CREDIT | -$36,670.70 |
| | | | **TOTAL AMOUNT PAYABLE** | **$225,263.30** |

| Charge Type | Demand Unit | No. of Demand Units | Rate | AMOUNT PAYABLE BY STAGE |
|---|---|---|---|---|
| **REMAINING STAGES (where no existing demand applies)** | | | | |

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| PROPOSED DEMAND | | | | |
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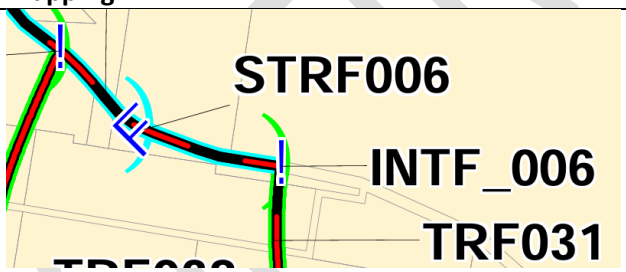
| Charge | Stage 1B – 10 sites | 10 | $13,096.70 | $130,967.00 |
| Charge | Stage 2A – 24 sites | 24 | $13,096.70 | $314,320.80 |
| Charge | Stage 2B – 18 sites | 18 | $13,096.70 | $235,740.60 |
| Charge | Stage 3A – 17 sites | 17 | $13,096.70 | $222,643.90 |
| Charge | Stage 3B – 15 sites | 15 | $13,096.70 | $196,450.50 |
| Charge | Stage 4A – 18 sites | 18 | $13,096.70 | $235,740.60 |
| Charge | Stage 4B – 19 sites | 19 | $13,096.70 | $248,837.30 |
| Charge | Stage 5A – 22 sites | 22 | $13,096.70 | $288,127.40 |
| Charge | Stage 5B – 21 sites | 21 | $13,096.70 | $275,030.70 |
| Charge | Stage 6A – 23 sites | 23 | $13,096.70 | $301,224.10 |
| Charge | Stage 6B – 25 sites | 25 | $13,096.70 | $327,417.50 |
| Charge | Stage 7A – 18 sites | 18 | $13,096.70 | $235,740.60 |
| Charge | Stage 7B – 17 sites | 17 | $13,096.70 | $222,643.90 |
| | | | **TOTAL PROPOSED DEMAND** | **$3,234,884.90** |

**TRUNK INFRASTRUCTURE**

The development is required to deliver trunk infrastructure which is identified in the Local Government Infrastructure Plan (LGIP) including:

| Item | Mapping | Assessment Comment |
|---|---|---|
| Transport<br>• STRF006 (Culvert – Golf Links Drive)<br><br>• TRF017 (Sub-Arterial - Golf Links Drive No. 2) |  | Conditions are included for the trunk works of items STRF006 and TRF017.<br><br>Refer to discussion below regarding INTF_006 and TRF031. |

*INTF_006 and TRF031*

These trunk infrastructure items also burden the subject premises. During the assessment and in consultation with Council's development assessment engineers it was determined the indicative alignment through the subject premises is sub-optimal because the alignment of the road and intersection:

- is through a mapped overland flow path which adds construction cost and complexity;
- creates a new intersection near Crowleys Lane intersection which presents traffic safety concerns; and
- burdens four (4) premises which complicates delivery.

During the assessment, a revised structure plan road layout was provided by the applicant for these trunk infrastructure items (refer Figure 15). The revised trunk infrastructure is proposed to be relocated further east and will intersect the existing Crowleys Lane intersection. This has the effect of being clear of flooding and upgrading an existing intersection as well as only burdening two (2) premises.

Therefore, it is proposed that INTF_006 and TRF031 are not delivered with this development but will be delivered by others in the future. Noting the works are identified in the LGIP, future developers will be eligible for an offset/refund from Council for these works.




**Figure 15**. Revised Trunk Infrastructure Alignment

**PUBLIC NOTIFICATION**

The application was impact assessable and as a result the application was publicly notified for a minimum 15 business days between 3 and 24 November 2025.

On 25 November 2025, Council received the notice of compliance confirming public notification has been carried out in accordance with the requirements of the *Planning Act 2016*.

Six (6) properly made submissions regarding the proposed development was received. All properly made submissions provided support for the proposed development to improve housing choice for older residents.

**CONCLUSION**

The proposal:

- provides an alternative housing type to support the ageing population;
- is a high quality residential environment which contributes positively to the character of Gatton;
- is located close to urban facilities within Gatton;
- represents a logical, long-term expansion of Gatton at the end of the life of the Gatton Shire Council Planning Scheme 2007;
- delivers sensitive interface treatments and extensive landscaping and communal facilities;

- is demonstrated not to cause adverse stormwater or flooding impacts; and
- can achieve compliance with Planning Scheme requirements through the imposition of conditions.

It is therefore recommended the development application be approved subject to conditions in accordance with section 60 of the *Planning Act 2016*.

Options
1. Approve the development application subject to reasonable and relevant conditions.
2. Approve the development application in part subject to reasonable relevant conditions.
3. Refuse the development application.

Critical Dates
A decision on the application is due to be made by 28 January 2025 in accordance with the 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 and/or submitters may appeal the decision to the Planning and Environment Court.
Risk Management
The application has been assessed in accordance with the *Planning Act 2016.* Any risks have been mitigated through assessment of the application in accordance with legislative requirements and the recommendation of reasonable and relevant conditions.

**Attachments**

| | | |
|---|---|---|
| **1**⇩ | MC2025.0063 Architectural and Landscape Plans | 50 Pages |
| **2**⇩ | MC2025.0063 Civil Engineering Report | 105 Pages |
| **3**⇩ | MC2025.0063 Stormwater Management Report | 45 Pages |
| **4**⇩ | MC2025.0063 Flood Impact Assessment | 57 Pages |
| **5**⇩ | MC2025.0063 Flood Emergency Management Plan | 28 Pages |

UNCONFIRMED

Master Planning

# 4.1 Detailed Master Plan

DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B

SCALE: 1:600 @ A3

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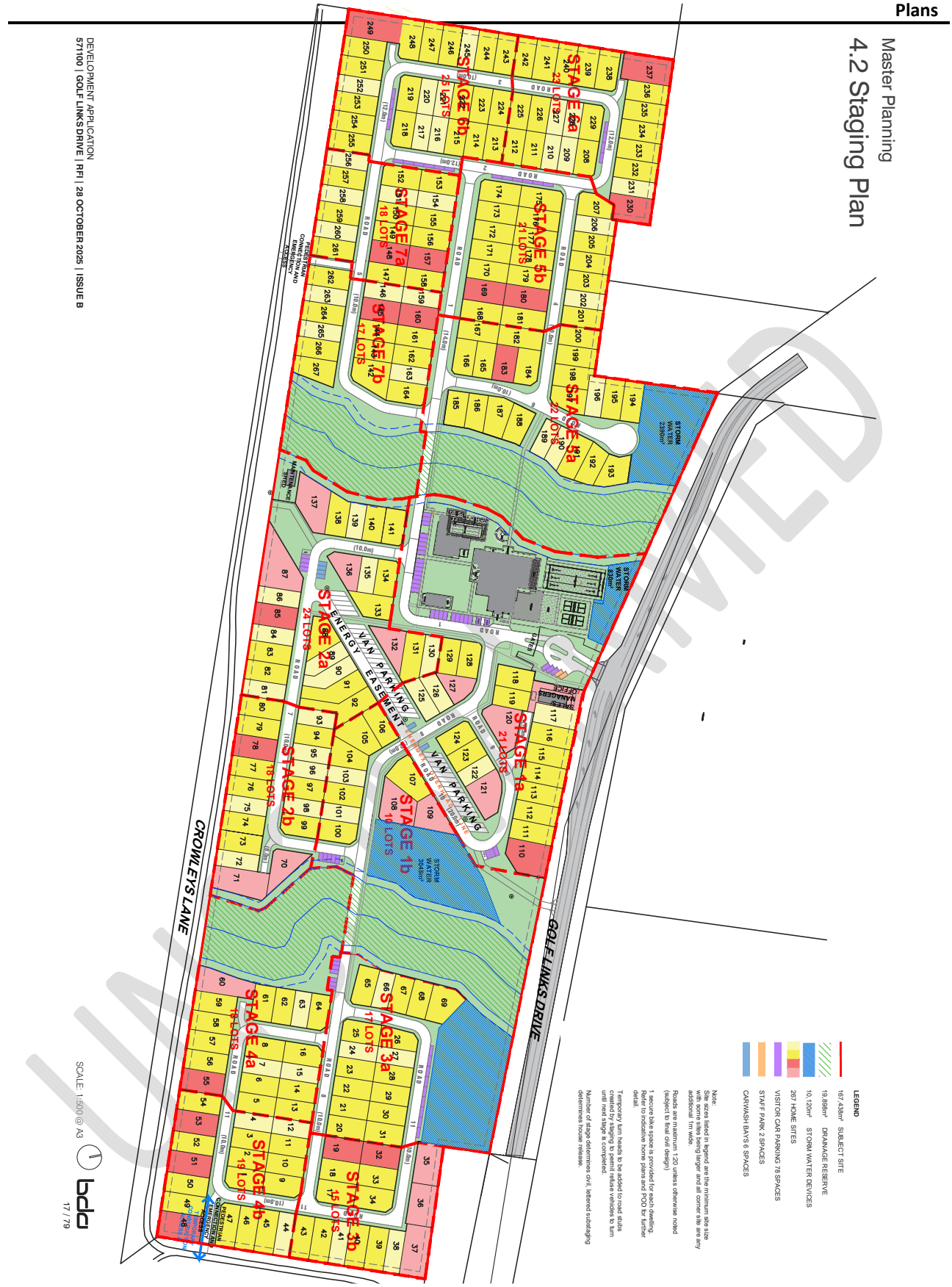
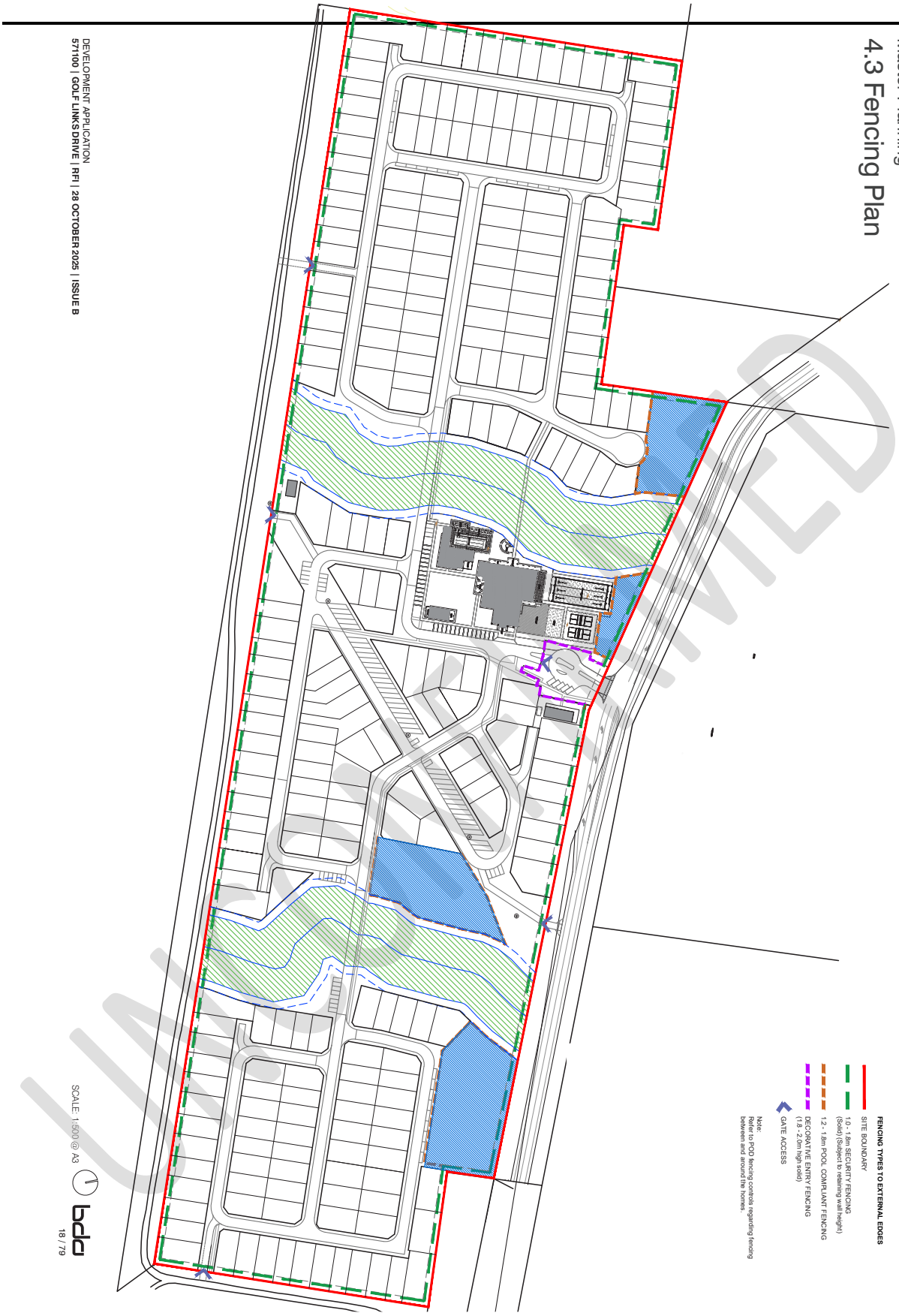

Master Planning
4.2 Staging Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
CROWLEYS LANE
GOLF LINKS DRIVE
STAGE 1a
STAGE 1b
STAGE 2a
STAGE 2b
STAGE 3a
STAGE 3b
STAGE 4a
STAGE 4b
STAGE 5a
STAGE 5b
STAGE 6a
STAGE 6b
STAGE 7a
STAGE 7b
VAN PARKING
ENERGY EASEMENT
STORM WATER
LEGEND
167,438m² SUBJECT SITE
19,898m² DRAINAGE RESERVE
10,120m² STORM WATER DEVICES
267 HOME SITES
VISITOR CAR PARKING 78 SPACES
STAFF PARK 2 SPACES
CARWASH BAYS 6 SPACES
SCALE: 1:500 @ A3
17 / 79


Master Planning
4.3 Fencing Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
FENCING TYPES TO EXTERNAL EDGES
SITE BOUNDARY
1.0 - 1.8m SECURITY FENCING (Solid) (Subject to retaining wall height)
1.2 - 1.8m POOL COMPLIANT FENCING
DECORATIVE ENTRY FENCING (1.8 -2.0m high solid)
GATE ACCESS
Note:
Refer to POD fencing controls regarding fencing between and around the homes.
SCALE: 1:600 @ A3
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UNCONTROLLED

Master Planning

# 4.5 Movement Network





## Pedestrian Circulation

- Private Pedestrian Path
- Pedestrian Entry
- Secure Entry
- Open Space / Pedestrian node
- Shared pedestrian and vehicle on street in a low speed environment

*Note:*
*Streets are designed to be a shared pedestrian and vehicular space.*

## Traffic Circulation

- Private Residential Street - Minor 10m min. wide zone
- Private Residential Street - Minor 12m min. wide zone
- Private Residential Street - Minor 14m min. wide zone
- Private Residential Street - Minor 20m min. wide zone
- Public Road frontage
- Public Residential Street frontage
- Energex Vehicle Access Unpaved (refer civil)
- Current & Future neighbourhood homes on boundary
- Road Stub 4.5m Pavement
- Car Park Security Gate
- Visitor Parking
- Staff Parking
- Car Wash Bays
- Van Parking
- Primary Entry
- Emergency Access Point

SCALE: NTS

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DEVELOPMENT APPLICATION
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Master Planning

# 4.6 Plan of Development

Note: Where there is a conflict between the conditions of development approval and the provisions identified in the plan of development, the conditions of approval takes precedence.

## Bulk and Scale

1. Development does not exceed 2 storey and a maximum height of 8.5m.
2. Maximum site cover of home sites for enclosed dwelling is 70% and an additional 10% site cover is permitted for outdoor recreation area structures.

   Note: site cover excludes eaves, screens and sun hoods

## Building Setbacks

3. Setbacks from home site (lease) boundaries are:

   a.External boundary

   - 3.0m to OMP (outer most projection)
   - 4.0m to wall
   - 5.0m to OMP to Golf Links Drive
   - 6.0m to wall to Golf Links Drive

   b.Internal street (from lease boundary)

   - 1.0 to OMP
   - 1.5 to wall
   - 2m to garage door for type 1
   - 3.5m to garage door for all other home types to allow for visitor parking on driveway due to a 2m wide verge providing 5.5m from curb to garage door

   c.Side and rear –1.0m

   Note: Setbacks are measured to the outer edge of the wall. Eaves, balconies, hoods, screens, supporting columns and projected architectural elements may extend into the setbacks to within 0.45m from the lease boundary.
4. Setbacks maybe varied by the Plan of Development (POD) Masterplan which takes precedence.
5. Boundary walls (or zero lot walls) are permitted to side lease boundaries:

   a. up to a maximum 3.5m height; and

   b. to a maximum of 1 x side lease boundary as indicated on the POD masterplan; and

   c. with no windows.
6. Where a built to boundary wall could be adjoining one on the neighbouring lot then the wall has to be setback a maximum of 50mm. The maximum 100mm gap between the adjoining zero lot line walls is to be covered with a fence post, timber batten or capping.
7. Where neighboring buildings share a common built to boundary wall both buildings must be of the same height and seamless integrate unless the homes are stepped in response to level difference between different lots.

   Built to boundary walls are for non-living areas only including garages, bathrooms, laundry, robes, storage, kitchens and studies.

## Fencing

8. Fencing height does not exceed 1.8m on all side or rear lease area boundaries, and 1.2m forward of the building line, except where required for additional privacy to a maximum height of 2m.
9. Street front fencing is to be a maximum of 1.2m high and 50% transparent.
10. All fencing is to comply the Dwelling Fencing Plan 4.4 and Estate Fencing Plan 4.3 with regards to security of other specific fencing requirements.

## Car Parking

11. A minimum of 1 on-site car parking spaces is provided for each dwelling.

## Building Design and Appearance

12. Each dwelling entry is visible form the street and has a clear pedestrian access from the road reserve to the front door that is accessible
13. Garages and carports have similar roof form, detailing, materials and colours as the main building.
14. The streetscape facade of dwellings provides a comfortable and attractive living environment that is appropriate for the subtropical climate of the region through the provision of some of the following:

    a. verandas or balconies;

    b. use of at least 2 different wall materials;

    c. variation to roof and building lines;

    d. recesses on building plane;

    e. differentiation from adjacent dwelling through use of colours or materials;

    f. use of awnings, hoods or eaves;

    g. for 2 storey dwellings, garages are setback at least 0.5m behind the second floor

## Privacy and amenity

15. The habitable room windows of a dwelling do not directly face a habitable room window of another dwelling within 9m;

OR

The habitable room windows have:

a. a fixed opaque glass in any part of the window below 1.7m above floor level;

b. fixed external privacy screens that use perforated panels or trellises that have a maximum opening of 25% and are permanently fixed; or

16. Where a direct view exists from a second floor into the private open space of an adjoining dwelling, the outlook from windows, stairwells, terraces, decks and other private, communal or public areas, is obscured or screened by fixed external privacy screens that use perforated panels or trellises that have a maximum opening of 25% and are permanently fixed.
17. Mechanical equipment, including air conditioning plant and swimming pool pumps, is incorporated within the building or screened from public view by a fixed screen, fence or landscaping.

## Private Open Space

18. All dwellings have an area of private open space which:

    a. Has a minimum area of 25m2

    b. has a minimum width of 3m2

    c. has a maximum gradient of 1 in 10.

    d. is located adjacent to each dwelling unit; and

    e. is directly accessible from a living area.

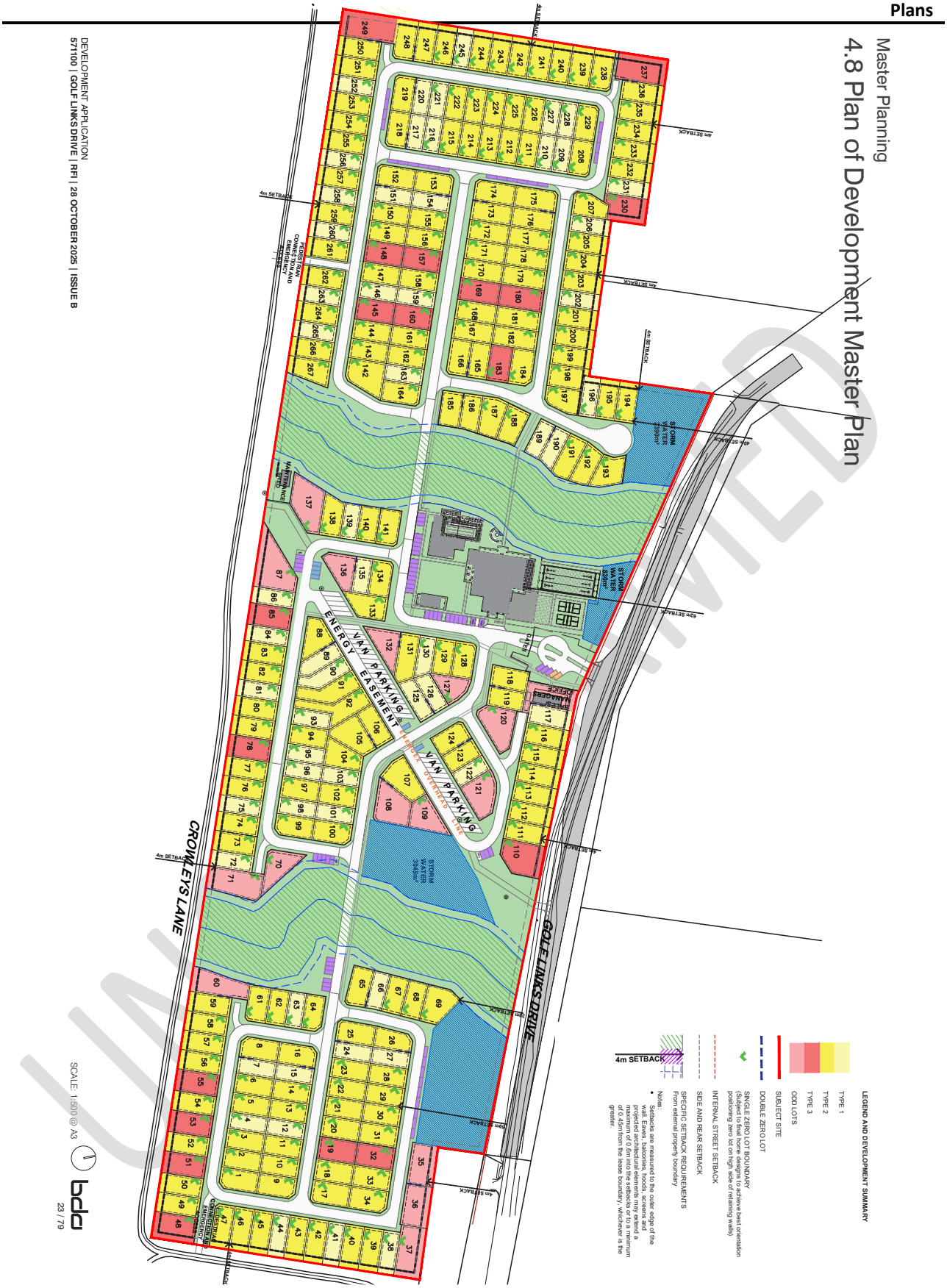
## Landscaping

19. The landscape planting within the front setback is to be of a high quality to ensure the softening of the built form and generally in accordance with the approved landscape intent.

## Refuse bins

Provision is made for the storage of 2 x 240L refuse bins on-site, located behind the building line and/or screened from view.

CURRENT


Master Planning
4.8 Plan of Development Master Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
CROWLEYS LANE
GOLF LINKS DRIVE
VAN PARKING
ENERGY EASEMENT
STORM WATER
4m SETBACK
LEGEND AND DEVELOPMENT SUMMARY
TYPE 1
TYPE 2
TYPE 3
ODD LOTS
SUBJECT SITE
DOUBLE ZERO LOT
SINGLE ZERO LOT BOUNDARY
INTERNAL STREET SETBACK
SIDE AND REAR SETBACK
SPECIFIC SETBACK REQUIREMENTS
From external property boundary
SCALE: 1:500 @ A3
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Master Planning

# 4.9 Communal Open Space & Landscape Plan

DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B

CROWLEYS LANE

GOLF LINKS DRIVE

COMMUNAL OPEN SPACE

| | |
|---|---|
| SITE BOUNDARY | 16.74ha |
| NET DEVELOPABLE AREA (excluding storm water & drainage reserve + 5m buffer) | 13.25ha (79%) |
| COMMUNAL OPEN SPACE (% of net developable area) | 1.03ha (8%) |
| COMMUNAL LANDSCAPE | 4.63ha (28%) |
| DRAINAGE RESERVE | 1.98ha |
| STORM WATER NOT PART OF LANDSCAPE AREA ABOVE | 1.01ha |
| 3m LANDSCAPE BUFFER STRIP (including retaining walls - part of home sites) | |

Note
Communal landscape includes footpaths, bush fire trails, retaining walls, bowls green, pool, pickle ball court, hardscape, and external covered communal areas.
Private landscaping and vegetated buffer along boundary of Golf Links Drive.
Refer to landscape plan for details.

SCALE: 1:600 @ A3

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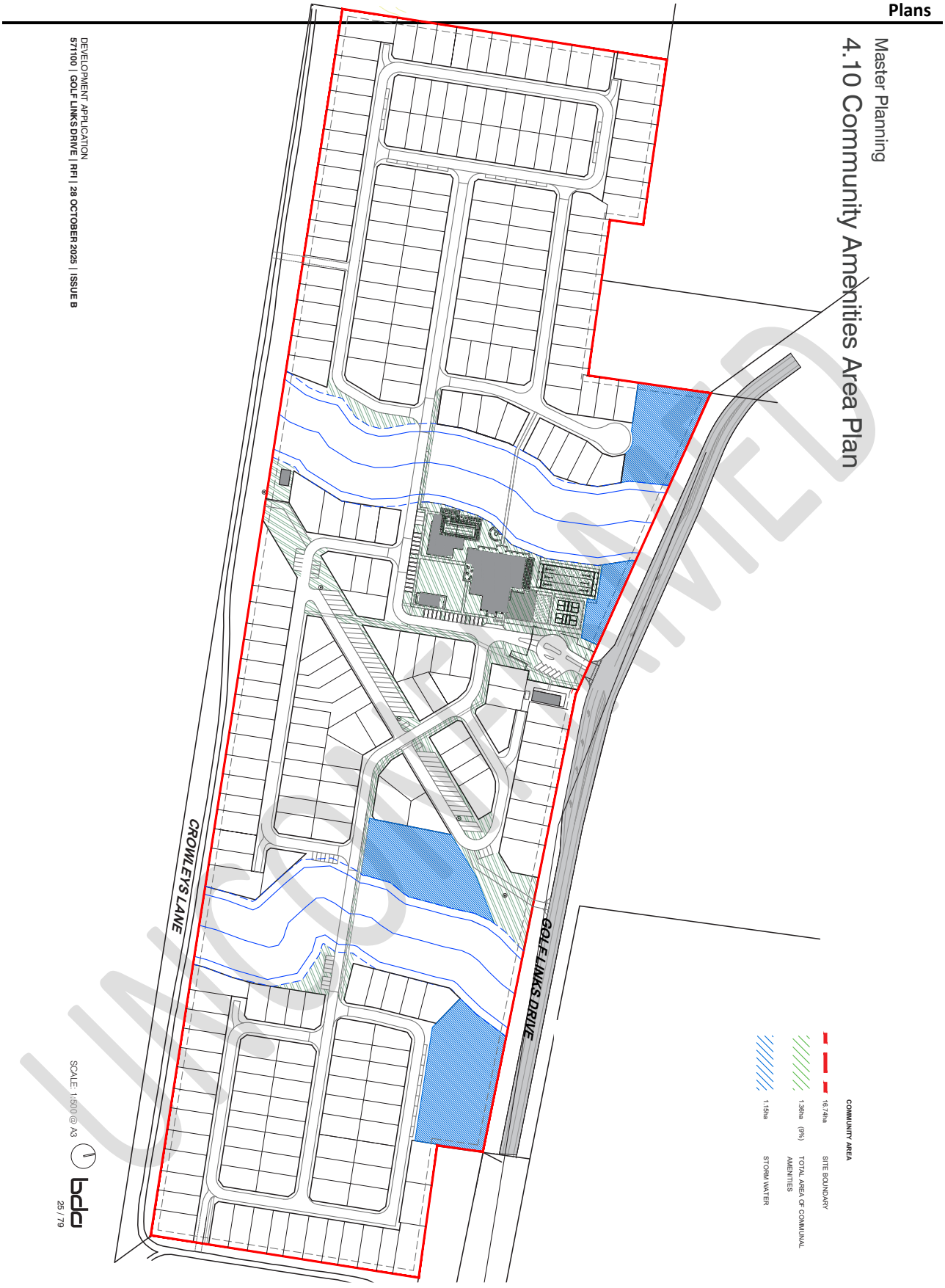


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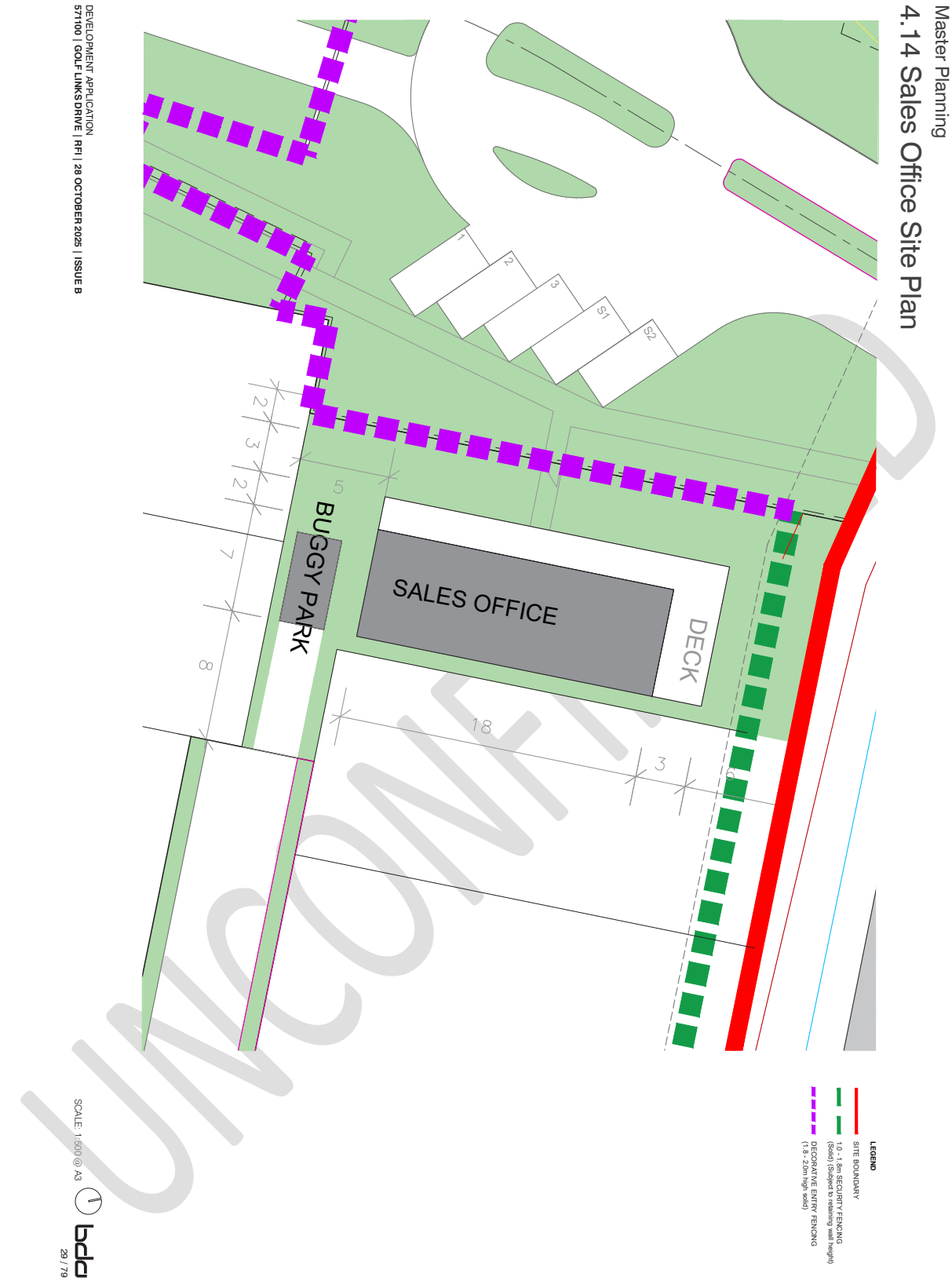
Master Planning
4.14 Sales Office Site Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
SALES OFFICE
DECK
BUGGY PARK
S1
S2
LEGEND
SITE BOUNDARY
1.0 - 1.8m SECURITY FENCING (Solid) (Subject to retaining wall height)
DECORATIVE ENTRY FENCING (1.8 - 2.0m high solid)
SCALE: 1:500 @ A3
bda
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Central Facilities

# 7.1 Colours & Materials

Reference Imagery

## Walls

1 FC Weatherboard Cladding, 'White'

2 Feature Stone Cladding

## Flooring

3 Textured Render Walls

4 Tile, 'Light Beige'

## Frames & Glass

5 Aluminium Window/ Door Frames 'White'

6 Tinted Glazing

## Roof Elements

7 FC Soffit, 'White'

8 Vertical Groove Soffit Panelling, 'White'

9 Metal Fascias/Eaves Gutters, Colorbond Finish, 'Dune'

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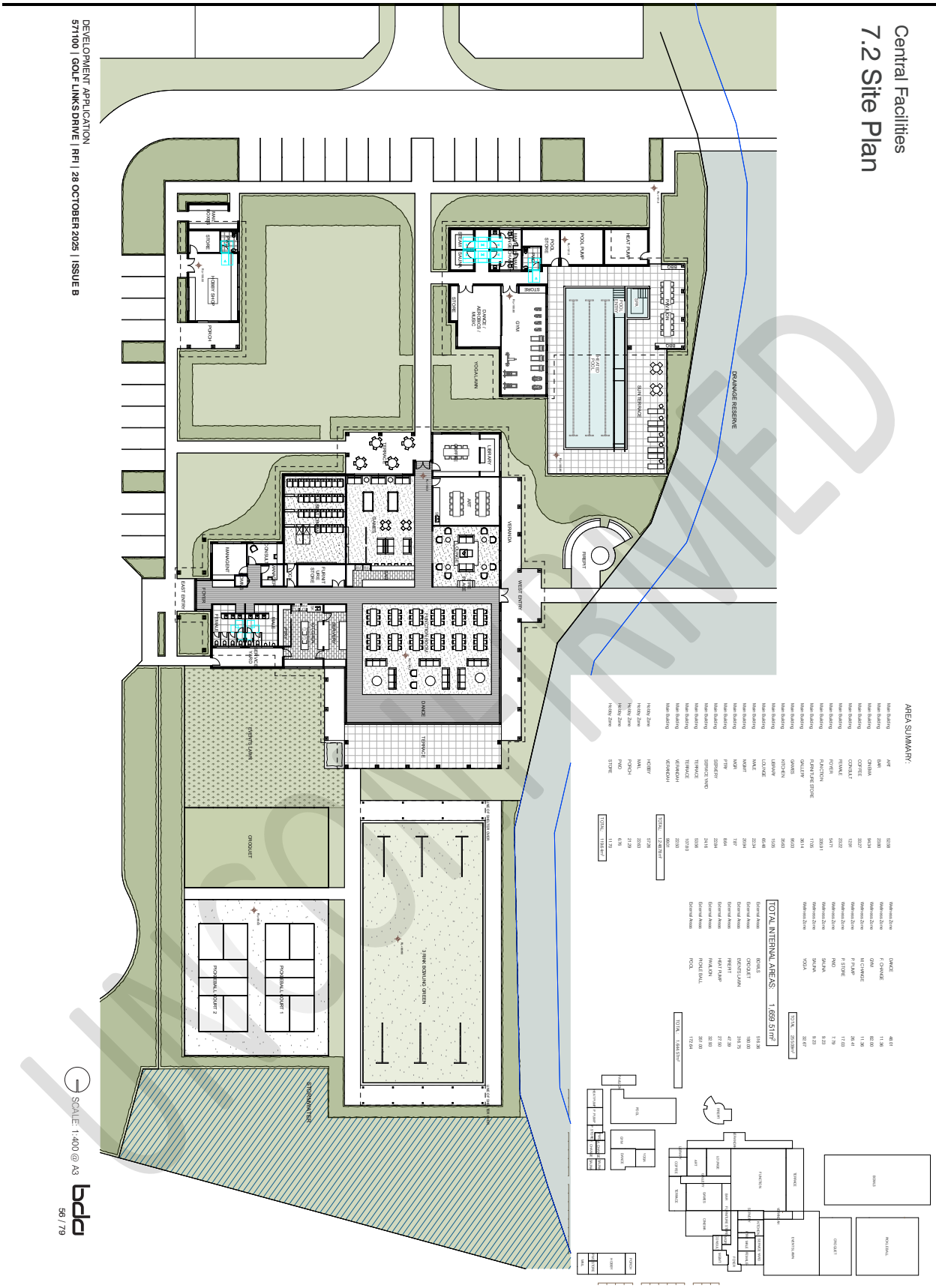
Central Facilities
7.2 Site Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
DRAINAGE RESERVE
SUN TERRACE
POOL
POOL PUMP
HEAT PUMP
GYM
DANCE / AEROBICS / MIND
YOGA LAWN
LIBRARY
ART
VERANDA
PERGOLA
GAMES
KITCHEN
LOUNGE
MALE
FEMALE
FOYER
FUNCTION
FURNITURE STORE
GALLERY
MANAGEMENT
CONSULT ROOM
FIRE STORE
EAST ENTRY
WEST ENTRY
BAR
CAFE
TERRACE
DANCE
EVENTS LAWN
CROQUET
3 RINK BOWLING GREEN
PICKLEBALL COURT 1
PICKLEBALL COURT 2
STORMWATER
AREA SUMMARY:
TOTAL INTERNAL AREAS: 1,669.51m²
SCALE: 1:400 @ A3
bda
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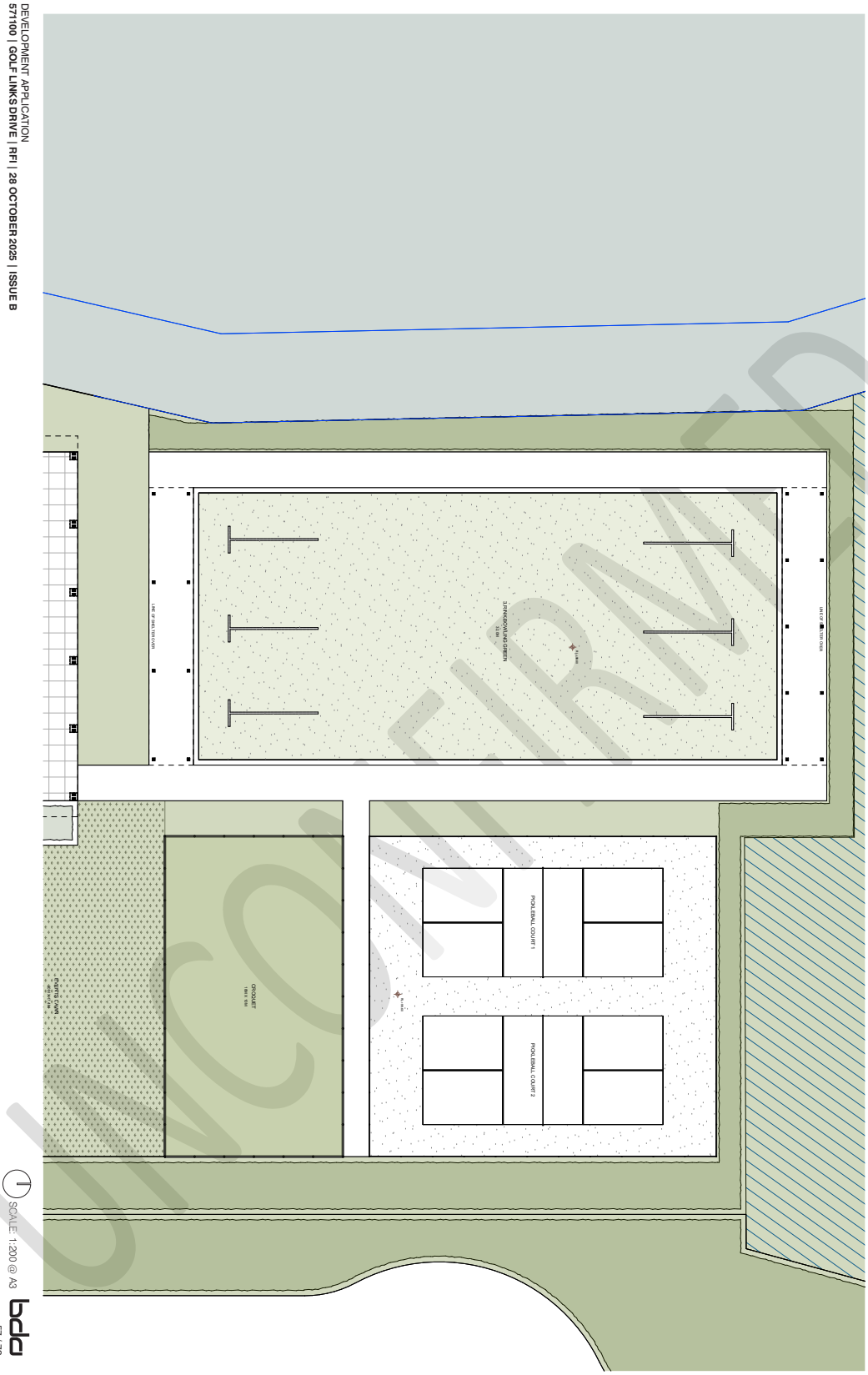
Central Facilities
7.3 Ground Floor Plan - Bowls, Pickleball, Croquet
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
1
SCALE: 1:200 @ A3
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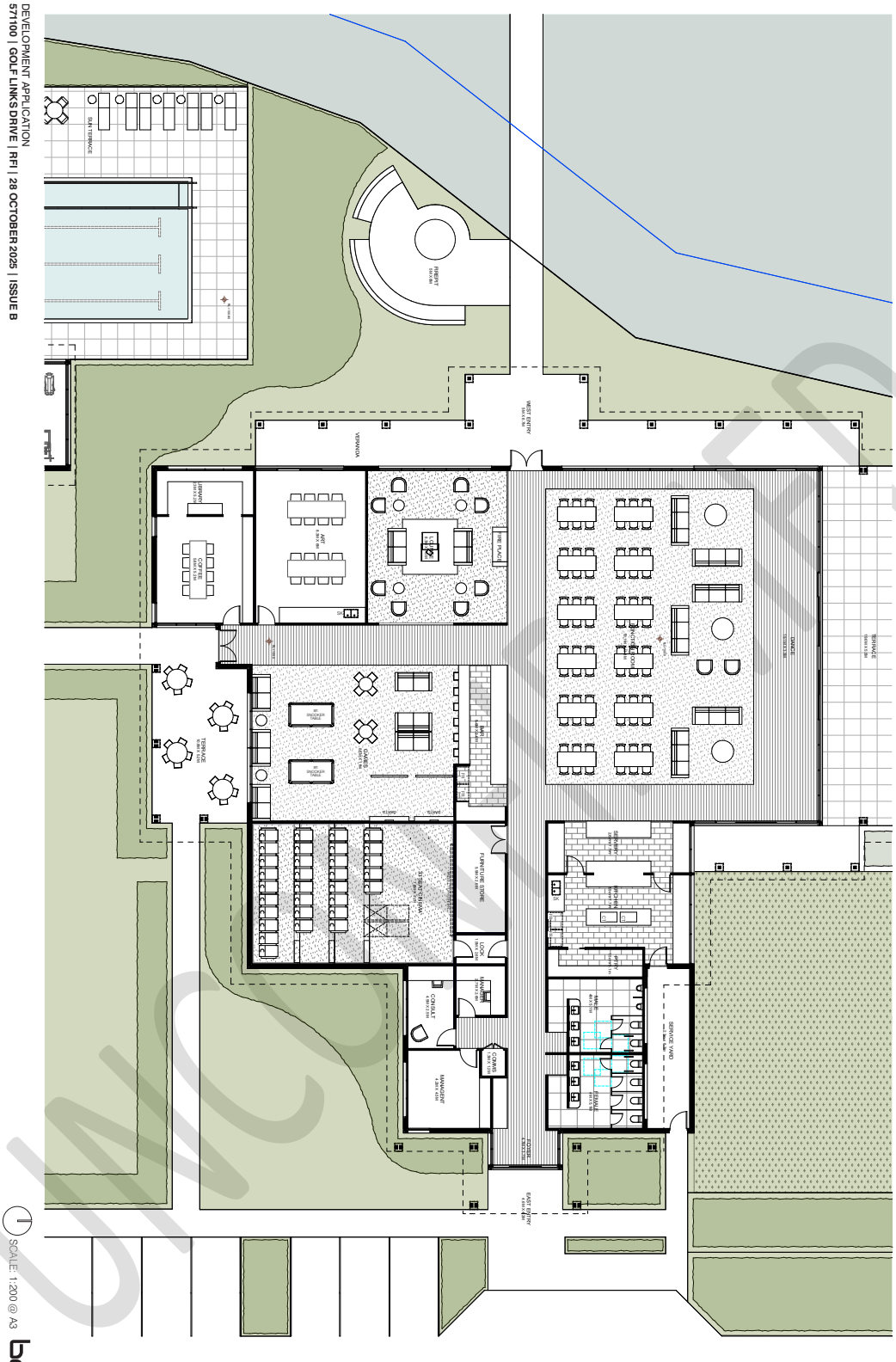
UNCONTROLLED

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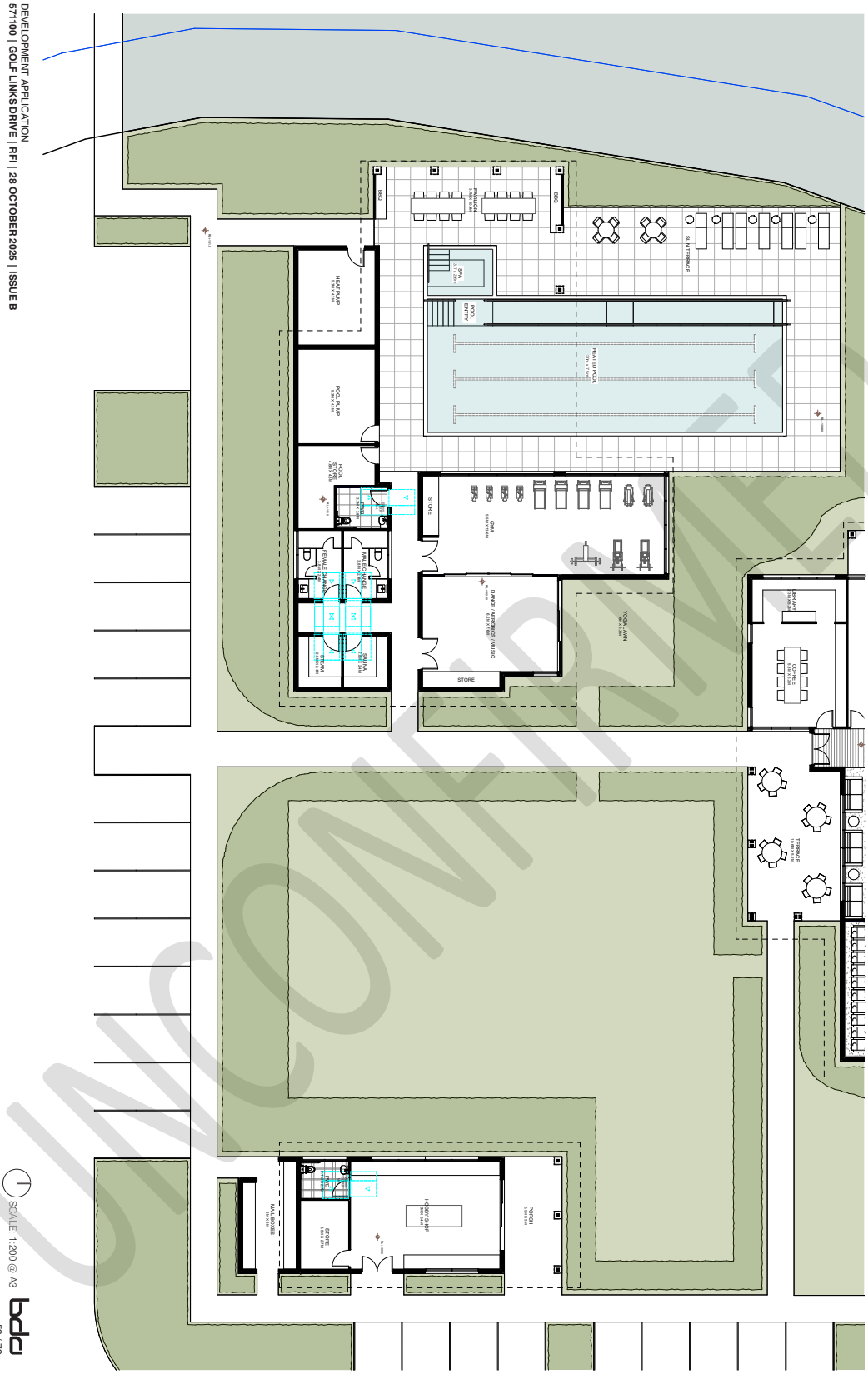
Central Facilities
7.5 Ground Floor Plan - Pool, Wellness, Hobby
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
SCALE: 1:200 @ A3
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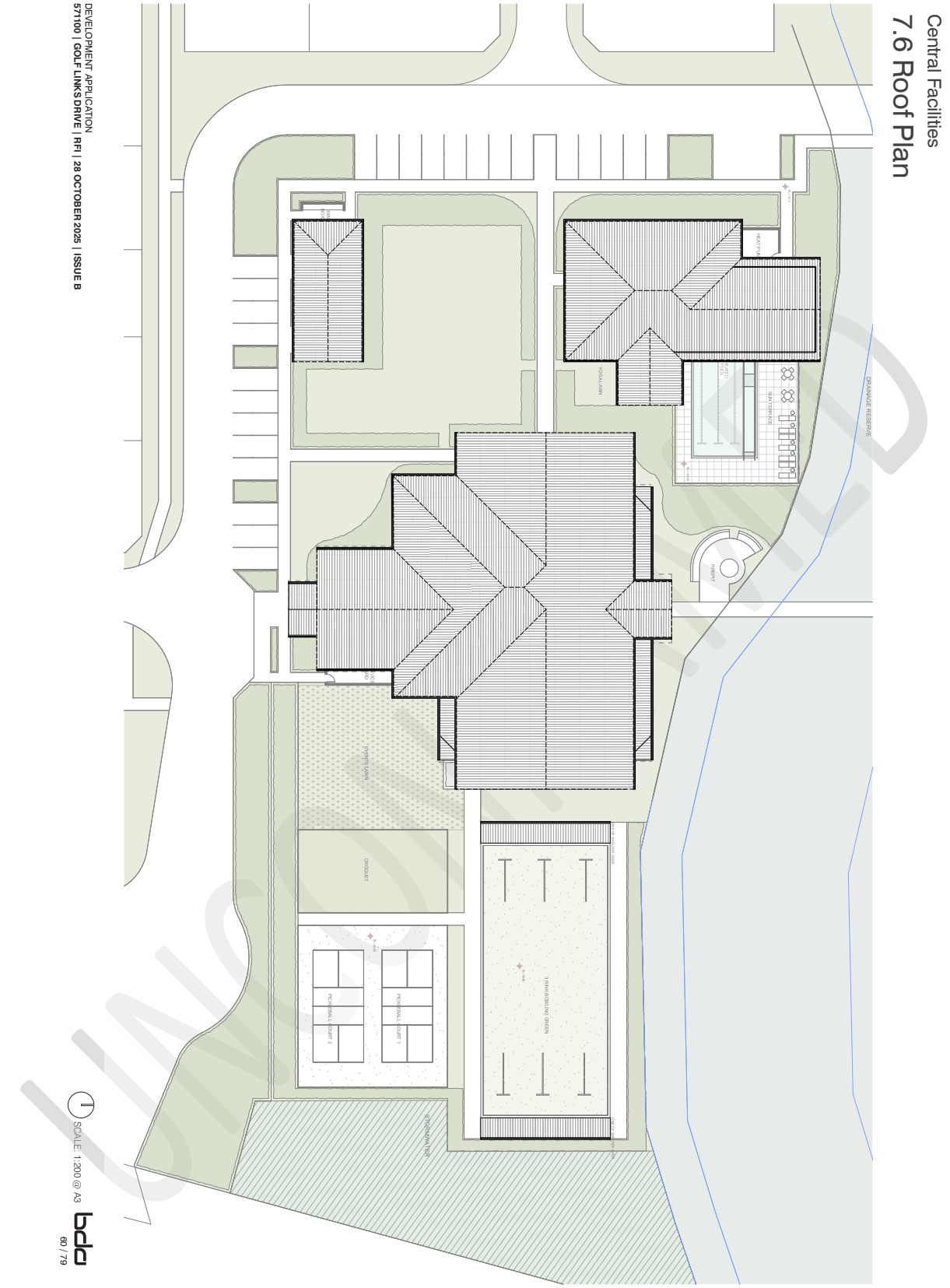
Central Facilities
7.6 Roof Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
1
SCALE: 1:200 @ A3
bda
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Central Facilities

# 7.7 Section A-A




1 SCALE: 1:200 @ A3

DEVELOPMENT APPLICATION
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bda

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Central Facilities

# 7.8 Elevations - North & East

North Elevation




East Elevation




1 SCALE: 1:200 @ A3

DEVELOPMENT APPLICATION
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Central Facilities

# 7.9 Elevations - South & West



South Elevation



West Elevation

1 SCALE: 1:200 @ A3

DEVELOPMENT APPLICATION
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Central Facilities

# 7.10 Hobby Shed Elevations - North & South




North Elevation




South Elevation

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1 SCALE: 1:100 @ A3

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Central Facilities

# 7.11 Hobby Shed Elevations - East & West




East Elevation




West Elevation

DEVELOPMENT APPLICATION
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1 SCALE: 1:100 @ A3

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Central Facilities

# 7.12 Pool House Elevations - North & East




South Elevation




West Elevation

DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B

1 SCALE: 1:100 @ A3

bda

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Central Facilities

# 7.13 Pool House Elevations - South & West




East Elevation




West Elevation

1 SCALE: 1:100 @ A3

DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B

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Context Analysis
3.3 Structure Plan
Key:
1. Woodlands Rise Gatton Preliminary Approval CAP/2017/0022
2. Structure Plan Area
3. Trunk Road
4. Proposed Neighbourhood Centre Road
5. Crowleys Road Future Connection
6. Town Recreation
7. Aged and Residential Care
8. Education
9. District Sports
10. Medium Density
11. Neighbourhood Centre
12. Developable Area
13. Proposed Lot Subdivision RL2024/0031
14. Proposed Lot Subdivision RL/2017/0030
15. Approved 158 Lot Subdivision RL/2021/0036.02
16. Core Koala Habitat (MSES)
17. MSES Waterways
18. Recreation District OSF064
DEVELOPMENT APPLICATION
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Energex Depot
Golf Course
Lot 1 SP183523
Core Koala Habitat
Subject Site
Dam
bda
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# OVER 50s LIFESTYLE VILLAGE

## MASTER PLANNED RESIDENTIAL COMMUNITY

GOLF LINKS DRIVE, GATTON

## LANDSCAPE CONCEPT - RFI

DWG 202511 / ISSUE D / 30th OCTOBER 2025





BYRNS LARDNER LANDSCAPE ARCHITECTS

GOLF LINKS DRIVE

02 LANDSCAPE DESIGN VISION











LANDSCAPE INTENT STATEMENT
OVER 50S LIFESTYLE RESORT, GOLF LINKS DRIVE, GATTON

The landscape design for the proposed Over 50s Lifestyle Resort at Golf Links Drive, Gatton, seeks to create a cohesive, welcoming, and enduring environment that supports active living, social connection, and visual harmony. The intent is to deliver a subtropical landscape that reflects the character of the Lockyer Valley while enhancing the amenity, legibility, and ecological function of the site.

DESIGN OBJECTIVES

Establish a strong sense of arrival and identity through structured planting, feature trees, and decorative paving treatments.
Provide shade, seasonal interest, and biodiversity through a palette of regionally appropriate evergreen and flowering species.
Support pedestrian movement, passive recreation, and community gathering through integrated open space zones and formal garden settings.
Ensure compliance with local planning requirements for street tree spacing, verge treatments, and stormwater management.

KEY LANDSCAPE ELEMENTS

Entry Boulevard
Conical-shaped feature trees and flowering specimens frame the entry road, supported by mass-planted understorey and decorative paving to signal arrival and enhance visual hierarchy.

Streetscape & Verge Planting
Evergreen street trees are planted at 10m centres along public roads, with turf verges and layered understorey planting to soften built form and provide shade. Residential frontages feature alternating small trees and large shrubs with massed groundcovers for rhythm and privacy.

Communal Precincts
The Function Centre, Yoga/Gym Building, Hobby Shop, and Pool are surrounded by formal gardens, ornamental trees, and pedestrian-friendly pathways. Decorative paving and clipped hedging reinforce the resort's identity and support wayfinding.
Communal vegetable gardens, an off-leash dog park, multiple open lawn areas with covered shelters provide further opportunities for recreational pursuits within open spaces throughout the development.

Recreational Landscapes
Croquet lawns, bowls greens, pickleball courts, and event lawns are framed by ornamental gardens and shade trees, offering residents a variety of active and passive recreation opportunities.

Stormwater & Screening Zones
The detention basin and drainage reserve are planted with native grasses, sedges, and screening trees to enhance ecological value and visual integration. Solid decorative fencing and hedging provide privacy and enclosure at key boundaries.

Gated Entry & Residential Integration
The gated vehicular and pedestrian entries are defined by flowering evergreen trees, formal paving, and a letterbox room framed by flowering shrubs. Home sites are integrated with consistent verge treatments and low-maintenance planting palettes.

Planting Strategy
The planting palette prioritizes drought-tolerant, low-maintenance species suited to Gatton's subtropical climate. Formal garden zones incorporate clipped hedging, foliage contrast, and seasonal flowering species to support visual interest and resident wellbeing.

FIRE RISK MITIGATION AND VEGETATION MANAGEMENT

To support bushfire resilience and environmental safety across the site, the landscape strategy incorporates targeted risk mitigation measures as per the Bushfire Hazard Assessment prepared by Black Kite Environmental.
Key elements include:
Retention of Vegetated Drainage Corridors:
Existing vegetation within drainage lines will be retained as narrow corridors, minimizing fuel continuity while preserving ecological function and stormwater management.
Low-Flammability Planting Zones:
Landscape treatments will prioritize low-flammability species, particularly within the western edge of the development, which falls within the 100-metre bushfire impact buffer. Planting within 45 metres of the western boundary will be carefully selected to reduce ignition potential and limit fire spread, in accordance with recommendations outlined by Black Kite Environmental.

These measures form part of a broader integrated fire management strategy, supporting occupant safety, asset protection, and long-term landscape sustainability, and are consistent with the site-specific bushfire risk profile identified by Black Kite Environmental

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03 CONCEPTUAL LANDSCAPE MASTERPLAN
GOLF LINKS DRIVE
GOLF LINKS DRIVE
1 MAIN SITE ENTRY
2 267 HOME SITES
3 CENTRAL FACILITIES
4 DRAINAGE RESERVE
SCALE 1:2000

GOLF LINKS DRIVE






1. CONICAL SHAPED FEATURE TREES TO HIGHLIGHT ENTRY
2. FEATURE FLOWERING TREES TO SITE ENTRY ROAD WITH MASS PLANTED UNDERSTOREY
3. STREET TREES ALONG GOLF LINKS DRIVE PLANTED AT 10m CENTRES
4. EVERGREEN STREET TREES, MASS PLANTED UNDERSTOREY, SHRUBS GROUNDCOVERS TO ROAD VERGE BENEATH.
5. ALTERNATING SMALL TREES OR LARGE SHRUBS WITHIN ROAD VERGE IN FRONT OF DWELLINGS. MASS PLANTED UNDERSTOREY GROUNDCOVERS TO ROAD VERGE ZONES
6. FUNCTION CENTRE
7. CROQUET LAWN WITH SURROUNDING ORNAMENTAL GARDENS
8. EVENT LAWN
9. PEDESTRIAN ENTRY PATH TO FUNCTION CENTRE WITH FORMAL GARDEN SURROUNDS
10. YOGA LAWN
11. YOGA / GYM BUILDING
12. HEATED POOL
13. BOWLS LAWN
14. PICKLE BALL COURTS
15. HOBBY SHOP BUILDING
16. FIRE PIT / GATHERING SPACE
17. FORMAL GARDENS WITH SHADE TREES. CLIPPED HEDGING WITH FOLIAGE / COLOUR UNDERSTOREY SHRUBS & GROUNDCOVERS
18. DECORATIVE PAVEMENT TREATMENTS TO ENTRY ROAD AND COMMUNAL FACILITIES FRONTAGES - GRANITE SETTS & CONCRETE
19. SCREEN HEDGING & SHADE TREES
20. FENCED STORM WATER DETENTION BASIN
21. HOME SITES
22. GATED ENTRY WITH LETTER BOX ROOM
23. GATED VEHICULAR SITE ENTRY
24. 1.8-2m HIGH SOLID DECORATIVE SITE ENTRY FENCING
25. DRAINAGE RESERVE
26. SALES OFFICE

04 SITE ENTRY & CENTRAL FACILITIES

0 10 20

GOLF LINKS DRIVE

05 CONCEPTUAL LANDSCAPE MASTERPLAN





1. NATIVE PLANTING TO DRAINAGE RESERVE
2. LARGE FEATURE TREES TO ROAD INTERSECTIONS & WIDER ROAD RESERVES
3. STREET TREES PLANTED AT 10m CENTRES & TURF TO PUBLIC ROAD VERGES
4. EVERGREEN STREET TREES, MASS PLANTED UNDERSTOREY SHRUBS GROUNDCOVERS TO ROAD VERGE BENEATH.
5. ALTERNATING SMALL TREES OR LARGE SHRUBS WITHIN ROAD VERGE IN FRONT OF DWELLINGS. MASS PLANTED UNDERSTOREY GROUNDCOVERS TO ROAD VERGE ZONES
6. OPEN LAWN AREA WITH BENCH SEATING
7. CENTRAL FACILITIES
8. COMMUNAL VEGETABLE GARDENS, PATH NETWORK, OPEN LAWN, AND SMALL TREES TO SURROUNDS
9. PUBLIC PEDESTRIAN FOOTPATH LINK
10. DECORATIVE PAVEMENT TREATMENTS TO INTERNAL ROAD INTERSECTIONS
11. HOME SITES
12. INDICATIVE DRIVEWAY LOCATIONS
13. BIO-RETENTION BASIN PLANTED WITH SUITABLE WSUD SHRUBS & GROUNDCOVERS
14. STREET TREES ALONG GOLF LINKS DRIVE PLANTED AT 10m CENTRES
15. MAINTENANCE SHED

0 20 40

GOLF LINKS DRIVE



1. NATIVE PLANTING TO DRAINAGE RESERVE
2. LARGE FEATURE TREES TO ROAD INTERSECTIONS & WIDER ROAD RESERVES
3. STREET TREES PLANTED AT 10m CENTRES & TURF TO PUBLIC ROAD VERGES
4. SCREEN PLANTING TO SOFTEN CARAVAN STORAGE AREA. SELECTED SPECIES TO COMPLY WITH PLANTING IN EASEMENT UNDER POWERLINES
5. ALTERNATING SMALL TREES OR LARGE SHRUBS WITHIN ROAD VERGE IN FRONT OF DWELLINGS. MASS PLANTED UNDERSTOREY GROUNDCOVERS TO ROAD VERGE ZONES
6. OPEN LAWN AREA WITH COVERED SEATING
7. CARAVAN STORAGE
8. OFF LEASH DOG PARK WITH SHELTER, PATH NETWORK, OPEN LAWN, AND SMALL TREES TO SURROUNDS
9. PUBLIC PEDESTRIAN FOOTPATH LINK
10. DECORATIVE PAVEMENT TREATMENTS TO INTERNAL ROAD INTERSECTIONS
11. HOME SITES
12. INDICATIVE DRIVEWAY LOCATIONS
13. BIO-RETENTION BASIN PLANTED WITH SUITABLE WSUD SHRUBS & GROUNDCOVERS
14. STREET TREES ALONG GOLF LINKS DRIVE PLANTED AT 10m CENTRES

06 CONCEPTUAL LANDSCAPE MASTERPLAN

0 20 40

GOLF LINKS DRIVE



07 TYPICAL STREETSCAPE DETAIL

TYPICAL 10m WIDE ROAD LANDSCAPE TREATMENT

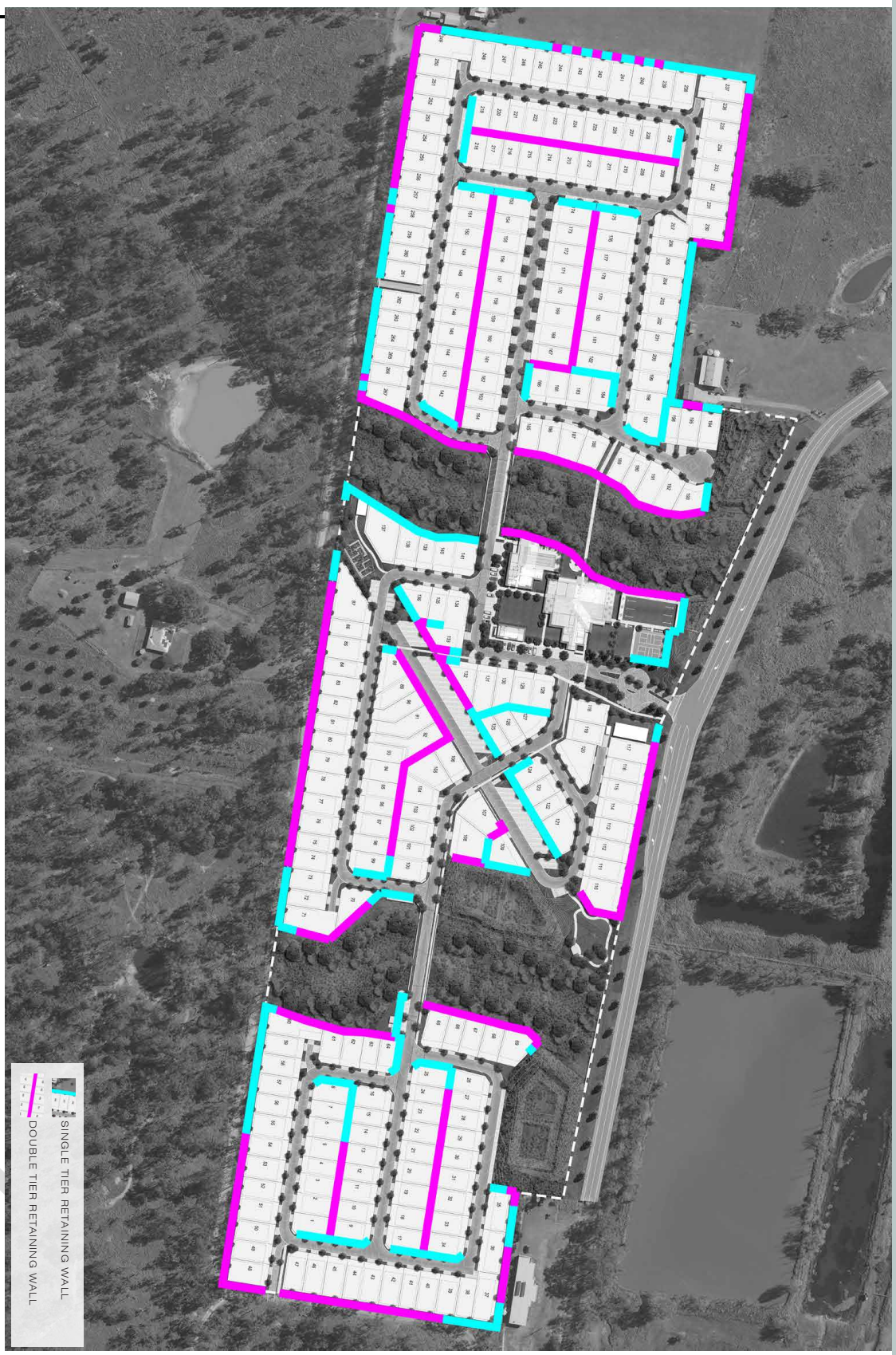



1. SMALL FEATURE TREES PLANTED IN THE STREET VERGE OF EVERY SECOND HOME SITE SUBJECT TO UNDERGROUND SERVICES LOCATIONS (ROOT BARRIERS TO BE INSTALLED WHERE NECESSARY)
2. SHRUBS TO BE PLANTED WITHIN THE STREET VERGES OF ALTERNATING HOME SITES WHERE GROWING SPACE IS LIMITED DUE TO UNDERGROUND SERVICES
3. MASS PLANTED TIERED GARDEN BED AREAS WITHIN STREET VERGE. ALTERNATING UNDERSTOREY PLANTING CONFIGURATIONS TO SUIT "HARDY SUBTROPICAL" THEMES.
4. INDICATIVE DRIVEWAY LOCATIONS
5. BIN PICKUP LOCATIONS - TURF / PAVED

0 2.5 5

UNCONFIRMED

08 RETAINING WALL PLAN



GOLF LINKS DRIVE

09 TYPICAL RETAINING WALL LANDSCAPE TREATMENT

TYPICAL SINGLE TIER RETAINING WALL BETWEEN HOME SITES




TYPICAL SINGLE TIER RETAINING WALL BETWEEN HOME SITES & ROAD RESERVE




TYPICAL DOUBLE TIER RETAINING WALL BETWEEN HOME SITES & ROAD RESERVE / EXISTING LOTS




where a Double Tier retaining wall is located on the boundary adjacent an existing lot a 1m wide maintenance access path will be provided between the boundary fence & the lower retaining wall

UNCONTROLLED

10 SECTION A - LOT 111 GOLF LINKS DRIVE INTERFACE

SECTION A - LOT 111 GOLF LINKS DRIVE INTERFACE




KEYPLAN

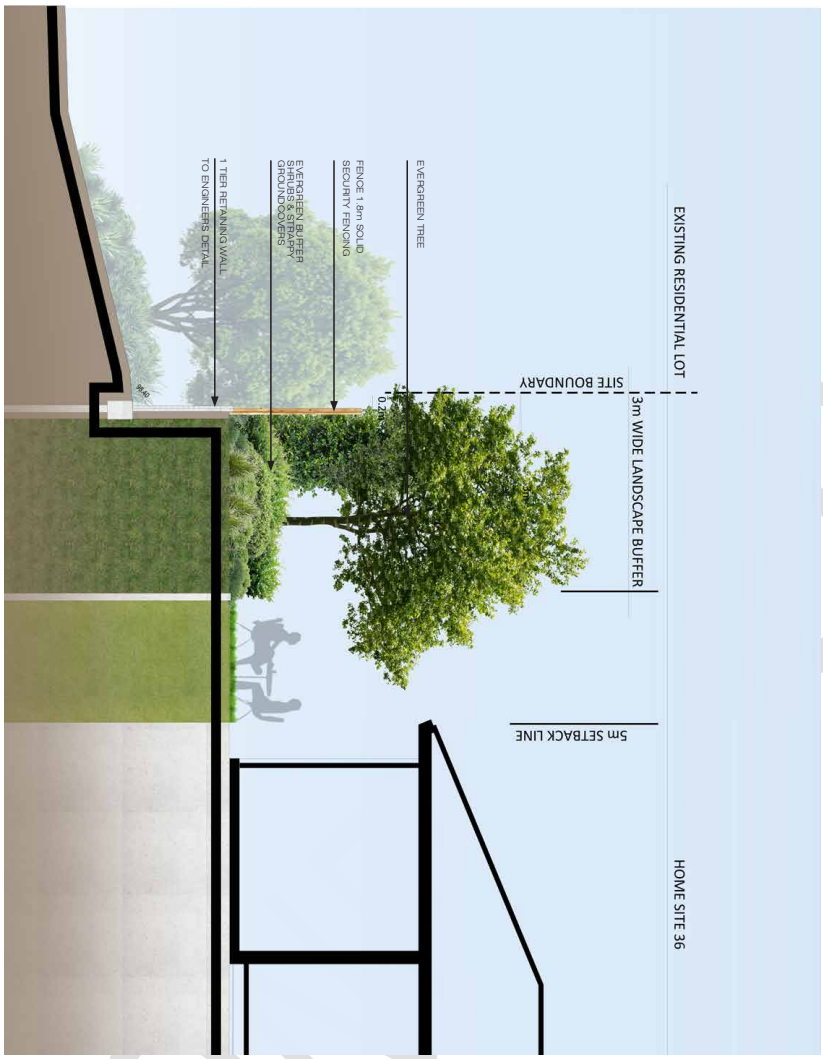


GOLF LINKS DRIVE

UNCONTROLLED

GOLF LINKS DRIVE

11 SECTION B - LOT 36 NORTH EAST BOUNDARY INTERFACE




KEYPLAN



0 2.5

UNCONTROLLED

GOLF LINKS DRIVE

12 SECTION C - LOT 46 EASTERN BOUNDARY CROWLEYS LANE INTERFACE

SECTION C - LOT 46 EASTERN BOUNDARY CROWLEYS LANE INTERFACE




KEYPLAN



0 2.5

UNCONFIRMED

GOLF LINKS DRIVE

13 SECTION D - LOT 52 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE

SECTION D - LOT 52 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE




KEYPLAN



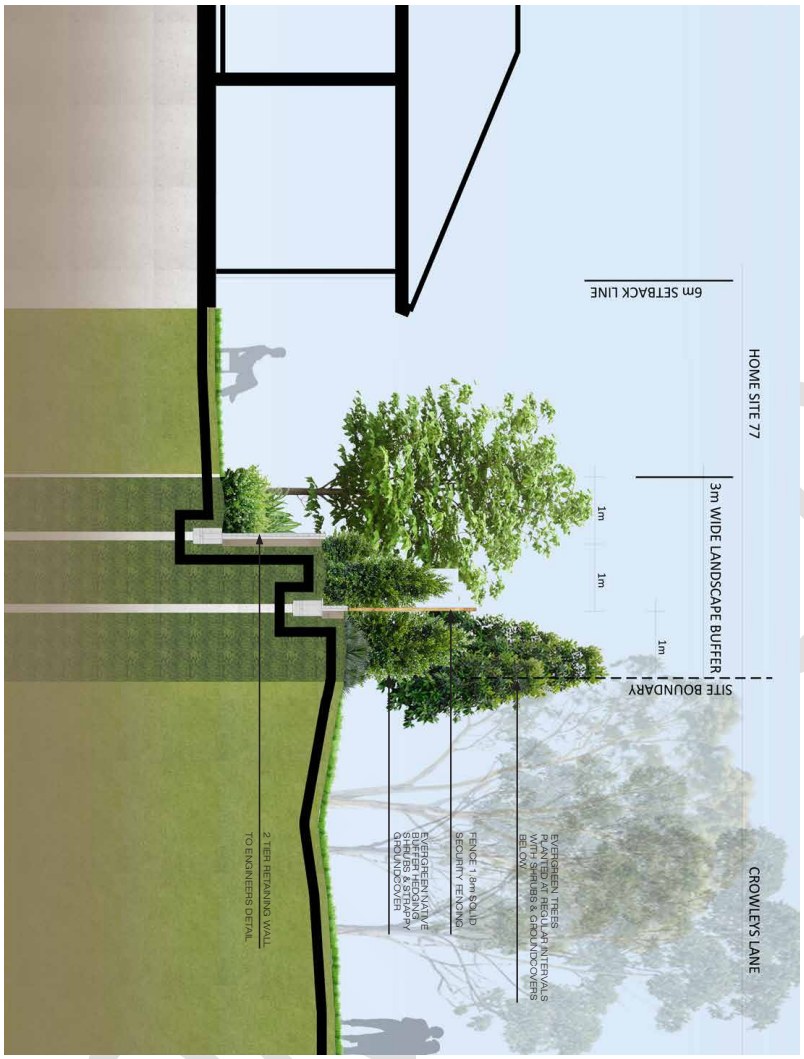
0 2.5

UNCONTROLLED

GOLF LINKS DRIVE

14 SECTION E - LOT 77 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE

SECTION E - LOT 77 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE




KEYPLAN



0 2.5

UNCONTROLLED

GOLF LINKS DRIVE

15 SECTION F - LOT 262 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE

SECTION F - LOT 262 SOUTHERN BOUNDARY CROWLEYS LANE INTERFACE




KEYPLAN



0 2.5

UNCONTROLLED

GOLF LINKS DRIVE

16 SECTION G - LOT 241 WESTERN BOUNDARY INTERFACE

SECTION G - LOT 241 WESTERN BOUNDARY INTERFACE



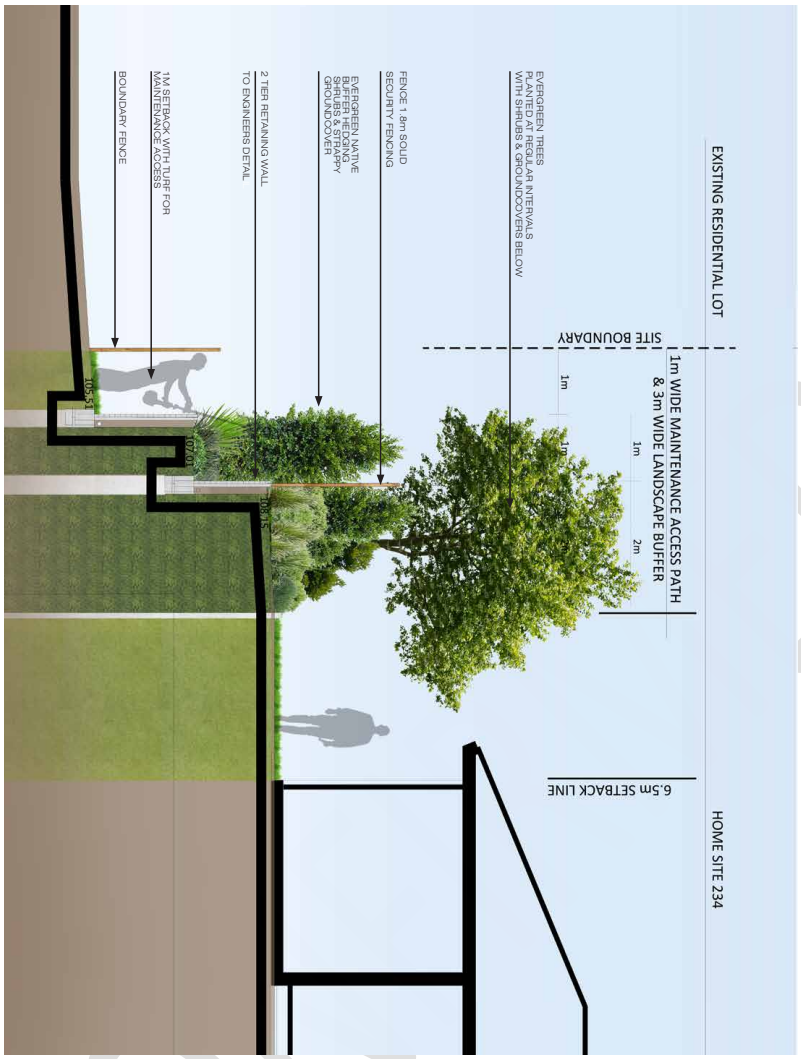

KEYPLAN



UNCONTROLLED

GOLF LINKS DRIVE

17 SECTION H - LOT 234 NORTHERN BOUNDARY INTERFACE




SECTION H - LOT 234 NORTHERN BOUNDARY INTERFACE

KEYPLAN

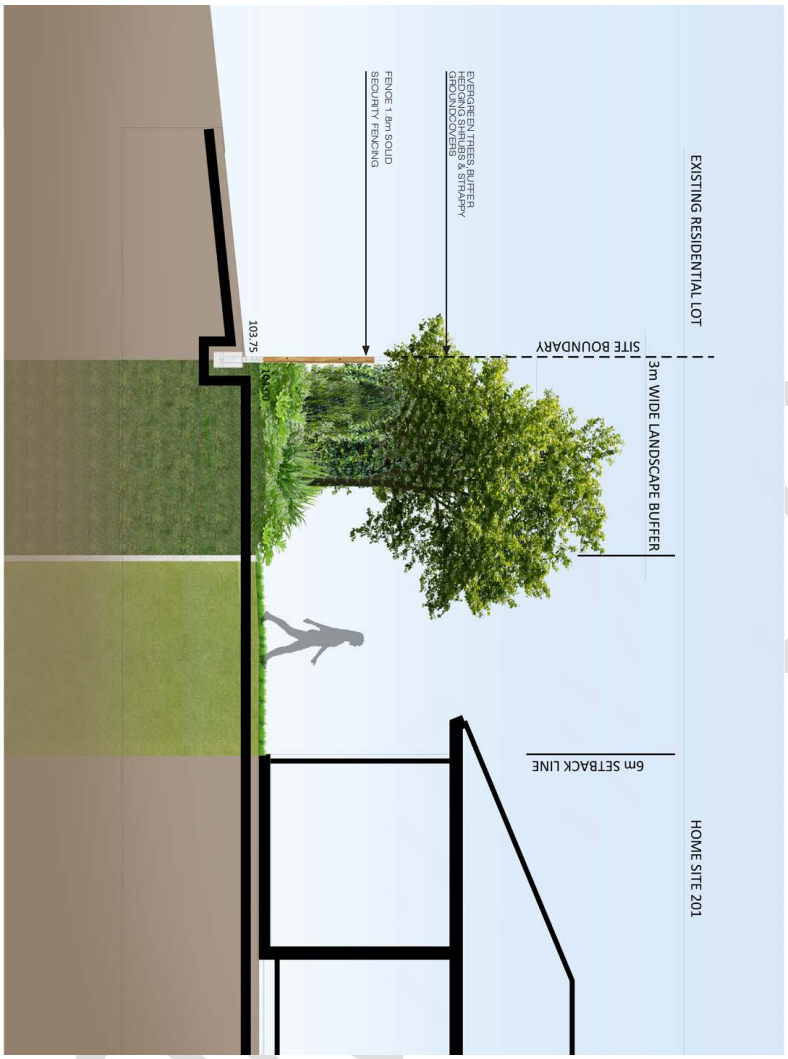


0 2.5

UNCONTROLLED

GOLF LINKS DRIVE

18 SECTION I - LOT 201 NORTHERN BOUNDARY INTERFACE




KEYPLAN



UNCONTROLLED

GOLF LINKS DRIVE

19 TYPICAL STORMWATER DEVICE LANDSCAPE TREATMENT




1 EVERGREEN STREET TREES
Trees to be planted at 10m centres on verge adjacent to the open space / stormwater treatment areas. Trees to have 1.5m clear trunk at time of planting.

2 BIO-RETENTION BASIN
Base to be planted with fast growing groundcovers with fibrous root systems that are highly effective at removing pollutants from stormwater. Suitable water sensitive groundcovers include native tall grasses sedges & rushes. Tubestock are to planted at a rate of 5 plants per m2.

3 BIO-RETENTION BATTERS 1:4 max grade
Batters to be planted with a diverse and structured mix of native groundcovers, shrubs and smaller number of trees. Plants species to comply with Bushfire Management Report. Batters to be planted with native shrubs & groundcovers (tubestock). Geotextile fabric maybe required to stabilise the batters to allow for the successful establishment of the vegetation.

4 TREE PLANTING TO BATTERS
Small plantings of trees within batter edges to increase natural amenity and provide a visual deterrent to the stormwater device.

5 RETAINING WALLS
to Engineers details

6 FENCING
1.8m high open style security fencing (pool compliant)

7 DRAINAGE CHANNEL
Batters to be planted with a diverse and structured mix of native groundcovers, shrubs and smaller number of trees. Plants species to comply with Bushfire Management Report. Batters to be planted with native shrubs & groundcovers (tubestock). Geotextile fabric maybe required to stabilise the batters to allow for the successful establishment of the vegetation.

LANDSCAPING IN FIRE PRONE AREAS
Selected landscape species to have the following characteristics:
- Leaves with high moisture content,
- Low volatile oil content in leaves,
- Leaves that have a high mineral content,
- Limited retention of leaves and twigs in canopy and mid branches, and
- Smooth or light bark.




TYPICAL STREET TREE PLANTING DETAIL



1.8m OPEN STYLE SECURITY FENCE

UNCONFIRMED

# 20 COMMUNAL SPACE DISTRIBUTION




## USEABLE COMMUNAL SPACE - 1.03ha (8% of net developable area)

**CENTRAL FACILITIES**

The Central Facilities provide exceptional communal amenity across three purpose-built residential clubhouses, collectively offering dedicated spaces for social connection, wellness activities, and creative engagement. The outdoor facilities extend across more than 2,300 m², supporting active and passive recreation through a diverse mix of spaces including bowls, croquet, pool and spa, BBQ pavilion, yoga lawn, and generous informal lawns.

**OFF LEASH DOG WALKING AREA**

A dedicated off-leash dog park forms part of the communal offering, providing areas of secure open space for residents & pets. Linked by a pathway to surrounding lawn areas, the park features a covered shelter for shade and is framed by evergreen trees to surrounds.

**COMMUNAL VEGETABLE GARDEN & LANDSCAPED GARDENS**

A communal vegetable garden will be established within a communal setting, offering residents a productive and social outdoor amenity. The garden is complemented by a connecting access path, open lawn and seating.

**POCKET PARKS**

Three linear pocket parks enhance the communal landscape, each offering informal seating and open lawn beneath shade trees. One park includes a covered shelter for additional comfort, supporting passive recreation and quiet retreat within the broader open space network.

## SUPPORTING COMMUNAL LANDSCAPE

**ROADSIDE LANDSCAPE RESERVES**

Roadside landscape reserves form part of the supporting communal landscape, incorporating driveway access, turf zones, and layered planting where space allows. Shade trees provide canopy cover, with shrubs and groundcovers beneath to enhance visual amenity and to soften the built form across the site.

**DRAINAGE CHANNELS**

The drainage channels forms part of the supporting communal landscape, with batters planted in a structured mix of native groundcovers, shrubs, and select trees. Beyond its environmental function, the channel provides a green, landscaped backdrop that enhances the visual character of the development.

**STORMWATER TREATMENT AREAS**

Bio-retention basins are integrated into the supporting communal landscape, designed to manage stormwater quality and flow while contributing to the site's environmental performance. Planted with native groundcovers, shrubs, and occasional trees, these basins offer a structured, low-maintenance landscape treatment that enhances visual amenity and provides a green backdrop to adjacent communal areas.

GOLF LINKS DRIVE

21 COMMUNAL SPACE DISTRIBUTION - CENTRAL FACILITIES




COMMUNAL SPACE

| INTERNAL FUNCTION AREAS | AREA (m²) |
|---|---|
| Function Room | 336 |
| Kitchen & Servery | 57 |
| Games Room | 118 |
| Lounge | 65 |
| Art Room | 52 |
| Gallery | 36 |
| Cinema | 94 |
| Library & Coffee | 48 |
| Terraces & Verandahs | 281 |

| INTERNAL WELLNESS AREAS | AREA (m²) |
|---|---|
| Gym | 82 |
| Dance Studio | 48 |
| Yoga Studio | 32 |
| Saunas | 18 |
| Hobby Shed | 57 |
| Porch (Hobby) | 21 |

| EXTERNAL ACTIVE AREAS | AREA (m²) |
|---|---|
| Bowls | 516 |
| Croquet | 180 |
| Events Lawn | 316 |
| Firepit | 47 |
| BBQ Pavilion | 32 |
| Pool & Spa | 172 |
| Sun Terrace | 198 |
| Yoga Lawn | 64 |
| Covered End (Bowls) | 78 |
| Pickle Ball Courts | 351 |
| Informal Lawn | 784 |
| Pathways | 294 (linear m) |

UNRELATED

GOLF LINKS DRIVE

## CENTRAL FACILITIES ESTIMATED CAPACITY

INTERNAL FUNCTION AREA CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Function Room | 336 | 3.5 | 96 | Events, dining, flexible seating |
| Kitchen & Servery | 57 | 3.5 | 16 | Staff use, buffet circulation |
| Games Room | 118 | 4 | 30 | Tables, movement, social games |
| Lounge | 65 | 5 | 13 | Casual seating, relaxed use |
| Art Room | 52 | 3.5 | 14 | Creative workspace, materials |
| Cinema (33 seat) | 94 | - | 33 | Fixed seating |
| Library & Coffee | 48 | 3 | 16 | Reading, café-style seating |
| Terraces | 160 | 4 | 40 | Outdoor seating |

INTERNAL WELLNESS AREA CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Gym | 82 | 5 | 16 | Equipment spacing, circulation, safety |
| Dance Studio | 48 | 4 | 12 | Movement, instructor space |
| Yoga Studio | 32 | 3.5 | 9 | Mats, breathing room, instructor zone |
| Saunas | 18 | - | 6 | Fixed seating — assume 3 person units x 2 |
| Hobby Shed | 57 | 5 | 11 | Benches, tools, circulation |
| Porch (Hobby) | 21 | 3.5 | 6 | Outdoor extension, casual seating |

EXTERNAL COMMUNAL SPACE CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Bowls (3 lanes) | 516 | - | 24 | Active play, includes shaded ends for spectators |
| Croquet | 180 | 10 | 18 | Similar to bowls - low intensity, high space |
| Events Lawn | 316 | 8 | 40 | Flexible use - gatherings, markets, shaded seating |
| Firepit | 47 | 3.5 | 13 | Casual seating, social use |
| BBQ Pavilion | 32 | 3.5 | 9 | Covered dining, circulation |
| Pool & Spa | 172 | 8 | 21 | In water use only, active recreation |
| Sun Terrace (poolside) | 198 | 8 | 25 | Sun Lounges, umbrellas, passive recreation |
| Yoga Lawn | 64 | 6 | 10 | Mats, instructor space, breathing room |
| Pickle Ball Courts x 2 | 351 | - | 8 | Four players per court at once |
| Informal Lawn | 784 | - | - | Overflow zones- not primary occupancy areas |
| Pathways | 294 lin. m | - | - | Circulation- not primary occupancy areas |

## OFF-LEASH DOG PARK ESTIMATED CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Open Lawn | 650 | 50 | 13 | Dogs + owners, relaxed movement and play |
| Pathways + shelter | 696 | 50 | 14 | Passive use, shaded seating |

## COMMUNAL VEGETABLE GARDEN ESTIMATED CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Vegetable Garden (15 x 10m) | 150 | 20 | 8 | Raised beds, circulation, seasonal planting |
| Surrounds (lawn, seating, paths) | 894 | 50 | 18 | Passive use, shaded seating, social interaction |

## POCKET PARKS ESTIMATED CAPACITY

| AREA | SIZE (m²) | SPATIAL REQUIREMENTS PER PERSON (m²) | ESTIMATED CAPACITY | NOTES |
|---|---|---|---|---|
| Pocket Parks (3 total) | 875 | 50 | 17 | Informal seating, shaded lawn, quiet retreat, one covered shelter |

## ESTIMATED TOTAL USER CAPACITY

| COMMUNAL SPACE | ESTIMATED CAPACITY |
|---|---|
| INTERNAL FUNCTION AREA | 258 |
| INTERNAL WELLNESS AREA | 60 |
| EXTERNAL COMMUNAL SPACE CAPACITY | 168 |
| CENTRAL FACILITIES SUBTOTAL | 486 |
| OFF LEASH DOG PARK | 27 |
| COMMUNAL VEGETABLE GARDEN | 26 |
| POCKET PARKS | 17 |
| **TOTAL COMMUNAL CAPACITY** | **556 People** |

## ESTIMATED POPULATION CAPACITY

DEVELOPMENT BREAKDOWN
268 x 2 Bedroom Homes

ASSUMED BUILDING POPULATION
A mix of singles and couples
1.75 people per Home x 268 = 469

PEAK OCCUPANCY
100% Occupancy= 469 People

AVERAGE OCCUPANCY
Accounts for seasonal travel, holidays, vacancies
80% Occupancy= 469 x 0.8 = 375 People

**ESTIMATED PEAK POPULATION= 469 People**

**ESTIMATED AVERAGE POPULATION= 375 People**

## RECREATIONAL CAPACITY ESTIMATE

ASSUMED RECREATIONAL ESTIMATE
An estimated 30% of the resident population is anticipated to be actively engaged in recreational facilities at any given time.

**ESTIMATED PEAK POPULATION - 469 people x 30% = 140 People**

**ESTIMATED AVERAGE POPULATION - 375 people x 30% = 112 People**

The proposed development should demonstrate that the communal space areas can comfortably accommodate up to an estimated 140 people simultaneously during peak usage periods.

## ESTIMATED COMMUNAL CAPACITY SUMMARY

The proposed development comprises 268 two-bedroom homes, with an estimated peak population of 469 residents and an average occupancy of 375, accounting for seasonal variation. Based on an assumed 30% recreational engagement rate, it is estimated that the design should accommodate up to 140 residents using the communal facilities at once. The estimated total communal space capacity is 556 people, comfortably exceeding peak demand. This includes:

- Central Facilities (Function, Wellness, External areas): 486
- Peripheral Amenities (Dog Park, Vegetable Garden, Pocket Parks): 70

This demonstrates the development's ability to support a vibrant, low-density lifestyle with ample recreational and social amenity.

## 22 USER CAPACITY ESTIMATION

UNOFFICIAL

GOLF LINKS DRIVE

STREETSCAPE & COS
PLANT SELECTION

FEATURE TREES / PALMS

1. Brachychiton rupestris — Qld Bottle Tree
2. Brachychiton acerifolius — Illawarra Flame Tree
3. Delonix regia — Poinciana
4. Lagerstroemia speciosa — Queen Crepe Myrtle
5. Lagerstroemia indica — Natchez
6. Livistona australis — Cabbage Tree Palm
7. Magnolia grandiflora Exmouth — Magnolia Exmouth
8. Plumeria obtusa — Frangipanni
9. Agathus robusta — Kauri Pine
10. Tababuia pallida — Pale Pink Trumpet Tree

NATIVE TREES

11. Acmena hemilampra — Broad leaved Lilly Pilly
12. Buckinghamiana celsissima — Ivory Curl Tree
13. Cupaniopsis anacardioides — Tuckeroo
14. Elaeocarpus eumundii — Eumundi Quandong
15. Elaeocarpus reticulatus — Blueberry Ash
16. Flindersia schottiana — Bumpy Ash
17. Grevillea baileyana — White Oak
18. Harpulia pendula — Tulipwood
19. Hibiscus tiliaceus Rubra — Bronze Cottonwood
20. Lophostemon confertus — Brush Box
21. Melaleuca leucadendra Fine Leaf — Fine leaf Paperbark
22. Tristaniopsis laurina 'luscious' — Luscious
23. Waterhousea floribunda — Weeping Lilly Pilly
24. Xanthostemon chrysanthus — Golden Penda

INDICATIVE PLANT LIST ONLY- OTHER SPECIES MAYBE INCLUDED TO SUIT DESIGN INTENT

23 PLANTING PALETTE

GOLF LINKS DRIVE

RESIDENTIAL & COS

PLANT SELECTION

| | | |
|---|---|---|
| **SMALL TREES / PALMS** | | |
| 1. Elaeocarpus eumundii | Eumundi Quandong | |
| 2. Lagerstroemia indica | Natchez | |
| 3. Magnolia grandiflora 'Little Gem' | Little Gem | |
| 4. Magnolia grandiflora 'Teddy Bear' | Teddy Bear | |
| 5. Plumeria obtusa | Frangipanni | |
| 6. Hymenosporum flavum | Native Frangipani | |
| 7. Randia fitzalani | Native Gardenia | |
| 8. Wodyetia bifurcata | Foxtail Palm | |
| **LARGE / HEDGING SHRUBS** | | |
| 9. Acmena smithii | Firescreen | |
| 10. Buxus microphylla var. japonica | Japanese Box Hedge | |
| 11. Carissa macrocarpa | Desert Star | |
| 12. Gardenia augusta 'Florida' | Gardenia | |
| 13. Rhaphiolepsis indica | Snow Maiden | |
| 14. Michelia figo 'Coco' | Port Wine Magnolia | |
| 15. Michelia figo | Port Wine Magnolia | |
| 16. Murraya paniculata | Mock Orange | |
| 17. Syzygium australae 'Pinnacle' | Lilly Pily | |
| 18. Syzygium australae 'Straight & Narrow' | Lilly Pily | |
| 19. Syzygium australae 'Resilience' | Lilly Pily | |
| 20. Viburnum 'Emerald Lustre' | Emerald Lustre | |

INDICATIVE PLANT LIST ONLY- OTHER SPECIES MAYBE INCLUDED TO SUIT DESIGN INTENT




24 PLANTING PALETTE

GOLF LINKS DRIVE

RESIDENTIAL & COS
PLANT SELECTION

FEATURE SHRUBS

1. Alcantarea imperialis 'rubra' Giant Bromeliad
2. Cordyline fruticosa Cordline
3. Crinum pedunculatum Swamp Lily
4. Doryanthes excelsa Spear Lily
5. Dracena draco Dragon Tree
6. Philodendron Rojo Congo Rojo Congo
7. Lepidozamia perofskyana Cycad Palm
8. Zamia furfuracea Cardboard Palm

MEDIUM / SMALL SHRUBS

9. Alpinia zerumbet Ginger
10. Alpinia nutans False Cardamon
11. Crassula ovata Jade
12. Ctenanthe setosa 'Grey Star' Grey Star
13. Dietes grandiflora Wild Iris
14. Heliconia sp. Heliconia
15. Lomandra longifolia Mat Rush
16. Philoderdron Imperial Green Imperial Green
17. Philoderdron Xanadu Xanadu
18. Pittosporum tobira Miss Muffet
19. Strelitzia reginae Bird of Paradise
20. Syzygium australae Lilly Pily

INDICATIVE PLANT LIST ONLY- OTHER SPECIES MAYBE INCLUDED TO SUIT DESIGN INTENT

25 PLANTING PALETTE

GOLF LINKS DRIVE

RESIDENTIAL & COS
PLANT SELECTION

GROUNDCOVERS & VINES

1. Casuarina glauca — Cousin It
2. Dianella caerulea — Blue Flax Lilly
3. Dichondra repens — Silver Falls
4. Gardenia augusta 'Radicans' — Radicans
5. Gazania rigens — Gazania
6. Hymenocallis littoralis — Spider Lily
7. Liriope muscari — Evergreen Giant
8. Pandorea jasminoides — Bower of Beauty
9. Trachelospermum jasminoides — Star Jasmine
10. Tulbaghia violacea — Society Garlic

INDICATIVE PLANT LIST ONLY- OTHER SPECIES MAYBE INCLUDED TO SUIT DESIGN INTENT

26 PLANTING PALETTE

GOLF LINKS DRIVE

27 PLANTING PALETTE

STORMWATER TREATMENT DEVICES
PLANT SELECTION

| TREES | |
|---|---|
| Cupaniopsis parvifolia | Small-leaved Tuckeroo |
| Cryptocarya obovata | Pepperberry Tree |
| Drypetes deplanchei | Yellow Tulipwood |
| Elaeocarpus reticulatus | Blueberry Ash |
| Eucalyptus tereticornis | Forest Red Gum |
| Eucalyptus robusta | Swamp Mahogany |
| Glochidion sumatranum | Umbrella Cheese Tree |
| Jagera pseudorhus var. pseudorhus | Foambark |
| Livistona australis | Cabbage Tree Palm |
| Lophostemon confertus | Brush Box |
| Melaleuca bracteata | Black Tea Tree |
| Melaleuca viminalis | Weeping Bottlebrush |

INDICATIVE PLANT LIST ONLY- OTHER SPECIES MAYBE INCLUDED TO SUIT DESIGN INTENT

| SHRUBS / GROUNDCOVERS | |
|---|---|
| Banksia robur | Swamp Banksia |
| Carex appressa | Tall Sedge |
| Cryptocarya laevigata | Glossy Laurel |
| Cryptocarya meisneriana | Thick-leaved Laurel |
| Denhamia celastroides | Broad-leaved Boxwood |
| Dianella caerulea | Blue Flax Lilly |
| Dianella longifolia | Flax Lilly |
| Dodonea triquetra | Hop Bush |
| Gahnia aspera | Rough Saw-Sedge |
| Hibiscus heterophyllus | Native Rosella |
| Hovea acutifolia | Purple Pea Bush |
| Hibbertia scandens | Snake Vine |
| Juncus usiatus | Common Rush |
| Lomandra hystrix | Mat Rush |
| Lomandra longifolia | Spiny Head Mat Rush |
| Lomandra multiflora | Mat Rush |
| Themeda triandra | Kangaroo Grass |



UNCONFIRMED

BURCHILLS
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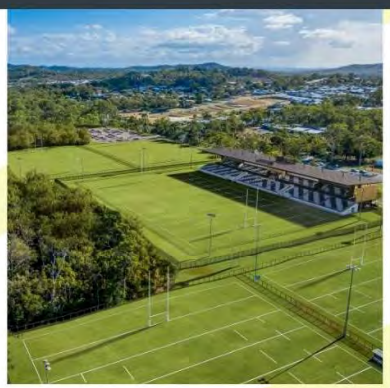

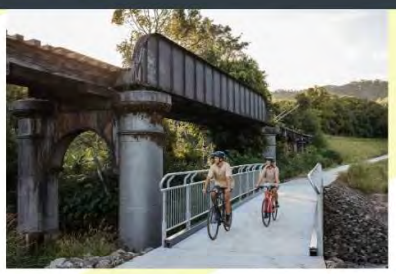

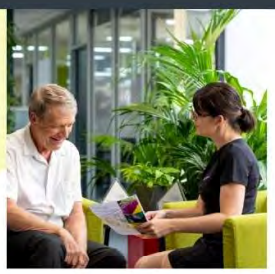

**Lots 3 RP97781 & Lot 196 RP312341, Gatton**
**Preliminary Civil Engineering Report**

| | |
|---|---|
| **Client:** | Bocina Group Pty Ltd |
| **Project Number:** | BE240600 |
| **Document Number:** | BE240600-RP-CER-02 |
| **Date of Issue:** | October 2025 |

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Appendix A – Earthworks Code Response
Appendix B – Development Layout Plan (BDA Architects)
Appendix C – Concept Civil Engineering Drawings
Appendix D – BYDA Information
Appendix E – Water and Sewer Network Assessment (24-SAN-75973)

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## 1. Introduction

Burchills Engineering Solutions has been engaged by Bocina Group Pty Ltd to prepare a Preliminary Civil Engineering Report (CER) in support of a development application for the two proposed land parcels which comprise the site and have a combined total area of approximately 16.74 hectares with the development intending to span across both Lots.

The site is currently zoned as an urban residential zone under the superseded Gatton Planning Scheme 2007. These dwellings are supported by generous open-space corridors, recreational areas, and two on-site waterway corridors.

This report identifies the existing physical site characteristics, environmental constraints, and available infrastructure that have informed the preliminary design of the development. The findings of this assessment will guide further design development and provide a foundation for future engineering and planning approvals.

### 1.1 Scope of Report

This Preliminary Civil Engineering Report outlines the existing physical conditions and infrastructure servicing considerations relevant to the proposed residential development at Golf Links Drive, Gatton. The report identifies key site constraints and opportunities that have influenced the preliminary design layout and assesses the suitability of the site for development.

- Site identification and existing conditions;
- Proposed development layout and land use;
- Site constraints, including flooding, vegetation, and topography;
- Preliminary road access and internal road hierarchy;
- Stormwater management strategy (quantity and quality);
- Water and sewer servicing options;
- Consideration of existing electricity and telecommunications infrastructure.

This report represents an assessment of the facts and circumstances pertaining to these matters, as they are known to the writer at the time of preparation.

### 1.2 Sources

This report was prepared using information from the following sources:

- BYDA Golf Links Drive Job ID 50175527 & 50175508 (Lot 3 and 196 respectively)
- Golf Link Drive Concept Master Plan prepared by BDA Architecture on 15/08/2025
- Golf Link Drive Entry Plan prepared by BDA Architecture on 15/05/2025
- Golf Link Drive Structure Plan prepared by BDA Architecture on 15/08/2025
- Gatton Planning Scheme 2007
- QLD Globe imagery
- 24-SAN-75973 (Urban Utilities)
- SEQ WS&S D&C Code
- Energex Look up and Live Electrical Safety Code of Practice 2020

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## 2. Project Identification

### 2.1 Real Property Description

The subject site is located along Golf Links Drive, Gatton, within the Lockyer Valley Regional Council area and is legally described as Lot 3 RP97781 & Lot 196 RP312341. The two land parcels which comprise the site have a combined total area of approximately 16.74 hectares with the development intending to span across both lots.

The site is currently zoned as an urban residential zone under the Superseded Gatton Planning Scheme 2007. A preliminary development layout has been prepared by BDA Architecture and is included in Appendix B of this report. The location of the subject site is shown in Figure 2.1 below.

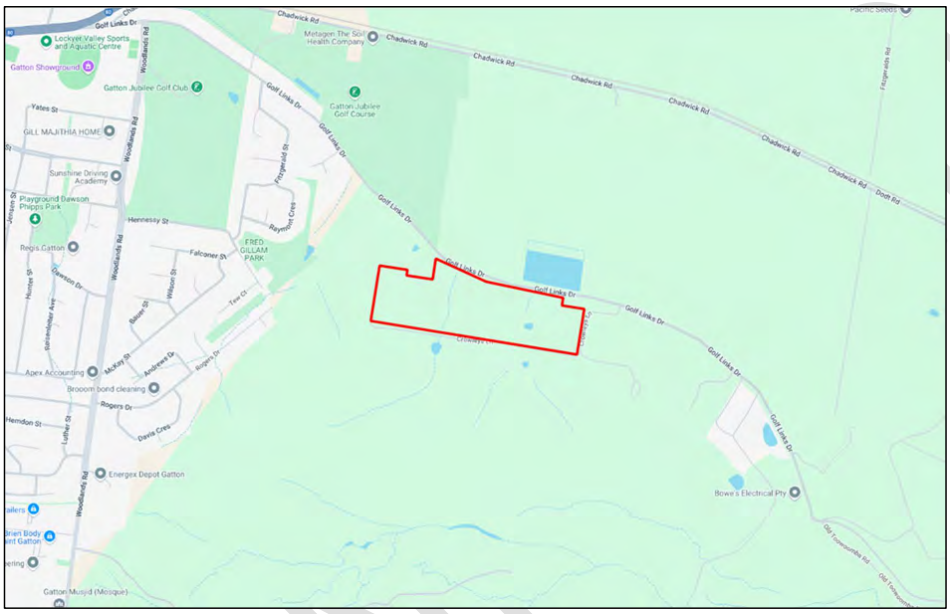


Figure 2.1 Site Locality Plan (Google Maps)

### 2.2 Physical Description

The site comprises predominantly uncleared native scrub with medium density tree cover and gentle slope (2-6%). The site contains no existing buildings or infrastructure, its only prominent feature is a pond situated on the east of the site. The site is bounded by the following existing land uses:

North: Golf Links Drive;

South: Crowleys Lane and rural residential or unoccupied scrubby lots;

East: residential lots and scrub land;

West: residential lot.

### 2.3 Proposed Development

The proposed development is for a Material Change of use for a Caravan Park (over 50's Lifestyle Resort Land Lease Community) including provision for 267 dwellings and ancillary community recreation facilities and a managers/sales office. The proposed development is made under the superseded Gatton Planning Scheme 2007, following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013).

The proposed development layout is shown below in Figure 2.2, and on the Development Layout Plan prepared by BDA Architecture which is included within Appendix B. For the complete architectural package please refer to the architectural plans done by BDA Architecture - 571100_Development Application RFI (LR)_2025-10-28.

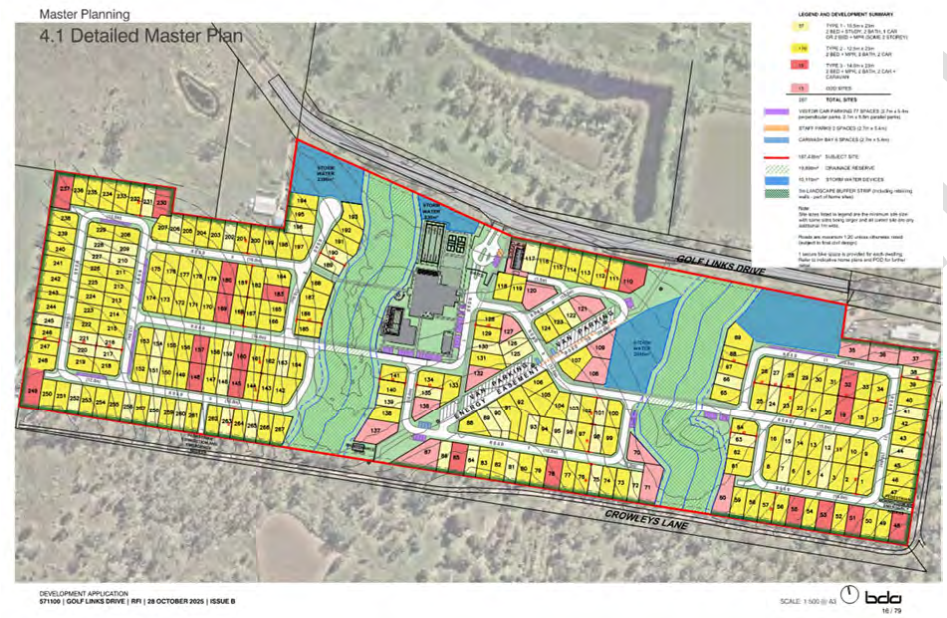


Figure 2.2 Development Layout Plan (BDA Architecture)

Based on the SEQ Water Supply and Sewerage Design & Construction Code, the Equivalent Tenements (ET) and Equivalent Population (EP) for the proposed development is shown in Table 2.1.

Table 2.1 Sewer Flow Generation Parameters

| Use | Unit | Total Units | EP's/Unit | Total EP |
|---|---|---|---|---|
| Attached Dwelling | Detached Dwellings | 267 | 2.57 | 686.19 |
| Total | - | 267 | - | 686.19 |

## 3. Site Constraints

A review of available planning overlays and infrastructure data was undertaken using the QLD Globe platform and the Superseded Gatton Planning Scheme 2007 mapping to identify site constraints. The findings are summarised as follows:

- Zoning & Regional Context: The site is zoned as urban residential under the Superseded Gatton Planning Scheme 2007. This supports the intent for future urban development and residential development, consistent with the proposed Reconfiguration of Lot (ROL) application.
- Environmental and Infrastructure Overlays: An extensive review of planning overlays, including koala habitat, bushfire hazard areas, wetlands, waterways, ecological significance, and vegetation constraints, indicated two regulated vegetation watercourses intersecting the site. This is acceptable and has been considered during the planning stage with the proposed development leaving these watercourses as they are. From review of Superseded Gatton Planning Scheme 2007 no other environmental or infrastructural constraints existed. This data was confirmed through layer visualisation in QLD Globe, with none of the activated overlays directly intersecting the developable area except the two watercourses. For further bushfire hazard details please refer to the Bushfire Hazard Assessment undertaken by Black Kite Environmental - BK25-006_GolfLinksDriveGatton-Bushfire10072025. For further ecological details please refer to the Basic Ecological Site Assessment undertaken by Envirosphere Consulting - BESA_GolfLinksDrive_ENSC180825.
- Topography & Drainage: The site appears to have a gentle slope suitable for development, with no evidence of steep slope or landslide hazard overlays. Stormwater management is to be addressed through engineered basins as indicated in the layout plan.
- Flood Risk: Two existing on-site watercourses do experience inundation during defined flood events, and special measures must be taken to ensure they remain contained within their banks. The developable areas on lot layout plan have been set back approximately 25 metres from the centre of the existing watercourses in order to maintain natural flow paths and ensure flood resilience in the developed area. All crossings and embankments will be designed to convey the design flood without overtopping, with culverts and swales sized to accommodate the 1% AEP event plus climate-change allowance. Detailed hydraulic modelling in report BE240600-RP-FA-00 confirms that, with these controls in place, flood flows will not encroach on future lots or internal roadways.

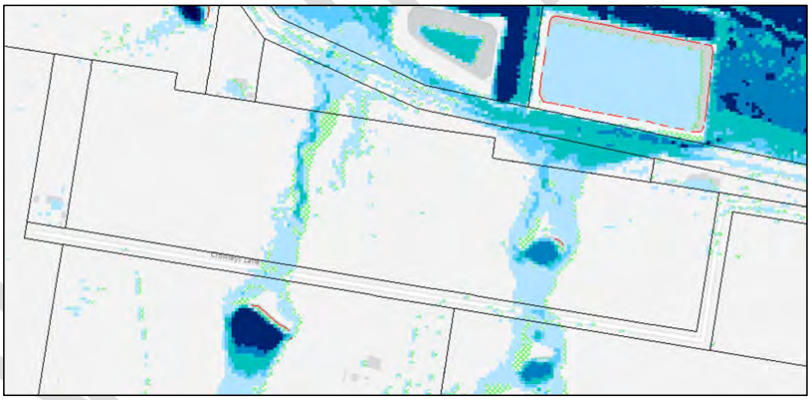

**Figure 3.1 1% AEP flood extent (Lockyer Valley Flood Information Portal)**

- Water & Sewer: BYDA responses and historical service reports show proximity to existing reticulated water and sewer infrastructure. Connections and extensions will be required, preliminary consultation with UU has been undertaken and is detailed in 24-SAN-75973 (see appendix E). The water network assessment is currently in progress. The design should reference the preferred alignment as indicated in the SAN. Additionally, the proposed internal water and sewer design can be seen in Burchills design drawings BE240600-C600-A, BE240600-C601-A & BE240600-C602-A.

- Electricity & Telecommunications: These services are also present in proximity to the site boundary. existing easements have been identified within the subject site, one along the site frontage and one running diagonally through the centre of the site. There are existing overhead powerlines and power poles along Golf Links Drive located using available online mapping systems and noted on Burchills Civil Works Drawings.

The site is impacted by Energex infrastructure, including overhead powerlines and registered easements. All works must comply with the Electrical Safety Code of Practice 2020, the Electrical Safety Regulation 2013, and relevant Energex guidelines, including WP1323 and the Stormwater Infrastructure in Overhead Easements document.

Design and Safety Requirements:

- Any construction or excavation near overhead or underground lines must comply with applicable exclusion zones and safe work practices.
- Where stormwater infrastructure intersects an Energex easement:
    - Basins must not occupy more than 50% of the easement width
    - No retaining walls are permitted
    - Batter slopes must not exceed 1 in 4
    - Setbacks of 10 m from poles and 20 m from towers must be maintained
    - Batters must support maintenance vehicle access

Construction Considerations:

- Non-mechanical excavation (e.g., potholing) is required within 2.5 m of underground electrical assets.
- BYDA plans must be obtained and confirmed onsite before any works commence.
- Operators must maintain appropriate clearances from live overhead lines, based on voltage and worker training.

Energex Coordination:

- Safety Advice must be obtained where exclusion zones cannot be maintained, or easement access is impacted.
- Any stormwater works proposed within the easement will require referral to Energex during operational works, in line with Planning Regulation 2017 (Schedule 10, Part 9, Division 2).

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## 4. Sewer Reticulation

A schematic layout of the proposed internal sewerage reticulation is included within the Servicing Advice Notice (SAN) issued by Urban Utilities. The alignment referenced in the SAN should be used for planning and coordination purposes.

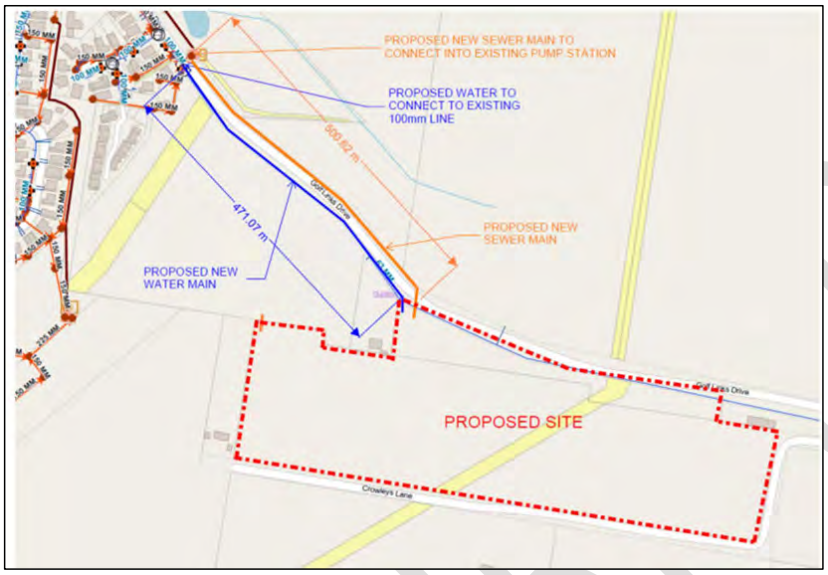


**Figure 4.1 24-SAN-75973 Proposed Wastewater Connection**

### 4.1 Servicing Status and Developer Responsibilities

- The site is located outside the Wastewater Connection Area, meaning it is considered an unserviced/non-prioritised network investment area.
- Urban Utilities does not guarantee a connection; all sewer infrastructure must be delivered at the developer's full cost.
- A catchment analysis including yields, indicative timing, and a receiving network assessment (covering both interim and ultimate servicing strategies) is required to support asset planning (e.g. pump station upgrades).
- Ongoing liaison with the local land use authority is recommended to coordinate network servicing assumptions.

### 4.2 Proposed Connection Arrangement

- The applicant proposes a new sewer reticulation main extending from maintenance structure MH434991, ultimately connecting to Pump Station SP418.
- This new main will be designed to service the proposed residential development.
- Existing Network Capacity Deficiency
- Urban Utilities has identified that Pump Stations SP418 and SP415 currently have insufficient capacity to service the proposed development in accordance with the SEQ WS&S D&C Code (2013).

### 4.3 Required Sewer Infrastructure Upgrades

To facilitate connection, the following upgrades are required at the developer's cost:

- Pump Station SP418:
- Provide an additional 46.8 kL of emergency storage
- Upgrade the rising main from DN63 to DN100
- Increase pump capacity from 7 L/s to 11 L/s
- Pump Station SP415:
- Increase pump capacity from 8 L/s to 15 L/s

### 4.4 Property Connection and Isolation Requirements

- Sewer infrastructure must terminate in a location that allows future network connection without requiring third-party consent.
- Where upstream properties would be isolated by the development, a property connection must be provided through the subject site to ensure continued serviceability.

### 4.5 Access Requirements and Easements

- The proposed works will require Access Consents and easements from affected neighbouring property owners.
- Documentation of all agreements—or any refusals—must be submitted at the Water Approval stage.

### 4.6 Infrastructure Placement

- Sewer infrastructure is to be located within the public road reserve wherever possible.
- Where placement in private land is unavoidable, formal easements must be established for long-term access, construction, and maintenance.
- This includes easements in park/open space if infrastructure crosses through public land.

### 4.7 Sewer Demand Calculation

The sewer criteria and design parameters are based on the following references:

- SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code); and
- Water Services Association of Australia – WSA 02-2014 Sewerage Code of Australia, Part 1: Planning and Design.

The sewer flow generation, pipe design parameters, minimum sewer pipe grades and maximum capacity are shown below in Table 4.1, 4.2 and 4.3. The following parameters are based on a NuSewer system:

**Table 4.1 Sewer Flow Generation Parameters**

| Flow | Parameter |
|---|---|
| **Average Dry Weather Flow (ADWF)** | 180 L/EP/d |
| **Peak Dry Weather Flow (PDWF)** | PDWF = d x SF + GWI |
| **Peak Wet Weather Flow (PWWF)** | PWWF = PDWF + Rainfall Dependent Inflow (RDF) |

**Table 4.2 Pipe Design Parameters**

| **Flow** | **Parameter** |
|---|---|
| Mannings 'n' | 0.013 |



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| | |
|---|---|
| Minimum velocity @ PDWF | 0.75 m/s |
| Depth of Flow @ PWWF – Existing system | Up to 1.0 m below MH cover level and no spillage through overflow structures |
| Depth of Flow @ PWWF – Proposed sewers | Max flow depth shall not exceed ¾ pipe full (75% d/D). |

**Table 4.3 Minimum Pipe Capacity – New Sewers Flowing ¾ Full**

| Pipe Size (mm) | Min Pipe Grade (1 in x) | Capacity (L/s) |
|---|---|---|
| 150 | 180 | 10.4 |
| 225 | 300 | 23.6 |
| 300 | 400 | 44.1 |
| 525 | 750 | 143.0 |
| 1200 | 2400 | 796.1 |

The total development yield has been taken into account, not just the increase in equivalent persons on the subject site. The calculated sewer demand generation for the proposed development is shown in Table 4.4.

**Table 4.4 Sewer Demand Calculation**

| Use | EP | ADWF Rate | ADWF (L/d) | PDWF (L/d) | PWWF (L/d) | PWWF (L/s) |
|---|---|---|---|---|---|---|
| Residential | 686.16 | 180 | 123,514 | 387,835 | 634,863 | 7.35 |

The calculations indicate that the total post development demand at PWWF will be approximately 7.35 L/s.

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## 5. Water Supply

The preferred water main alignment is as identified in the Servicing Advice Notice (SAN). This is currently being investigated via a water analysis report and watermain upgrades will be confirmed during detailed design.

During this investigation we have recommended in consultation with UU the following:

We are proposing to connect to the existing DN150 which is approximately 250 m to the north-west of the boundary condition location provided by UU as shown in figure 5.1 below.

This would result in friction losses during the fire flow scenario of less than 5m. This connection point is approximately 700m from the development boundary.

We are proposing this alternative connection point to ensure that the pressure losses are minimised within the network. We note that this is currently being reviewed by UU.

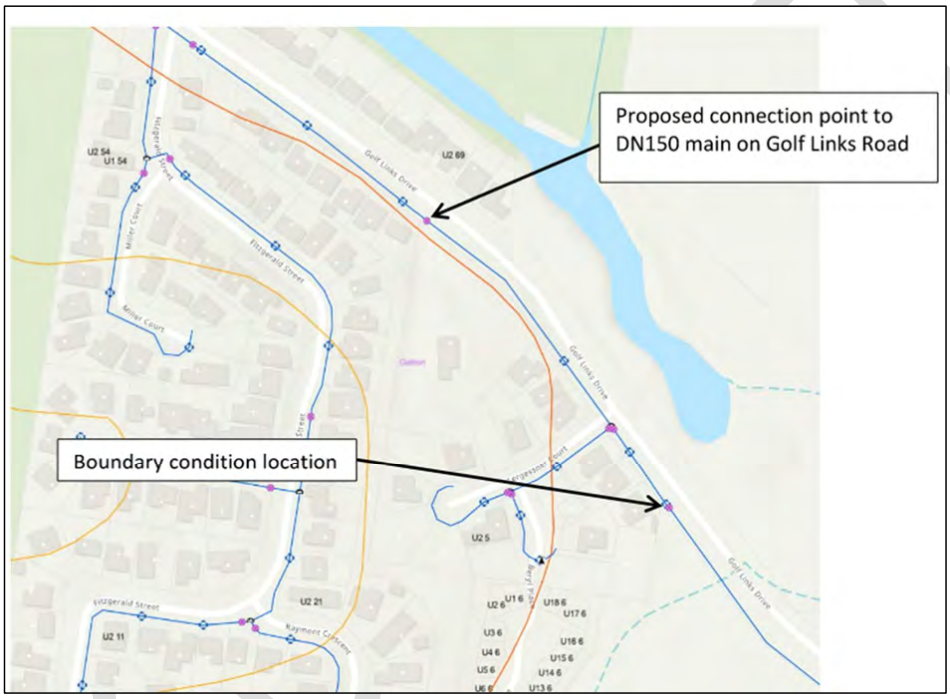


Figure 5.1 Water Network Analysis Report

We note that this internal schematic is intended for preliminary purposes only and is subject to a more detailed assessment, including a detailed sizing of mains during the detailed design phase.

### 5.1 Connection Outside Service Areas

- The site lies outside the current and future Water Connection Areas (i.e., unserviced/non-prioritised).

- Urban Utilities will not guarantee connection; all infrastructure costs fall to the developer.
- A catchment analysis (yields, timing) and receiving-network assessment (interim and ultimate strategies) are required to optimise future assets (e.g., pumping stations).
- Liaise with the local land-use assessment authority.

### 5.2 Proposed Reticulation Main

- Applicant proposes extending a new water main from fire hydrant RHY317405 to the site boundary to service the development.

### 5.3 Capacity Deficiency

- Existing water main capacity is insufficient to meet SEQ WS&S D&C Code (2013) requirements (see p. 7).

### 5.4 Future Trunk Main Area

- The site falls within the planned 200 mm trunk main corridors (items FP-LVS-0105, -0106, -0205, -0206, -0244, -0243, -0209) in the NetServ Plan, intended to service surrounding catchments.
- Alternative solutions may be possible after detailed network analysis.

### 5.5 NetServ Plan Access

- Future trunk work plans are available via Urban Utilities' interactive Water NetServ Plan: https://www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

### 5.6 Construction Condition

- Unless detailed analysis suggests alternatives, constructing the indicated trunk main from RHY317405 through Golf Links Drive to RTF409544 is a condition of water approval (see p. 2).

### 5.7 Developer Works Requirement

- To comply with SEQ WS&S D&C Code, the developer must install approximately 5,270 m of DN250 PE (or equivalent) trunk main as shown in the NetServ Plan items listed above.

### 5.8 Access Consents & Easements

- Trunk main works require signed Access Consents and easements from affected neighbouring property owners.
- Evidence of all agreements (or disagreements) must be provided at the Water Approval stage.

### 5.9 Water Demand Calculation

To determine suitable pipe sizing for the proposed development, water demands are calculated according to the intended new development. The water criteria and design parameters are based on the following references:

- SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code); and
- Water Services Association of Australia – WSA 03-2013 Water Supply Code of Australia, Part 1: Planning and Design.

The service mains internal of each building will be designed and constructed in accordance with AS/NZS 3500.1:2003 Plumbing and Drainage – Water services (Standards Australia, 2003).

The water flow parameters shown in Table 5.2 and 5.3 required to meet Unity Water Standards of Service and have been based on Single Supply (Drinking Water Only) Network parameters shown in SEQ Design Criteria.



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**Table 5.1 Potable Water Supply Demand and Peaking Factor**

| Property Type | Average Day Demand L/EP/day | Non-Revenue L/EP/day | Peaking Factors | | |
|---|---|---|---|---|---|
| | | | MDMM | PD | PH |
| Residential | 230 | 30 | 1.5 | 2.0 | 4 |

Notes:
MDMM Mean Day Maximum Month Demand
PD Peak Day Demand
AD Average Day Demand
PH Peak Hour Demand

**Table 5.2 Potable Water Pressure Parameters**

| Item | Pressure Parameter |
|---|---|
| Minimum Service Pressure | 22 metres (at the property boundary) |
| Maximum Service Pressure | Target 55 metres (at the property boundary) |

**Table 5.3 Fire Fighting Parameters**

| Item | Pressure Parameter |
|---|---|
| Minimum Residential Mains Pressure (Emergency Fire operating conditions) | 12 metres at the main at the property boundary<br>6 metres elsewhere |
| Fire Flow Urban Residential | 7.5 L/s for a duration of 2 hrs |
| Fire Flow Commercial | 30 L/s for a duration of 4 hrs |
| Background Demand | 2/3 x Peak Hour demand (not less than Average Day demand) |

The calculated water supply demand for the proposed development is shown in Table 5.4.

**Table 5.4 Water Supply Demand Calculations**

| Use | EP | AD Flow | Non-Revenue | AD (kL/day) | PH (L/s) |
|---|---|---|---|---|---|
| Residential | 686.19 | 230 | 30 | 178.41 | 7.55 |

Calculations of maximum peak demand and demand multiplier for the residential aspect of the development are based on an allowance of 230 L/EP/day and a peak hour factor of 3.5 while applying the non-revenue flows of 30 L/EP/day, as follows:

Maximum Peak Demand = PH x Demand Rate x EP's + NR

=4 x 230 x 686.19 + (30 x 686.19)

= 651,881 L/day

= 7.55 L/s

Demand Multiplier = Maximum Demand / EP's

= 0.01 L/sec/EP



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## 6. Staging Plan

The development works will proceed in a civil staging sequence that prioritises the delivery of stormwater basins to ensure water quality compliance while enabling practical construction access. Stages 1a and 1b will be delivered first, as the basins associated with these stages must be online to service stage 2 areas.

To suit housing release requirements, the larger civil stages will be further broken down into sub-stages (e.g. 1a, 1b, 2a, 2b), allowing for smaller manageable housing releases while still delivering the full extent of civil infrastructure including roads, stormwater and services within each stage. This approach aligns engineering requirements with waste management, access and development phasing needs as confirmed by the design and planning teams. We have proposed Stage 3 to be as per the below as Stage 4 will require the stormwater basin to be online for quality purposes and likewise with stages 6 and 7 being done after stage 5 which will include the final stormwater basin.

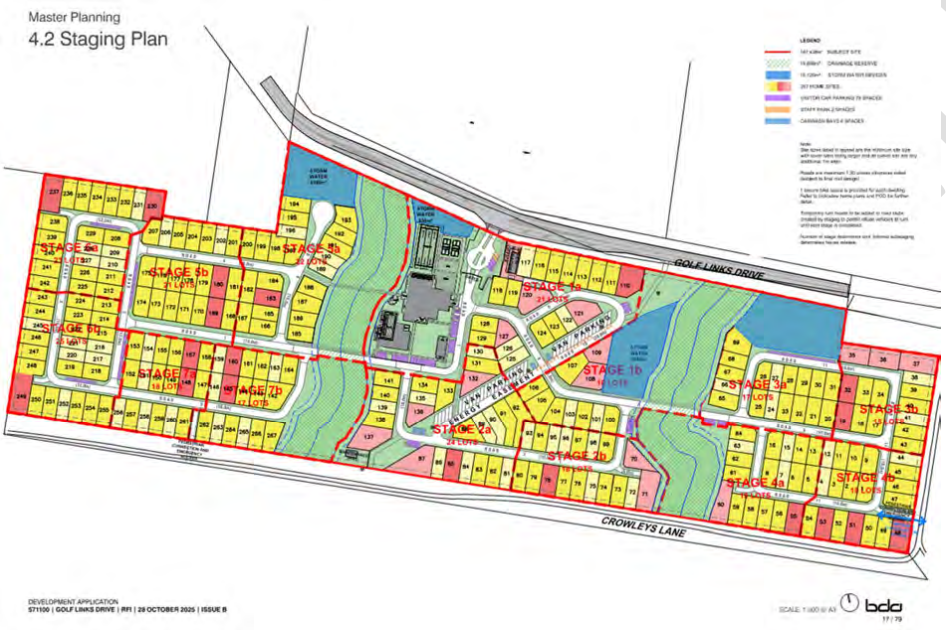


Figure 6.1 Staging Plan

## 7. Earthworks

It is anticipated that earthworks associated with the proposed development will involve moderate cutting and filling associated with road construction, trenching of services, with benching and retaining in order to create suitable building pads for allotments. We understand that this development will be assessed under the superseded Gatton Planning Scheme 2007. We have assessed the earthworks in accordance with the superseded Gatton Planning Scheme 2007 and have provided responses to the Earthworks code within Appendix A.

All earthworks will be undertaken in accordance with the requirements of the geotechnical report to ensure the adequate stability of the site, however due to the low to moderate slope of the existing surface, it is expected that slope stability will not be a major concern.

The surface levels of subject site range between 94.7 – 118.3 AHD.

The Preliminary Earthworks Layout Plan Drawings No. BE240600-C300-B, BE240600-C301-B, & BE240600-C302-B demonstrate the areas of cut and fill, and finished surface levels and is included within Appendix C. These drawings indicate a good balanced earthworks cut and fill.

### 7.1 Sediment and Erosion Control

The best management practices will be implemented according to the IECA Best Practice Erosion and Sediment Control (2008) guidelines.

The following is a procedure of water quality controls to be implemented for the construction stage of the development.

#### 7.1.1 Phase 1 – Stripping, Benching and Retaining

- Identify and mark all trees to be retained and erect exclusions zones, if required.
- Prior to any demolition, stripping or bulk earthworks on site, sediment fences, inlet traps, gully protection and entry/exit pad shall be put in place.
- A wash-down area and entry/exit pad will be provided at the construction site entrance to minimise the amount of sediment being tracked off the site.
- The wash down area will be drained to a suitable sediment capture device installed downstream of the construction entry.
- Sediment fences are to be installed along the downstream property boundaries prior to stripping and earthworks commencing.
- Construct an appropriately sized sediment basin for the development.
- If refuelling of machinery is to occur on site, appropriate absorbent products for cleaning oil spills will be provided.
- Provide bins on site for the disposal of waste and building debris.
- All fresh water upstream of disturbed areas and stockpiles is to be diverted around the disturbed area to minimise the amount of sediment mobilization.
- If it is anticipated that stockpiled material will not be used for a period of two weeks or more, a polythene cover (or equivalent) shall be used to prevent sediment transport by rain during wet periods. Conversely during dry spells, a cover shall be used to prevent fine sediments becoming airborne.
- The contractor shall provide on-going maintenance of sediment and erosion control devices around the site.
- The contractor is to stage all works so that disturbed areas remain exposed for a short a period as practicable.

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Measures to minimise airborne pollutants during construction in the form of dust during dry and/or windy weather shall include the following:

- Exposed soils shall be kept damp to prevent particulates becoming airborne; and
- Stockpiles exposed for more than two weeks shall be maintained by the contractor in accordance with their approved management plan to prevent wind erosion.

#### 7.1.2 Phase 2 – Infrastructure, Building & Roadworks

- The site stormwater pipes and pits shall be installed with drop inlets provided to all pits.
- Provide sediment fences, sandbags or fine mesh cover to all gully pits.
- Monitoring of new stormwater pipes and infrastructure (including the storm water quality improvement devices) to ensure they are free of sediment and debris.
- Maintain shake down and wash down area at entry/exit.
- All disturbed areas are to be surfaced or landscaped/grassed (maintained to minimum 70% ground cover) as soon as practicable after completion of localized works.

#### 7.1.3 Phase 3 – Finishing Works & Defects Liability Period

All erosion and sediment control measures, including sediment fences and inlet traps shall be maintained until completion of surface finishes including landscaping and turfing:

- Maintain sediment fences.
- Tend to landscape areas to maintain ground cover.

### 7.2 Geotechnical Investigation

A geotechnical investigation was undertaken for the proposed development site to assess subsurface conditions and provide guidance for earthworks and foundation design. The investigation comprised borehole drilling, sampling, and laboratory testing to characterise soil profiles, groundwater conditions, and geotechnical properties.

The report identifies the presence of variable alluvial soils across the site, with depths and strengths influencing excavation, compaction, and stability considerations. Groundwater was encountered at shallow depth in some locations, requiring management during construction. Recommendations were provided for site preparation, including stripping of unsuitable material, controlled filling, and the use of engineered fill. Guidance on foundation design options, pavement subgrade preparation, and erosion control was also included to ensure long-term stability of the proposed development.

Overall, the geotechnical assessment confirms that the site is suitable for development, provided that recommended earthworks and construction practices are implemented. Further details can be found in the Dispersive Soils Management Plan (DSMP) - J002908-001-R-Rev0.

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## 8. Additional Considerations

### 8.1 Roadworks, Access and Traffic

The proposed development will gain access from Golf Links Drive, a constructed local road. An internal road network has been designed to provide practical vehicular access, with appropriate lot frontage, turning heads, and intersections. The road layout promotes efficient traffic movement. Pavement design will be confirmed based on traffic loading and geotechnical investigation.

Access into the development is proposed from Golf Links Drive via a priority junction. The internal road network will have road reserves of 10, 12 and 14m wide with a 6.0m wide concrete pavement width. The concrete pavement will be constructed with a two-way crossfall, towards the centre. Design and grading of the new road will be in accordance with AS2890 – Parking Facilities.

An assessment of the impact of the proposed development on the external road network is being conducted by others. For more information a detailed traffic impact assessment was undertaken by Modus Transport and Traffic Engineering, please refer to MOD24266QLD - Golf Links Drive, Gatton 2.0.

As illustrated in Figure 8.1 below, the subject site is traversed by the alignment of the planned TRF031 Trunk Infrastructure Road, which is shown in green on Council's infrastructure mapping. Following discussions with the Traffic Consultant, it is understood that the portion of this alignment passing through the site will be realigned, subject to agreement with Lockyer Valley Regional Council.

Golf Links Drive, forming the northern frontage of the site, is identified in Council's planning scheme as a sub-arterial road. A review of a nearby development approval to the west of the subject site confirms that council has previously imposed conditions requiring full sub-arterial upgrades to the frontage of Golf Links Drive as part of that project. Specifically, the related Request for Information (RFI) issued by Council included the following directive:

*"The applicant is requested to provide a Functional Intersection Layout and Golf Links Drive Alignment Layout Plan. The applicant is required to consider line marking, lane widths and widening for the access intersection turning treatments and verge and footpath sections for the entire frontage. Details of required turning provisions should be provided for both the ultimate and interim designs."*

This precedent strongly suggests that similar design obligations may be imposed on the subject development, particularly regarding frontage treatments, intersection layout, and pedestrian infrastructure upgrades along Golf Links Drive. Accordingly, future design phases should anticipate the preparation of a Functional Layout Plan incorporating both interim and ultimate configurations to address these likely requirements.

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| | | | | |
|---|---|---|---|---|
| Gatton | TRF031 | Sub-Arterial - Gatton CBD Bypass Road No. 2 | 2036 to Ultimate | $2,317,093 |

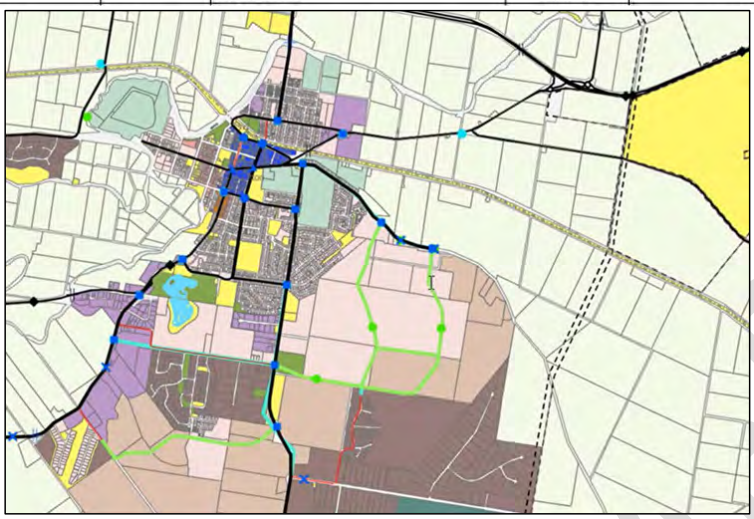

**Figure** 8.1 **Crowleys Lane Sub Arterial Road**

### 8.2 Retaining Walls

Retaining wall heights for the proposed development are shown within Appendix C herein, please refer to Drawings No. BE240600-C310-C312 and C102 for proposed retaining wall configurations.

For double tiered walls, access stairs would be provided down to the lower tier to enable maintenance access to the intermediate tier. Where possible, throughout the detailed design development, we will see where double-tier walls can be reduced to single tier to avoid the need for this.

### 8.3 Stormwater Management

Stormwater assessment for water quality and quantity has been completed. Significant space has been allocated to stormwater devices as shown on the lot layout and no major complications are expected. Two major existing waterways flowing through the site will remain on the site.

The road network will collect stormwater runoff and convey it to inlet pits within the centre of the road. These pits will be connected through a series of stormwater drain lines, discharging into bio-retention basins located throughout the development.

A Conceptual Stormwater Management Plan, BE190312-RP-CSMP-01, has been prepared by Burchills Engineering Solutions.

This study has reviewed the hydrology and hydraulics of the site for pre-development and post-development conditions and investigated the impact of the proposed development on the downstream environment.

### 8.4 Electricity and Telecommunication

Energex live mapping confirms that Energex assets, including pole P68114-A, are located adjacent to and within the proposed development site. We understand that consultation has been undertaken with Energex by the Project Planner – Tactica.



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It is envisaged that adequate power and telecommunication supply can be provided to the site. However, a specialist electrical consultant will need to be engaged to provide advice in relation to internal electrical reticulation requirements, to prepare detailed designs and to liaise with the relevant authorities.

The site is impacted by Energex infrastructure, including overhead powerlines and registered easements. All works must comply with the Electrical Safety Code of Practice 2020, the Electrical Safety Regulation 2013, and relevant Energex guidelines, including WP1323 and the Stormwater Infrastructure in Overhead Easements document. For any conflict or potential impact on existing assets, the Client's Electrical Engineer will consult Energex to agree protection/relocation measures and incorporate the outcomes into the design prior to construction.

## 9. Conclusion and Recommendations

The preliminary assessment has confirmed that the subject site at Lots 3 RP97781 and Lot 196 RP312341, Golf Links Drive, Gatton, is suitable for the proposed material change of use for a caravan Park (over 50's Lifestyle Resort Land Lease Community), subject to standard engineering design and statutory approvals. The proposed development layout and servicing strategy have been informed by available infrastructure records, site constraints, and planning overlays.

The site is affected by minor environmental constraints, including two regulated watercourses and flood-prone areas; however, these have been accounted for through appropriate set-backs, channel preservation, and provision for stormwater mitigation basins. No steep slope, bushfire, or ecological overlays intersect the developable areas. The topography is considered suitable for cut-to-fill earthworks and future building pads.

Sewer and water services will require extension and upgrade works, with Urban Utilities advising that the development falls outside the designated servicing area. Upgrades to pump stations SP418 and SP415, trunk water main construction, and easement acquisition will be required at the developer's cost. Preliminary liaison with Urban Utilities has been undertaken, and a Services Advice Notice (SAN) has been issued to guide future water approval applications and can be found in appendix E.

It is envisaged that adequate power and telecommunication supply can be provided to the site.

It is recommended that the following actions be undertaken to progress the development:

- Engage with Urban Utilities to formalise water and sewer design approvals.
- Commence detailed civil design, including stormwater modelling and flood impact assessment.
- Liaise with Energex to confirm electrical supply arrangements and identify any relocation requirements.
- Progress site-specific geotechnical investigations to inform detailed earthworks design and pavement specification.
- Obtain relevant operational works permits and approvals from Lockyer Valley Regional Council.
- Subject to the above, no engineering or infrastructure-related constraints are anticipated that would preclude the proposed development. The project is considered viable from a civil engineering perspective.

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## Appendix A – Earthworks Code Response

**Table 6.10 Earthworks Code**

| Specific Outcome | Probable Solutions | Response |
|---|---|---|
| **P1**<br><br>Earthworks do not:<br><br>(a) cause environmental harm;<br><br>(b) impact adversely on the visual amenity<br><br>or privacy of surrounding premises<br><br>including public places;<br><br>(c) impact unreasonably on natural<br><br>landforms or drainage patterns;<br><br>(d) cause instability on site when earthworks<br><br>is completed; and<br><br>(e) adversely impact visual significance of the site. | A1.1 The extent of excavation (cut) and fill is minimised and revegetated immediately following completion of the works, and does not:<br>(a) change the landscape as to create scarring from erosion and/or landslips;<br>(b) involve a change in level of more than 1.0m relative to natural ground level at any point; and<br>(c) occur within 1.5m of site boundaries.<br><br>A1.2 An Environmental Management Plan is prepared and implemented and includes:<br>(a) the identification of all major vegetation on the site and surrounding area, including bushland corridors, rare and threatened species habitat, and other habitat sites, and indicates the extent of clearing proposed;<br>(b) a description of the site's natural drainage patterns, water bodies, wetlands, floodplains and seasonally wet areas etc;<br>(c) a description of the depth, quality and hydrology of any groundwater resources beneath the site;<br>(d) a description of the type and characteristics of the soils on the site, particularly for those parts of the site where works are proposed, including erosion potential; PART 6 Division 2 General Works Codes Earthworks DEVELOPMENT CODES Gatton Shire Planning Scheme 15 June 2007 177 V.2 Specific Outcome Probable Solutions<br>(e) a description of existing and final contours; and<br>(f) a geotechnical assessment of potentially unstable land. | Complies - As per the following:<br><br>• Section 7.1 & 7.2 of this report regarding sediment and erosion control, and geotechnical assessment.<br>• Ecology Report - (BESA_GolfLinksDrive_ENSC 180825 |
| **P2**<br><br>Earthworks minimise potential dust, odour or noise emissions and their impact on the amenity of adjoining premises and public places. | **A2.1** No Probable Solution is provided<br>Note: As a guide:<br><br>(a) areas of exposed fill, excavation and unsealed accesses should be watered regularly (particularly during periods of high or constant wind) to reduce dust generation;<br><br>(b) areas of fill and excavation should be graded, compacted and planted immediately after the operation is complete; and<br><br>(c) where large areas are involved, the earthworks should be staged with previous stages being progressively finished and rehabilitated (eg grading, | Complies - See section 7.1 and 7.2 of this report and the erosion sediment control layout plan C250. |

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| Specific Outcome | Probable Solutions | Response |
|---|---|---|
| | compaction and planting) to reduce visual impacts and erosion and sedimentation.<br><br>**A2.2** Operations occur only between 7am and 6pm Monday to Saturday.<br><br>**A2.3** All loads transported are covered to prevent spillage or creation of a | |
| **P3**<br><br>On and off-site erosion and sedimentation is minimised. | **A3.1** Erosion and sediment control measures are designed and constructed in accordance with the document 'Soil Erosion & Sediment Control – Engineering Guidelines for Queensland Construction Sites' (Institute of Engineers, Australia (Qld)) | Complies - See section 7.1 and 7.2 of this report |
| **P4**<br><br>Retaining walls and batters are designed, constructed and landscaped to:<br><br>(a) minimise the height of retaining walls and batter faces;<br><br>(b) minimise the visual impact on any public place or adjoining land; and<br><br>(c) ensure the stability and longevity of the retaining walls and batters and the safety of people and properties. | **A4.1** Batters have a maximum slope of 30% and certified by a suitably qualified person and revegetated immediately following completion of the works.<br><br>**A4.2** Retaining walls are:<br><br>(a) finished to present a high quality appearance compatible with surrounding development, particularly where such structures face or are visible from adjoining properties or public places, including roads; and<br><br>(b) of a durable materials and construction. PART 6 Division 2 General Works Codes Earthworks DEVELOPMENT CODES Gatton Shire Planning Scheme 15 June 2007 178 V.2 Specific Outcome Probable Solutions<br><br>**A4.3** No retaining wall is located within 1.5m of a lot boundary, except where:<br><br>(a) the retaining wall is less than 2m in height in a continuous vertical plane and has been constructed in accordance with the Council's requirements; or<br><br>(b) the retaining wall is to support excavation within the site and has no visual affect on adjoining premises; or<br><br>(c) the Council considers the proposed retaining wall will have no adverse impact on any adjoining lot or lots, having regard to the particular circumstances of the site.<br><br>**A4.4** Filling or Excavation is not carried out within 1.5m of any site boundary | The proposed development includes earthworks and retaining walls located on or near the site boundary, which does not comply with Probable Solutions A4.3 and A4.4 relating to 1.5 m setbacks.<br><br>Notwithstanding this, the proposed works are considered to satisfy the intent of P4 on the following basis:<br><br>• Stability and safety: Detailed in dwg C102 in the earthworks plans<br><br>• Minimisation of impact: Wall heights have been minimised where practicable<br><br>• Amenity and compatibility: Walls will be constructed of durable materials and finished to present a suitable appearance when viewed from adjoining properties or public areas. Landscaping will be applied where practical to assist in reducing visual impact. Refer to landscape plans for further details.<br><br>On this basis, while the design does not adopt the Probable Solutions, it achieves compliance with the Specific Outcome P4 of the Earthworks Code. See engineering drawing C102 for general earthworks notes and retaining wall notes detailing batter design, retaining wall design etc. We are seeking relaxation of the code to meet this objective. |
| **P5**<br><br>Earthworks do not result in the disturbance of contaminated material or the contamination of land, unless properly managed to | **A5.1** Contaminated material is not excavated or used as fill, except where in accordance with an approval from the Environmental Protection Agency in respect of contaminated land. | Complies - See section 7.2 regarding geotechnical investigation |

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| Specific Outcome | Probable Solutions | Response |
|---|---|---|
| avoid Environmental Harm or risk to people. | | |
| **P6**<br><br>Any potential adverse effects on:<br><br>(a) any property, watercourse or stormwater drainage works in the vicinity; or<br><br>(b) any watercourse on the site, due to the alteration of overland flow paths, volumes, capacities or velocities are prevented or adequately ameliorated. | **A6.1** No Probable Solution is provided<br>Note: As a guide, it will be necessary to demonstrate that the development:<br><br>(a) does not cause ponding on the site or on any nearby land;<br><br>(b) does not cause any increase in flooding that will adversely affect the value, safety or use of any land in the vicinity;<br><br>(c) minimises the environmental impacts of any change to run-off characteristics for storm events up to at least 1 in 2 year design storm; and<br><br>(d) ameliorates any potential adverse affect on the existing drainage of the area including –<br><br>(i) the area available in any natural or artificial watercourse for either present or estimated future flood flows;<br><br>(ii) the flow of water in any overland flow path; and<br><br>(iii) the volume within a flood plain available for the storage of flood waters. | Complies – the two watercourses traversing the site have been preserved and overland flow paths have not been altered. Additional flow volumes, capacities and velocities are adequately ameliorated and environmental impacts are minimised as further detailed in Burchills CSMP: BE190312-RP-CSMP-01. |
| **P7**<br><br>The environmental values of receiving watercourses are protected from impacts which may result from earthworks on the site. | **A7.1** Earthworks are not carried out within 100m of the high bank of the waterway in any of the Rural and Emerging Communities Zones and within 50m of the high bank of the waterway in all other zones.<br><br>**A7.2** Earthworks protect the quality of receiving waters ensuring run-off and/or wastewater is treated in accordance A3 and A4. | The proposed works are located within 50 m of the high bank of the waterway and therefore do not comply with A7.1. Notwithstanding this, the development achieves the intent of P7 as the environmental values of the receiving watercourse will be protected. The submitted Environmental Report confirms no requirement for a setback and identifies no adverse impacts on the waterway, including during the construction phase. Appropriate erosion and sediment control measures will be implemented in accordance with IECA guidelines to ensure run-off is managed and water quality is maintained. As part of the ESC plans a diversion drain is placed along the high bank of the waterways. On this basis, the proposal is considered to comply with the Specific Outcome P7. |
| **P8**<br><br>Utility services are protected from works associated with construction of the proposed development or use. | **A8.1** Earthworks do not occur within 2 m of any utility services; or<br><br>**A8.2** Filling over any underground infrastructure (water supply, sewerage or stormwater drainage reticulation) does not exceed 0.75m and does not cover or obstruct any manholes or other access points to the infrastructure; or<br><br>**A8.3** Any utility services that may be affected by the Earthworks are properly | As per pre lodgement meeting minutes with council they requested that the road frontage works to golf links drive is constructed for the full length of the subject land in accordance with council's road hierarchy table. The road frontage works is to include:<br><br>i. Widening of the carriageway to an ultimate 11 m width consistent with the Sub-Arterial profile identified in Council's Road Hierarchy Table; and |



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| Specific Outcome | Probable Solutions | Response |
|---|---|---|
| | relocated or are physically protected from possible damage or disturbance. | ii. Upgrade of existing floodways within Golf Links Drive to culvert crossings designed in accordance with the cross-drainage requirements of QUDM.<br><br>As such the proposed road upgrade requires up to 1.5 m of fill over existing underground services and therefore does not comply with A8.1–A8.2. Notwithstanding this, the proposal achieves specific outcome P8 as all affected services will be protected or relocated in consultation with QU for sewer and water. Council stormwater infrastructure will be replaced as part of the road upgrade. Likely measures include ensuring minimum cover or engineered protection (slabs/encasement), adjusting access structures to finished levels, and providing RPEQ certification to confirm service integrity and ongoing maintainability. |

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## Appendix B – Development Layout Plan (BDA Architects)

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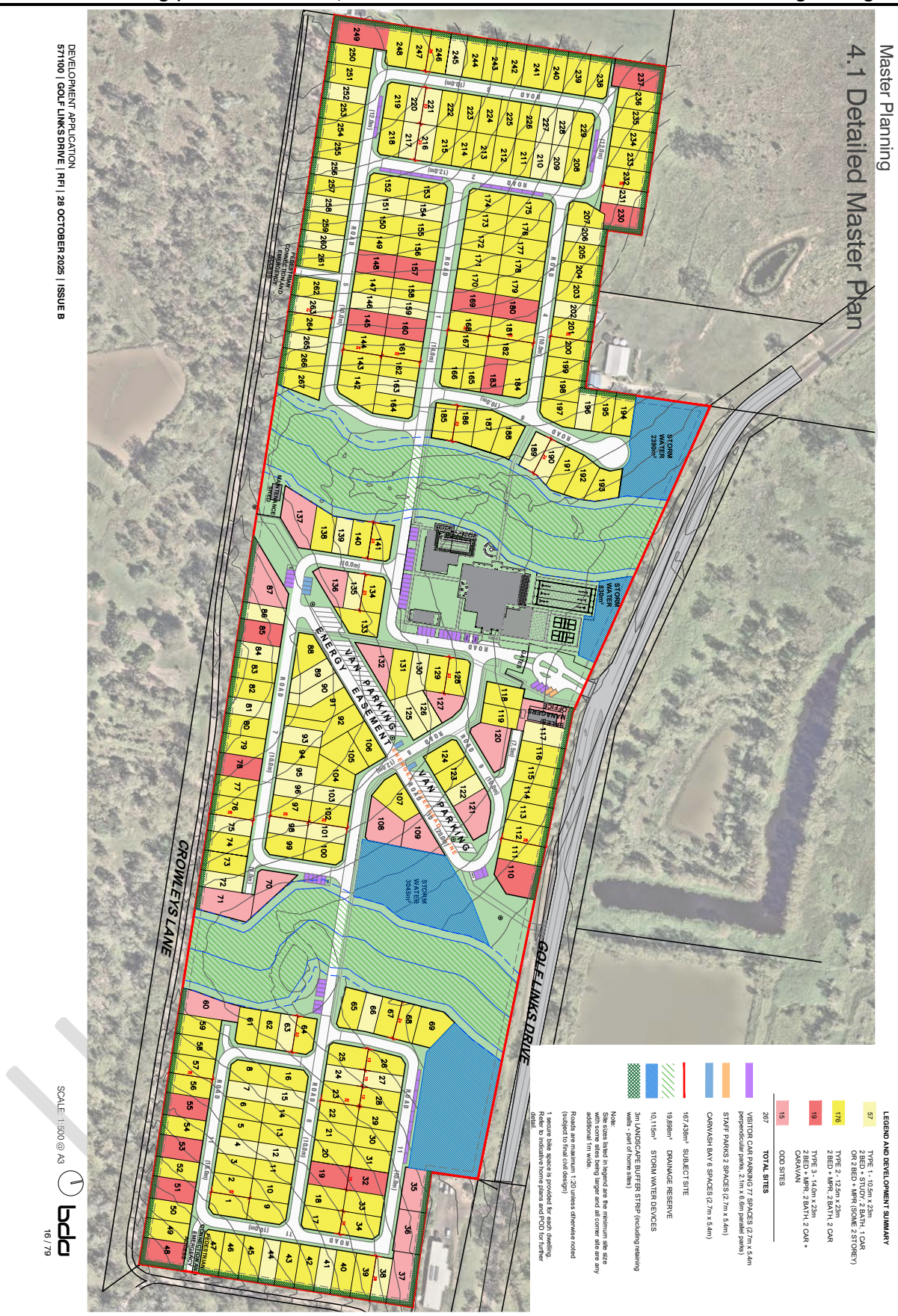
Master Planning
4.1 Detailed Master Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | RFI | 28 OCTOBER 2025 | ISSUE B
LEGEND AND DEVELOPMENT SUMMARY
57 TYPE 1 - 10.5m x 23m 2 BED + STUDY, 2 BATH, 1 CAR OR 2 BED + MPR (SOME 2 STOREY)
176 TYPE 2 - 12.5m x 23m 2 BED + MPR, 2 BATH, 2 CAR
19 TYPE 3 - 14.0m x 23m 2 BED + MPR, 2 BATH, 2 CAR + CARAVAN
15 ODD SITES
267 TOTAL SITES
VISITOR CAR PARKING 77 SPACES (2.7m x 5.4m perpendicular parks, 2.1m x 6.6m parallel parks)
STAFF PARKS 2 SPACES (2.7m x 5.4m)
CARWASH BAY 6 SPACES (2.7m x 5.4m)
167,438m² SUBJECT SITE
19,898m² DRAINAGE RESERVE
10,115m² STORM WATER DEVICES
3m LANDSCAPE BUFFER STRIP (including retaining walls - part of home sites)
Note:
Site sizes listed in legend are the minimum site size with some sites being larger and all corner site are any additional 1m wide.
Roads are maximum 1:20 unless otherwise noted (subject to final civil design)
1 secure bike space is provided for each dwelling. Refer to indicative home plans and POD for further detail.
GOLF LINKS DRIVE
CROWLEYS LANE
VAN PARKING
ENERGY EASEMENT
STORM WATER 2390m²
STORM WATER 830m²
STORM WATER 3048m²
SCALE: 1:500 @ A3
16 / 79

## Appendix C – Concept Civil Engineering Drawings

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# PROPOSED RESIDENTIAL DEVELOPMENT
# AT LOT 3 ON RP97781 & LOT 196 ON CH31234 1
# GOLF LINKS DRIVE, GATTON QLD 4343, QUEENSLAND

## PRELIMINARY CIVIL WORKS
## PROJECT NO. BE240600-C

UNCONFIRMED




LOCALITY PLAN
N.T.S.

SURVEY
SURVEYED BY: ELEVATE SURVEYING P/L
REFERENCE: 10216
REPORT No: 06-02-2025
DATE: 149651
PSM: 4,000,000.394
EASTING: 6950908.202
NORTHING:
SYSTEM: MGA (MAP GRID OF AUSTRALIA 1994 – ZONE 56)

DRAWING INDEX

| DRG No. | DESCRIPTION |
|---|---|
| C100 | COVER SHEET, LOCALITY PLAN, DRAWING INDEX & NOTES |
| C101 | TYPICAL SECTIONS (SHEET 1 OF 2) |
| C102 | TYPICAL SECTIONS (SHEET 2 OF 2) |
| C200 | OVERALL SITE LAYOUT PLAN |
| C250 | EROSION AND SEDIMENT CONTROL LAYOUT PLAN |
| C251 | EROSION AND SEDIMENT CONTROL DETAILS |
| C300 | EARTHWORKS LAYOUT PLAN (SHEET 1 OF 3) |
| C301 | EARTHWORKS LAYOUT PLAN (SHEET 2 OF 3) |
| C302 | EARTHWORKS LAYOUT PLAN (SHEET 3 OF 3) |
| C310 | RETAINING WALL HEIGHT LAYOUT PLAN SHEET 1 |
| C311 | RETAINING WALL HEIGHT LAYOUT PLAN SHEET 2 |
| C312 | RETAINING WALL HEIGHT LAYOUT PLAN SHEET 3 |
| C350 | EARTHWORKS SECTIONS (SHEET 1 OF 3) |
| C351 | EARTHWORKS SECTIONS (SHEET 2 OF 3) |
| C352 | EARTHWORKS SECTIONS (SHEET 3 OF 3) |
| C360 | GOLF LINKS DRIVE LONGITUDINAL SECTION (SHEET 1 OF 2) |
| C361 | GOLF LINKS DRIVE LONGITUDINAL SECTION (SHEET 2 OF 2) |
| C362 | GOLF LINKS DRIVE CROSS SECTIONS (SHEET 1 OF 4) |
| C363 | GOLF LINKS DRIVE CROSS SECTIONS (SHEET 2 OF 4) |
| C364 | GOLF LINKS DRIVE CROSS SECTIONS (SHEET 3 OF 4) |
| C365 | GOLF LINKS DRIVE CROSS SECTIONS (SHEET 4 OF 4) |
| C400 | PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 1 OF 3) |
| C401 | PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 2 OF 3) |
| C402 | PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 3 OF 3) |
| C500 | PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 1 OF 3) |
| C501 | PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 2 OF 3) |
| C502 | PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 3 OF 3) |

PREPARED FOR
BOCINA
PROPERTY DEVELOPMENT

PREPARED BY
BURCHILLS
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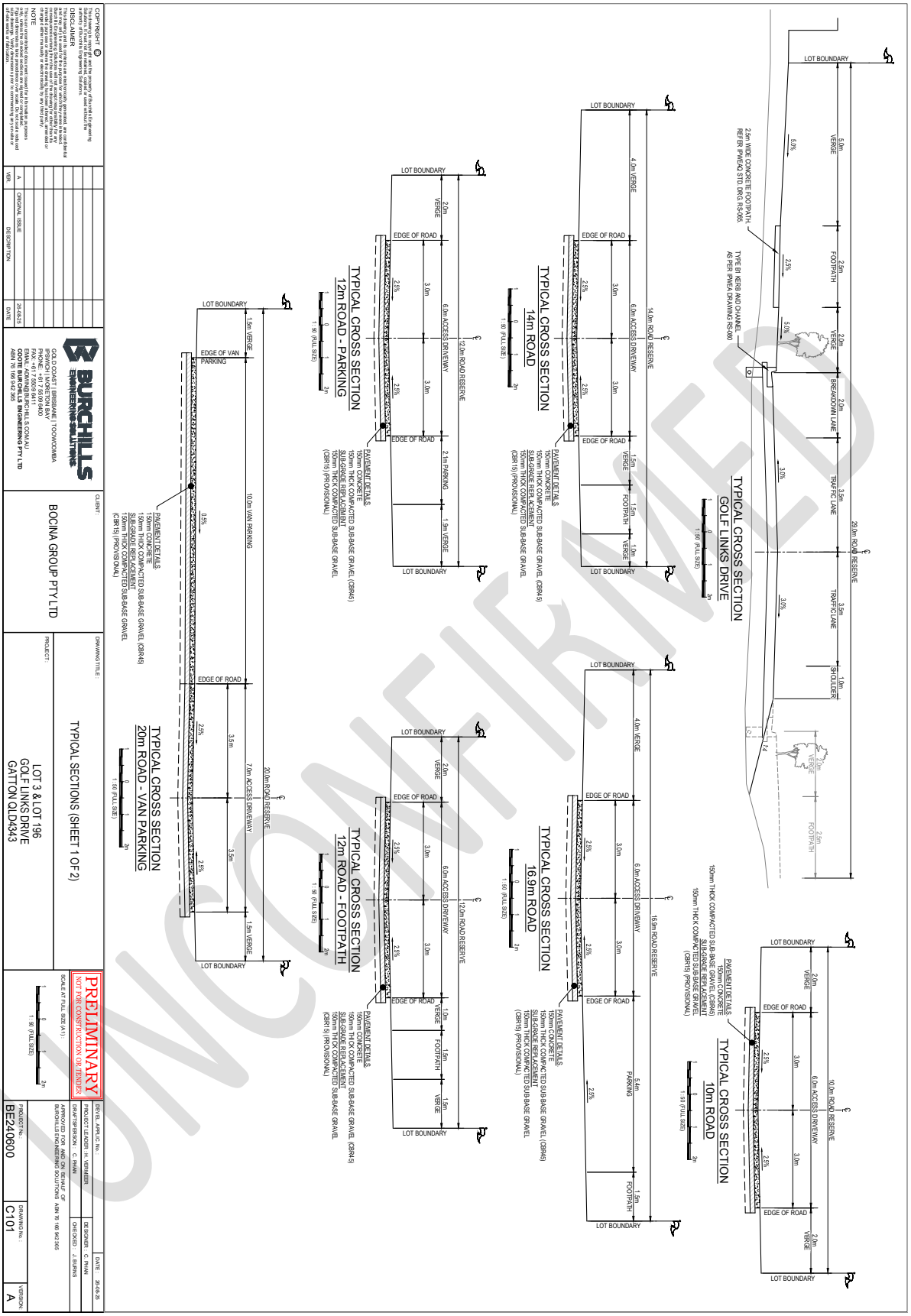
|---|---|---|---|
| BE240600 | C100 | B | 28-10-25 |

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| A | ORIGINAL ISSUE | 26/09/25 |

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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343

DRAWING TITLE: TYPICAL SECTIONS (SHEET 1 OF 2)

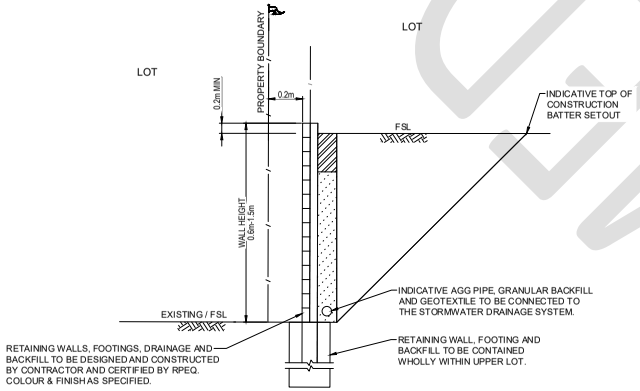
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1:50 (FULL SIZE) 2m

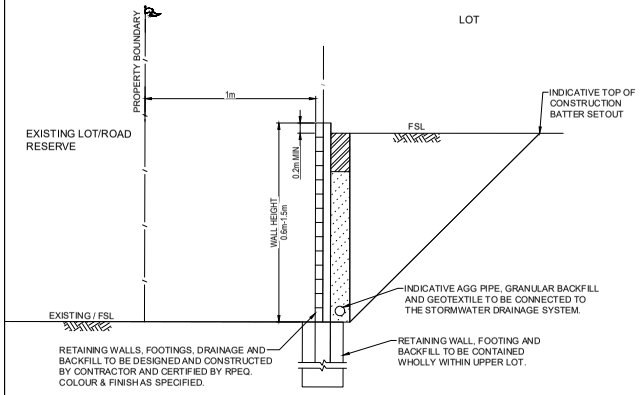
| DEV. EL. APPL. IC. No: | | DATE: 26-09-25 |
|---|---|---|
| PROJECT LEADER: H. VERMEER | DESIGNED: C. PHAN | |
| DRAFTSPERSON: C. PHAN | CHECKED: J. BURNS | |

APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

| PROJECT No: | DRAWING No: | VERSION: |
|---|---|---|
| BE240600 | C101 | A |




RETAINING WALL CONFIGURATION - 1 TIER BETWEEN LOTS



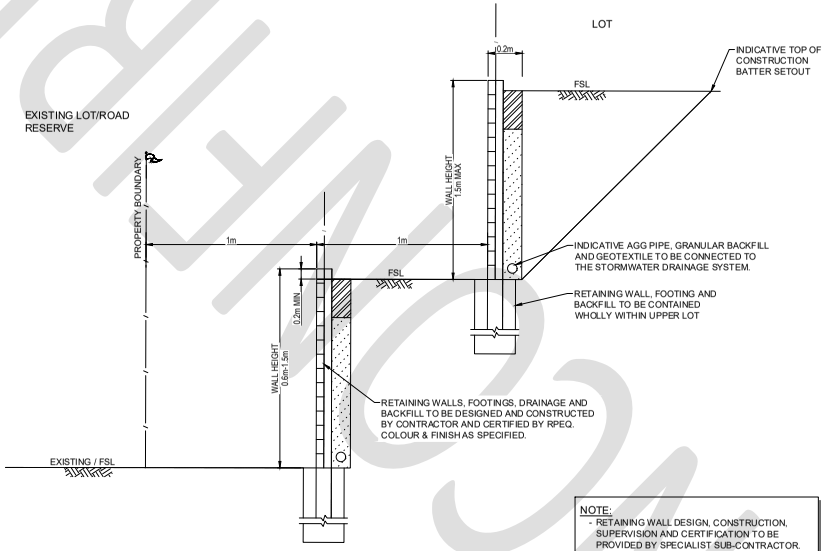

RETAINING WALL CONFIGURATION - 1 TIER BETWEEN LOT & EXISTING LOT/ROAD RESERVE

GENERAL EARTHWORKS NOTES:

1. ALL EARTHWORKS CONSTRUCTION UNDER THIS CONTRACT IS TO BE PERFORMED STRICTLY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY THE PRINCIPAL'S GEOTECHNICAL CONSULTANT.
2. ALL COMPACTION TESTING UNDER THIS CONTRACT IS TO BE CARRIED OUT TO AS3798 LEVEL 1 STANDARD BY A NATA-ACCREDITED TESTING AUTHORITY. CERTIFICATION FOR ALL EARTHWORKS CONSTRUCTION AND TESTING IS TO BE PROVIDED BY A REGISTERED PROFESSIONAL ENGINEER QUEENSLAND (RPEQ) ENGAGED BY THE CONTRACTOR.
3. ALL DESIGN LEVELS SHOWN ON THE CONTRACT DRAWINGS ARE FINISHED SURFACE LEVELS FOLLOWING TOPSOIL REPLACEMENT.
4. ALL STRUCTURAL FILL MATERIAL PLACED SHALL BE COMPACTED TO THE FOLLOWING MINIMUM DENSITY IN ACCORDANCE WITH THE SPECIFICATION AND THE GEOTECHNICAL REPORT:
   a) 95% DENSITY RATIO FOR GENERAL STRUCTURAL FILL (COHESIVE MATERIAL)
   b) 98% DENSITY RATIO FOR THE TOP 300mm DEPTH BELOW PAVEMENT SUBGRADE LEVEL (COHESIVE MATERIAL)
5. FILL MATERIAL USED IN WETLAND BATTERS IS TO BE STIFF TO HARD CLAYS OR OTHER SUITABLE MATERIAL AS DIRECTED BY GEOTECHNICAL ENGINEER.
6. ALL EARTHWORKS BATTERS STEEPER THAN 1 IN 4 ARE TO BE LANDSCAPED IN ACCORDANCE WITH LANDSCAPE ARCHITECTS PLANS.
7. EXISTING DAMS ARE TO BE DE-WATERED AND CLEANED-OUT. ALL UNSUITABLE OR SATURATED MATERIAL IS TO BE REMOVED AND REPLACED WITH SELECTED ON-SITE STRUCTURAL FILL MATERIAL AND COMPACTED AS SPECIFIED.
8. PROVIDE CONDITION SURVEY OF ADJACENT RESIDENTIAL BUILDINGS FOR ALL PROPERTIES LOCATED WITHIN NOMINAL 100m OF EARTHWORKS OPERATIONS. CONDITION SURVEY TO BE UNDERTAKEN BY QUALIFIED PERSONNEL WITH BUILDING EXPERIENCE.

RETAINING WALL NOTES:

1. RETAINING WALLS, FOOTINGS, DRAINAGE, BACKFILL AND CONNECTION OF AGGREGATE DRAINS TO STORMWATER DRAINAGE SYSTEM TO BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR AND CERTIFIED BY AN SUITABLY QUALIFIED RPEQ.
2. THESE DRAWINGS IDENTIFY SURFACE PROFILES, RETAINING WALL LOCATIONS, AND SETOUT INFORMATION ONLY. REFER TO CONTRACTOR SUPPLIED DRAWINGS FOR RPEQ STRUCTURAL DETAILS, WALL MATERIALS AND COMPACTION SPECIFICATIONS AND CONSTRUCTIBILITY INFORMATION.
3. RETAINING WALL DESIGN ENGINEER TO PROVIDE RPEQ FORM 15 STRUCTURAL CERTIFICATE INCLUDING GEOTECHNICAL GLOBAL STABILITY CERTIFICATION BY GEOTECHNICAL ENGINEER. WALL DESIGN TO ASSUME SURCHARGE LOADING BEHIND WALL. DESIGN TO BE IN ACCORDANCE WITH AS4678 INCLUDING ALL REQUIRED DESIGN LOAD CASES AND COMBINATIONS.
4. RETAINING WALLS TO BE DESIGNED TO CONSIDER ALL LOADS INCLUDING CONSTRUCTION LOADS AND OPERATIONAL LOADS.
5. ANY GEOTECHINCAL INFORMATION PROVIDED BY THE PRINCIPAL OR THE SUPERINTENDENT SHALL BE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR AND THE RETAINING WALL DESIGN ENGINEER SHOULD SATISFY THEMSELVES OF THE DESIGN SOIL PARAMETERS AND UNDERTAKE AND ADDITIONAL GEOTECHNICAL INVESTIGATION DEEMED NECESSARY BY THE DESIGN ENGINEER.
6. THE CONTRACTOR SHALL ENSURE THAT ANY CONFLICT BETWEEN THESE PROJECT DRAWINGS AND THE RETAINING WALL DRAWINGS PREPARED BY THE RETAINING WALL DESIGN ENGINEER IS RESOLVED WITH THE SUPERINTENDENT PRIOR TO CONSTRUCTION COMMENCING.
7. A COPY OF THE RETAINING WALL DESIGN DRAWINGS, INCLUDING CONNECTION OF AGGREGATE DRAINS TO THE STORMWATER DRAINAGE SYSTEM, DESIGN PARAMETERS AND CERTIFICATION BE PROVIDED TO THE SUPERINTENDENT AT THE PRE-START MEETING PRIOR TO CONSTRUCTION COMMENCING.
8. ANY RETAINING WALL AND BATTER EXCEEDING THE HEIGHT OF 1.5m, THE CONTRACTOR SHALL UNDERTAKE A THIRD PARTY RPEQ REVIEW OF THE PROPOSED DESIGN.




RETAINING WALL CONFIGURATION - 2 TIER BETWEEN LOT & EXISTING LOT/ROAD RESERVE

NOTE:
- RETAINING WALL DESIGN, CONSTRUCTION, SUPERVISION AND CERTIFICATION TO BE PROVIDED BY SPECIALIST SUB-CONTRACTOR.
- RETAINING WALLS ARE SHOWN FOR LANDFORM PURPOSES ONLY. THE ULTIMATE WALL TYPE IS TO BE DETERMINED BY THE RETAINING WALL DESIGNER

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| B | RFI AMENDMENTS | 28-10-25 |
| A | ORIGINAL ISSUE | 26-08-25 |

BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
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EMAIL: ADMIN@BURCHILLS.COM.AU
**COOTE BURCHILLS ENGINEERING PTY LTD**
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

DRAWING TITLE: TYPICAL SECTIONS (SHEET 2 OF 2)

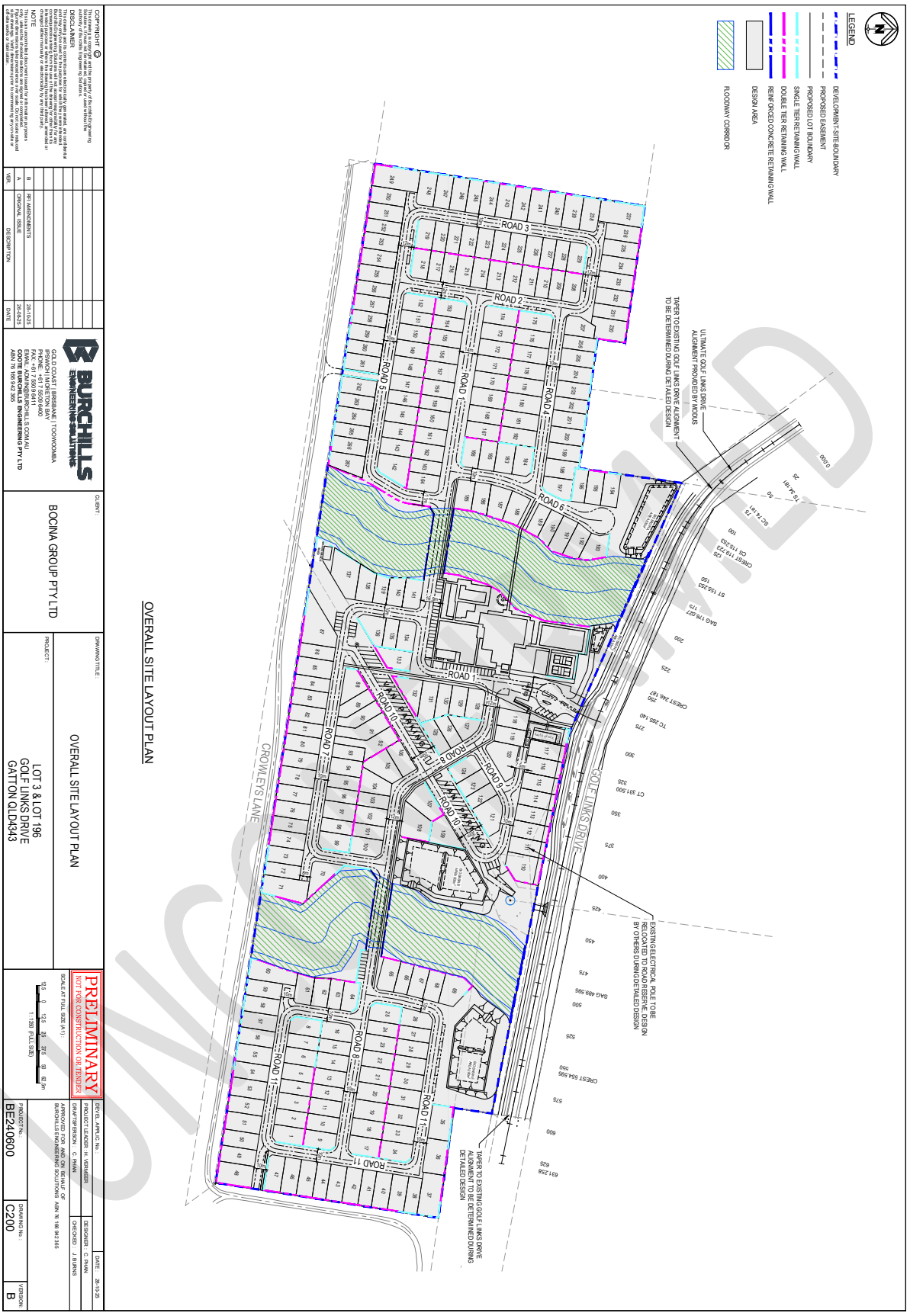
PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1:1250 (FULL SIZE)

| | |
|---|---|
| DEVEL. APPLIC. No.: | DATE: 28-10-25 |
| PROJECT LEADER: H. VERMEER | DESIGNER: C. PHAN |
| DRAFTSPERSON: C. PHAN | CHECKED: J. BURNS |
| APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365 | |
| PROJECT No.: BE240600 | DRAWING No.: C102 |
| VERSION: B | |

DEVELOPMENT




OVERALL SITE LAYOUT PLAN

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|---|---|---|
| B | RFI AMENDMENTS | 28-10-25 |
| A | ORIGINAL ISSUE | 26-04-25 |

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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

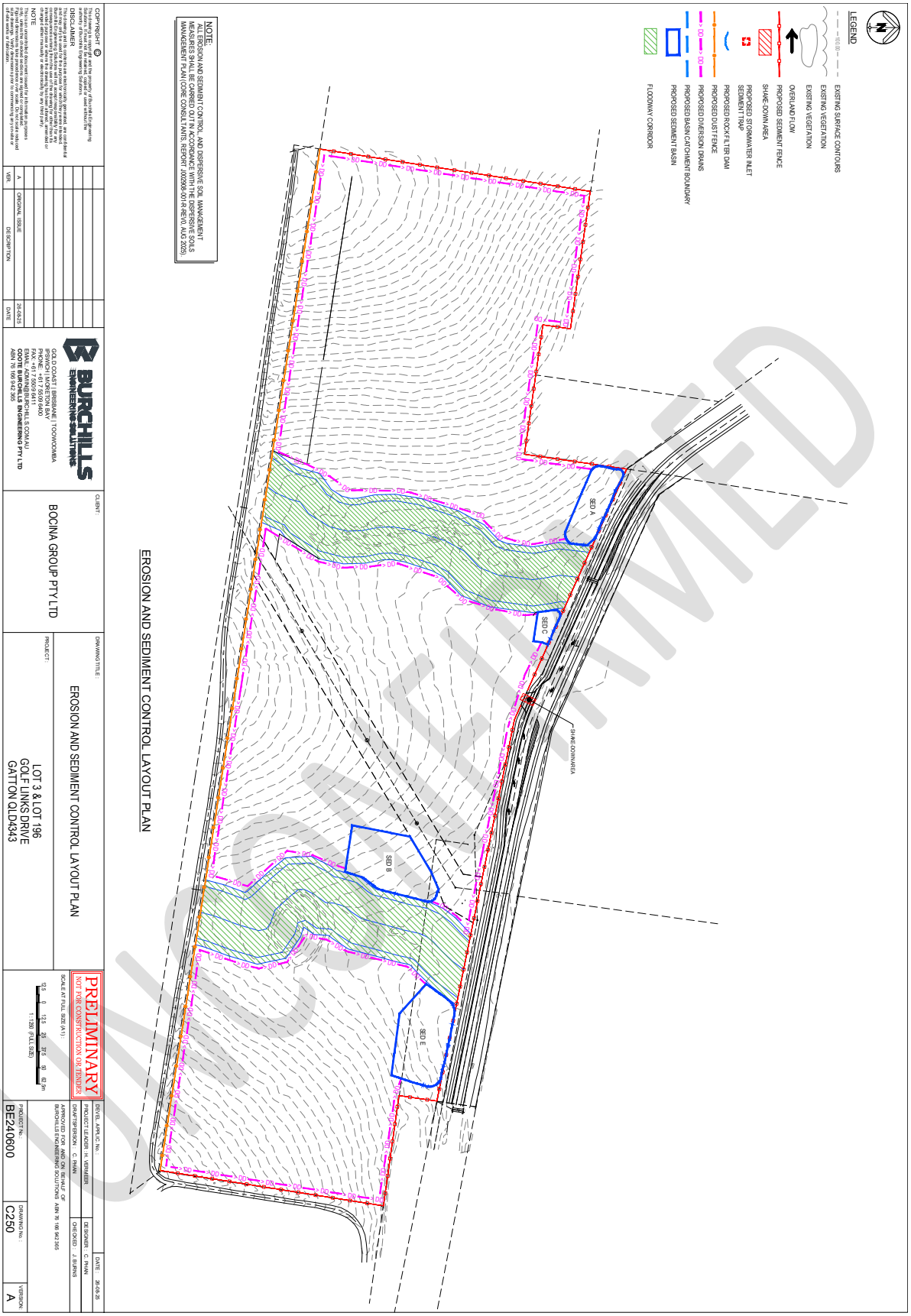
DRAWING TITLE: OVERALL SITE LAYOUT PLAN

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1:1250 (FULL SIZE)

DEV./SL./APPL./C. No:
PROJECT LEADER: H. VERMEER
DRAFTSPERSON: C. PHAN
DESIGNER: C. PHAN
CHECKED: J. BURNS
DATE: 28-10-25
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
PROJECT No: BE240600
DRWG No: C200
VERSION: B

UNCONTROLLED


LEGEND
EXISTING SURFACE CONTOURS
EXISTING VEGETATION
EXISTING VEGETATION
OVERLAND FLOW
PROPOSED SEDIMENT FENCE
SHAKE-DOWN AREA
PROPOSED STORMWATER INLET SEDIMENT TRAP
PROPOSED ROCK FILTER DAM
PROPOSED DUST FENCE
PROPOSED DIVERSION DRAINS
PROPOSED BASIN CATCHMENT BOUNDARY
PROPOSED SEDIMENT BASIN
FLOODWAY CORRIDOR
NOTE:
ALL EROSION AND SEDIMENT CONTROL AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DISPERSIVE SOILS MANAGEMENT PLAN (CORE CONSULTANTS, REPORT J003936.001-R-REV0, AUG 2025)
EROSION AND SEDIMENT CONTROL LAYOUT PLAN
SED A
SED B
SED C
SED E
SHAKE-DOWN AREA
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DISCLAIMER
NOTE
VER.
DESCRIPTION
DATE
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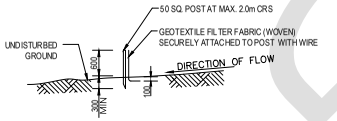
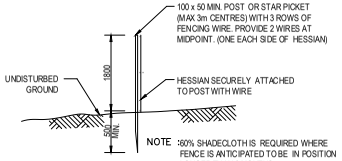
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365
CLIENT:
BOCINA GROUP PTY LTD
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
DRAWING TITLE:
EROSION AND SEDIMENT CONTROL LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1):
1:1250 (FULL SIZE)
DRAFTSPERSON: C. PHAN
PROJECT LEADER: H. VERMEER
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
DESIGNER: C. PHAN
CHECKED: J. BURNS
DATE: 26-09-25
PROJECT No.: BE240600
DRAWING No.: C250
VERSION: A




SEDIMENT FENCE

N.T.S.

NOTE : SILT FENCE TO HAVE TURNOUTS AT 50m MAX INTERVALS.

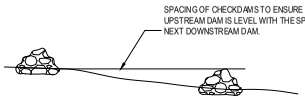



NOTE :80% SHADECLOTH IS REQUIRED WHERE FENCE IS ANTICIPATED TO BE IN POSITION LONGER THAN 6 MONTHS

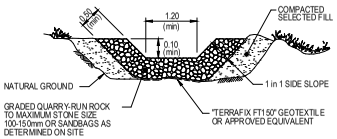
DUST CONTROL FENCE

N.T.S.

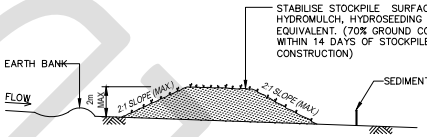
NOTE: DUST CONTROL FENCE TO BE PLACED AS DIRECTED ON-SITE BY SUPERINTENDENT.




TYPICAL LONGITUDINAL SECTION




DRAIN CROSS SECTION

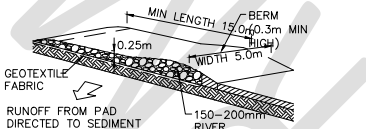



TYPICAL STOCKPILE CONFIGURATION

N.T.S.

NOTES

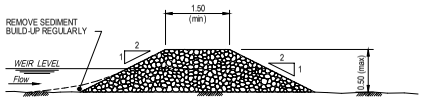
1. LOCATE STOCKPILES AT TOP OF CATCHMENT ON FLAT GROUND AND NOT WITHIN 5m OF CONCENTRATED FLOW PATHS.
2. STOCKPILES SHOULD HAVE EARTHBANKS UPSLOPE FOR DIVERSION OF UPSTREAM WATER AROUND STOCKPILE AND SEDIMENT FENCES PLACED 1–2m DOWNSLOPE.




TEMPORARY CONSTRUCTION EXIT WASHDOWN DEVICE

N.T.S.

NOTE: REFER TO IPWEAQ STANDARD DRAWINGS D-0040 AND D-0041 FOR ALL ADDITIONAL SEDIMENT CONTROL DETAILS.




DRAIN LONGITUDINAL SECTION

ROCK FILTER DAM

## EROSION AND SEDIMENT CONTROL NOTES

1. THIS DRAWING HAS BEEN PREPARED AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE SITE SEDIMENT AND EROSION CONTROL MEASURES AND DURING THE CONSTRUCTION PERIOD INSTALL ADDITIONAL MEASURES WHERE SCOUR OR SEDIMENT TRANSPORT IS LIKELY TO OCCUR.
2. DELAY CLEARING, GRUBBING AND TOPSOIL STRIPPING UNTIL NECESSARY.
3. COMMENCE WORK ON SITE ONLY AFTER SEDIMENT AND EROSION CONTROL MEASURES ARE IN PLACE.
4. MANAGE SITE ENTRY/EXIT POINTS TO ENSURE SEDIMENT IS NOT TRACKED OFF SITE.
5. SHAKEDOWN AREA: PROVIDES FOR CONSTRUCTION, SERVICE AND STAFF VEHICLES ENTERING PUBLIC ROADS. CONTRACTOR SHALL LOCATE TO SUIT SITE ACTIVITIES. CONSTRUCTED AS 250mm THICK LAYER OF COARSE (150mm -200mm) RIVER GRAVEL OVER A SINGLE LAYER OF HIGH STRENGTH GEOTEXTILE (15m x 5m).
6. THE CONTRACTOR SHALL INSTALL EITHER STORMWATER INLET SEDIMENT TRAPS OR EXCAVATED INLET ARRANGEMENT AT ALL STORMWATER STRUCTURES DURING THE CONSTRUCTION.
7. FILTER ROLLS SHALL BE INSTALLED AT GULLY PITS IMMEDIATELY AFTER GULLY PIT CONSTRUCTION AND LEFT IN PLACE DURING THE MAINTENANCE PERIOD. OPERATION OF ROLLS DURING PERIODS OF HEAVY RAIN TO BE MONITORED TO PREVENT FLOODING AND EROSION DAMAGE ELSEWHERE.
8. ARRANGE FOR EROSION CONTROL MEASURES TO BE INSTALLED AS CLOSE AS POSSIBLE TO THE SOURCE OF EROSION.
9. ENSURE STOCKPILED TOPSOIL AND EARTHWORKS ARE NOT ERODED BY WIND AND STORMWATER RUN-OFF AND ARE PROVIDED WITH A SILT FENCE AROUND THE LOW SIDE.
10. SILT FENCES HAVE BEEN ESTABLISHED UNDER BULK EARTHWORKS CONTRACT. ERECT SILT FENCES IF REQUIRED, GENERALLY ALONG THE LOW SIDE OF THE CONSTRUCTION SITE AND ALONG A LINE OF CONSTANT LEVEL. AS AN ALTERNATIVE TO BURYING THE SILT FENCE LOWER EDGE, THE CONTRACTOR MAY ELECT TO PLACE 200mm OF THE FABRIC ON THE GROUND UP-SLOPE OF THE FENCE AND COVER WITH 100mm MIN LAYER OF AGGREGATE.
11. TO PREVENT EROSION, TOPSOIL AND SEED IMMEDIATELY AFTER COMPLETION OF BULK EARTHWORKS TO FINISHED PROFILES.
12. PROVIDE TURF STRIP ADJACENT TO KERB FOR FULL LENGTH OF NEW ROAD AND TURF STRIP PLACED AT 90° TO KERB EVERY 10m FOR FULL WIDTH OF VERGE.
13. PRIOR TO COMPLETION OF CONSTRUCTION OF PAVEMENT AND SEALING, PLACE SANDBAGS AT 45° TO ARREST SCOUR AGAINST KERB AND CHANNEL AS FOLLOWS:
    ROAD GRADE 0.5% - 5% - 25m MAX CRS.
    5% - 10% - 10m MAX CRS.
    10% - 15% - 15m MAX CRS.
    15% - 20% - 5m MAX CRS.
14. SWEEP EXTERNAL ROADS WHERE SEDIMENT HAS BEEN DROPPED FROM CONSTRUCTION VEHICLES. DO NOT WASH SILT INTO THE STORMWATER SYSTEM.
15. ALL SEDIMENT AND EROSION CONTROL STRUCTURES, TRENCHES ETC. SHALL BE REGULARLY MAINTAINED AND INSPECTED FOR EFFECTIVENESS.
16. THE USE OF POTABLE WATER IS NOT PERMITTED IN SITE EARTHWORKS OPERATIONS, ROAD AND PAVEMENT CONSTRUCTION OR DUST SUPPRESSION. RECYCLED WATER IS REQUIRED TO BE USED AND IS TO BE IN ACCORDANCE WITH S.R.R.C. GUIDELINES.

NOTE:
ALL EROSION AND SEDIMENT CONTROL, AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DISPERSIVE SOILS MANAGEMENT PLAN (CORE CONSULTANTS, REPORT J002908-001-R-REV0, AUG 2025).

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| A | ORIGINAL ISSUE | 26-08-25 |

BURCHILLS ENGINEERING SOLUTIONS
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EMAIL: ADMIN@BURCHILLS.COM.AU
**COOTE BURCHILLS ENGINEERING PTY LTD**
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

DRAWING TITLE: EROSION AND SEDIMENT CONTROL DETAILS

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

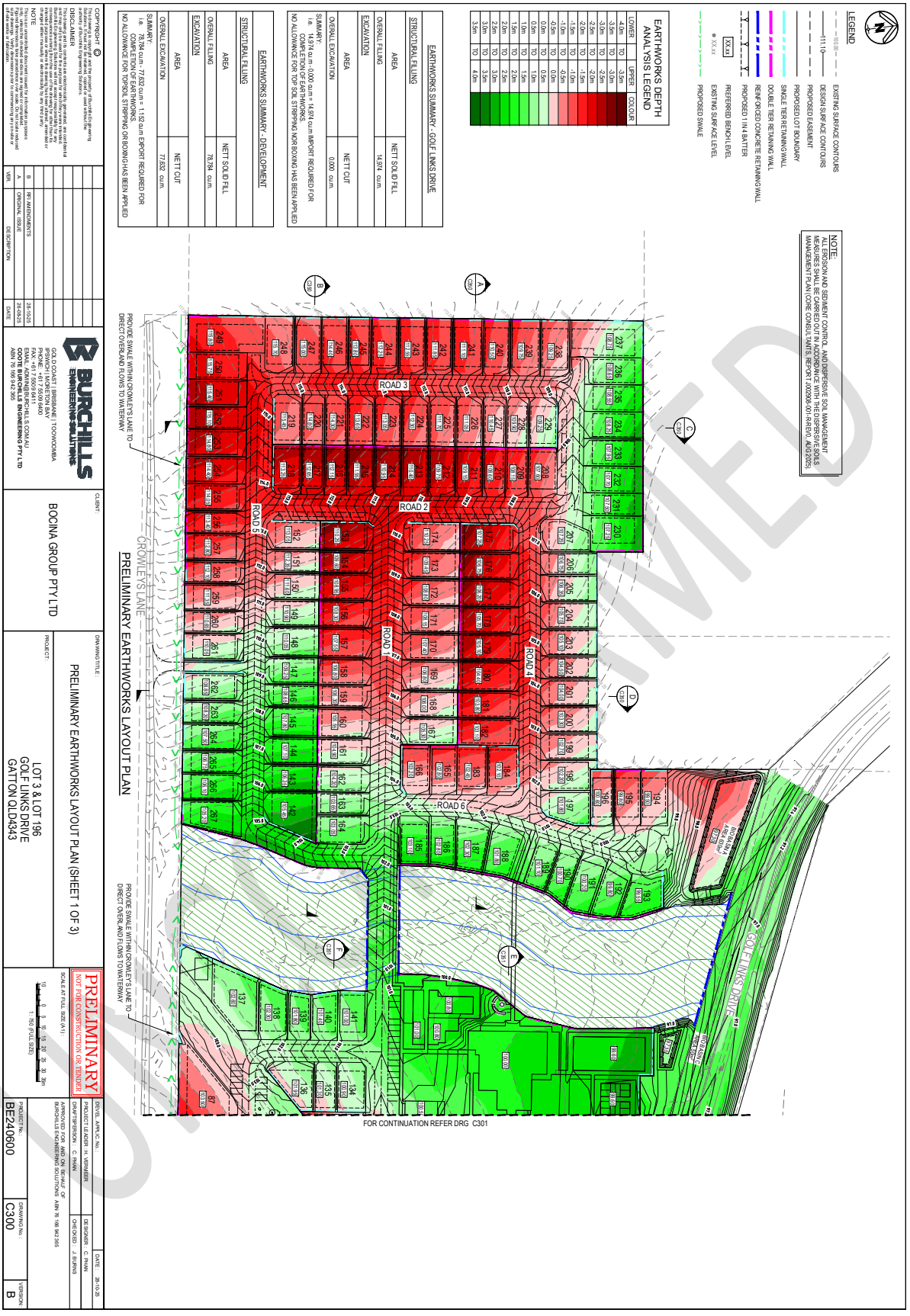
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 0.2 0 0.2 0.4 0.6 0.8 1m
1 : 20 (FULL SIZE)

DEVEL. APPLIC. No.: DATE: 26-08-25
PROJECT LEADER : H. VERMEER DESIGNER : C. PHAN
DRAFTSPERSON : C. PHAN CHECKED : J. BURNS
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

| PROJECT No. | DRAWING No. : | VERSION |
|---|---|---|
| BE240600 | C251 | A |

CIVIL CONCEPTIONS

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| B | RFI AMENDMENTS | 28-10-25 |
| A | ORIGINAL ISSUE | 26-09-25 |

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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: PRELIMINARY EARTHWORKS LAYOUT PLAN (SHEET 1 OF 3)

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

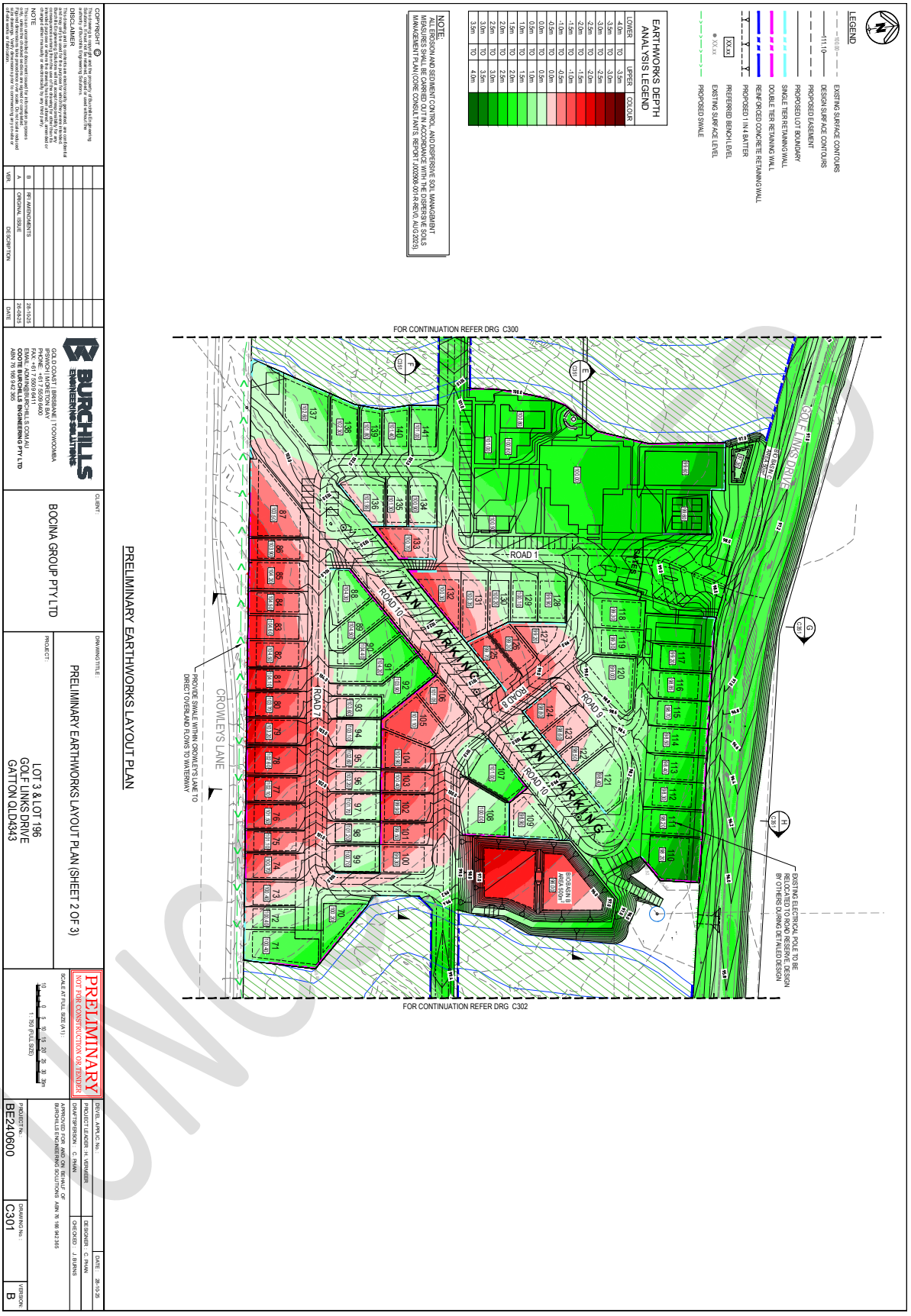
SCALE AT FULL SIZE (A1): 1:750 (FULL SIZE)

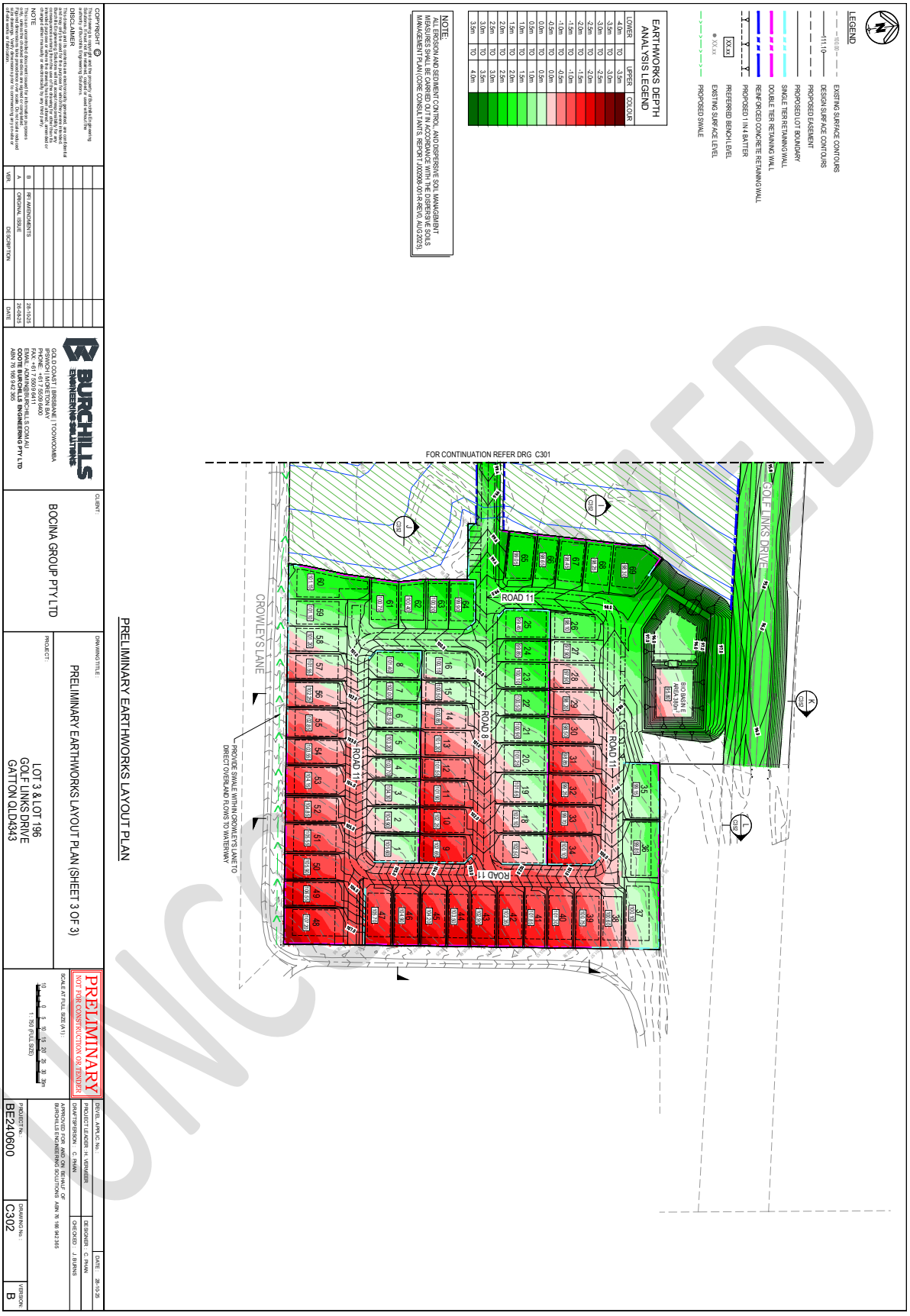
| DEV./SL. APPL./C. No: | |
|---|---|
| PROJECT LEADER: H. VERMEER | DATE: 28-10-25 |
| DRAFTSPERSON: C. PHAN | |
| DESIGNER: C. PHAN | |
| CHECKED: J. BURNS | |

APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

PROJECT No.: BE240600
DRAWING No.: C300
VERSION: B

UNSIGNED


LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED EASEMENT
PROPOSED LOT BOUNDARY
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
PROPOSED 1 IN 4 BATTER
REFERRED BENCH LEVEL
EXISTING SURFACE LEVEL
PROPOSED SWALE
EARTHWORKS DEPTH ANALYSIS LEGEND
LOWER
UPPER
COLOUR
NOTE:
ALL EROSION AND SEDIMENT CONTROL AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DISPERSIVE SOILS MANAGEMENT PLAN (CORE CONSULTANTS REPORT J002908-001R-REV0, AUG 2025)
FOR CONTINUATION REFER DRG C300
FOR CONTINUATION REFER DRG C302
GOLF LINKS DRIVE
CROWLEYS LANE
VAN PARKING
ROAD 1
ROAD 7
ROAD 8
ROAD 9
ROAD 10
PROVIDE SWALE WITHIN CROWLEYS LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
EXISTING ELECTRICAL POLE TO BE RELOCATED TO ROAD RESERVE. DESIGN BY OTHERS DURING DETAILED DESIGN
PRELIMINARY EARTHWORKS LAYOUT PLAN
BURCHILLS ENGINEERING SOLUTIONS
CLIENT:
BOCINA GROUP PTY LTD
DRAWING TITLE:
PRELIMINARY EARTHWORKS LAYOUT PLAN (SHEET 2 OF 3)
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
PROJECT No.:
BE240600
DRAWING No.:
C301
VERSION:
B
DATE:
28-10-25


LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED EASEMENT
PROPOSED LOT BOUNDARY
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
PROPOSED 1 IN 4 BATTER
PREFERRED BENCH LEVEL
EXISTING SURFACE LEVEL
PROPOSED SWALE
EARTHWORKS DEPTH ANALYSIS LEGEND
LOWER
UPPER
COLOUR
NOTE:
ALL EROSION AND SEDIMENT CONTROL AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DISPERSIVE SOILS MANAGEMENT PLAN (CORE CONSULTANTS, REPORT J002006-001R-REV01 AUG 2025)
FOR CONTINUATION REFER DRG C301
GOLF LINKS DRIVE
CROWLEYS LANE
ROAD 11
ROAD 8
BIO BASIN E
PROVIDE SWALE WITHIN CROWLEYS LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
PRELIMINARY EARTHWORKS LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
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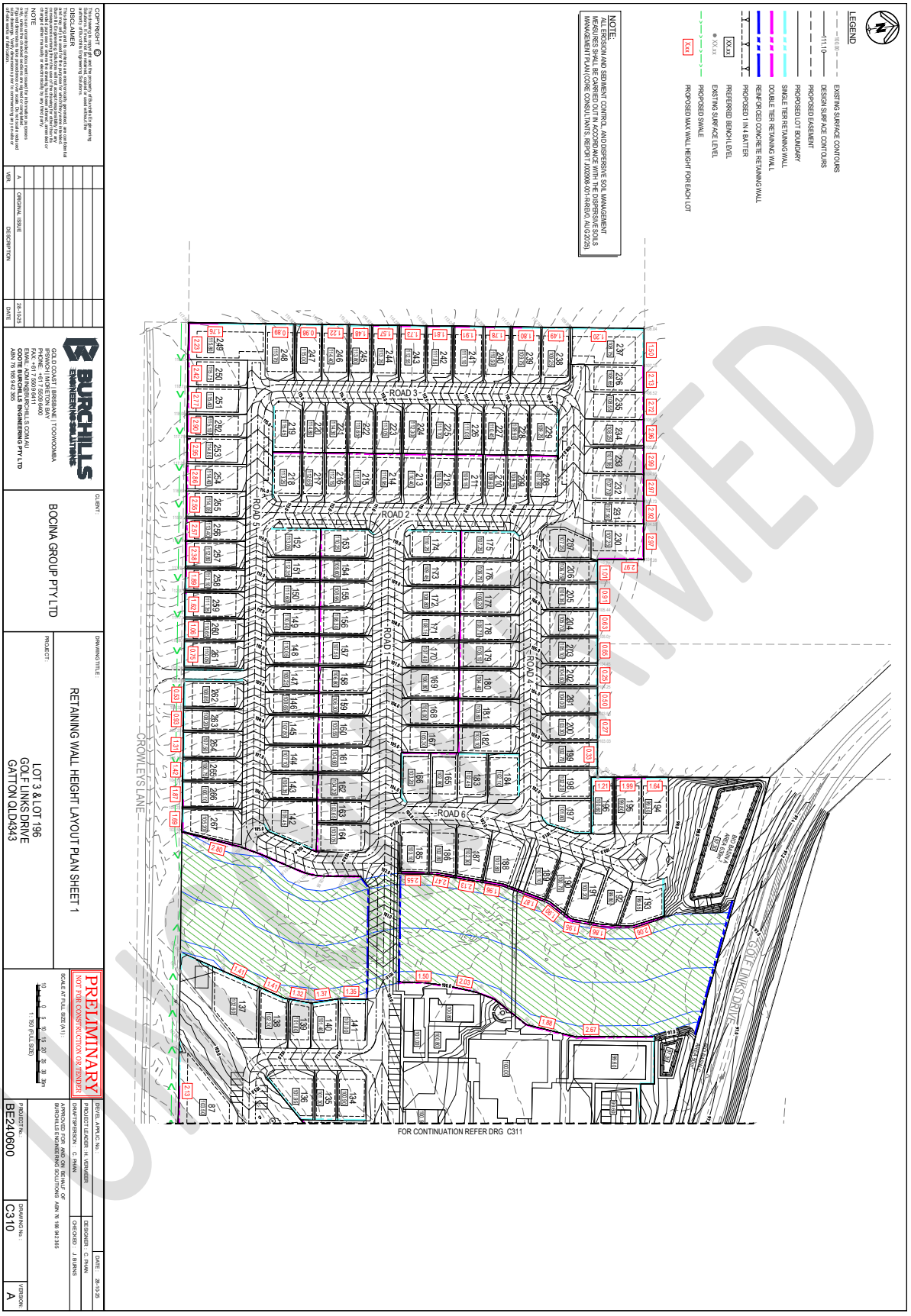
DISCLAIMER
NOTE
BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
PHONE: +617 5509 6400
FAX: +617 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365
CLIENT:
BOCINA GROUP PTY LTD
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
DRAWING TITLE:
PRELIMINARY EARTHWORKS LAYOUT PLAN (SHEET 3 OF 3)
SCALE AT FULL SIZE (A1):
1 : 750 (FULL SIZE)
DESIGNER: C. PHAN
CHECKED: J. BURNS
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
PROJECT No: BE240600
DRAWING No: C302
VERSION: B
DATE: 28-10-25

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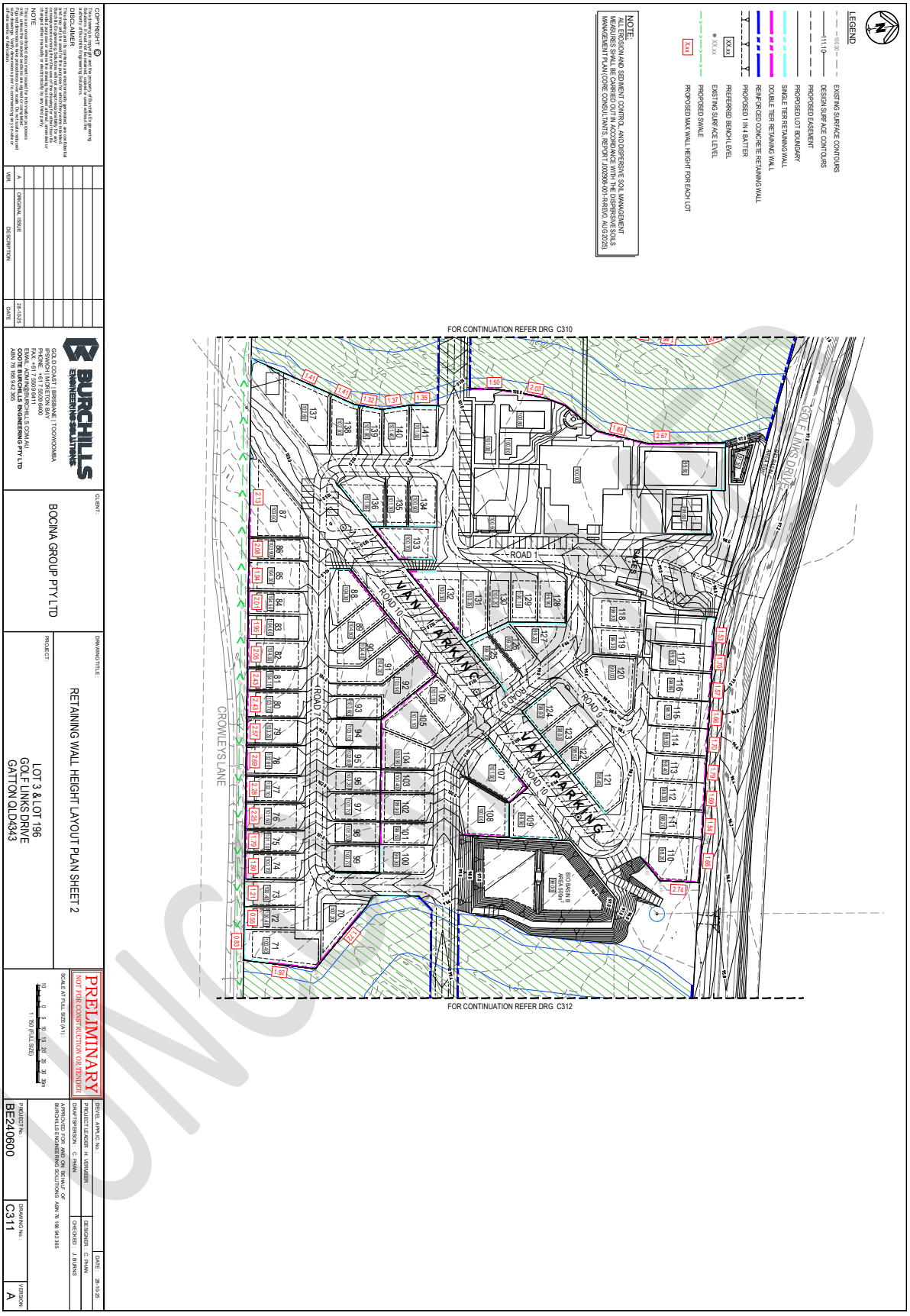
LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED EASEMENT
PROPOSED LOT BOUNDARY
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
PROPOSED 1 IN 4 BATTER
PREFERRED BENCH LEVEL
EXISTING SURFACE LEVEL
PROPOSED SWALE
PROPOSED MAX WALL HEIGHT FOR EACH LOT
NOTE:
ALL EROSION AND SEDIMENT CONTROL AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ESCP/DSMP/SWMP MANAGEMENT PLAN (COPE CONSULTANTS REPORT J0008/001/H/REV A/01/2025)
FOR CONTINUATION REFER DRG C310
FOR CONTINUATION REFER DRG C312
GOLF LINKS DRIVE
GROWLEYS LANE
ROAD 1
ROAD 7
ROAD 8
ROAD 9
ROAD 10
VAN PARKING
BIO BASIN 8
RETENTION
RETAINING WALL HEIGHT LAYOUT PLAN SHEET 2
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
BOCINA GROUP PTY LTD
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
BURCHILLS ENGINEERING SOLUTIONS
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ABN 76 166 942 365
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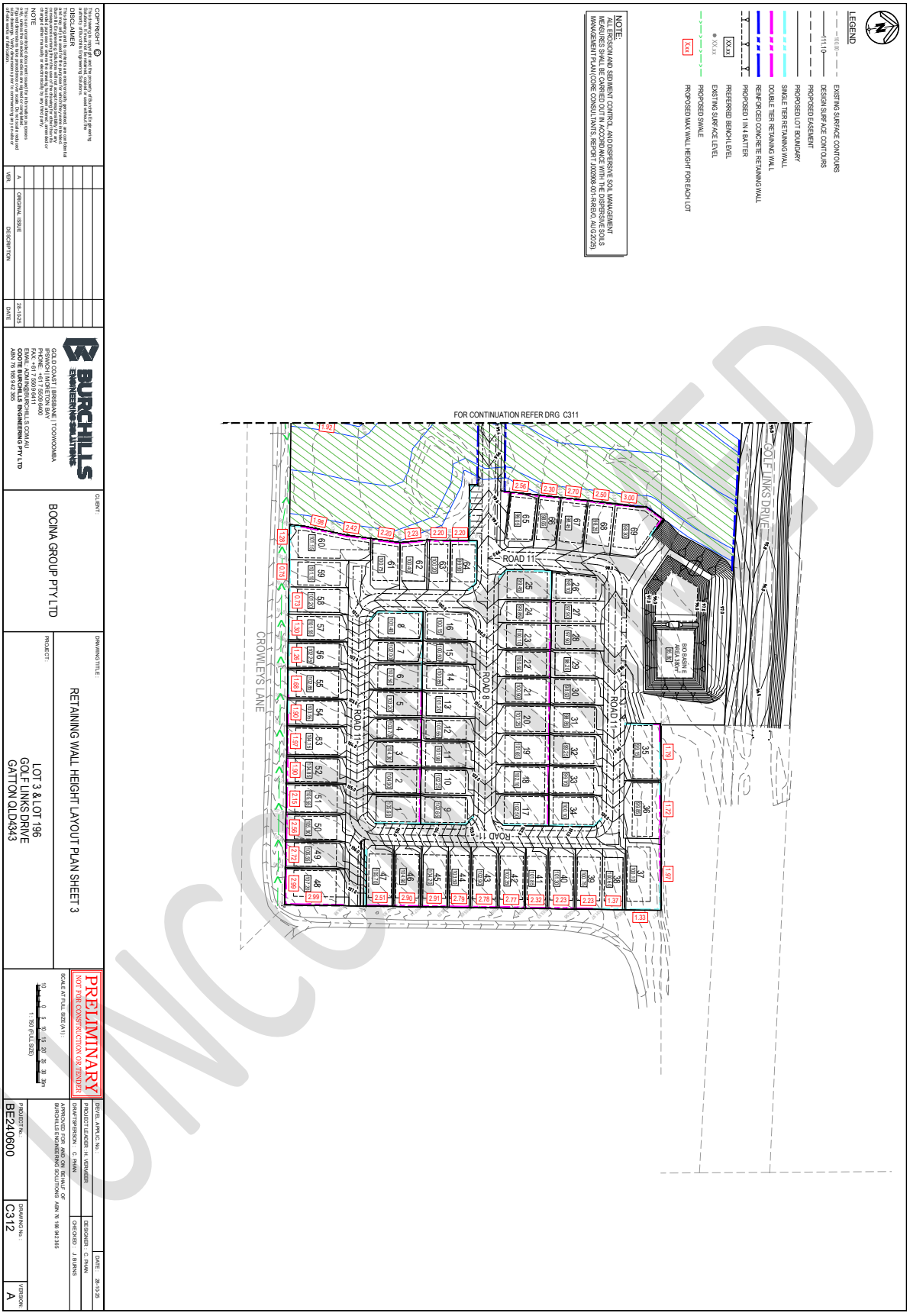
NOTE
ORIGINAL ISSUE
28-10-25
DESIGNED C. PHAN
DRAFTED/PERSON C. PHAN
CHECKED J. BURNS
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
PROJECT No. BE240600
DRAWING No. C311
VERSION A


LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED EASEMENT
PROPOSED LOT BOUNDARY
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
PROPOSED 1 IN 4 BATTER
PREFERRED BENCH LEVEL
EXISTING SURFACE LEVEL
PROPOSED SWALE
PROPOSED MAX WALL HEIGHT FOR EACH LOT
NOTE:
ALL EROSION AND SEDIMENT CONTROL AND DISPERSIVE SOIL MANAGEMENT MEASURES SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DISPERSIVE SOILS MANAGEMENT PLAN (COORE CONSULTANTS, REPORT 1003909-001-R-REV0, AUG 2025)
FOR CONTINUATION REFER DRG C311
GOLF LINKS DRIVE
CROWLEYS LANE
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD 7
ROAD 8
ROAD 9
ROAD 10
ROAD 11
BIO BASIN E
RL 63.00
4,380m²
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DISCLAIMER
NOTE
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EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365
CLIENT:
BOCINA GROUP PTY LTD
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
DRAWING TITLE:
RETAINING WALL HEIGHT LAYOUT PLAN SHEET 3
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1):
1: 750 (FULL SIZE)
DRAFTSPERSON: C. PHAN
PROJECT LEADER: H. VERMEER
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
DESIGNER: C. PHAN
CHECKED: J. BURNS
DATE: 28-10-25
PROJECT No.: BE240600
DRWG No.: C312
VERSION: A
DESCRIPTION
ORIGINAL ISSUE
28-10-25
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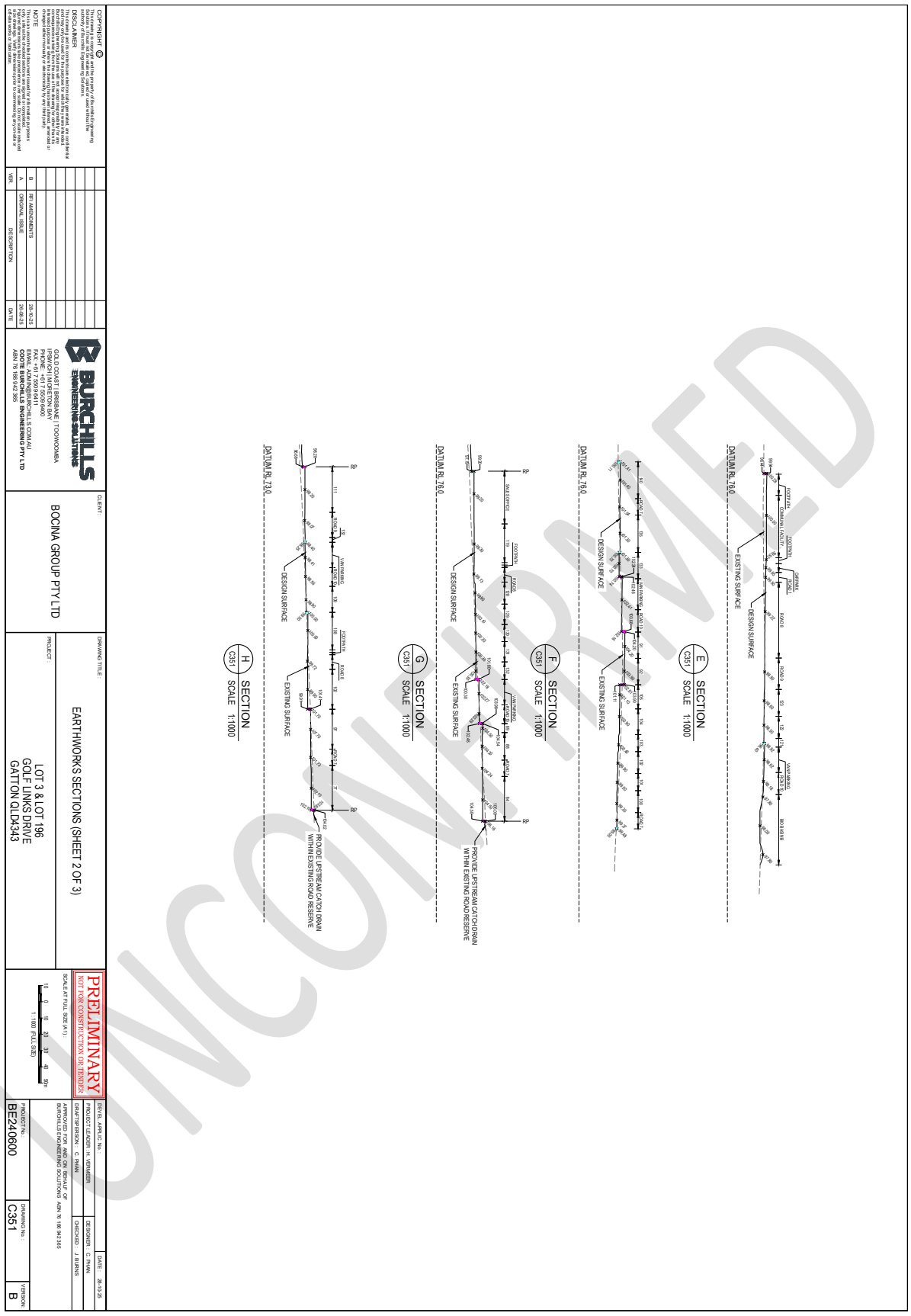


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| VER. | DESCRIPTION | DATE |
|---|---|---|
| B | RFI AMENDMENTS | 28.10.25 |
| A | ORIGINAL ISSUE | 26.06.25 |

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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: EARTHWORKS SECTIONS (SHEET 2 OF 3)

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1:1000 (FULL SIZE)

| | | |
|---|---|---|
| DRG/SL-AP/LC No: | | |
| PROJECT LEADER: H. VERMEER | DESIGNER: C. PHAN | DATE: 28-10-25 |
| DRAFTSPERSON: C. PHAN | CHECKED: J. BURNS | |
| APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365 | | |
| PROJECT No: BE240600 | DRAWING No: C351 | VERSION: B |

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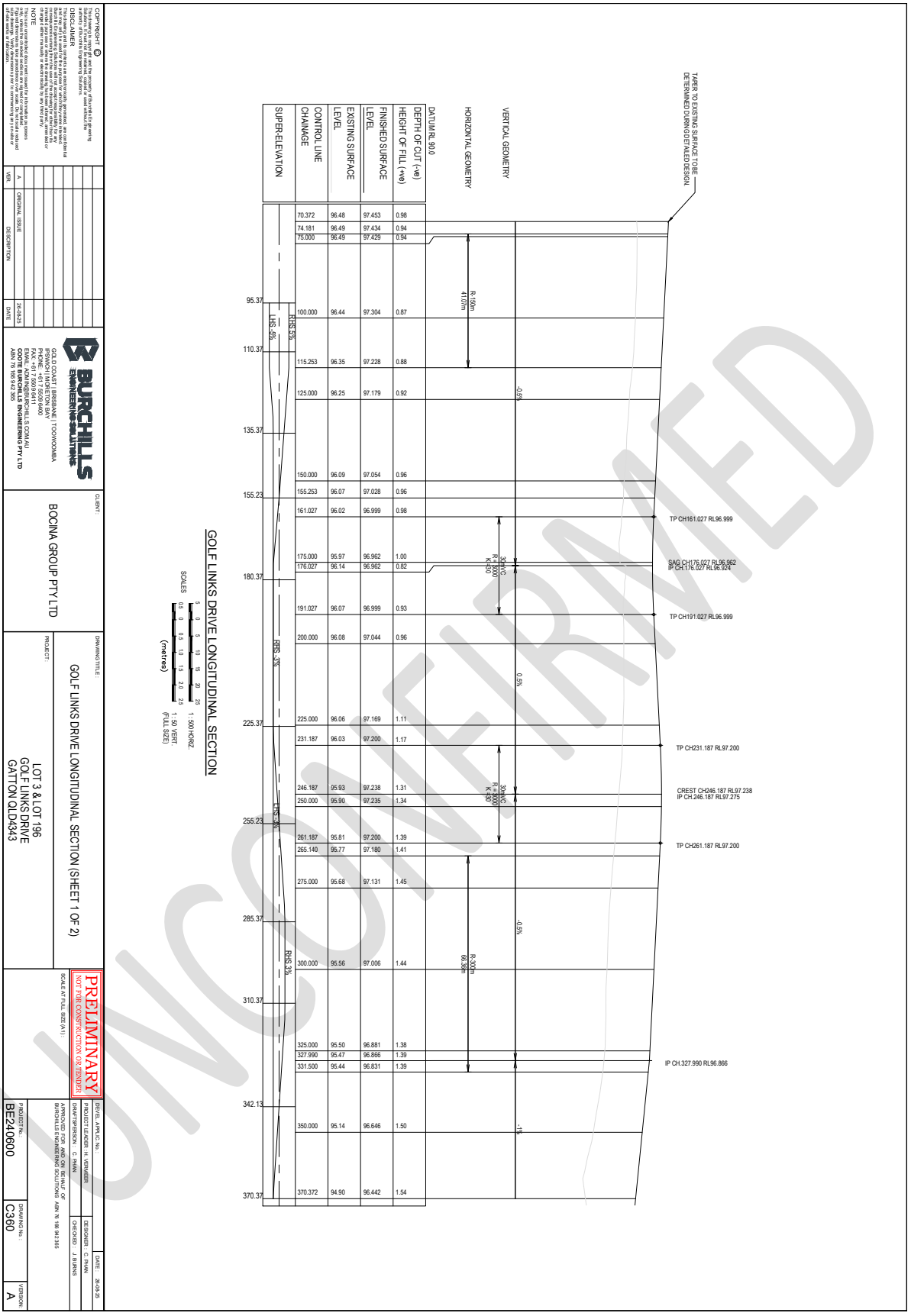
GOLF LINKS DRIVE LONGITUDINAL SECTION
SCALES
(metres)
1 : 500 HORIZ.
1 : 50 VERT.
(FULL SIZE)
DATUM RL 90.0
DEPTH OF CUT (-ve)
HEIGHT OF FILL (+ve)
FINISHED SURFACE LEVEL
EXISTING SURFACE LEVEL
CONTROL LINE CHAINAGE
SUPER-ELEVATION
HORIZONTAL GEOMETRY
VERTICAL GEOMETRY
TAPER TO EXISTING SURFACE TO BE DETERMINED DURING DETAILED DESIGN.
70.372 96.48 97.453 0.98
74.181 96.49 97.434 0.94
75.000 96.49 97.429 0.94
100.000 96.44 97.304 0.87
115.253 96.35 97.228 0.88
125.000 96.25 97.179 0.92
150.000 96.09 97.054 0.96
155.253 96.07 97.028 0.96
161.027 96.02 96.999 0.98
175.000 95.97 96.962 1.00
176.027 96.14 96.962 0.82
191.027 96.07 96.999 0.93
200.000 96.08 97.044 0.96
225.000 96.06 97.169 1.11
231.187 96.03 97.200 1.17
246.187 95.93 97.238 1.31
250.000 95.90 97.235 1.34
261.187 95.81 97.200 1.39
265.140 95.77 97.180 1.41
275.000 95.68 97.131 1.45
300.000 95.56 97.006 1.44
325.000 95.50 96.881 1.38
327.990 95.47 96.866 1.39
331.500 95.44 96.831 1.39
350.000 95.14 96.646 1.50
370.372 94.90 96.442 1.54
95.37
110.37
135.37
155.23
180.37
225.37
255.23
285.37
310.37
342.13
370.37
R-150m
41.07m
R-300m
66.36m
-0.5%
0.5%
-1%
TP CH161.027 RL96.999
SAG CH176.027 RL96.962
IP CH.176.027 RL96.924
TP CH191.027 RL96.999
TP CH231.187 RL97.200
CREST CH246.187 RL97.238
IP CH.246.187 RL97.275
TP CH261.187 RL97.200
IP CH.327.990 RL96.866
LHS -5%
RHS 5%
RHS -3%
LHS -3%
RHS 3%
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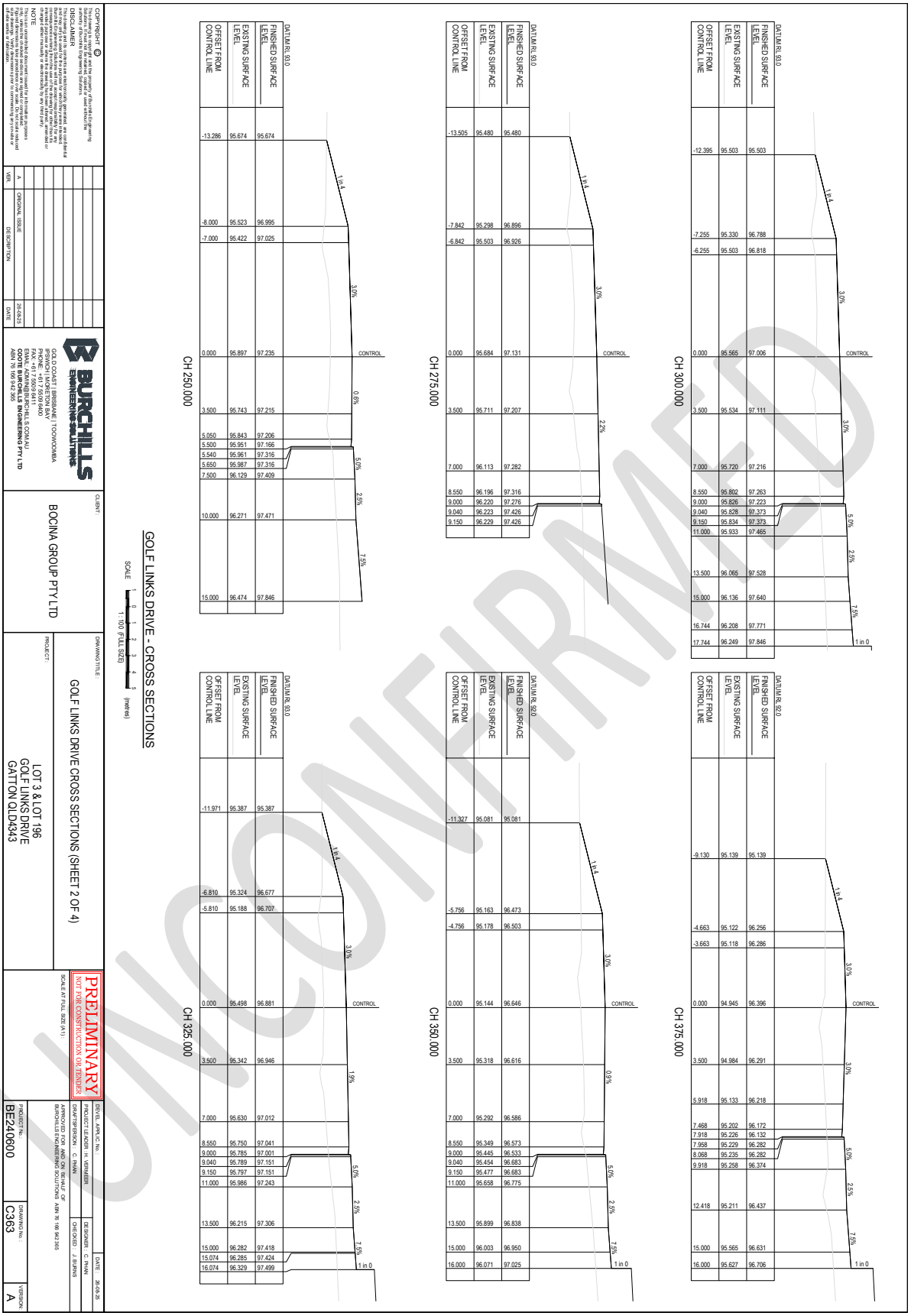
CLIENT:
BOCINA GROUP PTY LTD
DRAWING TITLE:
GOLF LINKS DRIVE LONGITUDINAL SECTION (SHEET 1 OF 2)
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1):
PROJECT No.:
BE240600
DRAWING No.:
C360
VERSION:
A
DATE:
26-08-25
DESIGNER: C. PHAN
CHECKED: J. BURNS
DRAFTSPERSON: C. PHAN
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365


GOLF LINKS DRIVE - CROSS SECTIONS
SCALE 1:100 @ FULL SIZE (metres)
CH 250.000
CH 275.000
CH 300.000
CH 325.000
CH 350.000
CH 375.000
DATUM RL 93.0
DATUM RL 92.0
FINISHED SURFACE LEVEL
EXISTING SURFACE LEVEL
OFFSET FROM CONTROL LINE
CONTROL
1 in 4
3.0%
0.6%
5.0%
2.5%
7.5%
2.2%
1.9%
0.9%
1 in 0
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PHONE: +61 7 5509 6400
FAX: +61 7 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365
CLIENT: BOCINA GROUP PTY LTD
PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343
DRAWING TITLE: GOLF LINKS DRIVE CROSS SECTIONS (SHEET 2 OF 4)
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1)
DRAWN: C. PHAN
DESIGNED: C. PHAN
CHECKED: J. BURNS
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
PROJECT No.: BE240600
DRAWING No.: C363
VERSION: A
DATE: 26-09-25
DESCRIPTION: ORIGINAL ISSUE
VER: A
DATE: 26/09/25
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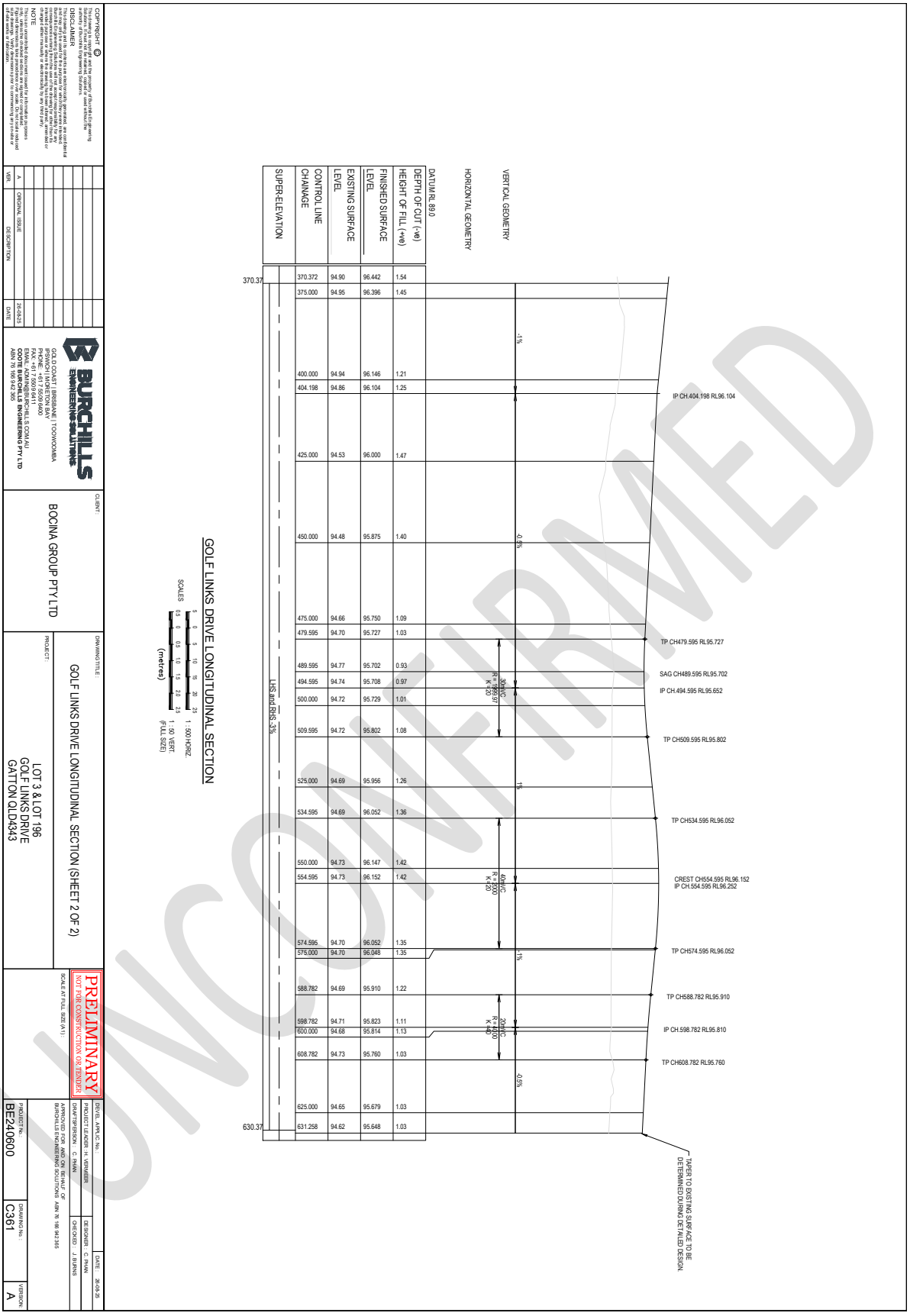
GOLF LINKS DRIVE LONGITUDINAL SECTION
SCALES
(metres)
1: 500 HORIZ.
1: 50 VERT.
(FULL SIZE)
SUPER-ELEVATION
CONTROL LINE CHAINAGE
EXISTING SURFACE LEVEL
FINISHED SURFACE LEVEL
DEPTH OF CUT (-ve) HEIGHT OF FILL (+ve)
DATUM RL 89.0
HORIZONTAL GEOMETRY
VERTICAL GEOMETRY
LHS and RHS -3%
370.37
630.37
370.372 94.90 96.442 1.54
375.000 94.95 96.396 1.45
400.000 94.94 96.146 1.21
404.198 94.86 96.104 1.25
425.000 94.53 96.000 1.47
450.000 94.48 95.875 1.40
475.000 94.66 95.750 1.09
479.595 94.70 95.727 1.03
489.595 94.77 95.702 0.93
494.595 94.74 95.708 0.97
500.000 94.72 95.729 1.01
509.595 94.72 95.802 1.08
525.000 94.69 95.956 1.26
534.595 94.69 96.052 1.36
550.000 94.73 96.147 1.42
554.595 94.73 96.152 1.42
574.595 94.70 96.052 1.35
575.000 94.70 96.048 1.35
588.782 94.69 95.910 1.22
598.782 94.71 95.823 1.11
600.000 94.68 95.814 1.13
608.782 94.73 95.760 1.03
625.000 94.65 95.679 1.03
631.258 94.62 95.648 1.03
-1%
-0.5%
1%
-1%
-0.5%
30MVC R 1500 K 1200 K 297
40MVC R 2000 K 1200 K 400
20MVC R 1000 K 400
IP CH.404.198 RL96.104
TP CH479.595 RL95.727
SAG CH489.595 RL95.702
IP CH.494.595 RL95.652
TP CH509.595 RL95.802
TP CH534.595 RL96.052
CREST CH554.595 RL96.152
IP CH.554.595 RL96.252
TP CH574.595 RL96.052
TP CH588.782 RL95.910
IP CH.598.782 RL95.810
TP CH608.782 RL95.760
TAKEN TO EXISTING SURFACE TO BE DETERMINED DURING DETAILED DESIGN.
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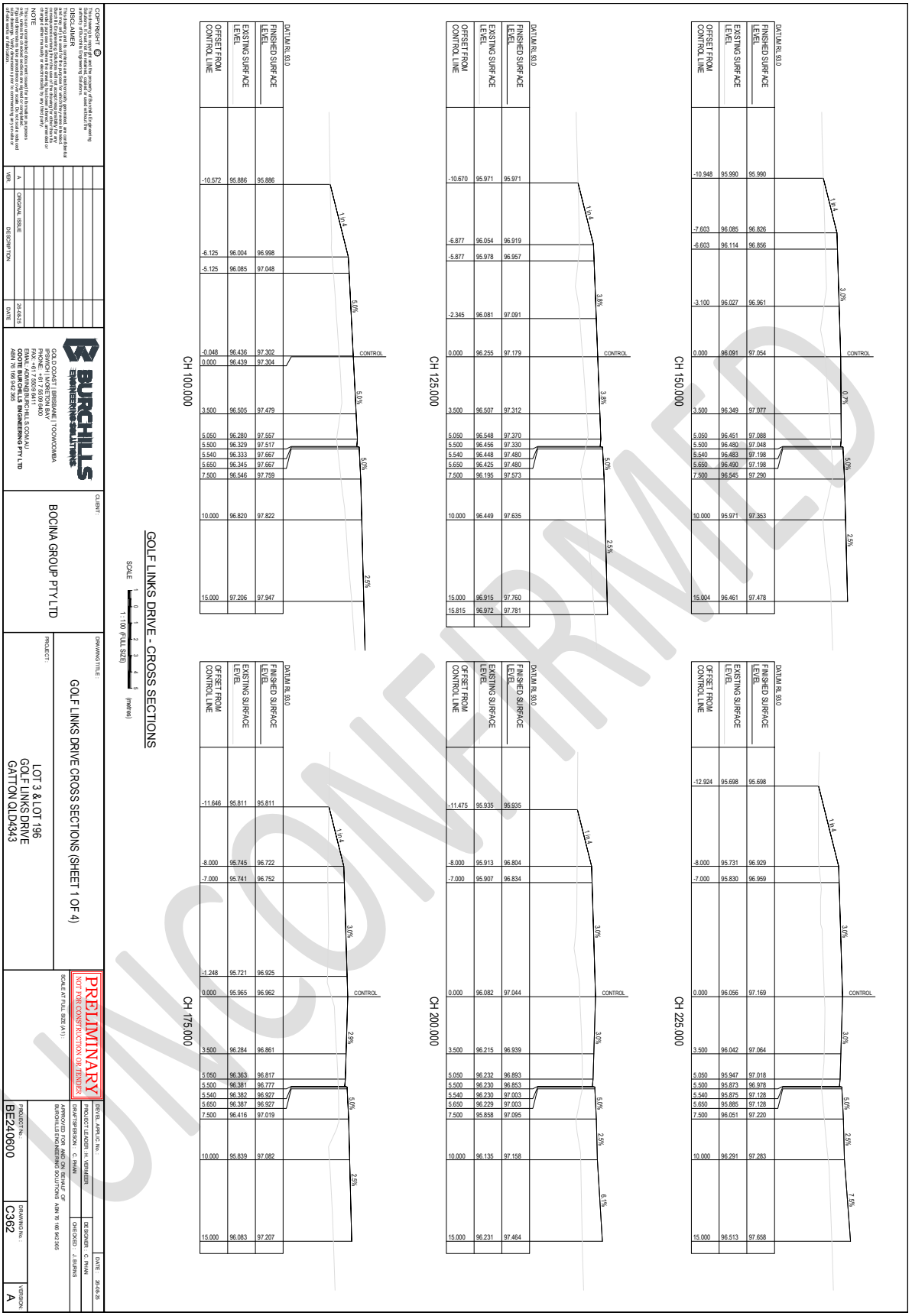
DISCLAIMER
NOTE
VER. A
DESCRIPTION ORIGINAL ISSUE
DATE 26/09/25
CLIENT: BOCINA GROUP PTY LTD
DRAWING TITLE: GOLF LINKS DRIVE LONGITUDINAL SECTION (SHEET 2 OF 2)
PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343
PRELIMINARY NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1)
BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
PHONE: +61 7 5509 8400
FAX: +61 7 5509 8411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365
DEV. EL. APPL. IC. No:
PROJECT LEADER: H. VERMEER
DRAFTSPERSON: C. PHAN
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365
DESIGNER: C. PHAN
CHECKED: J. BURNS
DATE: 26-09-25
PROJECT No: BE240600
DRAWING No: C361
VERSION: A


CH 100.000
CH 125.000
CH 150.000
CH 175.000
CH 200.000
CH 225.000
DATUM RL 93.0
FINISHED SURFACE LEVEL
EXISTING SURFACE LEVEL
OFFSET FROM CONTROL LINE
CONTROL
GOLF LINKS DRIVE - CROSS SECTIONS
SCALE 1:100 (FULL SIZE)
(metres)
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PHONE: +617 5509 6400
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ABN 76 166 942 365
CLIENT:
BOCINA GROUP PTY LTD
PROJECT:
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
DRAWING TITLE:
GOLF LINKS DRIVE CROSS SECTIONS (SHEET 1 OF 4)
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1)
DRAWN: C. PHAN
DESIGNED: C. PHAN
CHECKED: J. BURNS
DATE: 26-09-25
PROJECT No: BE240600
DRAWING No: C362
VERSION: A
UNCONFIRMED

GOLF LINKS DRIVE - CROSS SECTIONS

SCALE 1:100 @ FULL SIZE (metres)

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| A | ORIGINAL ISSUE | 26/09/25 |

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EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: GOLF LINKS DRIVE CROSS SECTIONS (SHEET 3 OF 4)

SCALE AT FULL SIZE (A1)

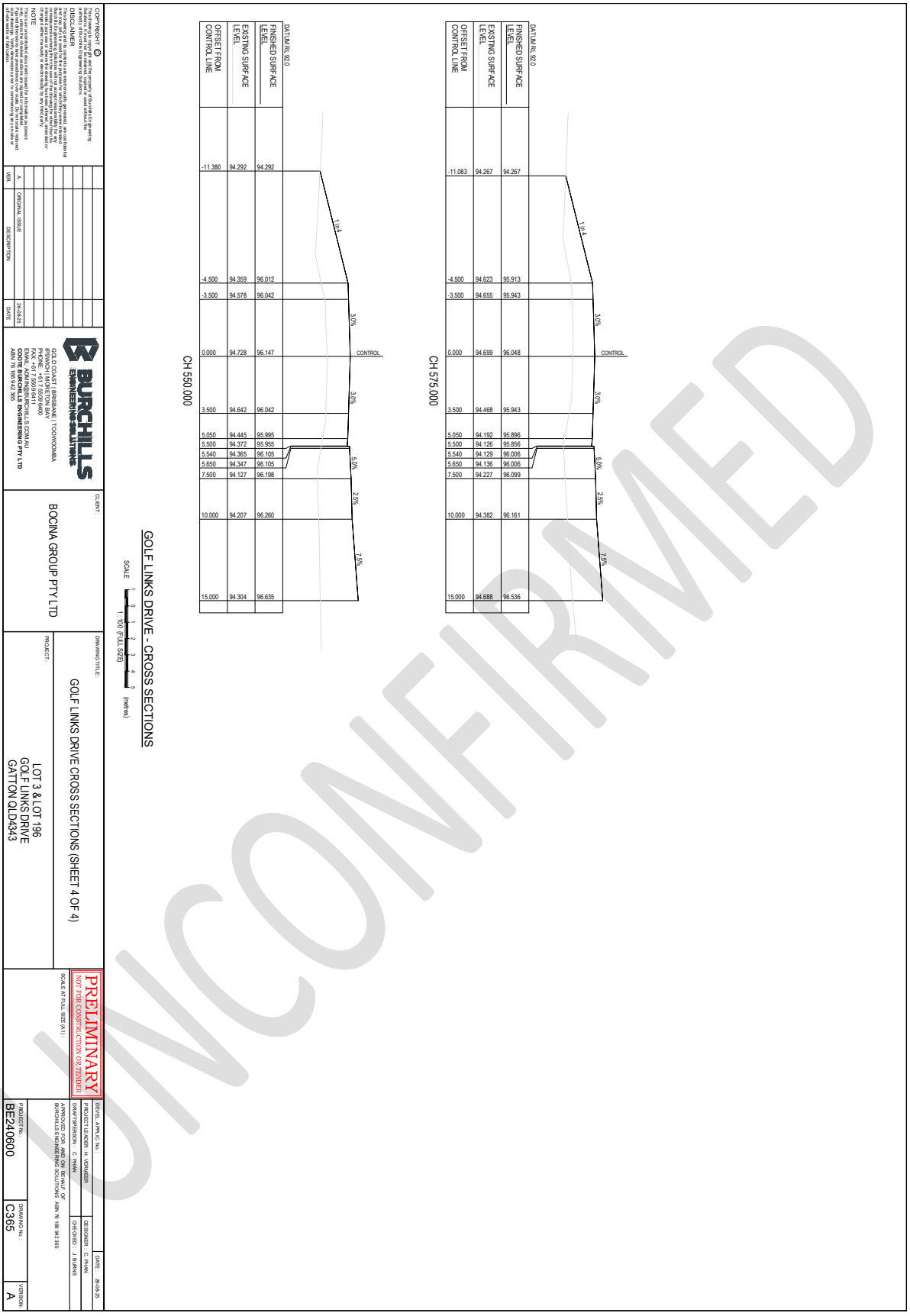
PRELIMINARY NOT FOR CONSTRUCTION OR TENDER

DEVEL. APPL'C. No:

PROJECT LEADER: H. VERMEER
DRAFTSPERSON: C. PHAN
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365

DESIGNER: C. PHAN
CHECKED: J. BURNS
DATE: 26-09-25

PROJECT No: BE240600
DRAWING No: C364
VERSION: A

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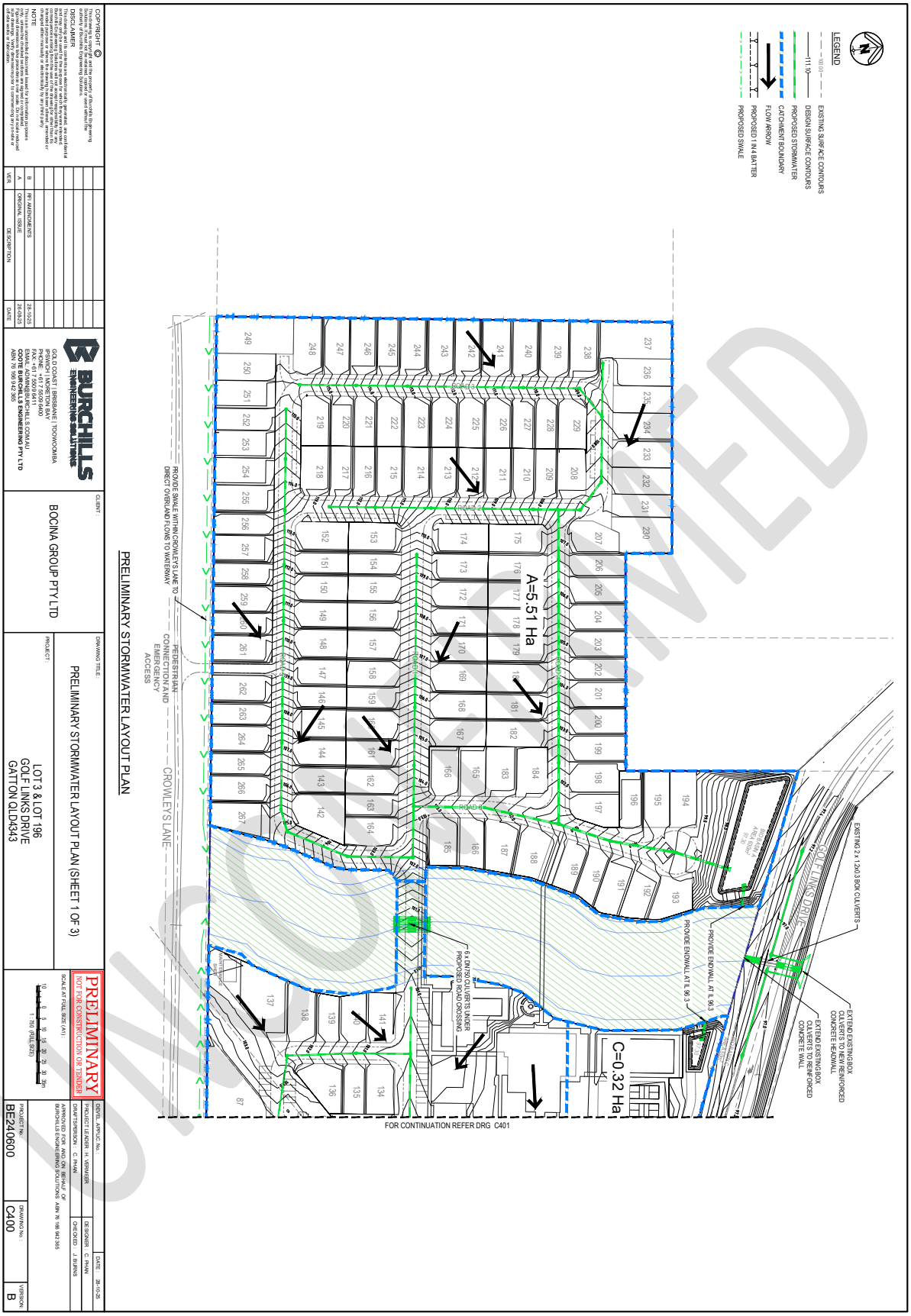
LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED STORMWATER
CATCHMENT BOUNDARY
FLOW ARROW
PROPOSED 1 IN 4 BATTER
PROPOSED SWALE
A=5.51 Ha
C=0.32 Ha
CROWLEYS LANE
GOLF LINKS DRIVE
PROVIDE SWALE WITHIN CROWLEY'S LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
PEDESTRIAN CONNECTION AND EMERGENCY ACCESS
EXISTING 2 x 1.2x0.3 BOX CULVERTS
PROVIDE ENDWALL AT IL 96.3
EXTEND EXISTING BOX CULVERTS TO NEW REINFORCED CONCRETE HEADWALL
EXTEND EXISTING BOX CULVERTS TO REINFORCED CONCRETE WALL
6 x DN750 CULVERTS UNDER PROPOSED RURAL CROSSING
FOR CONTINUATION REFER DRG C401
PRELIMINARY STORMWATER LAYOUT PLAN
PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 1 OF 3)
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
BOCINA GROUP PTY LTD
BURCHILLS ENGINEERING SOLUTIONS
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE (A1)
1:750 (FULL SIZE)
BE240600
C400
B
28-10-25
C. PHAN
J. BURNS
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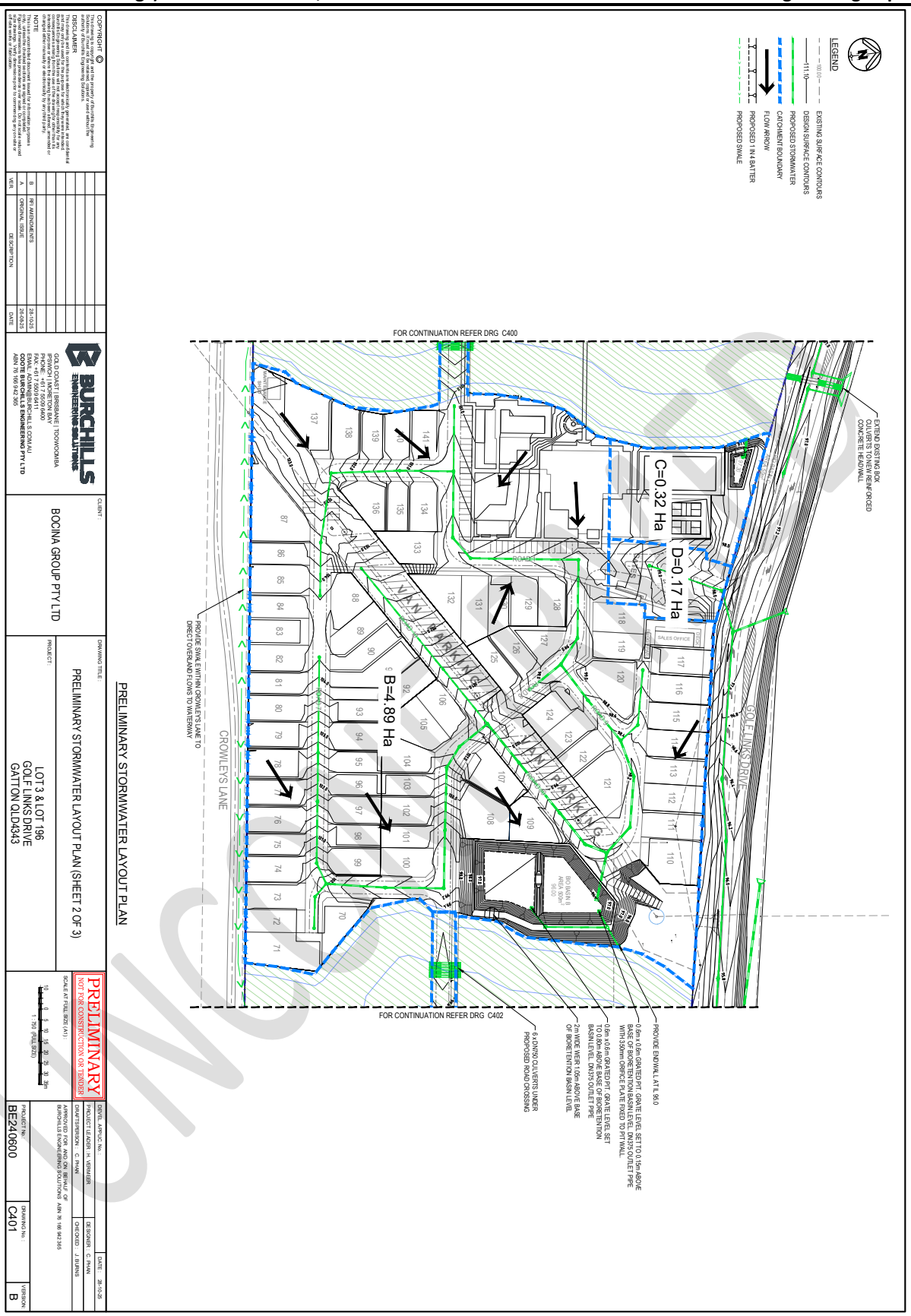
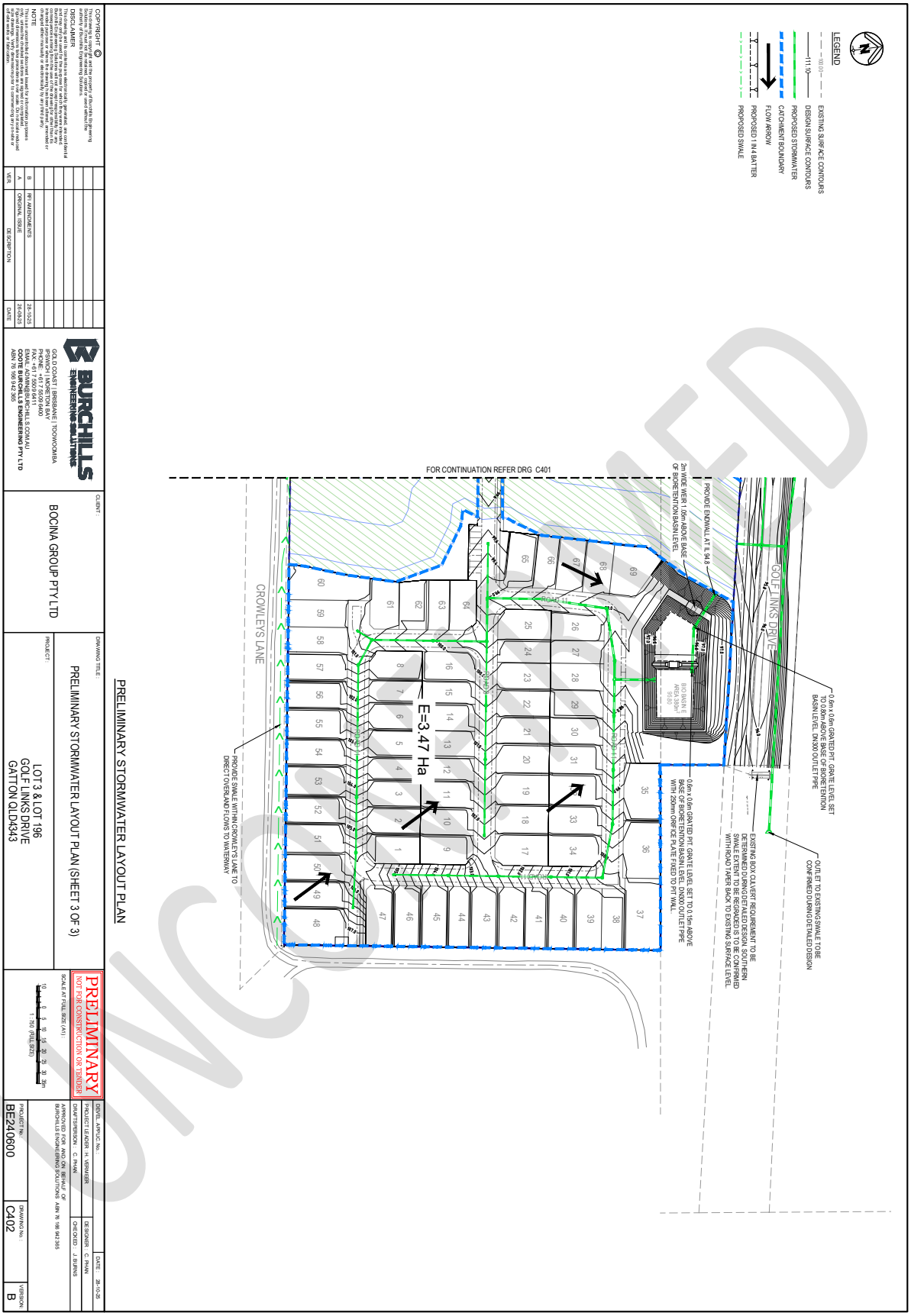

LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED STORMWATER
CATCHMENT BOUNDARY
FLOW ARROW
PROPOSED 1 IN 4 BATTER
PROPOSED SWALE
FOR CONTINUATION REFER DRG C400
FOR CONTINUATION REFER DRG C402
C=0.32 Ha
D=0.17 Ha
B=4.89 Ha
VAN PARKING
GOLF LINKS DRIVE
CROWLEYS LANE
EXTEND EXISTING BOX CULVERTS TO NEW REINFORCED CONCRETE HEADWALL
PROVIDE SWALE WITHIN CROWLEYS LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
PROVIDE ENDWALL AT IL 95.0
6 x DN750 CULVERTS UNDER PROPOSED ROAD CROSSING
PRELIMINARY STORMWATER LAYOUT PLAN
BURCHILLS ENGINEERING SOLUTIONS
BOCINA GROUP PTY LTD
PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 2 OF 3)
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
BE240600
C401
B

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| A | ORIGINAL ISSUE | 28/10/25 |
| B | RFI AMENDMENTS | 28/10/25 |

BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
PH: 1300 BURCHILLS (1300 287 244)
FAX: +61 7 5603 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
GOLD COAST BURCHILLS ENGINEERING PTY LTD
ABN 76 169 942 265

CLIENT: BOCINA GROUP PTY LTD

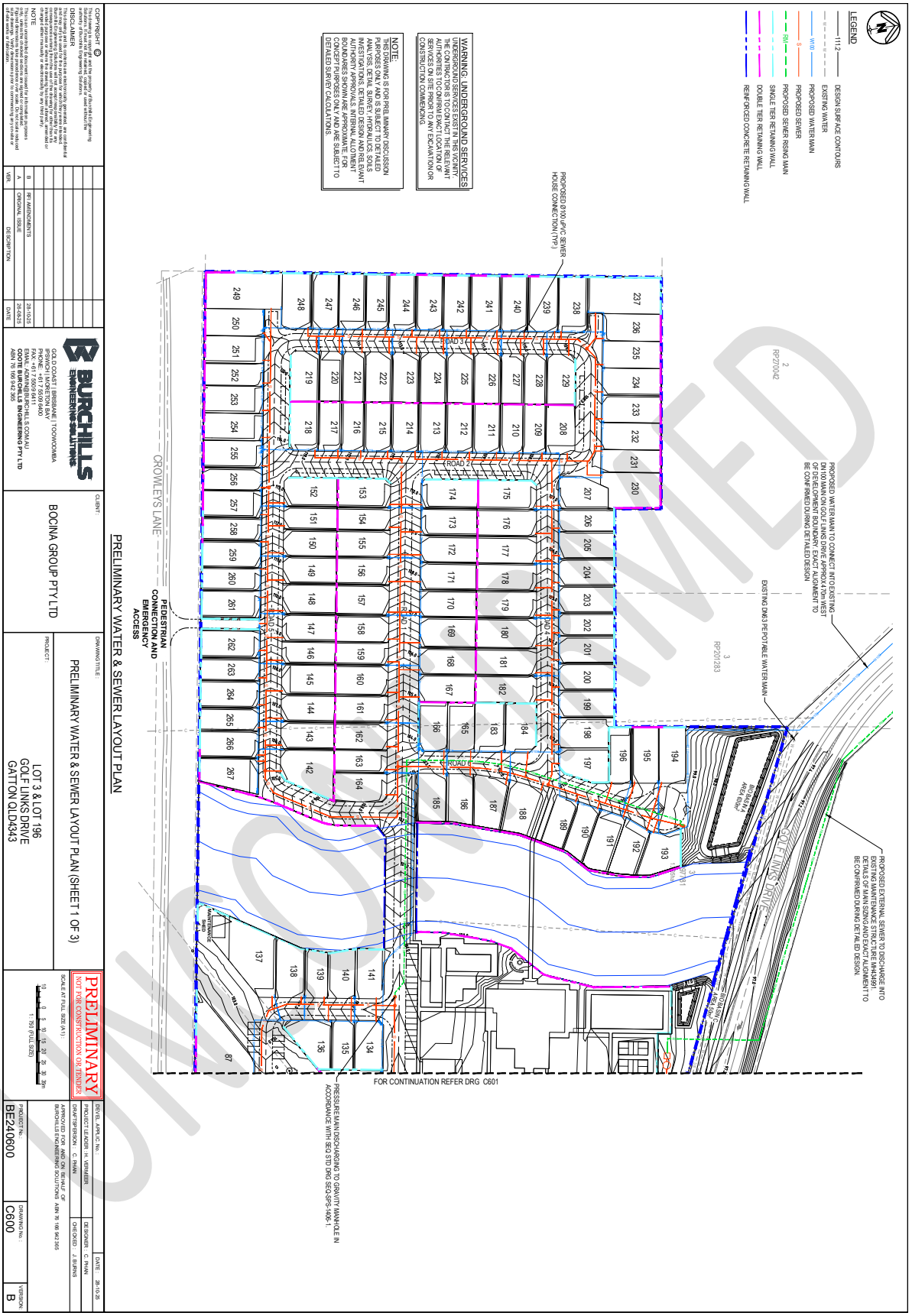
PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 3 OF 3)

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1:750 (FULL SIZE)

| | |
|---|---|
| DRAWN | C. PHAN |
| DESIGNED | C. PHAN |
| CHECKED | J. BURNS |
| APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 169 942 265 | |
| PROJECT LEADER | H. VERMEER |
| APP'D. No. | |
| DATE | 28-10-25 |
| PROJECT No. | BE240600 |
| DRAWING No. | C402 |
| VERSION | B |

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| VER. | DESCRIPTION | DATE |
|---|---|---|
| B | RFI AMENDMENTS | 28-10-25 |
| A | ORIGINAL ISSUE | 26-09-25 |

BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
PO BOX 1060 ASHMORE QLD 4214
PHONE: +61 7 5509 6400
FAX: +61 7 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 1 OF 3)

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1: 750 (FULL SIZE)

| | |
|---|---|
| DRAWN/DESIGN: | C. PHAN |
| PROJECT LEADER: | H. VERMEER |
| CHECKED: | J. BURNS |
| APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365 | |
| DATE: | 28-10-25 |
| DRAWING No.: | C600 |
| VERSION: | B |
| PROJECT No.: | BE240600 |

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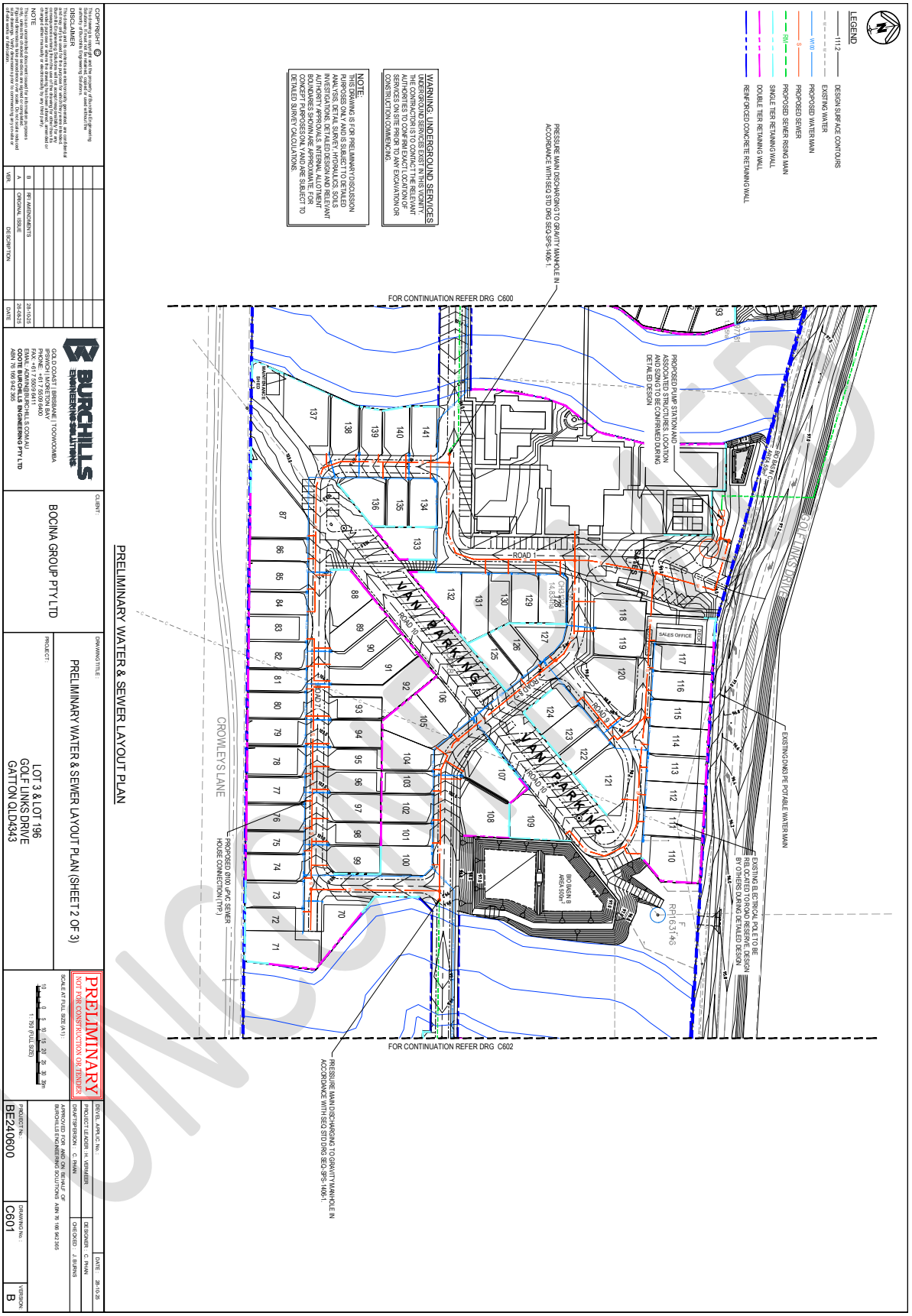
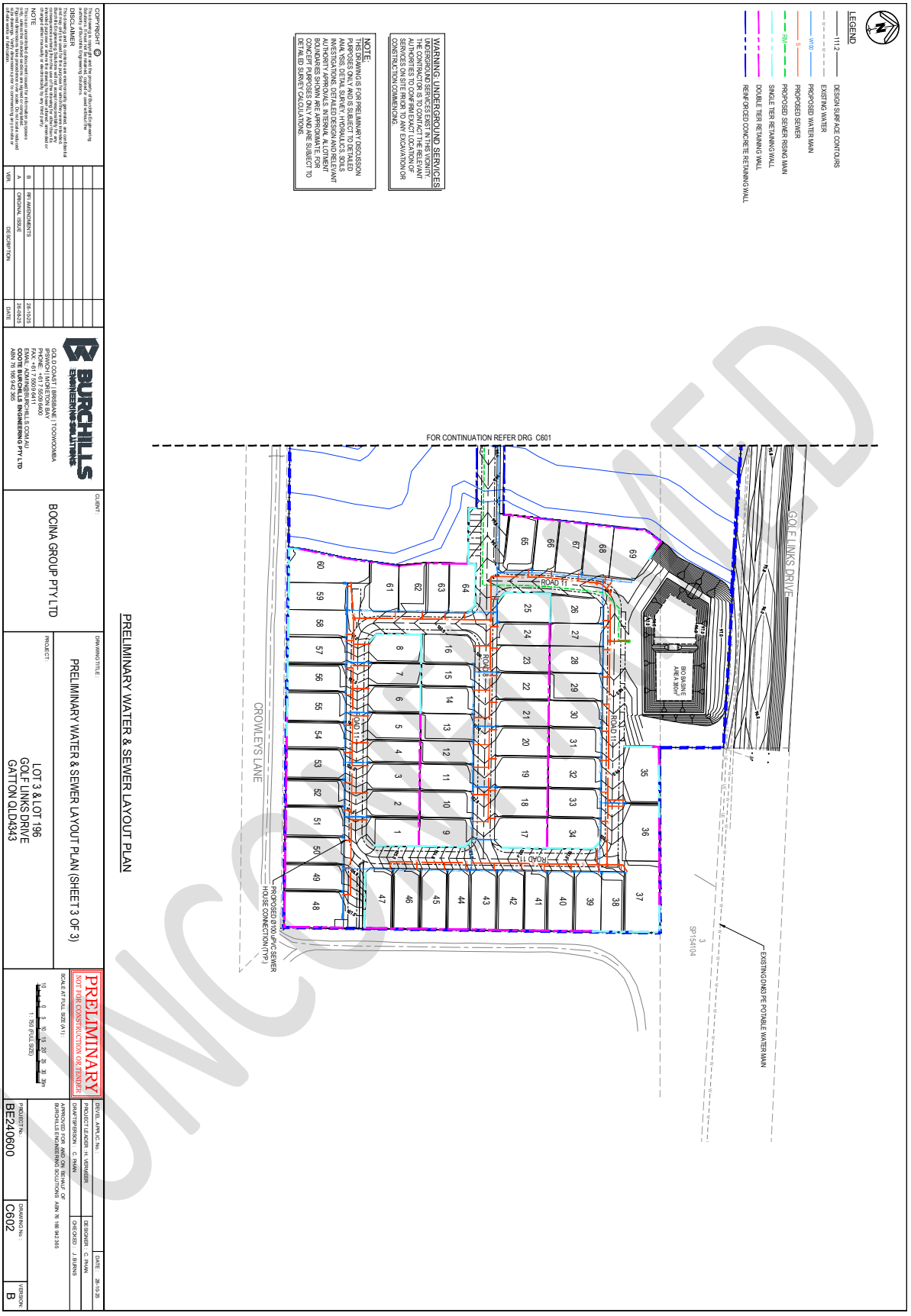

LEGEND
DESIGN SURFACE CONTOURS
EXISTING WATER
PROPOSED WATER MAIN
PROPOSED SEWER
PROPOSED SEWER RISING MAIN
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
WARNING: UNDERGROUND SERVICES
NOTE:
PRESSURE MAIN DISCHARGING TO GRAVITY MANHOLE IN ACCORDANCE WITH SEQ STD DRG SEQ-SPS-1406-1.
FOR CONTINUATION REFER DRG C600
FOR CONTINUATION REFER DRG C602
PROPOSED PUMP STATION AND ASSOCIATED STRUCTURES. LOCATION AND SIZING TO BE CONFIRMED DURING DETAILED DESIGN
EXISTING DN63 PE POTABLE WATER MAIN
EXISTING ELECTRICAL POLE TO BE RELOCATED TO ROAD RESERVE. DESIGN BY OTHERS DURING DETAILED DESIGN
PROPOSED Ø100 uPVC SEWER HOUSE CONNECTION (TYP.)
CROWLEYS LANE
GOLF LINKS DRIVE
VAN PARKING
ROAD 1
ROAD 10
ROAD 9
SALES OFFICE
BIO BASIN B AREA 450m²
PRELIMINARY WATER & SEWER LAYOUT PLAN
BURCHILLS ENGINEERING SOLUTIONS
BOCINA GROUP PTY LTD
PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 2 OF 3)
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
BE240600
C601
B

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NOTE
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| VER. | DESCRIPTION | DATE |
|---|---|---|
| B | RFI AMENDMENTS | 28-10-25 |
| A | ORIGINAL ISSUE | 26-09-25 |

BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
PO BOX 5001
PHONE: +617 5509 6400
FAX: +617 5509 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT: BOCINA GROUP PTY LTD

PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343

DRAWING TITLE: PRELIMINARY WATER & SEWER LAYOUT PLAN (SHEET 3 OF 3)

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1): 1 : 750 (FULL SIZE)
10 0 5 10 15 20 25 30 35m

| | |
|---|---|
| DRAWN/DESIGN: | C. PHAN |
| PROJECT LEADER: | H. VERMEER |
| CHECKED: | J. BURNS |
| APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365 | |
| DATE: | 28-10-25 |
| PROJECT No.: | BE240600 |
| DRAWING No.: | C602 |
| VERSION: | B |

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## Appendix D – BYDA Information

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Job ID 50175508
**BE240600**

Review responses online




Received 4 of 4 responses
**All responses received**

Lot 196 Golf Links Drive, Gatton QLD 4343

Job dates
14/05/2025 → 14/08/2025

These plans expire on
10 Jun 2025

Lodged by
Adam Ryan

| Authority | Status | Page |
|---|---|---|
| BYDA Confirmation | | 2 |
| National Fire Ant Eradication Program | Received | 4 |
| NBN Co Qld | Received | 7 |
| Queensland Urban Utilities | Received | 26 |
| Telstra QLD Regional | Received | 31 |

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Job No 50175508

byda.com.au

Zero damage - Zero harm - Zero disruption

## Contact Details

| Contact | Contact number | Company | Enquirer ID |
|---|---|---|---|
| Adam Ryan | 0490 054 212 | Burchills Engineering Solutions | 3683420 |

**Email**
adam.ryan@burchills.com.au

**Address**
360 Long Road
Tamborine Mountain QLD 4272

## Job Site and Enquiry Details

**WARNING:** The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

| Enquiry date | Start date | End date | On behalf of | Job purpose | Locations | Onsite activities |
|---|---|---|---|---|---|---|
| 14/05/2025 | 14/05/2025 | 14/08/2025 | Private | Design | Both Road | Planning & Design |




Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

| User Reference | Address | Notes/description |
|---|---|---|
| BE240600 | Lot 196 Golf Links Drive<br>Gatton QLD 4343 | - |

## Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

## Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

| Referral ID (Seq. no) | Authority Name | Phone | Status |
|---|---|---|---|
| 254978374 | National Fire Ant Eradication Program | - | NOTIFIED |
| 254978371 | NBN Co Qld | 1800 687 626 | NOTIFIED |
| 254978372 | Queensland Urban Utilities | 13 26 57 | NOTIFIED |
| 254978373 | Telstra QLD Regional | 1800 653 935 | NOTIFIED |

END OF UTILITIES LIST

**Lodge your FREE enquiry online any time at byda.com.au**

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## The 5Ps of Safe Excavation

### Plan
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

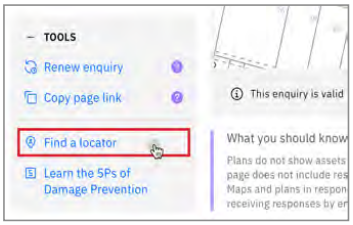
### Prepare
Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

### Pothole
Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

### Protect
Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

### Proceed
Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

## Engage a skilled Locator




**When you lodge an enquiry you will see skilled Locators to contact**

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

## Get FREE Quotes for Contractors & Equipment Fast

GET QUOTE

Use iseekplant's FREE marketplace to get quotes for the equipment or services you need on your project. Compare quotes from trusted local contractors and get your project done on time and in budget.

1. Fill out your job details in our FREE quick quote form.
2. We send the request to trusted local contractors.
3. The local contractors will contact you directly with quotes

Use iseekplant to find trusted contractors near you today, visit:
blog.iseekplant.com.au/byda-isp-get-quotes

## Book a FREE BYDA Session

BOOK NOW

BYDA offers free training sessions to suit you and your organisation's needs covering safe work practices when working near essential infrastructure assets. The free sessions are offered in two different formats - online and face-to-face.

To book a session, visit:
byda.com.au/contact/education-awareness-enquiry-form

**Lodge your FREE enquiry online any time at byda.com.au**

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Job ID 50175508

## National Fire Ant Eradication Program

**Referral**
254978374

**Member Phone**
-

# Responses from this member

**Response received** Wed 14 May 2025 9.22am

| File name | Page |
|---|---|
| Response Body | 5 |

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BYDA members

Your property and/or business is located in the fire ant eradication treatment area. You're legally required to follow your biosecurity requirements and understand how you can help prevent the spread of fire ants.

Fire ants are a super pest, threatening Australia's health, environment, economy, and outdoor way of life.
Eradicating them is a national priority, with all states, territories, and the Australian Government committed to the National Fire Ant Eradication Program (NFAEP) – the world's largest ant eradication effort.

The NFAEP must treat 100% of all targeted properties in this area, regardless of whether fire ants are visible or not, as outlined in its Fire ant response plan 2023–27. This area spans from Moreton Bay in the north, west to the Lockyer Valley, south to the Tweed Shire, and east to part of the Gold Coast.

Properties will receive multiple rounds of treatment over 2 years, followed by 5 years of surveillance. Eradication efforts will progress inward until all areas are treated and declared fire ant-free.

Fire ant biosecurity zones are essential for containing and controlling fire ants. Strict rules for managing soil, including fill, clay, and scrapings within the zones, are outlined in the Biosecurity Regulation 2016 and Soil movement guidelines, under the *Biosecurity Act 2014* (Qld).

## Materials that can carry fire ants

Here's what you need to know, whether you're a resident or a business, and how to manage materials that can carry fire ants like soil, baled materials, mulch, manure, quarry products, turf, and potted plants.

**For residents:**

- look for and report any suspect fire ants or nests within 24 hours
- ensure any materials you buy within the fire ant biosecurity zones are handled using fire ant-safe practices
- use the NFAEP's Fire ant compliance tool to know more
- apply Australian Pesticides and Veterinary Medicines Authority approved fire ant treatment products to areas before starting any excavation work
- keep records for up to 2 years of your fire ant management actions.

**For businesses:**

If your business handles materials, you must follow these requirements:

- **Look for and report**: inspect your site regularly, especially high-risk areas. Sightings of suspect fire ants and nests must be reported within 24 hours to the NFAEP, either online or by calling **132 ANT** (13 22 68). Fire ant training is recommended.
- **Fire ant-safe practices**: ensure materials are stored, treated, and transported in compliance with the Biosecurity Regulation 2016. Use the NFAEP's Fire ant compliance tool.
  - **Handling soil:** fire ant nests are often found within the top metre of soil. After excavation, replace or keep this top layer separate from other soil being moved. It should stay on-site or be taken to a waste facility within the fire ant biosecurity zones (restrictions apply). Avoid this method in areas with loamy or sandy soil, as nests may extend deeper.
  - **Disturbance and storing:** before moving untreated soil off-site, disturb it using machinery – turning, crushing, washing, or screening. Disturb stockpiles every 21 days and 24 hours before movement.
  - **Treatment:** look for and report any suspect nests immediately. Mark them so workers on-site know their locations. Treat or engage a licensed pest manager to carry out broadscale fire ant treatment and/or nest treatment before excavation continues. No live fire ants must leave the site.
  - **Recordkeeping:** keep a written record of all activities, including chemical treatments and disturbance actions, for at least 2 years.

## Soil movement

Soil can be transported between or outside fire ant biosecurity zones if you follow these measures:

- Movements within the same zone or between zone 1 to zone 2 must follow the Soil movement guidelines.
- A biosecurity instrument permit (BIP) is required to:
  - move soil from any zone to outside the zone
  - move soil from zone 2 to zone 1
  - move soil when none of the approved options allow to your situation.

## Other biosecurity measures

In addition to managing soil movement, there are further biosecurity measures you, your business, and employees can take to support the eradication of fire ants:

- Fire ant training – the NFAEP offers free online training and tools for residents, primary producers, worksites, and pest managers. These resources help you identify, treat, and prevent fire ant spread. Proactive training is a cost-effective risk mitigation strategy and can help you avoid penalties for breaching your general biosecurity obligation.
- Health and safety – fire ants can have devastating impacts, including inflicting painful, fiery stings, which can trigger a severe allergic reaction in humans. If you're digging or starting work, please wear personal protective equipment, including a long-sleeve shirt, long pants, boots, and gloves.

Eradicating fire ants is a shared responsibility. We all play a role in eradicating fire ants from Queensland, and ultimately Australia, by 2032.

Visit fireants.org.au or call 13 22 68 for more information.

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Job ID 50175508

**NBN Co Qld**

**Referral** 254978371

**Member Phone** 1800 687 626

## Responses from this member

**Response received** Wed 14 May 2025 9.25am

| File name | Page |
|---|---|
| Response Body | 8 |
| Disclaimer_254978371_20250513_232503543960.pdf | 9 |
| 254978371_20250513_232503543960_1.pdf | 13 |
| 4678_NBN_Dial_Before_You_Dig_Poster_20170517.pdf | 24 |

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Hi Adam Ryan,

Please find attached the response to your DBYD referral for the address mentioned in the subject line.
The location shown in our DBYD response is assumed based off the information you have provided. If the location shown is different to the location of the excavation then this response will consequently be rendered invalid.
Take the time to read the response carefully and note that this information is only valid for 28 days after the date of issue.
If you have any further enquiries, please do not hesitate to contact us.

Regards,
Network Services and Operations
NBN Co Limited
P: 1800626329
E: dbyd@nbnco.com.au
www.nbnco.com.au

Confidentiality and Privilege Notice
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Please Do Not Reply To This Mail

UNCONFIRMED

| | |
|---|---|
| **To:** | Adam Ryan |
| **Phone:** | Not Supplied |
| **Fax:** | Not Supplied |
| **Email:** | adam.ryan@burchills.com.au |

| | |
|---|---|
| **Before You Dig Australia Job #:** | 50175508 |
| **Sequence #** | 254978371 |
| **Issue Date:** | 13/05/2025 |
| **Location:** | Lot 196 Golf Links Drive , Gatton , QLD , 4343 |

## Information

The area of interest requested by you contains one or more assets.

| nbn™ Assets | Search Results |
|---|---|
| **Communications** | Asset identified |
| **Electricity** | No assets |

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by* ***nbn™***

## Location of **nbn™** Underground Assets

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We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above.You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn** Commercial Works website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

**Notes:**

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

## Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans,you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniformed depths

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along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn™** Facilities, you must maintain the following minimum clearances:
   - 300mm when laying assets inline, horizontally or vertically.
   - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
   - 1000mm when operating mechanical excavators.
   - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn™** fibre optic,copper and coaxial cables,and power cable feed to **nbn™** assets).Damage to underground electric cables may result in:
   - Injury from electric shock or severe burns, with the possibility of death.
   - Interruption of the electricity supply to wide areas of the city.
   - Damage to your excavating plant.
   - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn™** Facilities. These precautions may include but not limited to the following:
   - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
   - If any undisclosed underground cables are located, notify **nbn** immediately.
   - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
   - The safety of the public and other workers must be ensured.
   - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn™** Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans(including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans(including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

| State/Territory | Documents |
|---|---|
| National | Work Health and Safety Act 2011 |
| | Work Health and Safety Regulations 2011 |
| | Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft) |

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| | |
|---|---|
| | Occupational Health and Safety Act 1991 |
| **NSW** | Electricity Supply Act 1995 |
| | Work Cover NSW - Work Near Underground Assets Guide |
| | Work Cover NSW - Excavation Work: Code of Practice |
| **VIC** | Electricity Safety Act 1998 |
| | Electricity Safety (Network Asset) Regulations 1999 |
| **QLD** | Electrical Safety Act 2002 |
| | Code of Practice for Working Near Exposed Live Parts |
| **SA** | Electricity Act 1996 |
| **TAS** | Tasmanian Electricity Supply Industry Act 1995 |
| **WA** | Electricity Act 1945 |
| | Electricity Regulations 1947 |
| **NT** | Electricity Reform Act 2005 |
| | Electricity Reform (Safety and Technical) Regulations 2005 |
| **ACT** | Electricity Act 1971 |

Thank You,

**nbn BYDA**

Date: 13/05/2025

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co.

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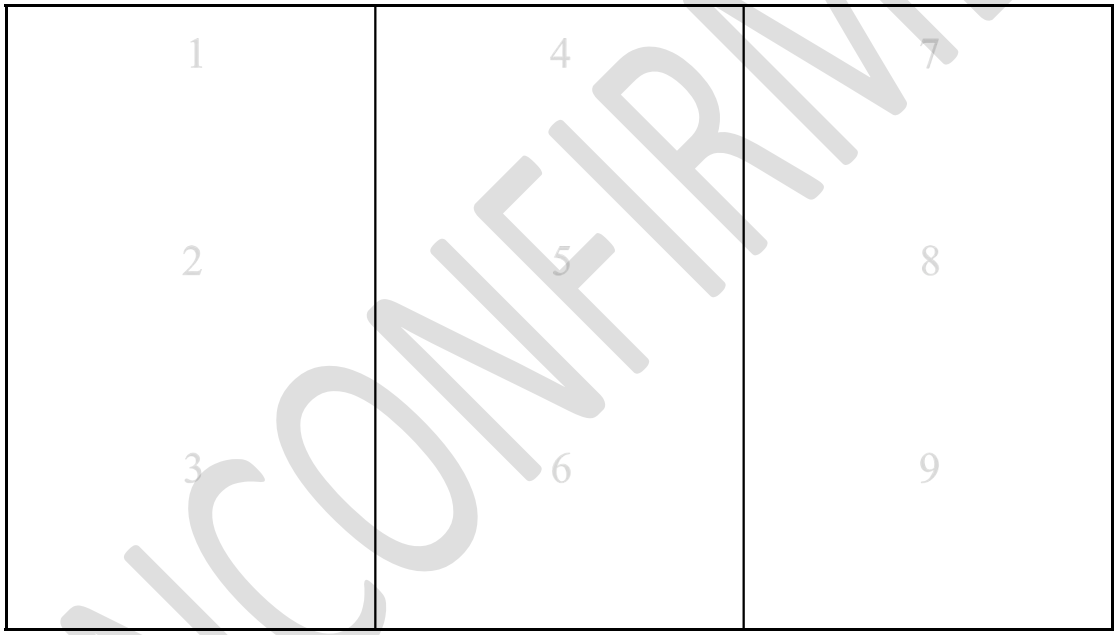
UNCONFIRMED

| | |
|---|---|
| **To:** | Adam Ryan |
| **Phone:** | Not Supplied |
| **Fax:** | Not Supplied |
| **Email:** | adam.ryan@burchills.com.au |

| | |
|---|---|
| **Dial before you dig Job #:** | 50175508 |
| **Sequence #** | 254978371 |
| **Issue Date:** | 13/05/2025 |
| **Location:** | Lot 196 Golf Links Drive , Gatton , QLD , 4343 |

## Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

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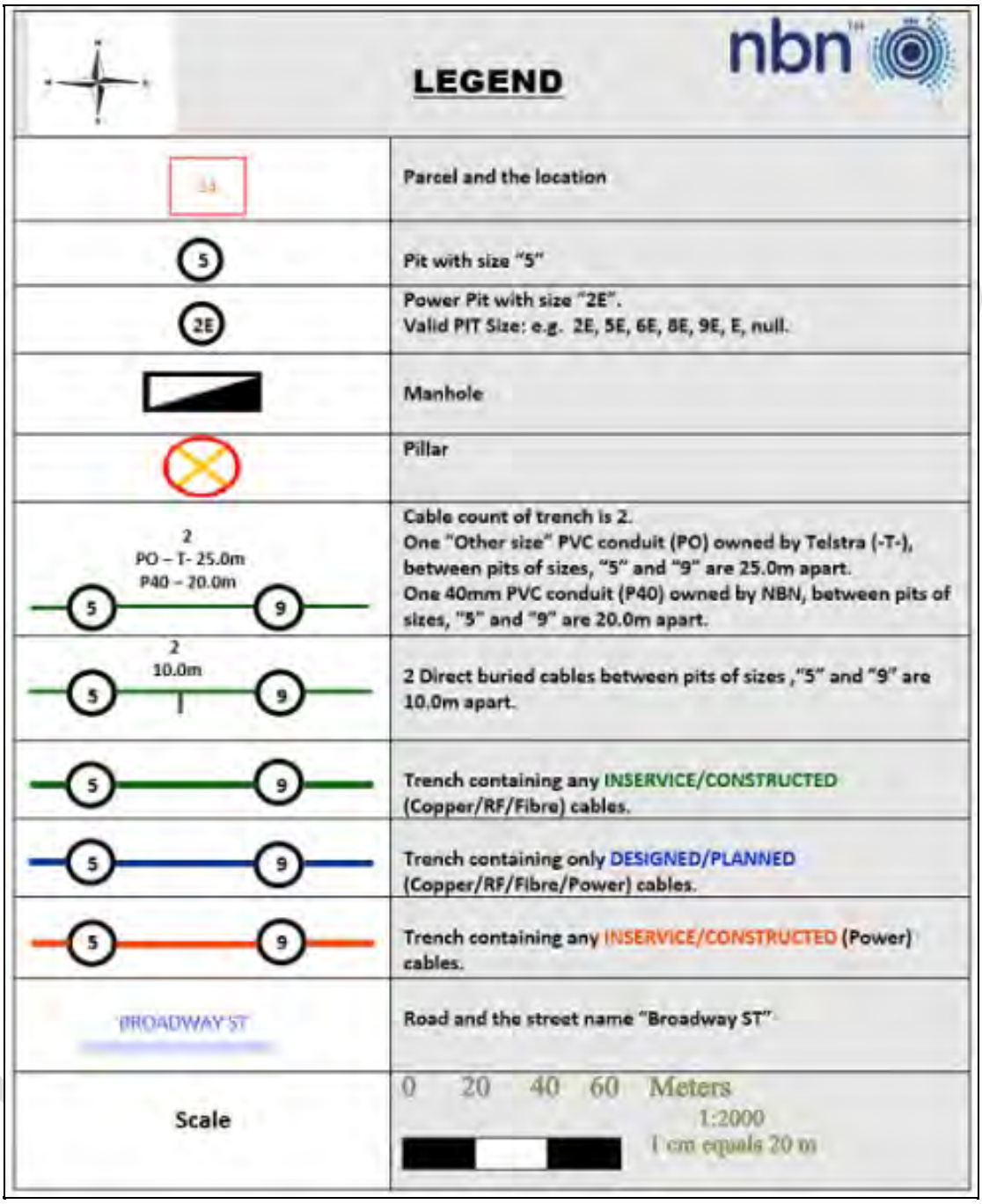
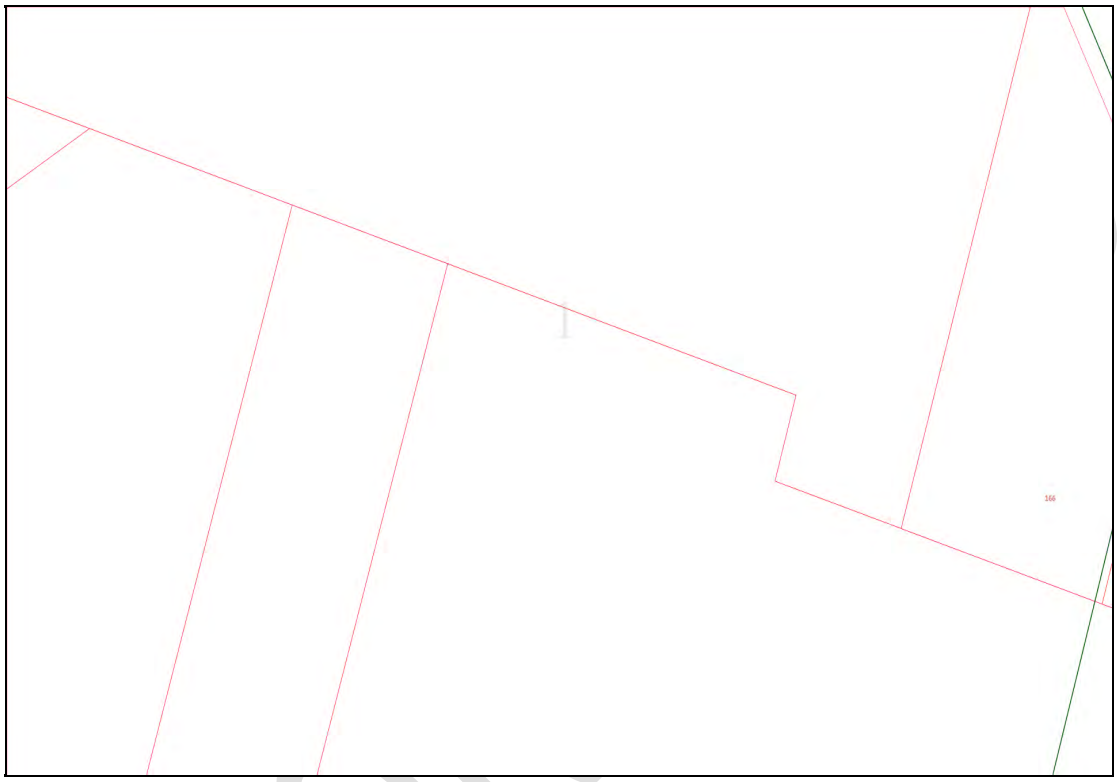
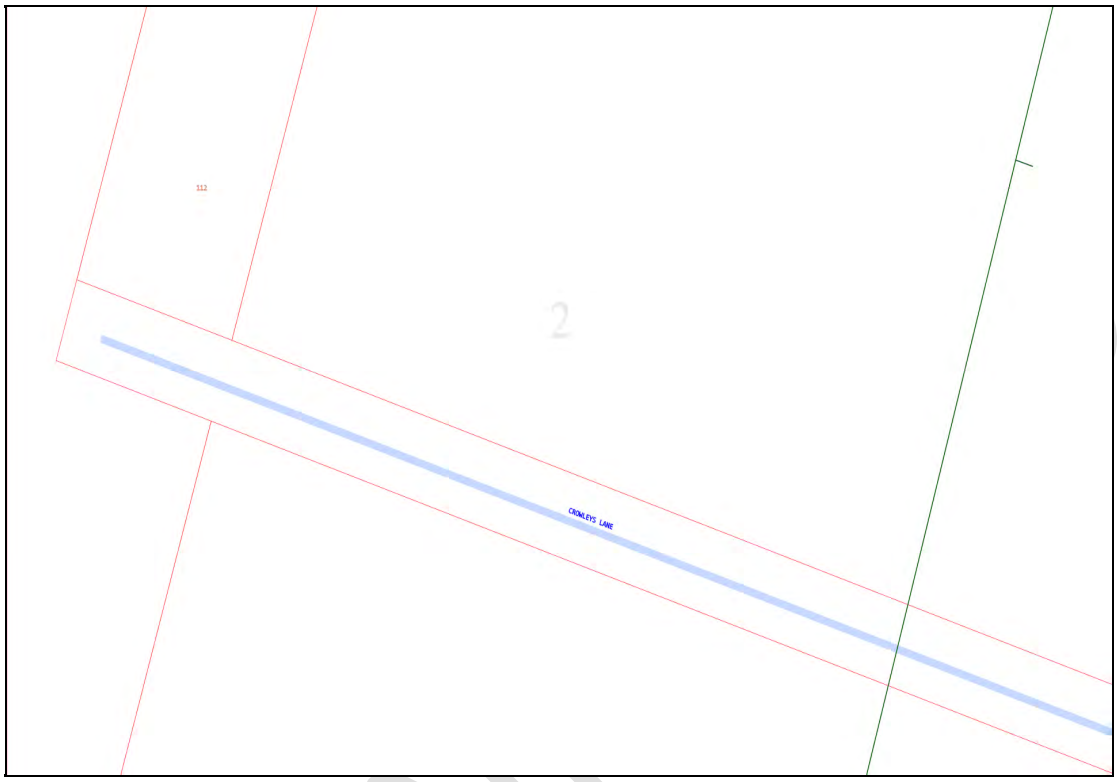

LEGEND
nbn
Parcel and the location
5
Pit with size "5"
2E
Power Pit with size "2E".
Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
Manhole
Pillar
2
PO – T- 25.0m
P40 – 20.0m
5
9
Cable count of trench is 2.
One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.
One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
2
10.0m
5
9
2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5
9
Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5
9
Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5
9
Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST
Road and the street name "Broadway ST"
Scale
0 20 40 60 Meters
1:2000
1 cm equals 20 m



UNCONTROLLED

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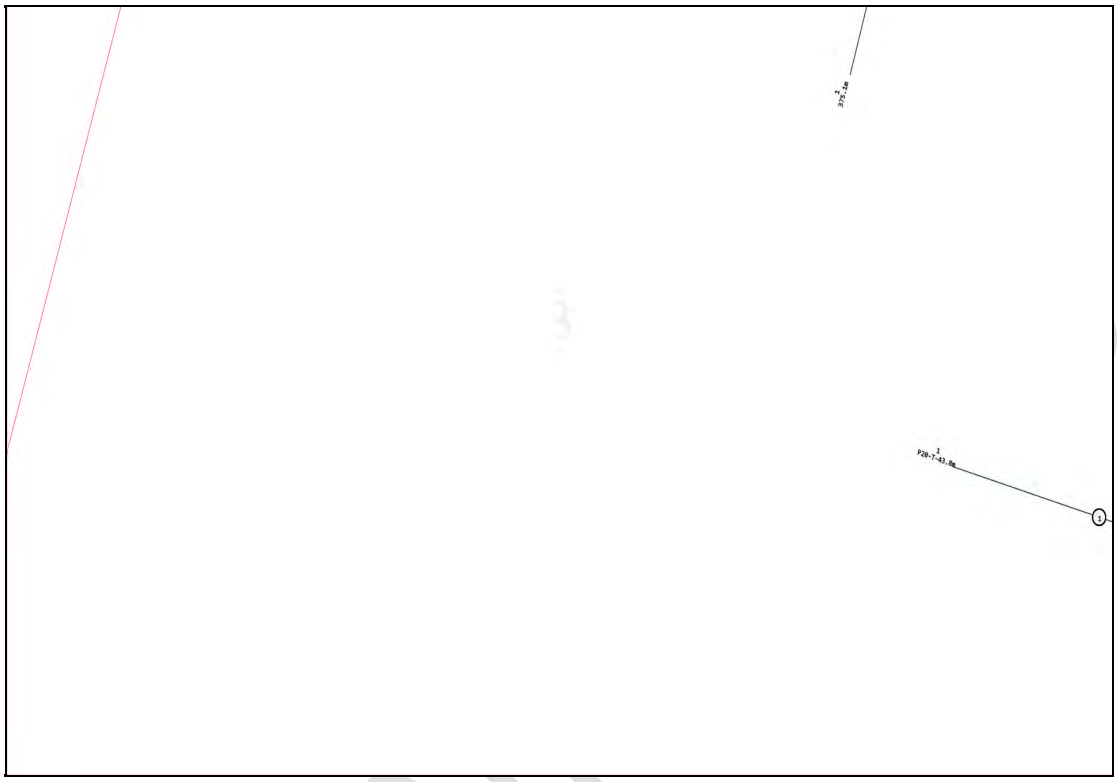

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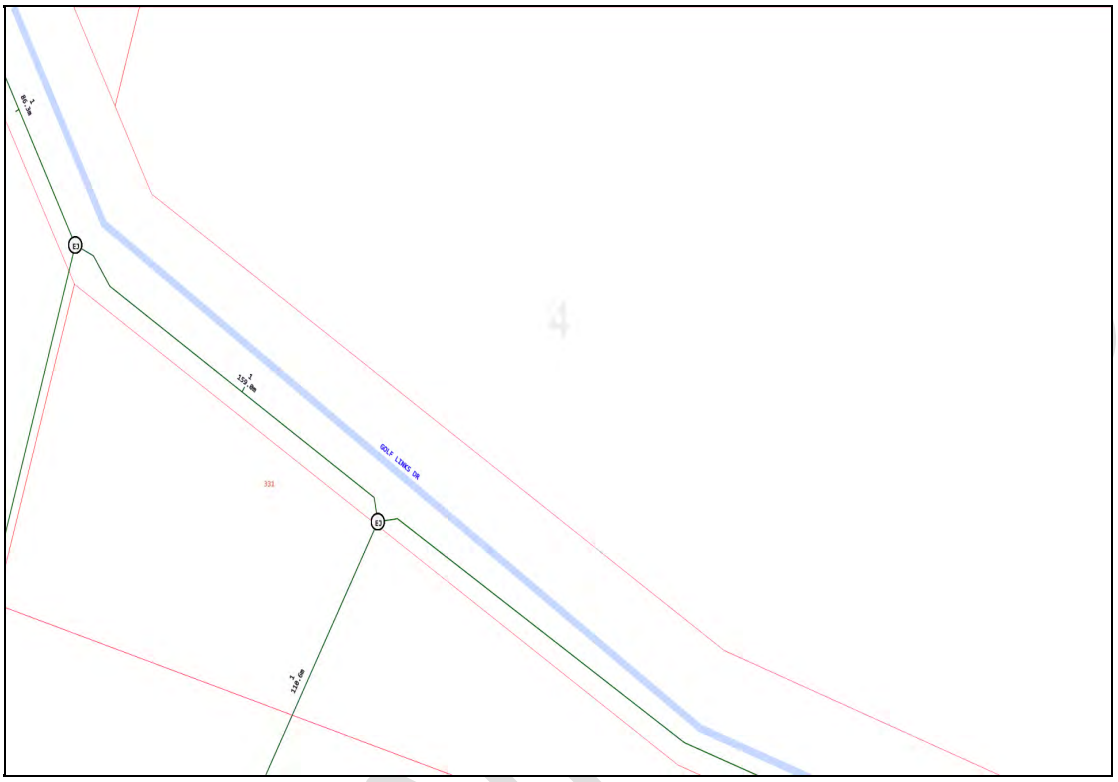


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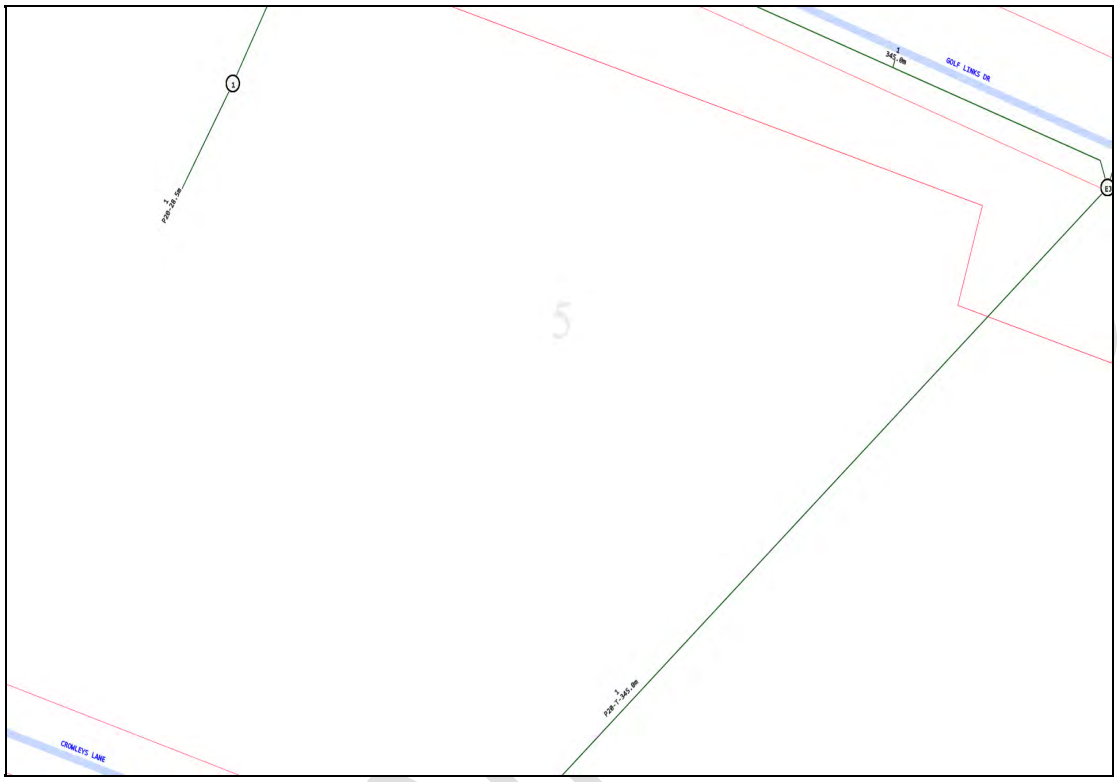


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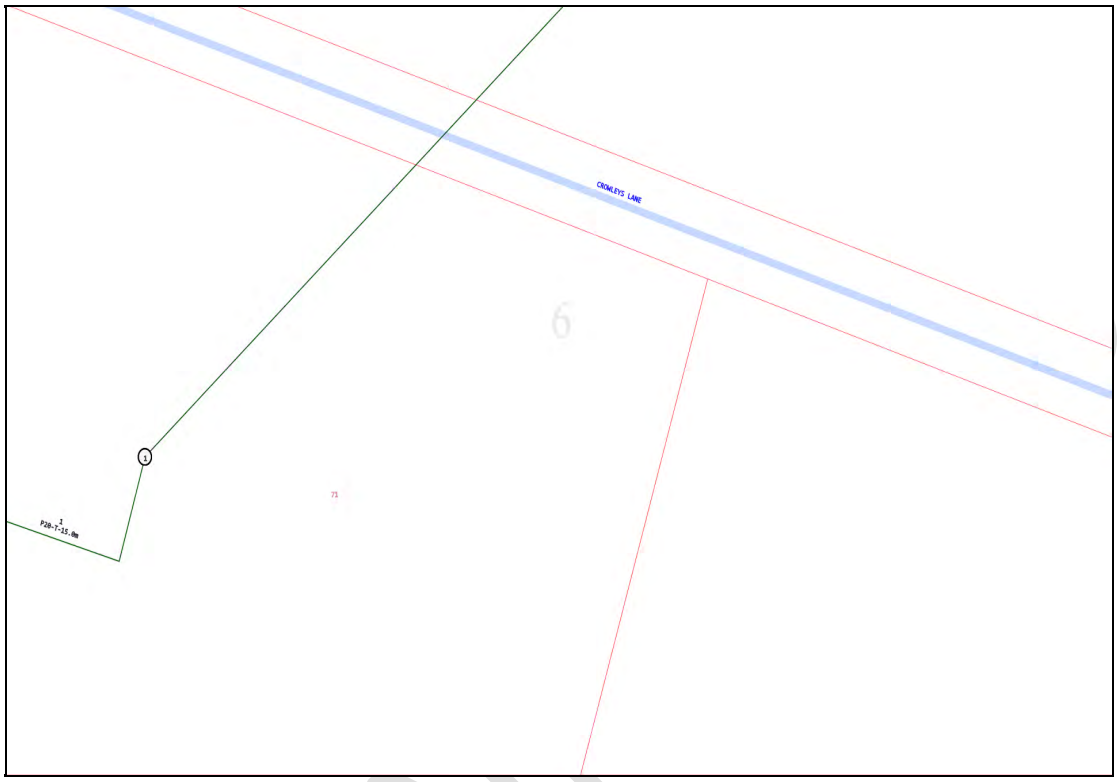


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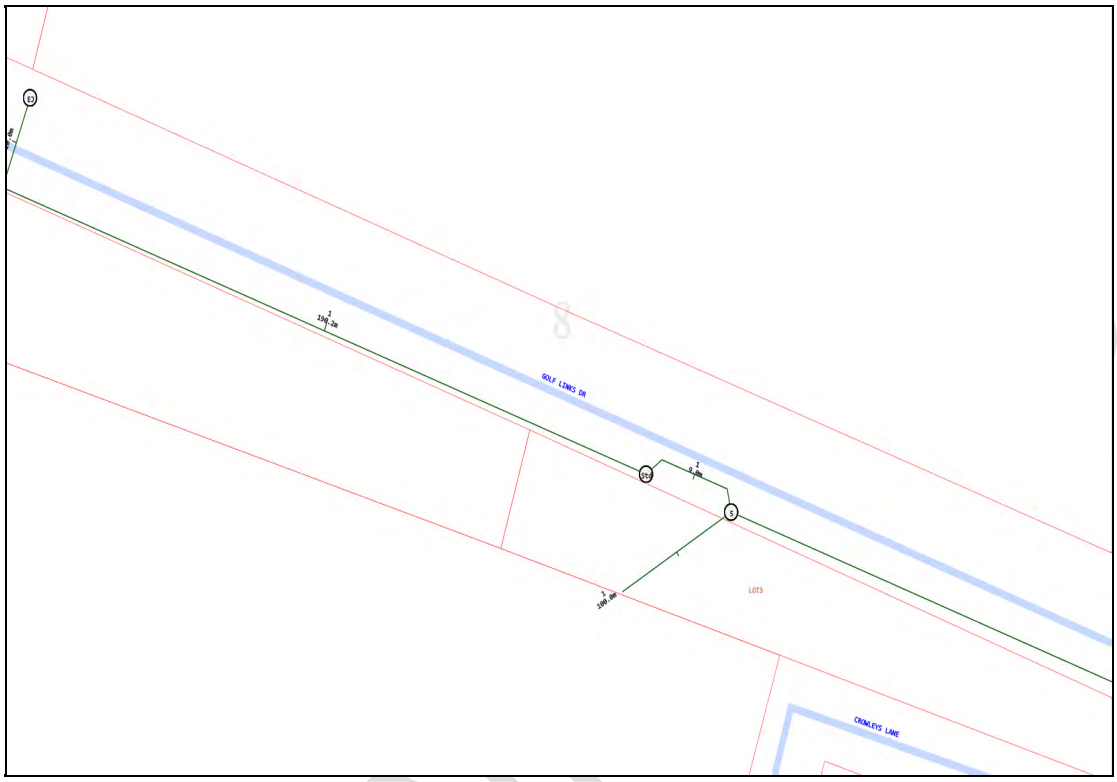


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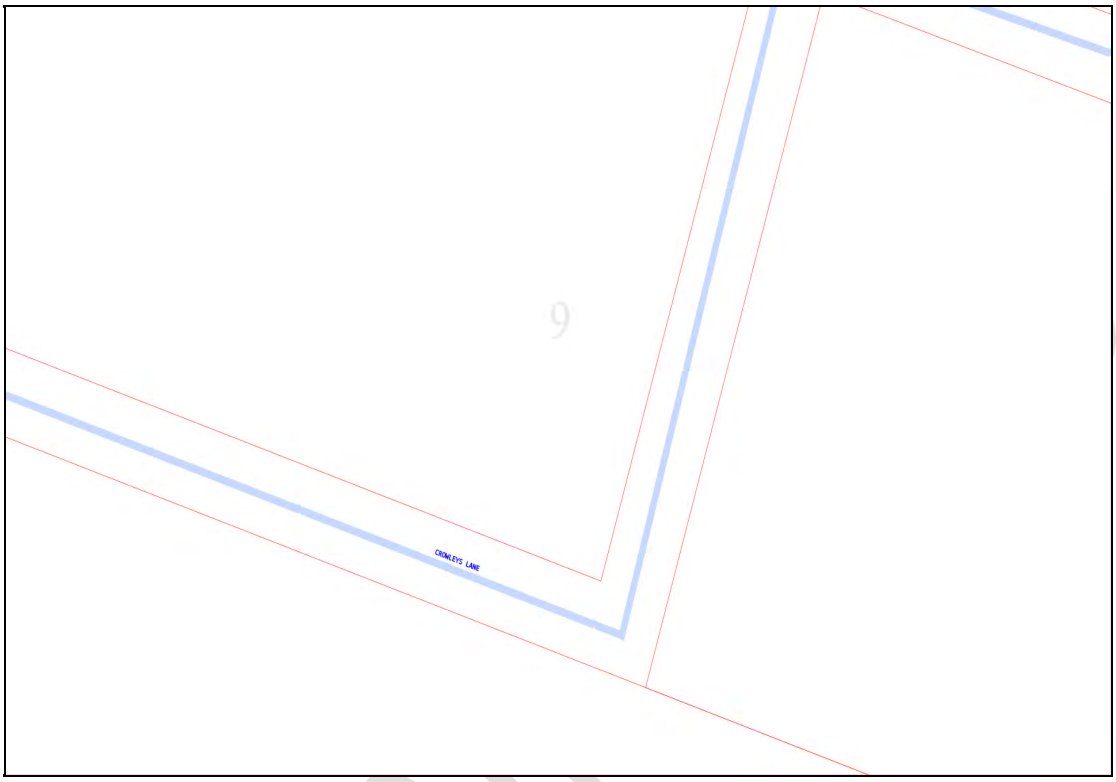


## Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

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# Working near nbn™ cables

**nbn** has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

## Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.

**Plan:** Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.

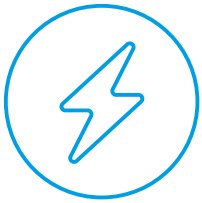
**Prepare:** Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.

**Pothole:** Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

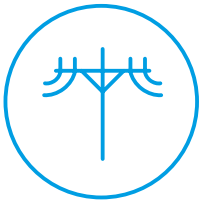
**Protect:** Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

**Proceed:** Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

# Working near nbn™ cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

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## Contact

All nbn™ network facility damages must be reported online here.
For enquiries related to your DBYD request please call 1800 626 329.

**Disclaimer**

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

**nbn** will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

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DIAL BEFORE YOU DIG
www.1100.com.au

Job ID 50175508

## Queensland Urban Utilities

**Referral** 254978372

**Member Phone** 13 26 57

# Responses from this member

**Response received** Wed 14 May 2025 9.24am

| File name | Page |
|---|---|
| Response Body | 27 |
| 254978372 - Urban Utilities Plan.pdf | 29 |
| Urban Utilities Important Information.pdf | 30 |

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GPO Box 2765
Brisbane QLD 4001

Date: 14 May 2025

## Before You Dig Australia Response

**Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.**

Dear Adam Ryan

We appreciate your diligence in contacting the Before You Dig Australia service (**BYDA**) prior to engaging in work or activities which may affect the water and sewerage infrastructure of Urban Utilities.

| | |
|---|---|
| **Job Number:** | 50175508 |
| **Sequence Number:** | 254978372 |
| **Enquiry Date:** | 14/05/2025 9:21:00 AM |
| **Enquiry Location:** | Lot 196 Golf Links Drive Gatton QLD 4343 |

**WARNING: When working in the vicinity of Urban Utilities' assets you have a legal *Duty of Care* that must be observed.**

**Our records indicate the presence of infrastructure owned by Urban Utilities within your nominated search area, as shown on the attached plan.**

Please note that you may be liable for any loss or damage to our infrastructure which is caused by any works or activities which you undertake over or near such infrastructure. Additionally, your works or activities may conflict with other works scheduled in your nominated search area. To avoid any unnecessary impacts, before any undertaking you must obtain the following approvals:

- And/or a Urban Utilities Network Access Permit for self assessable works or activities that are within two metres of our infrastructure (refer to Urban Utilities Network Access Permit Webpage)
- Either a Build Over Asset (BOA) Approval for assessable building works undertaken within specified distances of our infrastructure (refer to DHPW BOA Factsheet)

We have provided additional information about your responsibilities in relation to our infrastructure in the Important Information sheet attached to this letter. By accessing BYDA to obtain our records about our infrastructure, you warrant that you have read the sheet and agree to the terms and conditions set out therein.

For further enquiries or assistance with interpretation of plans and search content please contact our BYDA Support Team by email networkaccess@urbanutilties.com.au. Alternatively, you can write to us at Urban Utilities, PO Box 2765, Brisbane QLD 4001.

Thank you for taking the time to consult the BYDA service.

Yours sincerely

Before You Dig Australia Support Team
**Urban Utilities**
networkaccess@urbanutilties.com.au

---

To best manage the risk of damage and liabilitiy, we recommend that you engage the services of a BYDA Certified Locator

---

**Important Notice**

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the BYDA enquiry outlined above. **Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited.

**Disclaimer:** While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

PelicanCorp Compiled with **TicketAccess** by PelicanCorp BEFORE YOU DIG

# Urban Utilities - Water, Recycled Water and Sewer Infrastructure

Tile No: 1

GROWLEYS LANE

GOLF LINKS DR

2RP860218
112

3RP201283
166

3SP143523
71

2SP272452
101

215CH312341
25

Before You Dig Australia- Urban Utilities Water, Recycled Water and Sewer Infrastructure

**BYDA Reference No: 25497837**2**

Date BYDA Ref Received: 14/05/2025
Date BYDA Job to Commence: 14/05/2025
Date BYDA Map Produced: 13/05/2025

This Map is valid for 30 days

Produced By: Urban Utilities

UrbanUtilities

N

Map Scale 1:2500

**Sewer**
- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

**Water**
- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures
- Water Service (indicative only)

**Recycled Water**
- Infrastructure
- Major Infrastructure
- Network Pipelines
- Network Structures

While reasonable measures have been taken to ensure the accuracy of this information contained in this plan, response, neither Urban Utilities nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damage, costs or liability that may be incurred by any person acting in reliance on the information provided on this plans.

This plan should be used as guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2020]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency 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. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays), Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ABN 86 673 835 011

Plans generated 13 May 2025 by PelicanCorp TicketAccess Software | www.pelicancorp.com

AU.Urban Utilities - Response Plan.docx (2020)

UrbanUtilities
GPO Box 2765
Brisbane QLD 4001

# Important Information

## Disclaimer

All Urban Utilities' records, data and information supplied via BYDA ("**Data**") is **indicative** only. You agree that any Data supplied to you has been or will be provided only for your convenience and has not been and will not be relied upon by you for any purpose.

You also agree that Urban Utilities does not assume any responsibility or duty of care in respect of, or warrant, guarantee or make any representation as to the Data (including its accuracy, reliability, currency or suitability).

Because the location of Urban Utilities' infrastructure shown on the Data is approximate only, you must first physically locate the infrastructure by utilising relevant site detection methodologies prior to performing any works or undertaking any activities near or adjacent to infrastructure. Possible site detection methodologies include hand digging, potholing, trenching and/or probing. You are solely responsible for the selection of appropriate site detection methodologies at all times.

To the fullest extent permitted by law, Urban Utilities will not be liable to you in contract, tort, equity, under statute or otherwise arising from or in connection with the provision of any Data to you via BYDA.

## Compliance with laws

There may be both indicated and unmarked hazards, dangers or encumbrances, including underground asbestos pipes and abandoned mains within your nominated search area. You are solely responsible for ensuring that appropriate care is taken at all times and that you comply with all mandatory requirements relating to such matters, including in relation to workplace health and safety.

## Damaged Infrastructure

Please note that it is an offence under Section 192 of the *Water Supply (Safety and Reliability) Act 2008* to interfere with our infrastructure without Urban Utilities' written consent.

You may be liable to Urban Utilities for any loss of or damage to our infrastructure, together with any consequential or indirect loss or damage (including without limitation, loss of use, loss of profits or loss of revenue) arising from or in connection with any interference with Urban Utilities' infrastructure by you or any other person for which you are legally responsible.

Any damage to Urban Utilities' Infrastructure must be reported immediately to the (24 Hours) Faults and Emergencies Team on 13 23 64.

## Links

Technical Standards: https://urbanutilities.com.au/development/help-and-advice/standards-and-guidelines

## Copyright

All Data is copyright.

UNCONFIRMED

Job ID 50175508

## Telstra QLD Regional

**Referral** 254978373

**Member Phone** 1800 653 935

# Responses from this member

**Response received** Wed 14 May 2025 9.41pm

| File name | Page |
|---|---|
| Response Body | 32 |
| 254978373.dwf | Excluded |
| Telstra Map Legend 4.0b.pdf | 33 |
| AccreditedPlantLocators 2025-01-08a.pdf | 34 |
| Telstra Duty of Care v32.0c.pdf | 35 |

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**Attention:** Adam Ryan

**Site Location:** Lot 196 Golf Links Drive, Gatton, QLD 4343

**Your Job Reference:** BE240600

**Please do not reply to this email, this is an automated message -**

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

**Please refer to all enclosed attachments for more information.**
Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

**Report Damage to Telstra Equipment:** Report damages to Telstra equipment - Telstra

Please note:
When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.
Ensure you read all documents (attached) - they contain important information.
Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/, The essential steps that must be undertaken prior to commencing construction activities.

**WARNING:** Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works.
See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** https://www.byda.com.au/before-you-dig/best-practice-guides/..
Please note that:
- it is a criminal offence under the *Criminal Code Act* 1995 (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

*(See attached file: Telstra Duty of Care v32.0c.pdf)*

*(See attached file: Telstra Map Legend 4.0b.pdf)*

*(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)*

*(See attached file: 254978373.dwf)*

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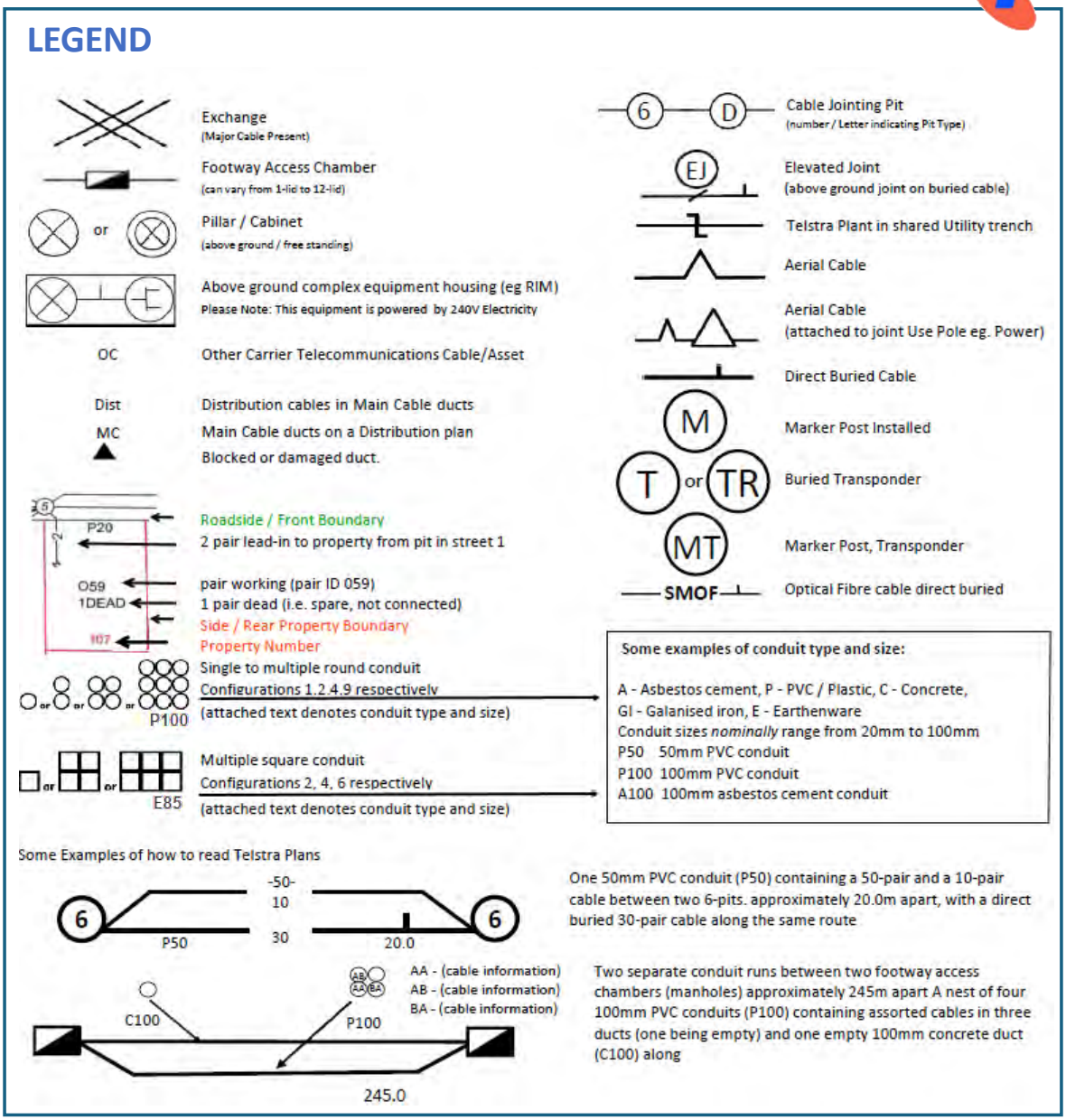


**Protect our Network:**

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mmVibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0mJackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

**For more info contact a CERTLOC Certified Locating Organisation (CLO) or Telstra Location Intelligence Team 1800 653 935**

Telstra Map Legend v4_0b Page 1/1 Telstra Corporation Limited ACN 051 775 556

# General Information

## Before you Dig Australia – BEST PRACTISE GUIDES

**The five Ps of safe excavation**
https://www.byda.com.au/before-you-dig/best-practice-guides/

## OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.

DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) https://viewer.autodesk.com/ or
Autodesk Design Review http://usa.autodesk.com/design-review/ for DWF files. (Windows PC)

PDF Map Files (max size A3)
Adobe Acrobat Reader http://get.adobe.com/reader/

Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)

REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY
Report online - https://www.telstra.com.au/forms/report-damage-to-telstra-equipment
Ph: 13 22 03
If you receive a message asking for a phone or account number say:
"I don't have one" then say "Report Damage" then press 1 to speak to an operator.

Telstra New Connections / Disconnections
13 22 00

Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
https://www.telstra.com.au/consumer-advice/digging-construction

Telstra Aerial Assets Group (overhead network)
1800 047 909

CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/
Only Telstra authorised personnel and CERTLOC Locators can access Telstra's Pit and Pipe Network.



# Before You Dig Australia

## Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the BYDA's Best Practices and 5 Ps of Safe Excavation https://www.byda.com.au/before-you-dig/best-practice-guides/

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.

# Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your design.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

## Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

## Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

Job ID 50175508
**BE240600**

# End of document

**This document may exclude some files (eg. DWF or ZIP files)**

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## Appendix E – Water and Sewer Network Assessment (24-SAN-75973)

UNCONFIRMED

Urban Utilities
GPO Box 2765
BRISBANE QLD 4001
Phone: 07 3432 2200
www.urbanutilities.com.au/development

07 February 2025

Burchills Engineering Solutions
Level 25/215 Adelaide Street,
Brisbane City QLD 4000
Via Email: admin@burchills.com.au

Dear Burchills Engineering Solutions,

**Urban Utilities Services Advice Notice**

This Urban Utilities Services Advice Notice, applies in accordance with section 99BRAC(3) of the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and has regard to the Water Netserv Plan Connections Policy. This advice is guidance only, is not lawfully binding and does not constitute approval to connect, disconnect or alter Urban Utilities networks. Urban Utilities provides no warranty or assurance that this information is correct. The service network is dynamic and subject to change. Independent site physical investigation are recommended to verify site conditions and the location, condition and size of any existing infrastructure.

| | |
|---|---|
| Urban Utilities application number: | 24-SAN-75973 |
| Applicant name: | Burchills Engineering Solutions |
| Street address: | Golf Links Dr, Gatton QLD 4343 |
| Real Property Description: | Lot 3 on RP97781; Lot 196 on CH312341 |
| Services Advice Notice request received: | 21 November 2024 |
| Proposed Development: | Residential – Caravan Park with 231 dwellings |
| Service connection/alteration/disconnection proposed: | ☒Drinking water<br>☒Non-drinking (recycled) water<br>☒Wastewater |
| Development Demand Type: | ☐Material change of use<br>☒Reconfiguration of a lot<br>☐Other works |
| In a Priority Development Area: | ☒No |
| Site Details: | ☒Subject site – aligns to existing boundary configuration |
| Urban Utilities Services Advice Notice Contact: | Name: Brett Carruthers<br>Email: brett.carruthers@urbanutilities.com.au<br>Telephone: 0439580766<br>or Developer Services: 07 3432 2200<br>DevelopmentEnquiries@urbanutilities.com.au. |

UrbanUtilities

## Infrastructure

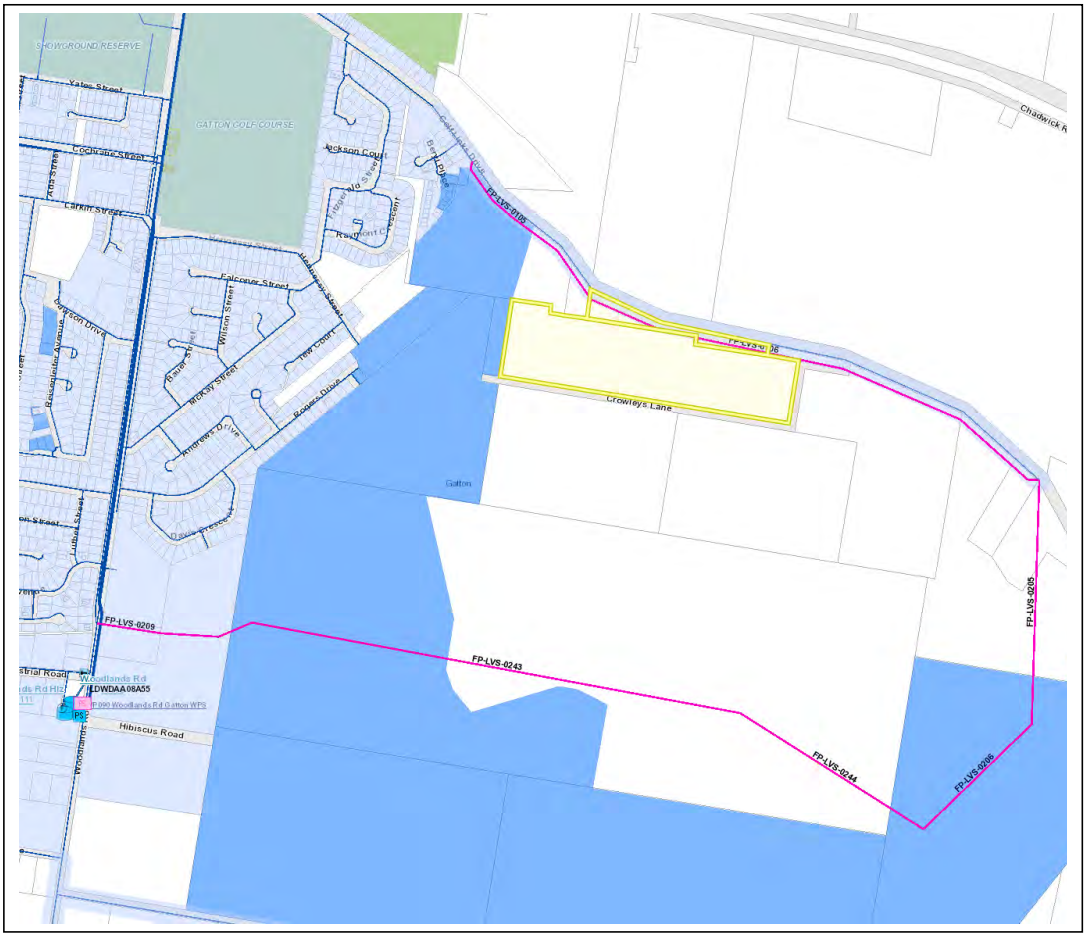
***Council's Planning Scheme***

The subject site is within Lockyer Valley Regional Council jurisdiction area. According to the Council's Planning Scheme, the subject site is zoned as Low-Density Residential Zone. Based on the information provided, the proposed development appears to be consistent with Council's planning assumptions.

***Water***

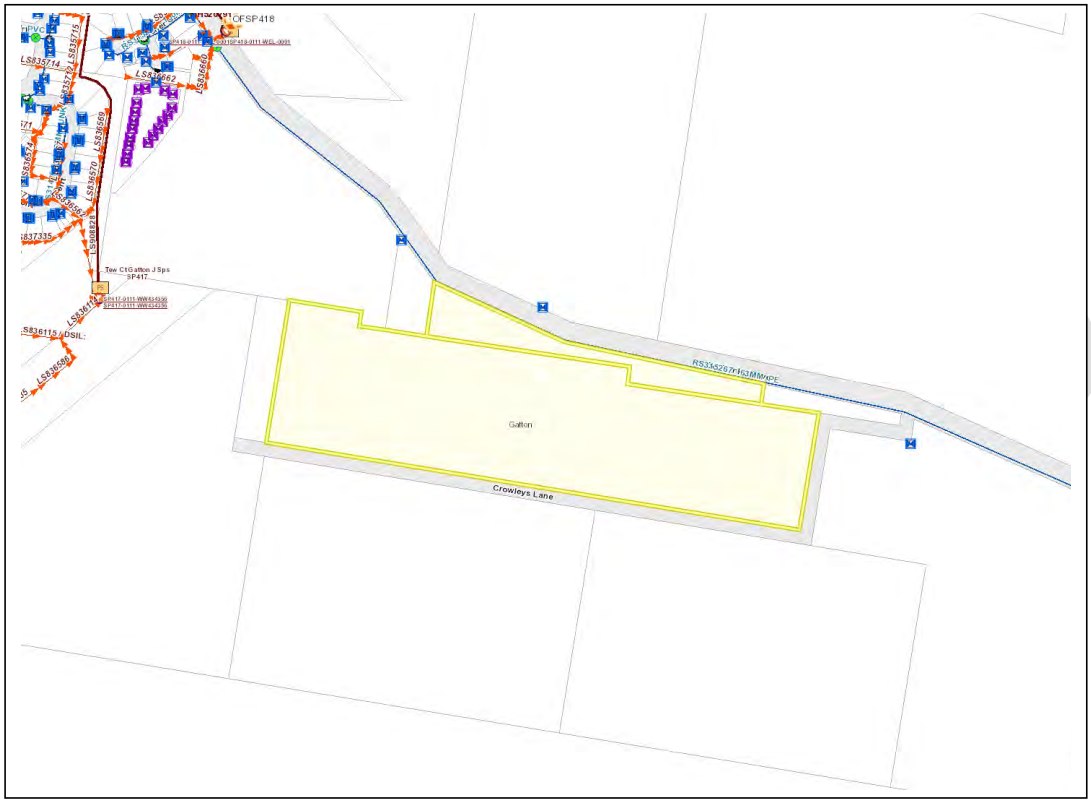
**Connection Area - the proposed development is:**

☒Outside the Water Connection Area and Future Water Connection Area (not a prioritised network investment area/unserviced area) – Urban Utilities does not guarantee a connection. Any infrastructure will be at the full cost of the development. A catchment analysis, considering catchment yields, indicative timing an assessment of the receiving network, including any interim and ultimate servicing strategy, will be required to maximise the position of future complex assets i.e. pumping stations, and rationalise. Liaison with the local land use assessment authority is recommended.



**Water connection for site:**

☒No existing water connection




**Proposed new Water Connection or Infrastructure:**

☒Applicable:

The applicant has proposed a new water reticulation main from the existing fire hydrant (RHY317405) to the subject site property boundary via which a new service is proposed designed to service the development.

The assessment indicates that the existing water main has insufficient capacity to service the proposed development in accordance with the SEQ Water Supply and Sewerage Design and Construction Code, 2013 (SEQ WS&S D&C Code) – refer page 7.

The subject site is located within the area which is planned to be serviced by a future water main (200dia watermain) corresponding to the items FP-LVS-0105, FP-LVS-0106, FP-LVS-0205, FP-LVS-0206, FP-LVS-0244, FP-LVS-0243 and FP-LVS-0209 identified in Urban Utilities Netserv Plan. The service intent of this main is to command future development within the immediate surrounding catchment forming part of the future connection area. Alternative solutions may be available subject to a further detailed network analysis.

Plans of these future trunk works can be found on Urban Utilities website through the interactive mapping – https://www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan

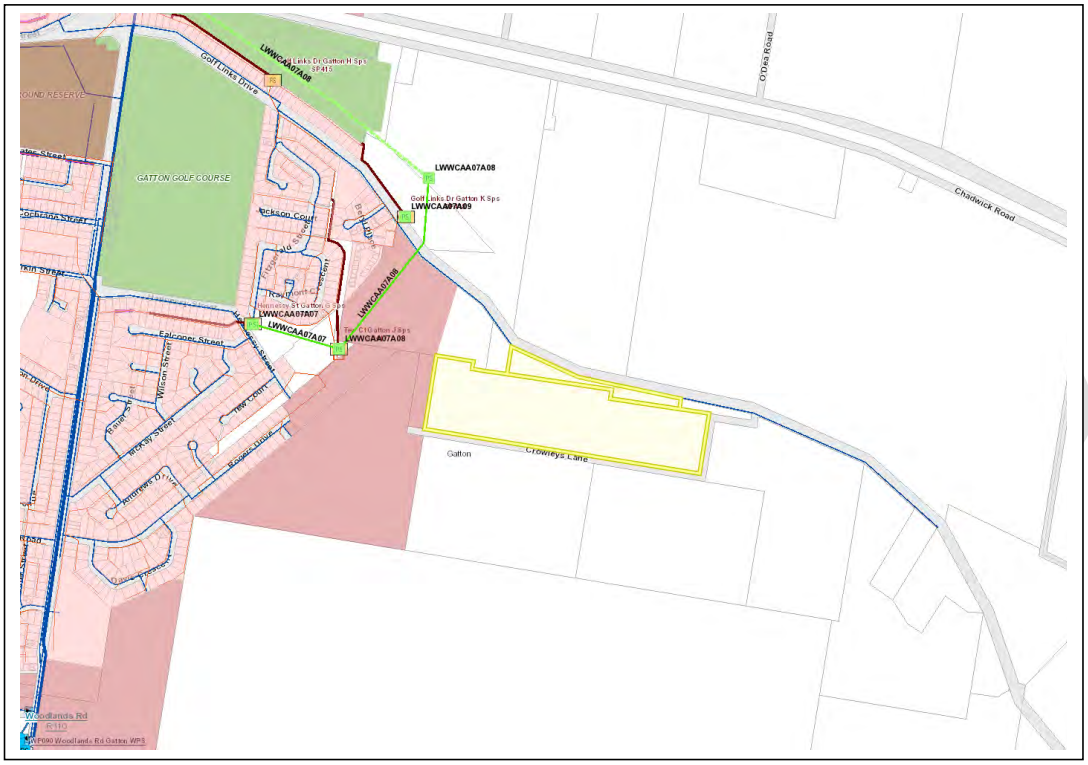
Unless findings of a more detailed analysis may demonstrate there to be available alternatives, It will be a condition of any subsequent water approval in the area to construct the trunk water main. The alignment indicated in the Netserv Plan follows from existing fire hydrant RHY317405 traversing through Golf Links Drive and multiple neighbouring lots and finally connecting to RTF409544 (subject to finalisation through Urban Utilities' design review) – also refer page 2.

To service the proposed development in accordance with the SEQ WS&S D&C Code, the developer is required to construct 5,270m of DN250 PE (or equivalent) of water main as generally shown on Urban Utilities Water Netserv Plan (items FP-LVS-0105, FP-LVS-0106, FP-LVS-0205, FP-LVS-0206, FP-LVS-0244, FP-LVS-0243 and FP-LVS-0209).

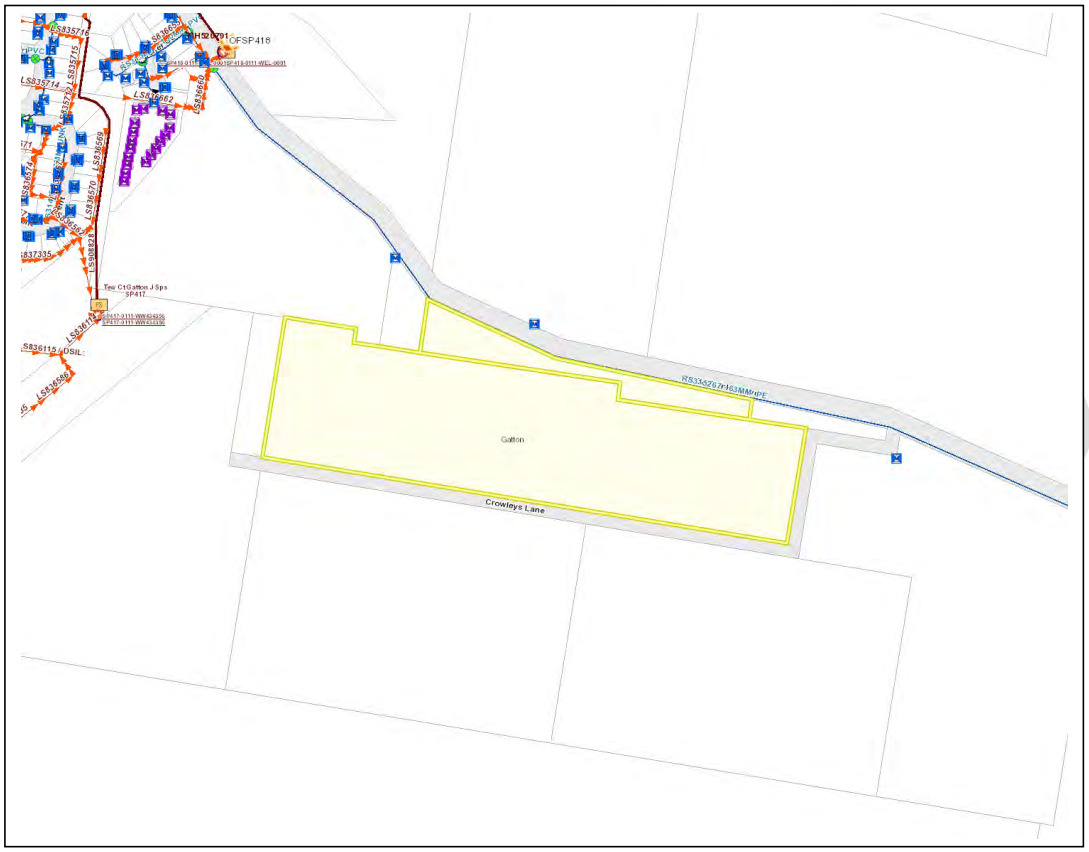
The water trunk main infrastructure works will be impacted by the requirement for an Access Consent from the owners of the **neighbouring properties** and **easements** through which the proposed trunk main will traverse. The signed access consent including but not limited to the evidence of agreement/disagreement if applicable is to be obtained at the Water Approval stage.

***Wastewater***

**Connection Area - the proposed development is:**
☒Outside the Wastewater Connection Area (not a prioritised network investment area/unserviced area) – Urban Utilities does not guarantee a connection. Any infrastructure will be at the full cost of the development. A catchment analysis, considering catchment yields, indicative timing an assessment of the receiving network, including any interim and ultimate servicing strategy, will be required to maximise the position of future complex assets i.e. pumping stations, and rationalise. Liaison with the local land use assessment authority is recommended.




**Wastewater connection for site:**
☒No existing wastewater connection




A standard Water Approval condition is that wastewater infrastructure shall terminate in a location and in an arrangement that allows future connection to the network to be made without requiring the consent of private landowners. Where upstream properties do not have an existing property connection, and where the development is likely to isolate upstream properties from the sewer, a property connection through the subject site and servicing the upstream lot must be provided.

**Proposed new Sewer Connection or Infrastructure:**
☒Applicable:
The applicant has proposed a new sewer reticulation main from the existing maintenance structure (MH434991) which ultimately flows into the existing pump station (SP418); a new service is proposed designed to service the development.

The assessment indicates that the existing Sewerage Pump Stations SP418 and SP415 have insufficient capacity to service the proposed development in accordance with the SEQ Water Supply and Sewerage Design and Construction Code, 2013 (SEQ WS&S D&C Code) – refer page 7.

To service the proposed development in accordance with the SEQ WS&S D&C Code, the developer is required to conduct the following upgrade works:

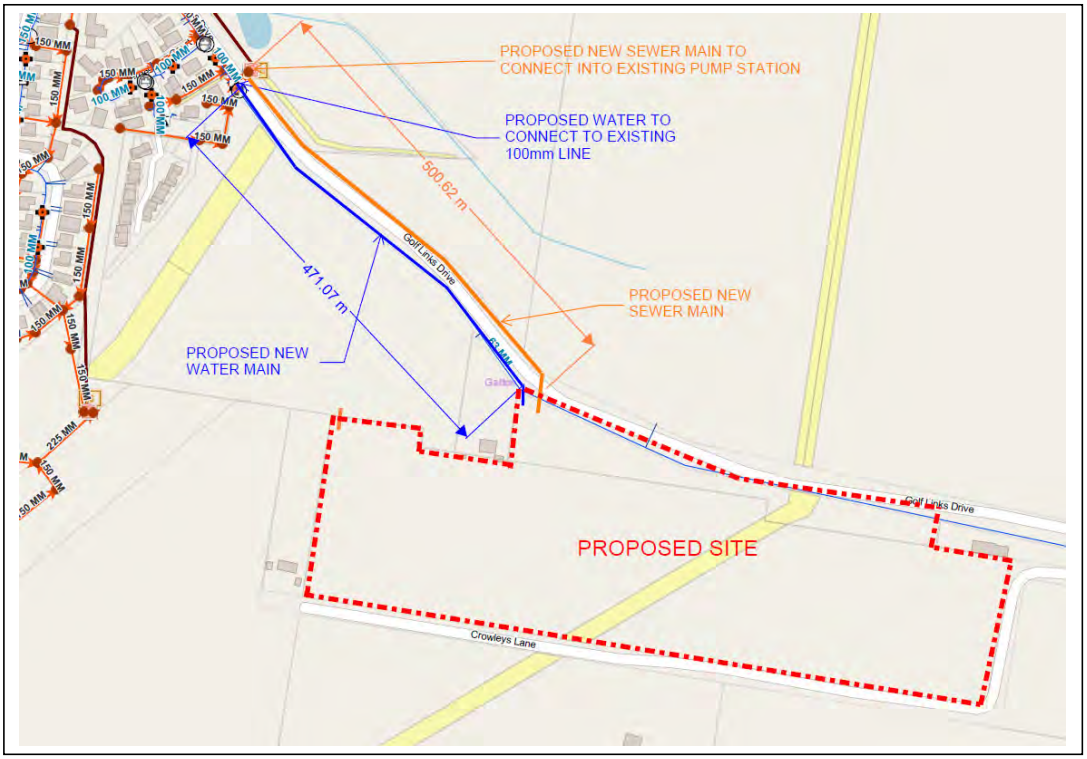
- Pump Station SP418:
  - Emergency Storage – Additional 46.8 KL of emergency storage needs to be provided.
  - Rising Main – Existing DN63 rising main needs to be upgraded to a DN100.
  - Pump – The developer is also required to provide capacity for their development i.e., pump needs to be upgraded from current capacity of 7 L/s to 11 L/s.

- Pump Station SP415:
  - Pump – The developer is required to provide capacity for their development i.e., pump needs to be upgraded from current capacity of 8 L/s to 15 L/s.

* These required sewer works are to be conducted at the developer's own cost.

The sewer infrastructure works will be impacted by the requirement for an Access Consent from the owners of the **neighbouring properties** and **easements** through which the existing pump station and proposed mains could traverse. The signed access consent including but not limited to the evidence of agreement/disagreement if applicable is to be obtained at the Water Approval stage.

**Proposed Infrastructure:**




**Network Demand and Capacity**

***Water***

**Hydraulic assessment:**
(including modelling of network conditions with peak demand and fire flow)
☒Undertaken:

Detail:
- Analysis assumes a peak demand from the development of 7.11 L/s for 646.80 EP.
- **Insufficient capacity available in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code.***

***Wastewater***

**Hydraulic assessment:**
(including modelling of peak wet weather flow conditions)
☒Undertaken:

Detail:
- Analysis assumes a Peak Wet Weather Flow from the development of 7.86 L/s.
- **Insufficient capacity available in accordance with the *SEQ Water Supply and Sewerage Design and Construction Code (with the caveat that analysis assumes a total of 646.80 EP for the site).***

**Property Easements**

☒Applicable from information provided at this time.

**Infrastructure in Private Property**
All reticulated water supply and/or sewerage infrastructure should be located within the public road reserve wherever possible and cannot be located in private property. Where this is not possible easements will need to be established for construction, and ongoing management of water and wastewater network traversing private ownership/multiple sites and to access land to be contributed for complex assets i.e. pumping stations, reservoirs. Please refer to the *SEQ Water Supply and Sewerage Design and Construction Code* and following link for Easement Guidelines at: **https://urbanutilities.com.au/development/our-services/easements.**

**Park and Open Space Easements**
State and local governments now requiring easements also for any water or wastewater infrastructure in public park/open space. It is recommended that applicants liaise with the relevant authority in the first instance as this can be a lengthy process.

**Building/Constructing Over or Near Water and Wastewater Assets**

☒Unknown at this time.

Build Over Assets (BOA) involves the construction of buildings or structures, defined as assessable building works in the current Building Regulation e.g. construction of a new dwelling or a retaining wall higher than 1m above the finished ground level, near or over Urban Utilities' water or sewer infrastructure or encroaching on or over an Urban Utilities registered easement. Construction Over Assets (COA) involves the construction of operational works, not defined as assessable building works e.g. construction of stormwater pipework, stormwater retention basin, roads, and earthworks, near or over Urban Utilities' water or sewerage infrastructure or encroaching on an Urban Utilities registered easement.

Where works occur within 3 metres of an Urban Utilities asset a BOA/COA referral submission may be required (**https://www.urbanutilities.com.au/development/our-services/build-over-or-near-pipes-or-easements**). If required, lodge a BOA/COA referral request via the Developer Services Portal ensuring:

- All the mandatory information fields are populated, and
- The Assessment Manager (Planning Act) for the building works, /Building Certifier will to be clearly identified as a contact, and
- The application number for any applicable Water Approves will need to be noted in the additional information field in the portal and
- The site plan and RPEQ certified structural drawings must be uploaded showing all water and sewerage infrastructure (i.e. sewer mains, manholes, property connections, water mains and services) correctly represented spatially and demonstrate that the building works and associated footing arrangement will be located and founded as per the minimum requirements specified in the **Asset Protection Standards** document available at the following link: https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines
- The design levels of the ground's finished surface level and the underside of any suspended structural elements need to be provided to consider design criteria compliance.
- Consider future building works and coverage on sites by ensuring access to manholes, avoid sewer bends where building shouldn't occur above and short property connections so that costly reductions are not required in the future.

**Contributed Assets**

☒May be applicable from information provided at this time.

Trunk infrastructure is of a defined size and scale, as per the Water Netserv Plan, to service multiple developments within the Connection Areas. A development may be eligible for trunk reimbursement (offset) where delivering such trunk infrastructure on Urban Utilities behalf, in accordance with the eligibility criteria and defined growth assumptions.

Consider if there are opportunities to reach a formal agreement with a neighbouring development to deliver rationalised complex infrastructure (this may result in cost benefits but not necessarily trunk infrastructure).

**State Controlled Routes**

☒This development is unlikely to impact a State Controlled Route.

**Other State or Local Government Approvals**

☒This development may impact significant / protected vegetation.

While not a definitive list, should any of the above be assumed to apply, you must seek the relevant approvals and evidence to submit with your Water Approval or Design Approval.

**Water Meters**

☒This development involves a Community Title Scheme (CTS).
☒This development involves a volumetric/title/management subdivision.

Meters must be identified at the time of development network connection or alteration. Management lots can affect metering and submetering configurations. For further guidance, refer to the Metering Guidelines, at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

**Infrastructure Charges**

☒Infrastructure charges are likely to apply, in accordance with legislation.
Infrastructure Charges are levied in accordance with the Urban Utilities' Water Netserv Plan (Part A) Charges Schedule applicable (online Developer Customer Price List) at the time the water approval application is lodged. Infrastructure charges are paid at the time of connection in accordance with legislation. Further information on what

are infrastructure charges is available at: **https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services** and information of the Water Netserv Plan provisions can be found at the following link: **www.urbanutilities.com.au/development/help-and-advice/water-netserv-plan**

**Trade Waste**

☒Not applicable from information provided at this time.

**Network Access Permit (NAP)**

☒Likely to involve a complex NAP (Type 3) – requiring a network isolation plan shut plan or sewer flow control plan (may involve trunk infrastructure / multi-stage / large area isolation).

A Network Access Permit is required for work on our near our assets and for network isolations related to development new connections, alterations and disconnection. Development metering information and infrastructure charges are required at this Water Approval stage to help manage non-revenue water and Water Approval compliance in accordance with legislation. Refer to Network Access Permit Application Guidelines at the following link: **https://www.urbanutilities.com.au/development/our-services/network-access-permits**

**Water Approval Application Process**

A formal Water Approval assessment will determine if your application qualifies as a:

- *Standard Connection Water Approval* (generally up to 3 residential dwellings / lots) where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and a quote is provided for an Urban Utilities engaged contractor to undertake design and construction works once paid (customers are responsible for privately engaging plumbing expertise).

  From receipt of a paid and properly made application, it will take five business days for the Water Approval assessment and five business days to issue a decision notice. Urban Utilities' contractor will contact you within three business days to arrange construction. You will need to confirm that the site is cleared, ready for construction and a plumber organised. If conditions are deemed unsafe due to wet weather, works will be postponed and rescheduled as necessary. The contractor will commence construction within 15-25 business days. A Connection Certificate will be issued once your connection is complete and all fees and charges have been paid. **https://www.urbanutilities.com.au/development/our-services/how-to-connect-water-and-sewerage/standard-connections**

- *Non-Standard Connection Water Approval - Minor Works* (not deemed a Standard Connection and generally with water reticulation up to 80m and wastewater reticulation up to 90m, and no more than two maintenance structures). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and design and construction certification is undertaken by a customer engaged Endorsed Consultant, from those that qualified to meet Urban Utilities Certification Scheme Guidelines, and who will be subjected to audits. A 12 month security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then. Refer to the 'Minor Works Design Technical Guidelines': **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

- *Non-Standard Connection Water Approval - Major Works* (generally all other property and network connections, not deemed a Standard Connection Water Approval, including complex assets, i.e. pumping infrastructure, and multistage developments). This is where Urban Utilities assesses the request for development to connect, disconnect or alter Urban Utilities network and there is a Water Approval condition for a Design Approval. Appropriately registered and licenced specialists are privately engaged by applicants to design and construct works with Urban Utilities undertaking assurance at key construction points and post construction. A 12 month to 2 year security bond 'warranty period' applies to infrastructure certified as Water Approval compliant but it remains private infrastructure, not owned or maintained by Urban Utilities, until then.

From receipt of a paid and properly made Non-Standard Water Approval application, it will take 20 business days for assessment unless otherwise agreed. Information requests may apply (up to 20 business days for you to respond and up to 20 business days to review from receipt of requested information and paid invoice. A Design Approval must be assessed in 20 business days of receipt of all designs and invoice payment. Refer also to 'Our Service Commitments' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

**Fees and Charges**

Urban Utilities fees and charges, including scope of works, are stated in the Urban Utilities' Water Netserv Plan 'Developer Customer Price List': **https://www.urbanutilities.com.au/development/help-and-advice/fees-and-services.** Water Approval related fees and charges:

- *Assessment fees* - service costs for assessing Water Approval applications (connect, disconnect or alter water and wastewater connection for development), detailed designs, build over asset referrals and amendments from lodgement stage to post construction compliance
- *Construction fees* – paid to a contractor to undertake construction work related to a water approval (via Urban Utilities only for Standard Connection Water Approvals, otherwise privately engaged by an applicant e.g. plumber, builder, engineer)
- *Developer Product/Service fees* – purchased item or services e.g. complex engineering search, or products e.g. large water meters, security bonds, re-checking/re-inspection fees
- *Infrastructure charges* – State legislated, already discounted rates for new trunk demand, paid at connection (physical connection or certified connection e.g. Connection Certificate) and only used for trunk (shared major infrastructure as per Water Netserv Plan).

**Visibility of Activity**

- *You can follow Application Progress* – Site owners and agents can see the progress of an application by being a registered and activated contact for an application in the Developer Services Portal. Refer to the 'Application Contact' quick reference guide and 'Adding a Contact' Explainer Byte at the following link: **https://www.urbanutilities.com.au/development/developer-services-portal**
- *GIS* – Urban Utilities owned and operated (not under construction) infrastructure is available for viewing online via 'GIS Open Data'. Refer to the 'GIS Mapping System Guideline' at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/standards-and-guidelines**

**Properly Made Application**

You are required to submit a lawful Water Approval application. This means ensuring the following are complete and correct:

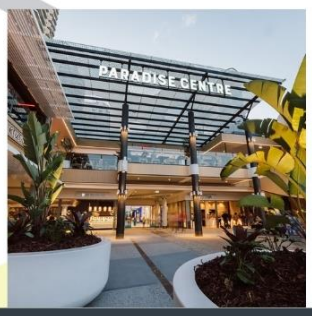
- all the Owner, Billing Entity and Agent details in the Developer Services Portal
- proposed development and site details with plans (including sequencing for multistage development)
- Proof of ownership and relevant consent of all landowners affected by the development service design.

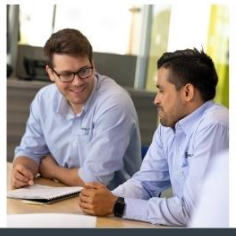
Refer to the 'Check for completeness guidelines' and relevant consent forms at the following link: **https://www.urbanutilities.com.au/development/help-and-advice/development-forms**

This Services Advice Notice is current for 12 months from the date of issue. Should you wish to proceed with applying for a service connection please lodge your application via Urban Utilities Developer Applications Portal at **www.urbanutilities.com.au/development**. Please include your Services Advice Notice reference number in your application.

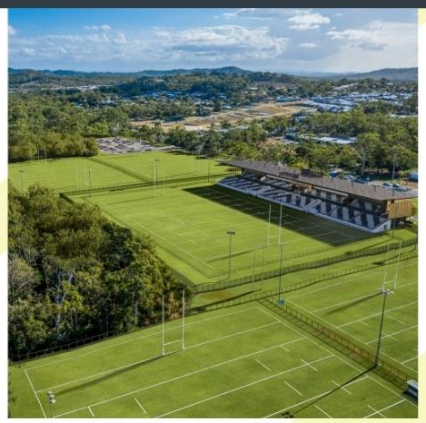
BURCHILLS
ENGINEERING SOLUTIONS



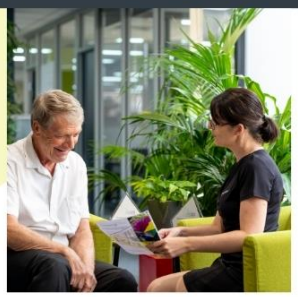


*The experience* **you deserve**







**Golf Links Drive, Gatton**
**Conceptual Stormwater Management Plan**

| | |
|---|---|
| **Client:** | Bocina Group Pty Ltd |
| **Project Number:** | BE240600 |
| **Document Number:** | BE240600-RP-CSMP-01 |
| **Date of Issue:** | August 2025 |

# Document Control Record

| | |
|---|---|
| Prepared by: | Joshua Micallef |
| Position: | Civil & Water Engineer |
| Signed: |  |
| Date: | 26/08/2025 |

| | |
|---|---|
| Reviewed by: | Rod Barry |
| Position: | Principal Engineer<br>RPEQ 07067 |
| Signed: |  |
| Date: | 26/08/2025 |

| Version No. | Description | Date | Prepared | Reviewed |
|---|---|---|---|---|
| 00 | Initial Issue - DRAFT | 18/07/2025 | JM | RKB |
| 01 | Initial Submission - DA | 26/08/2025 | JM | RKB |

***Recipients are responsible for eliminating all superseded documents in their possession.***

UNCONFIRMED

**Coote Burchills Engineering Pty Ltd ACN: 166 942 365**

**GOLD COAST –** Level 2, 26 Marine Parade Southport QLD 4215 - PO Box 3766, Australia Fair Southport QLD 4215
**BRISBANE –** Level 25, 215 Adelaide Street Brisbane QLD 4000 – GPO Box 3083, Brisbane QLD 4001
**TOOWOOMBA** – Unit 4, 462 Ruthven Street Toowoomba QLD 4350 - PO Box 1439, Toowoomba QLD 4350

**MORETON BAY I SUNSHINE COAST I IPSWICH I BANGALOW**

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# Executive Summary

This Conceptual Stormwater Management Plan (CSMP) was prepared for submission to Lockyer Valley Regional Council (the 'Council' or 'LVRC') in support of the proposed development at Golf Links Drive, Gatton (Lot 3 on RP97781 and Lot 196 on CH312341). The report will be submitted as part of a Development Application approval.

This report was prepared in accordance with the requirements of the Gatton Shire Planning Scheme 2007 (following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013)). The CSMP has referenced relevant guidelines relating to stormwater management to form the conceptual basis of the stormwater plan.

**Stormwater Quantity**

- There are three (3) Lawful Points of Discharge (LPD's) for the site and three of them are located along the northern boundary of the site, with one located along a portion of the western site boundary. Two of the LPD's will take the flow from the subject site in the post-developed scenario.
- As a result of the proposed development, there is an increase in flows at the two post-development LPD's. The change in flows at LPD 1 is considered negligible, however at LPD, detention mitigation measures are required.
- To mitigate the flows at LPD 2, two detention basins are required. The proposed detention system will have a combined 1% AEP maximum volume of 3729.2m$^3$.

**Stormwater Quality**

- A stormwater quality improvement device treatment train has been designed to treat stormwater runoff in accordance with the prescribed Water Quality Objectives.
- The treatment train includes three bioretention basins with a total filter media area of 1530m$^2$.

**Erosion and Sediment Control**

- An Erosion Hazard Assessment has identified that the site is high-risk with regard to erosion potential.

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Appendix D – MUSIC Input Parameters
Appendix E – Stormwater Management Drawings (Burchills)
Appendix F – Civil Plans (Burchills)

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# 1. Introduction

## 1.1 Background

Bocina Group Pty Ltd has engaged Burchills Engineering Solutions to prepare a Conceptual Stormwater Management Plan (CSMP) for submission to Lockyer Valley Regional Council (the 'Council' or 'LVRC'). The report will form part of a Development Application (DA) approval. The site is legally described as Lot 3 on RP97781 and Lot 196 on CH312341, and is located on Golf Links Drive, Gatton QLD 4343.

## 1.2 Objectives

The main objectives of this CSMP have been established from the criteria set out in the Gatton Shire Planning Scheme 2007 (following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013)) which are summarised as follows:

- To prevent increased in-stream erosion downstream of urban areas by controlling the magnitude and duration of sediment-transporting flows;
- To protect in-stream ecosystems from the significant effects of increased runoff frequency by capturing the initial portion of runoff from impervious areas; and
- To protect receiving waters ecology from the effects of polluted stormwater runoff.

## 1.3 Scope

To achieve the above-mentioned objectives, this CSMP details the following:

- Site description including:
  - Location;
  - Land Use and Topography; and
  - Rainfall and downstream environment.
- Stormwater Quantity:
  - Identification of the Lawful Point of Discharge (LPD);
  - Management of external catchments; and
  - Control measures to ensure no net increase in peak discharge from the subject site (up to the 1% Average Exceedance Probability (AEP)).
- Stormwater Quality
  - Control measures to ensure no net increase in contaminants discharging into surrounding ecosystems and receiving stormwater infrastructure.

To minimise the impact of the proposed development on the external environment and to avoid significant and / or sustained deterioration in downstream water quality the proponent shall implement this CSMP.

## 1.4 Regulatory Requirements and Technical Guidelines

The strategies proposed in this CSMP have been developed to address the requirements of the Gatton Shire Planning Scheme 2007, and have also been prepared in accordance with the following guidelines:

- State Planning Policy July 2017 (DSPIP, 2017);
- Seqwater Water Development Guidelines Water Quality Management in Drink Water Catchments (Seqwater, 2017)
- Queensland Urban Drainage Manual (QUDM) Fourth Edition (IPWEAQ, 2017);
- Australian Rainfall & Runoff: A Guide to Flood Estimation (Ball J, 2016);
- Water by Design, MUSIC Modelling Guidelines for South East Queensland, 2010.
- Best Practice Erosion and Sediment Control (IECA, 2008).

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## 2. Site Details

### 2.1 Location

The subject site is located on Golf Links Drive, Gatton, legally described Lot 3 on RP97781 and Lot 196 on CH312341. The site is zoned by the Lockyer Valley Planning Scheme as Low Density Residential and occupies an area of 16.743 ha.

The subject site bound to the north by Golf Links Drive and to the east and south by Crowleys Lane. The surrounding properties and low density residential or rural lots. Access to the site can be gained from both Golf Links Drive and Crowleys Lane. An aerial image of the site in provided in Figure 2.1 below.

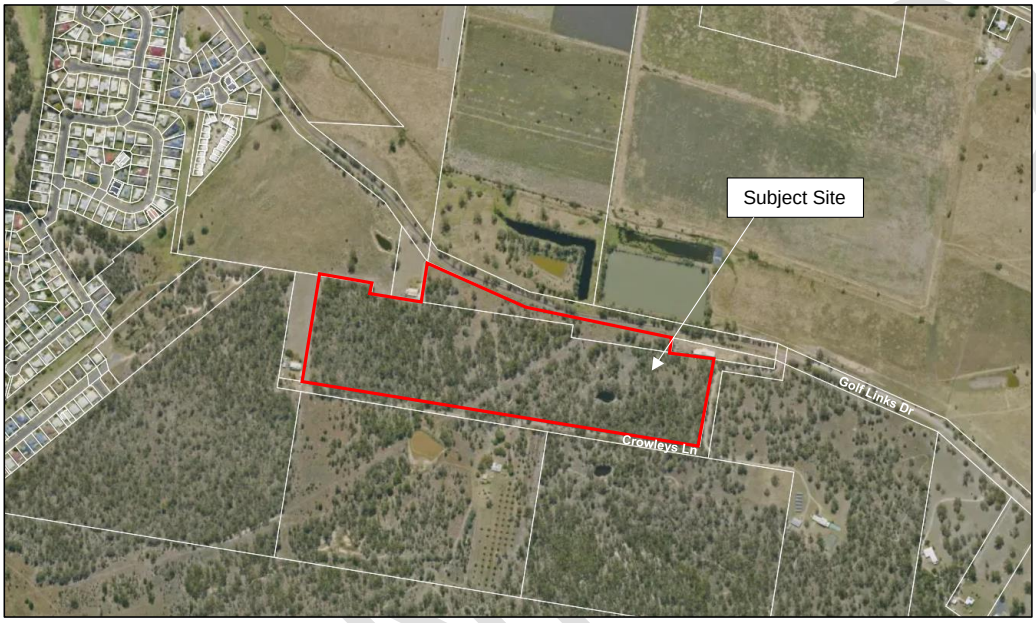


**Figure 2.1 Aerial Image of the Subject Site (Metromap, 2024)**

### 2.2 Existing Land Use and Topography

Currently, the subject site is vacant, with moderate tree cover over the majority of the site. The site generally grades from south to north, with an approximate grade of 5% across the site.

### 2.3 Downstream Environment

Flows generated from the subject site discharge via overland and channel flow to their respective lawful points of discharge eventually entering the Lockyer Creek downstream to the north.

### 2.4 Rainfall

Mean annual rainfall for the site has been estimated at 777.7 mm from the data set obtained from the nearest Bureau of Meteorology (BOM) station number 040083 at Gatton Allan Street (BOM, 2024).

### 2.5 Proposed Development

The proposed development is for a Material Change of use for Caravan Park (over 50's Lifestyle Resort Land Lease Community) including provision for 267 dwellings and ancillary community recreation facilities and a

managers/sales office. The proposed development is made under the superseded Gatton Planning Scheme 2007, following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013). An extract of the Site Master Plan prepared by BDA Architecture is provided in the following figure, as well as Appendix A of this report.

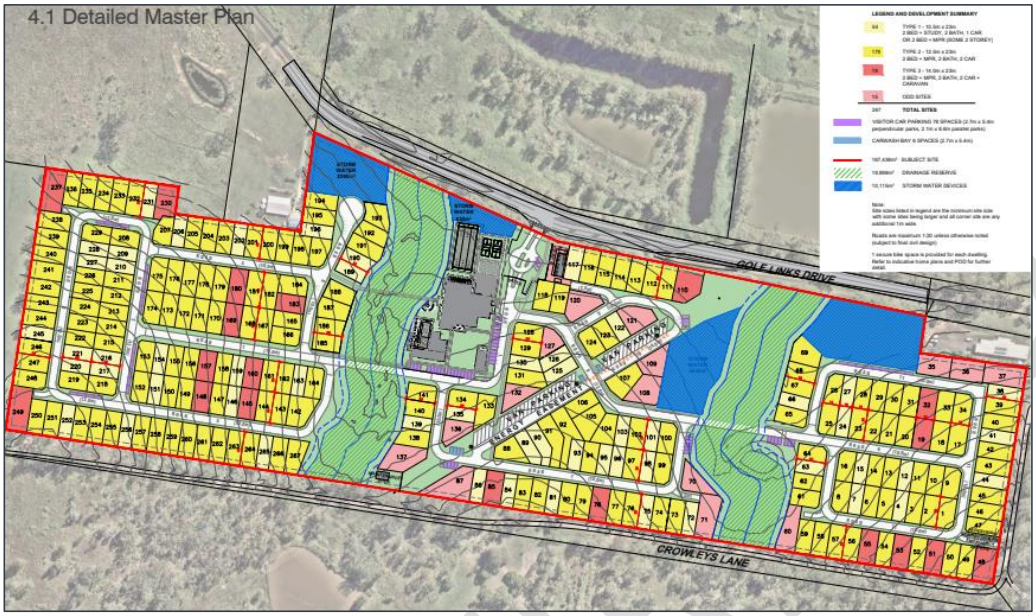


**Figure 2.2 Site Master Plan (BDA Architecture, 2025)**

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## 3. Stormwater Quantity Management

### 3.1 Overview

The following section of this report outlines the measures required to meet the above-mentioned objective regarding stormwater quantity. In order to meet these objectives, it is necessary to ensure that post development discharge from the site will not create a worse situation for downstream property owners than that which existed prior to the development (i.e. non-worsening) (IPWEAQ, 2017).

Due to the increase in impervious areas within the proposed development, peak stormwater flow rates will increase. In order to mitigate these flow rates from the developed site it is proposed to implement an On Site Detention (OSD) system. OSD systems temporarily store stormwater runoff and release flows at a controlled rate that is no greater than the pre-developed peak rate.

### 3.2 Drainage Catchment Parameters

Drainage catchments have been delineated using site survey, aerial imagery, and development plans in the post developed scenario. Pre and post development catchment parameters are summarised in Table 3.1. Further catchment parameters used within the XP-SWMM model are included in Appendix C.

**Table 3.1 Catchment Parameters**

| Scenario | Catchment ID | Total Area (ha) | Impervious % | Catchment Slope (%) |
|---|---|---|---|---|
| Pre-developed | A1 | 8.37 | 0 | 5.5 |
| | A2 | 7.07 | 0 | 5 |
| | A3 | 1.19 | 0 | 6 |
| | A4 | 0.12 | 0 | 4 |
| | Ext 1 | 21.16 | 0 | 5 |
| | Ext 2 | 25.85 | 0 | 4.5 |
| | Ext 3 | 0.19 | 0 | 5 |
| | Ext 4 | 0.07 | 0 | 3 |
| Post-developed | A | 5.51 | 80 | 5 |
| | B | 4.78 | 80 | 5 |
| | C | 0.40 | 0 | 5 |
| | D | 0.17 | 50 | 5 |
| | E | 3.46 | 81 | 5 |
| | G | 1.29 | 0 | 2 |
| | H | 1.13 | 0 | 2 |

### 3.3 Conveyance of Flows

Important information about the conveyance of flows for the pre-development and post-development scenarios are included in Table 3.2 below and in the stormwater catchment plans in Appendix E.

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Table 3.2 Conveyance of Flows

| Subject | Description |
|---|---|
| Lawful Points of Discharge (LPD) | There are four (4) existing LPD's, with three along the northern boundary towards Golf Links Drive and one along a portion of the western boundary. In the post-developed scenario flows from LPD 3 and 4 will be diverted to LPD 1 and 2. Refer to Figure 3.1 below for more information. |
| Pre-development | In the pre-development scenario, flows sheet flow across the site forming two channels in Catchment A1 and Catchment A2. Majority of flows discharge at LPD 1, 2 and 3, near Golf Links Drive to the north, with a small portion discharging to LPD 4 to the west. Refer to Figure 3.1 below for more information. |
| Post-development | In the post-developed scenario, flows from Catchment A are conveyed via an internal pit and pipe system to Bio-basin A, eventually discharging with Catchment G, C and D to LPD 1 via the existing channel, Flows discharging to LPD 1 will not be detained. Flows from catchment B and E will similarly be conveyed via internal pit and pipe system to bio-retention and detention basins, eventually discharging to LPD 2 via the existing channel, with Catchment H. |

### 3.3.1 LPD 3 Neighbouring Lot - Dam

In the existing scenario, flows discharging at LPD 3 are conveyed to a dam downstream. In the post-developed scenario, there are no longer flows discharging at LPD 3, thus impacting the dam. However, a development application was submitted to Lockyer Valley Council in September 2024 and has received confirmation notice in October 2024 for a multi-lot subdivision, encompassing the current dam location (Application No: RL2024/0031). Therefore, as the dam is intended to be developed, the removal of flows discharging to LPD 3 will not have a negative impact on the downstream environment.

### 3.3.2 EXT 3 Catchment Management

In the existing scenario, Catchment EXT 3 drains to LPD 3 with Catchment Pre A3. In the developed scenario, Catchment EXT 3 will be diverted along the site boundary, away from the proposed lots. It is a small 0.192ha catchment that produces a Q100 flow of 0.09m³/s. This diversion should be considered in the next stage of this development, with the retaining wall design.

## 3.4 External Catchments

The site is subject to runoff from two major external catchments with a combined area of 47.27 ha. Given the development proposal is at a conceptual phase, further details of the external catchment drainage diversions and management through the site will be provided at the detailed design stage.

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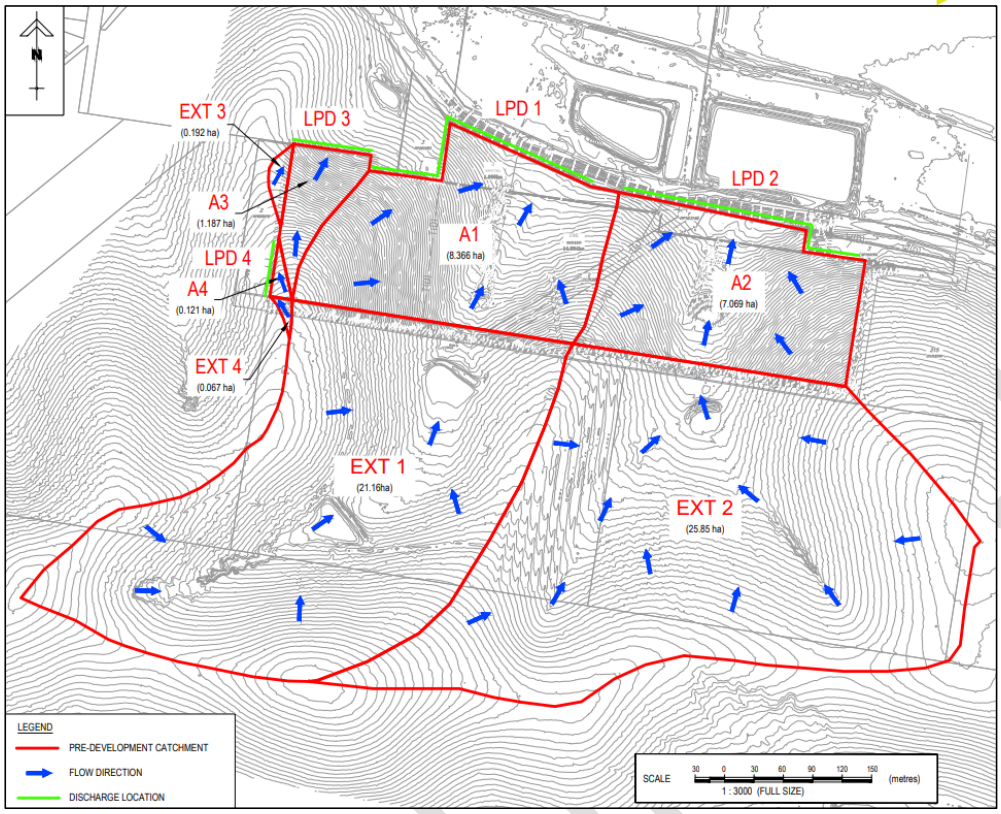


**Figure 3.1 Pre-Developed Catchment Plans**

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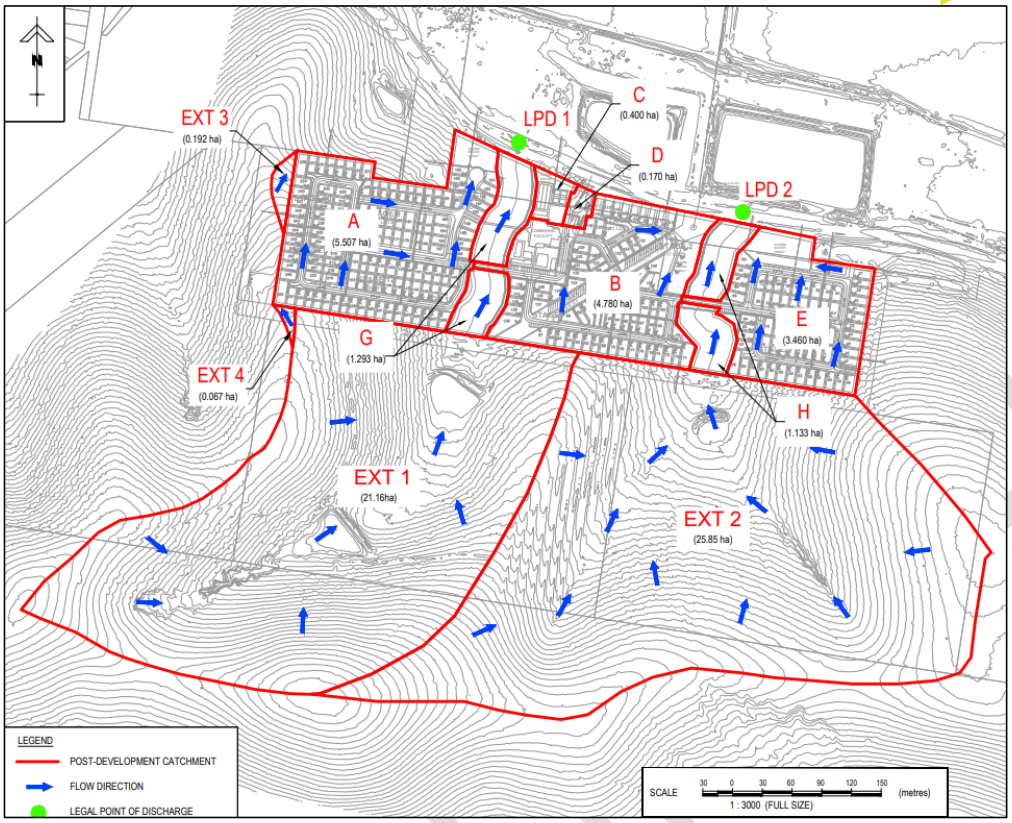


**Figure 3.2 Post-Developed Catchment Plans**

### 3.5 XP-SWMM Analysis

XP-SWMM software was utilised to model the performance of the proposed stormwater quantity control measures. This modelling software is a link-node model capable of performing hydrology and hydraulics of stormwater drainage systems simultaneously.

Laurenson's Hydrology has been adopted as the runoff routing method within XP-SWMM. Sub-catchment routing in this method is carried out using the Muskingum procedure, which is a storage routing method based on the storage equation.

Details of the assumptions and input parameters used within the XP-SWMM model inputs are included in Appendix C.

### 3.6 Rational Method Check

The Rational Method has been used to gain an initial understanding of the relative impact of the proposed development on peak flow rates at the site's LPD. The Rational Method is a basic method for assessing peak flow rates and is considered suitable given the catchment area is less than 500 ha and the time of concentration within the contributing catchments is less than 30 minutes (IPWEAQ, 2017).

It should be noted that although the Rational Method has been used as an initial estimate of site peak flows, it has not been used for the design of any mitigation measures nor has been used for calibration of the runoff

model. A comparison between the peak discharge values obtained using the Rational Method and the XP-SWMM model for the 1% AEP event at the Lawful Point of Discharge is contained in Table 3.3.

**Table 3.3 Rational Method vs XP-SWMM Generated Peak Discharges**

| Scenario | Catchment ID | Rational ($m^3/s$) | XP-SWMM ($m^3/s$) | Difference (%) |
|---|---|---|---|---|
| Pre-developed | A1 | 2.29 | 2.53 | 9 |
| | A2 | 2.02 | 2.13 | 5 |
| | A3 | 0.37 | 0.42 | 13 |
| | A4 | 0.04 | 0.04 | 7 |
| | EX1 | 4.78 | 5.23 | 9 |
| | EX2 | 5.85 | 6.00 | 3 |
| Post-developed | A | 2.54 | 2.24 | -12 |
| | B | 2.21 | 1.95 | -12 |
| | C | 0.13 | 0.15 | 12 |
| | D | 0.08 | 0.07 | -13 |
| | E | 1.64 | 1.42 | -14 |
| | G | 0.36 | 0.42 | 12 |
| | H | 0.32 | 0.37 | 14 |

The peak discharges generated by XP-SWMM and the Rational Method compare well and are considered acceptable for this assessment.

### 3.7 Performance of OSD

A summary of the modelling results for different ARI events is contained in Table 3.4. Results of the modelling indicate the proposed system is capable of maintaining the pre-development peak discharges for the design storm events up to the 1% AEP event at LPD 1 and LPD 2.

The change in flows at LPD 1 from the pre- to post-development, as shown in Table 3.4, are considered negligible and therefore no mitigation measures are required.

**Table 3.4 Pre-Development vs Post-Development (Mitigated) Peak Discharges at LPD 1**

| AEP Event (%) | Pre-Development | | Post-Development (Unmitigated) | |
|---|---|---|---|---|
| | Peak Discharge (m3/sec) | Critical Duration (mins) | Peak Discharge (m3/sec) | Critical Duration (mins) |
| 1 | 7.4 | 45min TP3 | 7.5 | 30min TP4 |
| 2 | 6.4 | 45min TP3 | 6.4 | 30min TP4 |
| 5 | 5.1 | 45min TP6 | 5.1 | 45min TP7 |
| 10 | 4.0 | 45min TP6 | 4.1 | 45min TP7 |
| 20 | 3.1 | 1hr TP4 | 3.1 | 1hr TP4 |
| 39 | 2.1 | 1hr TP5 | 2.0 | 1hr TP4 |

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Table 3.5 Pre-Development vs Post-Development (Mitigated) Peak Discharges at LPD 2

| AEP Event (%) | Pre-Development | | Post-Development (Unmitigated) | | Post-Development (Mitigated) | |
|---|---|---|---|---|---|---|
| | Peak Discharge (m3/sec) | Critical Duration (mins) | Peak Discharge (m3/sec) | Critical Duration (mins) | Pre-Critical Peak Discharge ($m^3/s$) | Post-Critical Peak Discharge ($m^3/s$) |
| 1 | 7.8 | 45min TP3 | 8.5 | 30min TP4 | 7.8 | 6.9 |
| 2 | 6.7 | 45min TP3 | 7.2 | 30min TP4 | 6.6 | 5.8 |
| 5 | 5.3 | 45min TP7 | 5.9 | 45min TP7 | 5.3 | 5.3 |
| 10 | 4.2 | 45min TP6 | 4.7 | 45min TP7 | 4.1 | 4.1 |
| 20 | 3.3 | 1hr TP4 | 3.5 | 1hr TP4 | 3.2 | 3.2 |
| 39 | 2.1 | 1hr TP5 | 2.4 | 1.5hr TP1 | 2.1 | 1.9 |

A plot of the pre-development vs post-development (mitigated) hydrographs for the 1% AEP event is included as Figure 3.3.

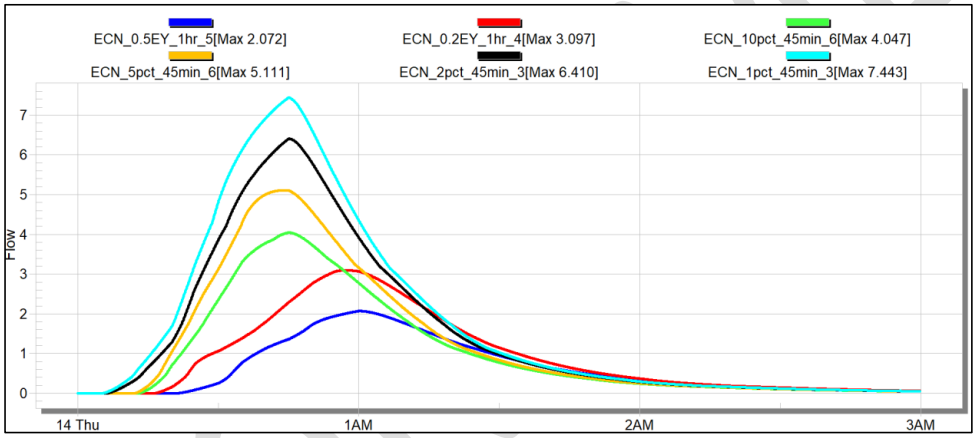


Figure 3.3 Plot of Pre-Development 1% AEP Hydrographs at LPD 1

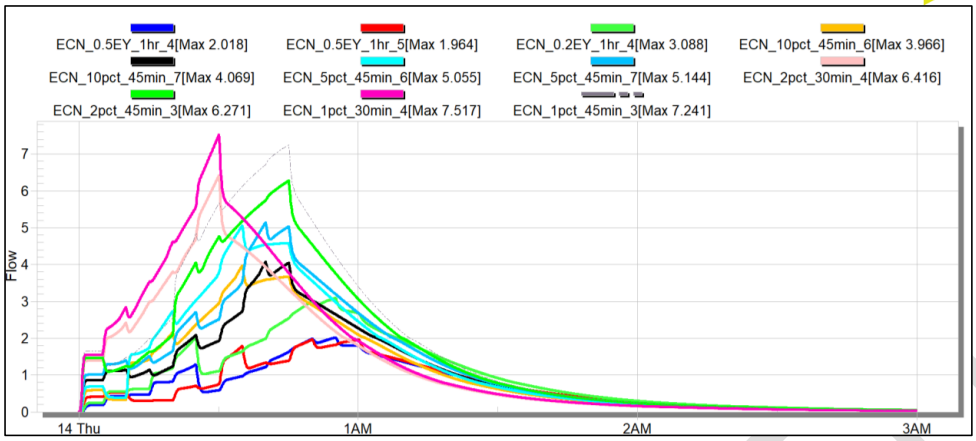


Figure 3.4 Plot of Post-Development 1% AEP Hydrographs at LPD 1

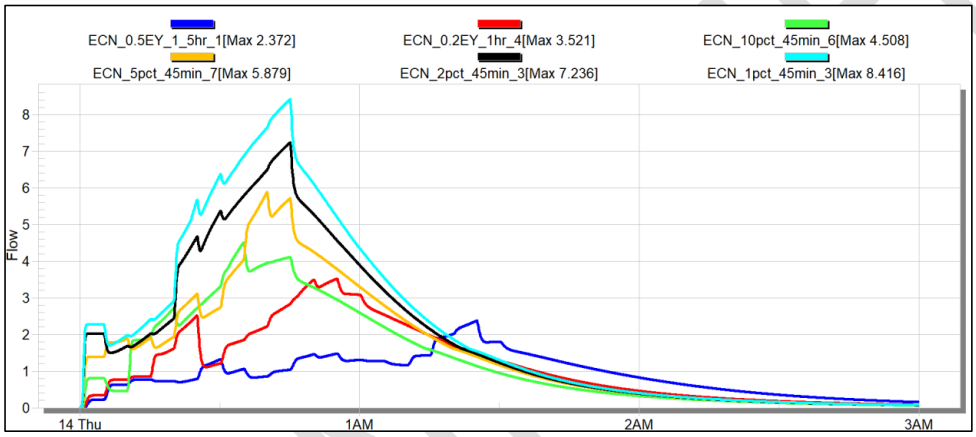


Figure 3.5 Plot of Pre-Development 1% AEP Hydrographs at LPD 2

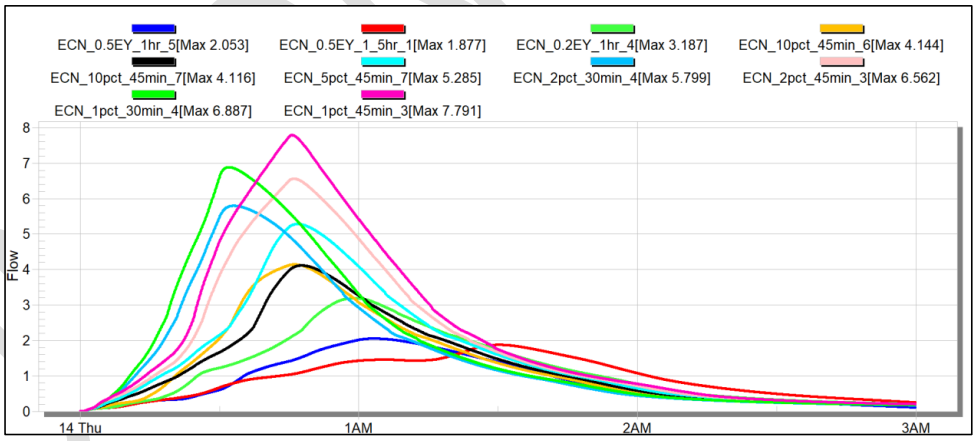


Figure 3.6 Plot of Post-Development 1% AEP Hydrographs at LPD 2

### 3.8 On Site Detention (OSD) System

Two on-site detention basins with staged outlet structures were designed using XP-SWMM hydraulic analysis using a trial and error approach to ensure peak discharges from the full suite of design storm events were mitigated to within the pre-development discharge rates at LPD 2. The details of the proposed OSD system shown to meet this objective is shown in Table 3.6 below and further details are shown on the civil design drawings included in Appendix E.

**Table 3.6 OSD Details**

| Detention ID | Outlet Structures | | | | | 1% AEP Detention Volume ($m^3$) |
|---|---|---|---|---|---|---|
| | Pit 1 | Pit 2 | Outlet Pipe 1 | Outlet Pipe 2 | High Flow Weir | |
| Basin B | 0.6 x 0.6m pit @ 0.15m above base | 0.6 x 0.6m pit @ 0.8m above base | 350mm RCP @ 0.8m below base | 375mm RCP @ 0.8m below base | 2m wide weir @ 1.22m above base | 1880.5 |
| Basin E | 0.6 x 0.6m pit @ 0.15m above base | 0.6 x 0.6m pit @ 0.8m above base | 250mm RCP @ 0.8m below base | 300mm RCP @ 0.8m below base | 2m wide weir @ 1.05m above base | 1848.7 |

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# 4. Stormwater Quality Management

## 4.1 Water Quality Objective (WQO)

In accordance with the Lockyer Valley Planning Scheme and Seqwater Development Guidelines, the total effect of permanent water quality control measures is to achieve reductions in the mean annual load generated by the development site at a minimum of:

- 95% for Gross Pollutants (>5mm);
- 85% for Total Suspended solids (TSS);
- 65% for Total Phosphorus (TP); and
- 45% for Total Nitrogen (TN).

This will ensure the environmental values of the downstream receiving waters are maintained and have been chosen as the WQO for the development.

## 4.2 Treatment Train

To ensure the above WQO's can be met at the site's LPD, a treatment train was proposed for the developed site and modelled using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) software.

The proposed stormwater treatment train will utilise bioretention basins. The conceptual parameters of the proposed bioretention are presented below, and further detail of the input parameters used within MUSIC are included in Appendix D. The location of the proposed treatment train elements is included in the Civil Plans within Appendix F.

**Table 4.1 Typical Bio-Retention Basin Parameters**

| Parameter | Modelled Value |
|---|---|
| Extended Detention Depth | 0.30 m |
| Filter Media Depth | 0.50 m |
| Transition Layer | 0.10 m |
| Drainage Layer | 0.2-0.4 m |

**Table 4.2 Proposed Bio-Retention Basin Parameters**

| Basin ID | Filter Media Area |
|---|---|
| A | 630 $m^2$ |
| B | 500 $m^2$ |
| C | 20 $m^2$ |
| E | 380 $m^2$ |

A typical section of a bioretention basin has been included in the below figures.

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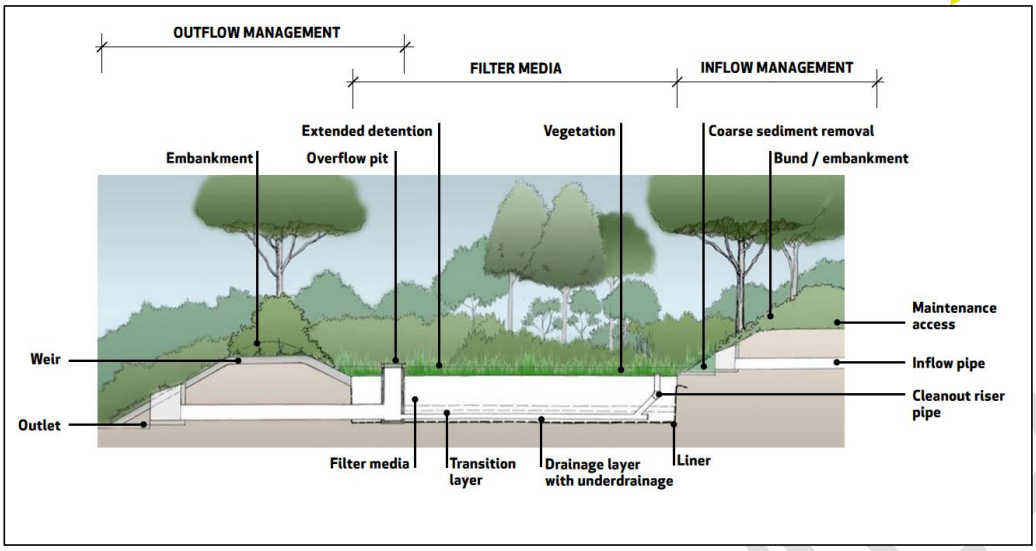


Figure 4.1 Typical Bioretention Basin (Water by Design, 2014)

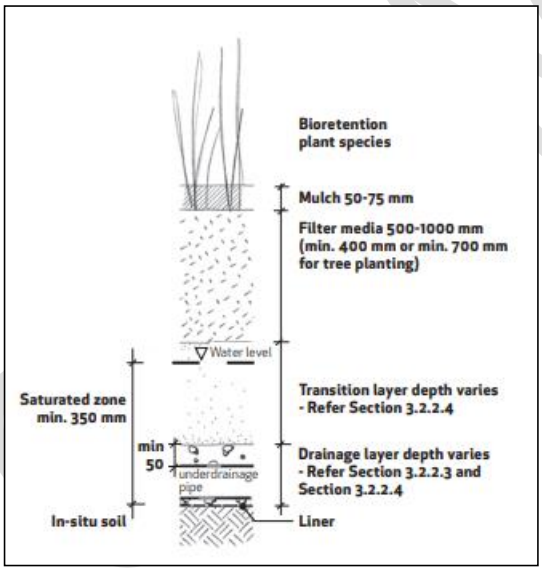


Figure 4.2 Typical Drainage Profile (Water by Design, 2014)

### 4.3 MUSIC Results

Results of the MUSIC modelling for the treatment train effectiveness are summarised in Table 4.3. The results indicate the 85%, 65%, 45% and 95% reduction target for TSS, TP, TN and gross pollutants respectively are achieved for the rainfall data set simulated.

Table 4.3 Treatment Train Effectiveness

| Pollutant | Inflows (kg/yr) | Outflows (kg/yr) | Reduction Achieved (%) | Water Quality Objective (%) |
|---|---|---|---|---|
| TSS | 9060 | 1300 | 85.7 | 85 |
| TP | 21.5 | 5.07 | 76.4 | 65 |
| TN | 160 | 73.3 | 54.2 | 45 |
| GP | 2200 | 0 | 100 | 95 |

NOTE: All simulations have been run with pollutant export estimation set to “stochastic generation”.

A screen capture of the MUSIC model and treatment train effectiveness results is presented in Figure 4.3.

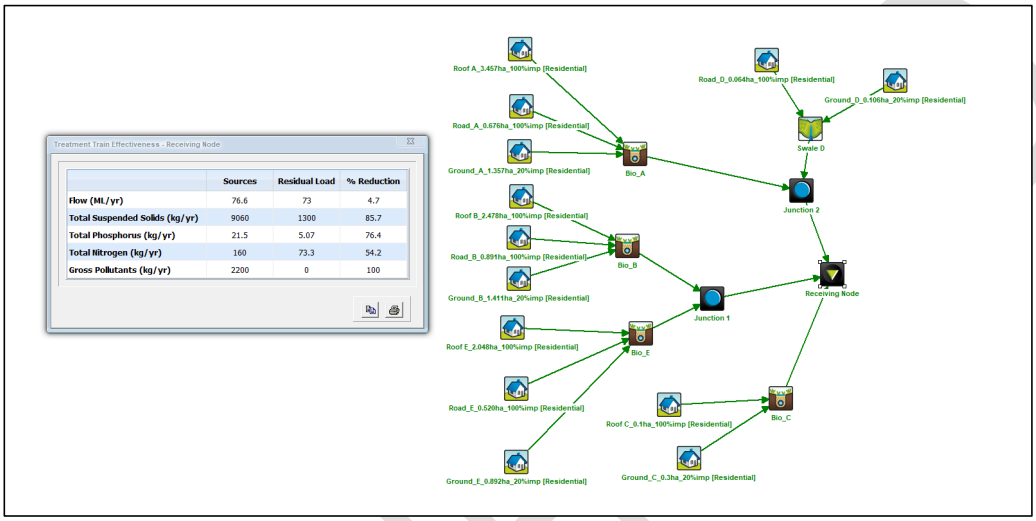


Figure 4.3 Treatment Train Layout and MUSIC Results

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# 5. Erosion and Sediment Control

## 5.1 Best Management Practices

Stormwater runoff quality during the construction phase of this development shall be managed in accordance with Best Practice Erosion and Sediment Control (IECA, 2008), which is the current recognised construction industry best management practice (BMP) for erosion and sediment control.

Erosion and Sediment Control (ESC) plans are required to be implemented during the construction phase to minimise environmental harm to on-site stormwater treatment devices and downstream receiving waters.

It is important to note that the measures identified below are a generic approach to construction phase stormwater quality management. Erosion and sediment control is highly dependent on local site conditions and staging of the proposed earth disturbing activities. Therefore, further details of the erosion and sediment control systems and procedures will be provided at the detailed design stage when more information is available regarding in-situ soils and development staging.

## 5.2 Erosion Hazard Assessment

As part of the IECA guidelines, an erosion hazard assessment is completed to identify low-risk and high-risk short-term land disturbances within a given region (IECA, 2008). This Erosion Hazard Assessment estimates a TASK number which triggers if a site should be treated as high or low risk in regard to erosion control measures. A trigger value for high-risk site of 200 has been adopted as recommended by (IECA, 2008). Table 5.1 below show the values used for the estimation of the TASK number.

**Table 5.1 Erosion Hazard Assessment**

| Catchment ID | Area ($m^2$) | Duration of Disturbance (months) | Slope Factor | K Factor | TASK Number |
|---|---|---|---|---|---|
| A, C, D | 60,800 | 6 | 0.73 | 0.040 | 10652.2 |
| B, E | 82,400 | 6 | 0.73 | 0.040 | 14436.5 |

From Table 5.1 the results show that the subject site requires a high-risk ESC treatment. Given the development proposal is at a conceptual phase, further details of the erosion and sediment control systems and procedures will be provided at the detailed design stage.

## 5.3 Erosion Control Standard

The best practice erosion control measures for high-risk development as detailed in Best Practice Erosion and Sediment Control (IECA, 2008) include the following:

- All reasonable and practical steps to be taken to apply best practice erosion control measures to completed earthworks, or otherwise stabilise such works, prior to anticipated rainfall - including existing unstable, undisturbed, soil surfaces under the management or control of the building/construction works;
- Land clearing limited to maximum 4 weeks work;
- Disturbed soil surfaces stabilised with minimum 75% cover within 10 days of completion of works within any area of a work site;
- Staged construction and stabilisation of earth batters; and
- Soil stockpiles and unfinished earthworks are suitably stabilised (covered) if disturbance is expected to be suspended for a period exceeding 10 days.

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### 5.4 Soil Loss Estimate

The site has been classified as high-risk, therefore a sediment loss estimate has been included to indicate the recommended sediment control techniques.

The potential volume of sediment loss from the subject site has been estimated using the Revised Universal Soil Loss Equation (RUSLE).

RUSLE calculates annual soil loss rates based on:

$$A = R. K. LS. C. P$$

Where:

A = annual soil loss due to erosion (t/ha/yr)
R = rainfall erosivity factor
K = soil erodibility factor
LS = topographic factor derived from slope length and slope gradient
C = cover and management factor
P = erosion control practice factor

**Table 5.2 Potential Sediment Loss (RUSLE)**

| Catch. ID | Area (ha) | Slope length (m) | Slope Grade (%) | Intensity $^{6}I_{2}$ (mm/hr) | R | K | LS | C | P | A (t/ha/yr) | Yield ($m^3$/yr) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Cat A, C, D | 6.08 | 80 | 5 | 8.69 | 1745 | 0.04 | 1.19 | 1 | 1.3 | 108.0 | 504.8 |
| Cat B, E | 8.24 | 80 | 5 | 8.69 | 1745 | 0.04 | 1.19 | 1 | 1.3 | 108.0 | 684.4 |

*Note soil testing will need to be carried out to confirm soil type.

As presented in Table 5.2, it is expected that the potential soil loss will exceed 75 t/ha/yr.

### 5.5 Sediment Control Standard

Table B1 of the guidelines (IECA, 2016) provides a method for determining the sediment control standard for construction activities based on the estimated soil loss rate. Based on the estimated soil loss rates and the size of the contributing catchment, Type 1 sediment controls will be required for this site as a minimum. A list of Type 1 and supplementary sediment control techniques is provided in Table 5.3 based on Table 4.5.3 and Table 4.5.4 of the guidelines (IECA, 2008). These control techniques provide a guide that is recommended to be used to minimise the downstream effect of sediments.

**Table 5.3 Sediment Control Techniques**

| Techniques | Type 1 | Supplementary |
|---|---|---|
| **Sheet flow treatment** | • Buffer Zone capable of infiltrating 100% of stormwater runoff or process water<br>• Infiltration basin or sand filter bed capable of infiltrating 100% of flow | • Grass Filter Strips<br>• Fibre Rolls<br>• Stiff Frass Barrier |
| **Concentrated flow treatment** | • Sediment Basin (sized in accordance with design standard) | • Straw Bale Barrier<br>• Check Dam Sediment Traps<br>• Kerb Inlet Sediment Traps |
| **De-watering sediment control** | • Type F/D Sediment Basin<br>• Stilling Pond | • Grass Filter bed |



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| | | |
|---|---|---|
| **Instream sediment control** | • Pump sediment-laden waster to an off-stream Type F or Type D Sediment Basin or high filtration system | • Straw Bale Barrier |
| **Other** | | • Construction exits (Rock Pads, Wash Bays) |

### 5.6 Further Recommendations - Dispersive Soils Management Plan

In accordance with the Dispersive Soils Management Plan (DSMP) - *J002908-001-R-RevA* prepared by Core Consultants in August of 2025 it is determined that management of dispersive soils is necessary to reduce the risk of environmental harm. Dispersive soils were identified across the site and would require management and treatment. Management and treatment of dispersive soils over the site should be in accordance with the recommendation in Section 6.3 of Core Consultants DSMP.

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## 6. Conclusion

This Conceptual Stormwater Management Plan was prepared in support of the proposed development at Golf Links Drive, Gatton. The analyses in this report were caried out based on the referenced guidelines relating to stormwater management to form the conceptual basis of the stormwater plan. The following conclusions have been made as a result of this study.

Stormwater runoff of the development will be conveyed to two LPD's. At LPD 1, no mitigation is required, with the change in flows considered negligible. At LPD 2, flows will be conveyed to an on-site detention system where it will be released at the LPD in a controlled manner to ensure that there is non-worsening peak flow. The proposed detention system will have a total 1% AEP volume of approximately 3729.2 $m^3$.

To achieve Council's and SEQ Water's Water Quality Objectives, it is proposed to implement a treatment train with bioretention basins to treat stormwater runoff. The total filter media footprint of these basins is 1530$m^2$.

The subject site requires Type 1 sediment controls at minimum and is considered high-risk in regards to erosion potential. Given the development proposal is at a conceptual phase, further details of the erosion and sediment control systems and procedures will be provided at the detailed design stage. Further to this management and treatment of dispersive soils over the site should be in accordance with the recommendation in Section 6.3 of Core Consultants DSMP - *J002908-001-R-RevA*,

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## Appendix A – Proposed Plan of Development

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Master Planning

# 4.1 Detailed Master Plan

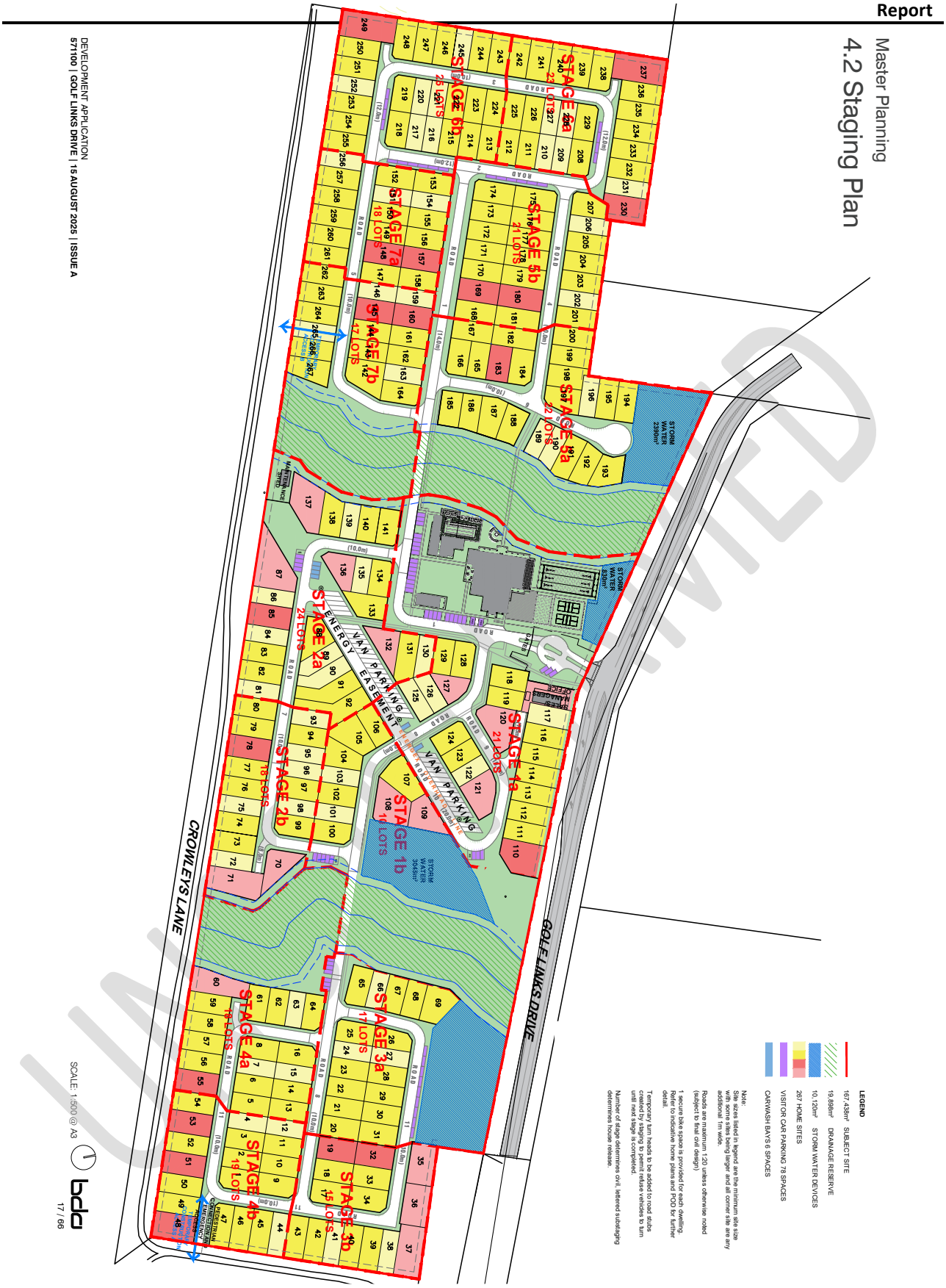



DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | 15 AUGUST 2025 | ISSUE A

SCALE: 1:600 @ A3

bda

16 / 66


Master Planning
4.2 Staging Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | 15 AUGUST 2025 | ISSUE A
STAGE 6a
23 LOTS
STAGE 6b
25 LOTS
STAGE 5b
21 LOTS
STAGE 7a
18 LOTS
STAGE 7b
17 LOTS
STAGE 5a
22 LOTS
STAGE 2a
24 LOTS
STAGE 2b
18 LOTS
STAGE 1a
21 LOTS
STAGE 1b
16 LOTS
STAGE 3a
17 LOTS
STAGE 4a
18 LOTS
STAGE 4b
19 LOTS
STAGE 3b
15 LOTS
VAN PARKING
ENERGY EASEMENT
STORM WATER 2390m²
STORM WATER 830m²
STORM WATER 3048m²
CROWLEYS LANE
GOLF LINKS DRIVE
LEGEND
167,438m² SUBJECT SITE
19,898m² DRAINAGE RESERVE
10,120m² STORM WATER DEVICES
267 HOME SITES
VISITOR CAR PARKING 78 SPACES
CARWASH BAYS 6 SPACES
Note:
Site sizes listed in legend are the minimum site size with some sites being larger and all corner site are any additional 1m wide.
Roads are maximum 1:20 unless otherwise noted (subject to final civil design)
1 secure bike space is provided for each dwelling. Refer to indicative home plans and POD for further detail.
Temporary turn heads to be added to road stubs created by staging to permit refuse vehicles to turn until next stage is completed.
Number of stage determines civil, lettered substaging determines house release.
SCALE: 1:500 @ A3
17 / 66

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## Appendix B – Rational Method Calculations

### Pre-Development Hydrology

The natural hydrology of the site has been assessed in accordance with QUDM (IPWEAQ, 2017) Section 4.1. The time of concentration for all catchments has been determined using Friend's Equation as per QUDM Section 4.6.6, combined with a channel time flow calculation.

$$\textit{Friend's Equation } tc = (107nL^{0.333})/S^{0.2}$$

The table below presents a summary of the catchment parameters used within Friend's Equation and the calculated time of concentration for the pre-development scenario.

**Time of Concentration for Pre-Development Scenario**

| Catchment ID | A1 | A2 | A3 | A4 | Ext 1 | Ext 2 | Ext 3 | Ext 4 |
|---|---|---|---|---|---|---|---|---|
| **Overland Flow** | | | | | | | | |
| Estimated Sheet flow Length (Table 4.6.3) | 100 | 100 | 50 | 90 | 100 | 100 | 100 | 70 |
| Horton's Roughness Value | 0.045 | 0.045 | 0.045 | 0.045 | 0.045 | 0.045 | 0.045 | 0.045 |
| Slope (%) | 7 | 7 | 4.5 | 4 | 5 | 3.5 | 5 | 3 |
| tc (minutes) | 15.12 | 15.12 | 16.52 | 13.43 | 16.17 | 17.37 | 16.19 | 15.91 |
| **Channel/Creek Flow** | | | | | | | | |
| Length of Channel Flow (m) | 320 | 230 | 115 | 115 | 675 | 635 | - | - |
| Velocity (m/s) | 0.7 | 0.7 | 1.5 | 1.5 | 0.7 | 0.7 | - | - |
| tc (minutes) | 7.62 | 5.48 | 1.28 | 1.28 | 16.07 | 15.12 | - | - |
| **TOTAL tc (minutes)** | **23** | **21** | **18** | **15** | **32** | **32** | **16** | **16** |

### Post-Development Hydrology – Unmitigated

The table below presents a summary of the catchment parameters used for the calculated time of concentration for the post-development scenario.

**Time of Concentration for Post-Development Scenario**

| Catchment ID | A | B | C | D | E | G | H |
|---|---|---|---|---|---|---|---|
| **Standard Inlet Time** | 13 | 13 | - | 13 | 13 | - | - |
| **Pipe Flow Time** | | | | | | | |
| Length of Pipe Flow (m) | 400 | 400 | - | 50 | 350 | - | - |
| Velocity (m/s) | 1 | 1 | - | 1 | 1 | - | - |
| tc (minutes) | 6.67 | 6.67 | - | 0.83 | 5.83 | - | - |
| **Overland Flow** | | | | | | | |
| Estimated Sheet flow Length (Table 4.6.3) | - | - | 90 | - | - | 100 | 100 |
| Horton's Roughness Value | - | - | 0.045 | - | - | 0.045 | 0.045 |
| Slope (%) | - | - | 3 | - | - | 3 | 2 |
| tc (minutes) | - | - | 17.30 | - | - | 17.91 | 19.43 |
| **Channel/Creek Flow** | | | | | | | |
| Length of Channel Flow (m) | - | - | - | - | - | 170 | 120 |
| Velocity (m/s) | - | - | - | - | - | 0.7 | 0.7 |

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| tc (minutes) | - | - | - | - | - | 4.05 | 2.86 |
| **TOTAL tc (minutes)** | **20** | **20** | **17** | **14** | **19** | **22** | **22** |

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Design storm event flows across the site were derived using the Rational Method as per the above-mentioned manuals. This involved:

- Determination of a C10 value (derived in accordance with QUDM Table 4.05.3(b) and Council guidelines). A value of 0.76 & 0.82 were applied to the pre-development catchment and 0.78 & 0.9 were applied to the post-development catchment;
- Adoption of design rainfall using BoM IFD data; and
- Calculation of design flows through the site for Q100, Q50, Q20, Q10, Q5, Q2, and Q3$_{month}$, where Q3$_{month}$ is deemed to be 50% of Q1.

Summaries of the hydrologic calculations are shown below for pre- and post-development (un-mitigated) scenarios respectively.

**Pre-Development Hydrology**

| Catch. | Area (ha) | tc (min) | $I_{100}$ (mm/hr) | C | $Q_{100}$ ($m^3$/s) | $I_{50}$ (mm/hr) | C | $Q_{50}$ ($m^3$/s) | $I_{20}$ (mm/hr) | C | $Q_{20}$ ($m^3$/s) | $I_{10}$ (mm/hr) | C | $Q_{10}$ ($m^3$/s) | $I_5$ (mm/hr) | C | $Q_5$ ($m^3$/s) | $I_2$ (mm/hr) | C | $Q_2$ ($m^3$/s) | $I_1$ (mm/hr) | C | $Q1$ ($m^3$/s) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| EXT1 | 21.160 | 32 | 128.0 | 0.64 | 4.785 | 115.0 | 0.61 | 4.120 | 96.8 | 0.56 | 3.166 | 83.2 | 0.53 | 2.592 | 70.6 | 0.50 | 2.089 | 53.9 | 0.45 | 1.427 | 42.0 | 0.42 | 1.047 |
| EXT2 | 25.850 | 32 | 128.0 | 0.64 | 5.846 | 115.0 | 0.61 | 5.033 | 96.8 | 0.56 | 3.868 | 83.2 | 0.53 | 3.166 | 70.6 | 0.50 | 2.552 | 53.9 | 0.45 | 1.744 | 42.0 | 0.42 | 1.279 |
| EXT3 | 0.192 | 16 | 186.0 | 0.64 | 0.063 | 166.0 | 0.61 | 0.054 | 141.0 | 0.56 | 0.042 | 122.0 | 0.53 | 0.034 | 104.0 | 0.50 | 0.028 | 79.4 | 0.45 | 0.019 | 61.8 | 0.42 | 0.014 |
| EXT4 | 0.067 | 16 | 186.0 | 0.64 | 0.022 | 166.0 | 0.61 | 0.019 | 141.0 | 0.56 | 0.015 | 122.0 | 0.53 | 0.012 | 104.0 | 0.50 | 0.010 | 79.4 | 0.45 | 0.007 | 61.8 | 0.42 | 0.005 |
| Pre A1 | 8.366 | 23 | 155.0 | 0.64 | 2.29 | 139.0 | 0.61 | 1.97 | 117.0 | 0.56 | 1.513 | 101.0 | 0.53 | 1.244 | 85.8 | 0.50 | 1.004 | 65.7 | 0.45 | 0.688 | 51.1 | 0.42 | 0.504 |
| Pre A2 | 7.069 | 21 | 162.0 | 0.64 | 2.02 | 145.0 | 0.61 | 1.74 | 123.0 | 0.56 | 1.34 | 106.0 | 0.53 | 1.10 | 90.2 | 0.50 | 0.89 | 69.0 | 0.45 | 0.610 | 53.8 | 0.42 | 0.448 |
| Pre A3 | 1.187 | 18 | 176.0 | 0.64 | 0.37 | 157.0 | 0.61 | 0.32 | 133.0 | 0.56 | 0.24 | 115.0 | 0.53 | 0.20 | 97.8 | 0.50 | 0.16 | 74.9 | 0.45 | 0.111 | 58.3 | 0.42 | 0.08 |
| Pre A4 | 0.121 | 15 | 191.0 | 0.64 | 0.04 | 171.0 | 0.61 | 0.04 | 145.0 | 0.56 | 0.03 | 125.0 | 0.53 | 0.02 | 107.0 | 0.50 | 0.02 | 81.9 | 0.45 | 0.012 | 63.8 | 0.42 | 0.01 |

**Un-Mitigated Post-Development Hydrology**

| Catch. | Area (ha) | tc (min) | $I_{100}$ (mm/hr) | C | $Q_{100}$ ($m^3$/s) | $I_{50}$ (mm/hr) | C | $Q_{50}$ ($m^3$/s) | $I_{20}$ (mm/hr) | C | $Q_{20}$ ($m^3$/s) | $I_{10}$ (mm/hr) | C | $Q_{10}$ ($m^3$/s) | $I_5$ (mm/hr) | C | $Q_5$ ($m^3$/s) | $I_2$ (mm/hr) | C | $Q_2$ ($m^3$/s) | $I_1$ (mm/hr) | C | $Q1$ ($m^3$/s) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Post A | 5.507 | 20 | 167.0 | 1.00 | 2.544 | 149.0 | 0.95 | 2.176 | 126.0 | 0.8715 | 1.680 | 109.0 | 0.83 | 1.384 | 92.6 | 0.79 | 1.117 | 70.9 | 0.71 | 0.765 | 55.2 | 0.66 | 0.561 |
| Post B | 4.780 | 20 | 167.0 | 1.00 | 2.209 | 149.0 | 0.95 | 1.888 | 126.0 | 0.8715 | 1.458 | 109.0 | 0.83 | 1.201 | 92.6 | 0.79 | 0.969 | 70.9 | 0.71 | 0.664 | 55.2 | 0.66 | 0.487 |
| Post C | 0.400 | 17 | 181.4 | 0.64 | 0.128 | 162.2 | 0.61 | 0.110 | 137.4 | 0.5565 | 0.085 | 118.6 | 0.53 | 0.070 | 101.2 | 0.50 | 0.057 | 77.5 | 0.45 | 0.039 | 60.4 | 0.42 | 0.028 |
| Post D | 0.170 | 14 | 198.0 | 0.84 | 0.079 | 177.4 | 0.81 | 0.067 | 150.4 | 0.7350 | 0.052 | 129.6 | 0.70 | 0.043 | 110.8 | 0.67 | 0.035 | 84.9 | 0.60 | 0.024 | 66.2 | 0.56 | 0.018 |
| Post E | 3.460 | 19 | 171.8 | 1.00 | 1.645 | 153.4 | 0.95 | 1.407 | 129.8 | 0.8715 | 1.087 | 112.2 | 0.83 | 0.895 | 95.5 | 0.79 | 0.724 | 73.1 | 0.71 | 0.496 | 56.9 | 0.66 | 0.363 |
| Post G | 1.293 | 22 | 159.4 | 0.64 | 0.364 | 142.2 | 0.61 | 0.311 | 120.4 | 0.5565 | 0.241 | 103.9 | 0.53 | 0.198 | 88.3 | 0.50 | 0.160 | 67.6 | 0.45 | 0.109 | 52.6 | 0.42 | 0.080 |
| Post H | 1.133 | 22 | 159.4 | 0.64 | 0.319 | 142.2 | 0.61 | 0.273 | 120.4 | 0.5565 | 0.211 | 103.9 | 0.53 | 0.173 | 88.3 | 0.50 | 0.140 | 67.6 | 0.45 | 0.096 | 52.6 | 0.42 | 0.070 |

## Appendix C – XPSWMM Input Parameters

**Laurenson Routing Parameters**

In this study, the "Laurenson" routing method was applied to XP-SWMM for hydrograph generation. To enable this method to be used, each catchment must be split into pervious (undeveloped) and impervious (developed) portions. Adopted parameters for the Laurenson routing method included:

The fraction impervious has been determined by analysis of aerial photographs and the proposed development layout;

- Manning Roughness coefficient (n):
  - Pervious portion: 0.035; and
  - Impervious portion: 0.015.

Initial Loss (IL) and Continuing Losses (CL) have been applied to the hydrologic model. Details of IL and CL parameters applied in the XP-SWMM model are presented below.

**Adopted Initial & Continuing Losses**

| Impervious Area | | Pervious Area | |
|---|---|---|---|
| IL (mm) | CL (mm/hr) | IL (mm) | CL (mm/hr) |
| 0 | 0 | 10 | 2 |

Analysis of the catchment has been undertaken to determine the average slope, with the results of this being applied to the model.

**Pre-Development Catchment Parameters**

| Catchment | Impervious Area | | | Pervious Area | | |
|---|---|---|---|---|---|---|
| | Area (ha) | Fraction Impervious (%) | Slope (%) | Area (ha) | Fraction Impervious (%) | Slope (%) |
| Pre A1 | 0.001 | 100 | 5.5 | 8.365 | 0 | 5.5 |
| Pre A2 | 0.001 | 100 | 5 | 7.068 | 0 | 5 |
| Pre A3 | 0.001 | 100 | 6 | 1.186 | 0 | 6 |
| Pre A4 | 0.001 | 100 | 4 | 0.12 | 0 | 4 |
| Ext 1 | 0.001 | 100 | 5 | 21.159 | 0 | 5 |
| Ext 2 | 0.001 | 100 | 4.5 | 25.849 | 0 | |
| Ext 3 | 0.001 | 100 | 5 | 0.191 | 0 | 5 |
| Ext 4 | 0.001 | 100 | 3 | 0.066 | 0 | 3 |

**Post-Development Catchment Parameters**

| Catchment | Impervious Area | | | Pervious Area | | |
|---|---|---|---|---|---|---|
| | Area (ha) | Fraction Impervious (%) | Slope (%) | Area (ha) | Fraction Impervious (%) | Slope (%) |
| Post A | 4.406 | 100 | 5 | 1.101 | 0 | 5 |
| Post B | 3.824 | 100 | 5 | 0.956 | 0 | 5 |



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| Catchment | Impervious Area | | | Pervious Area | | |
|---|---|---|---|---|---|---|
| | Area (ha) | Fraction Impervious (%) | Slope (%) | Area (ha) | Fraction Impervious (%) | Slope (%) |
| Post C | 0.001 | 100 | 5 | 0.4 | 0 | 5 |
| Post D | 0.085 | 100 | 5 | 0.085 | 0 | 5 |
| Post E | 2.768 | 100 | 5 | 0.692 | 0 | 5 |
| Post G | 0.001 | 100 | 2 | 1.292 | 0 | 2 |
| Post H | 0.032 | 100 | 2 | 1.177 | 0 | 2 |

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**Storage Curves**

**Basin B Depth-Area Curve**

| Depth (m) | Surface Area (ha) |
|---|---|
| 0 | 0.116213 |
| 0.1 | 0.116213 |
| 0.2 | 0.116213 |
| 0.29 | 0.116213 |
| 0.3 | 0.116213 |
| 0.4 | 0.122302 |
| 1.8 | 0.198673 |

**Basin E Depth-Area Curve**

| Depth (m) | Surface Area (ha) |
|---|---|
| 0 | 0.12 |
| 1.5 | 0.22 |

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## Appendix D – MUSIC Input Parameters

### Rainfall and Evapotranspiration Parameters

MUSIC modelling was based on 6-minute interval data obtained from the Bureau of Meteorology (BOM) for rainfall station UQ Gatton, as summarised below.

**Meteorological and Rainfall Runoff Data Reporting Table**

| Input | Data Used in Modelling |
|---|---|
| Rainfall station | 40082 UQ GATTON |
| Time step | 6 minute |
| Modelling period | 1/01/1980 to 31/12/1989 (10 years) |
| Mean annual rainfall (mm) | 756 |
| Evapotranspiration | 1,437 |
| Rainfall runoff parameters | Urban |
| Pollutant export parameters | Urban |

### Catchment Parameters

Based on the proposed land uses within the development, the Site has been modelled as urban land use. The site has been divided into roof, road and ground level source nodes as shown in Appendix E.

**Land Use Parameters**

| Catchment ID | Land use | Total Impervious (%) |
|---|---|---|
| Roof | Urban - Mixed | 100 |
| Ground | Urban - Mixed | 0 |
| Road | Urban - Mixed | 100 |

### Rainfall Runoff Pollutant Loads

The pollutant loads and runoff parameters for each source node have been based on the data from the Water by Design MUSIC Modelling Guidelines (2010), as summarised below.

**Rainfall Runoff Parameters**

| Parameter | All Nodes |
|---|---|
| Landuse | Residential |
| Rainfall threshold (mm) | 1 |
| Soil storage capacity (mm) | 500 |
| Initial storage (% capacity) | 10 |
| Field capacity (mm) | 200 |
| Infiltration capacity coefficient a | 211 |
| Infiltration capacity exponent b | 5 |
| Initial depth (mm) | 50 |
| Daily recharge rate (%) | 28 |
| Daily baseflow rate (%) | 27 |
| Daily deep seepage rate (%) | 0 |

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**Pollutant Load Parameters**

| Urban Residential | Total Suspended Solids (log mg/L) | | Total Phosphorous (log mg/L) | | Total Nitrogen (log mg/L) | |
|---|---|---|---|---|---|---|
| | Mean | Std Dev. | Mean | Std Dev. | Mean | Std Dev. |
| Storm Flow Concentration | 1.30(1)<br>2.43(2)<br>2.18(3) | 0.39 | -0.89(1)<br>-0.30(2)<br>-0.47(3) | 0.31 | 0.26 | 0.23 |
| Base Flow Concentration | 0(1)<br>1(2,3) | 0(1)<br>0.34(2,3) | 0(1)<br>-0.97(2,3) | 0(1)<br>0.31 | 0(1)<br>0.20(2,3) | 0(1)<br>0.20(2,3) |

NOTE: (1) Values applied to “Roof” areas
(2) Values applied to “Carpark” areas
(3) Values applied to “Ground” areas

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## Appendix E – Stormwater Management Drawings (Burchills Engineering Solutions)

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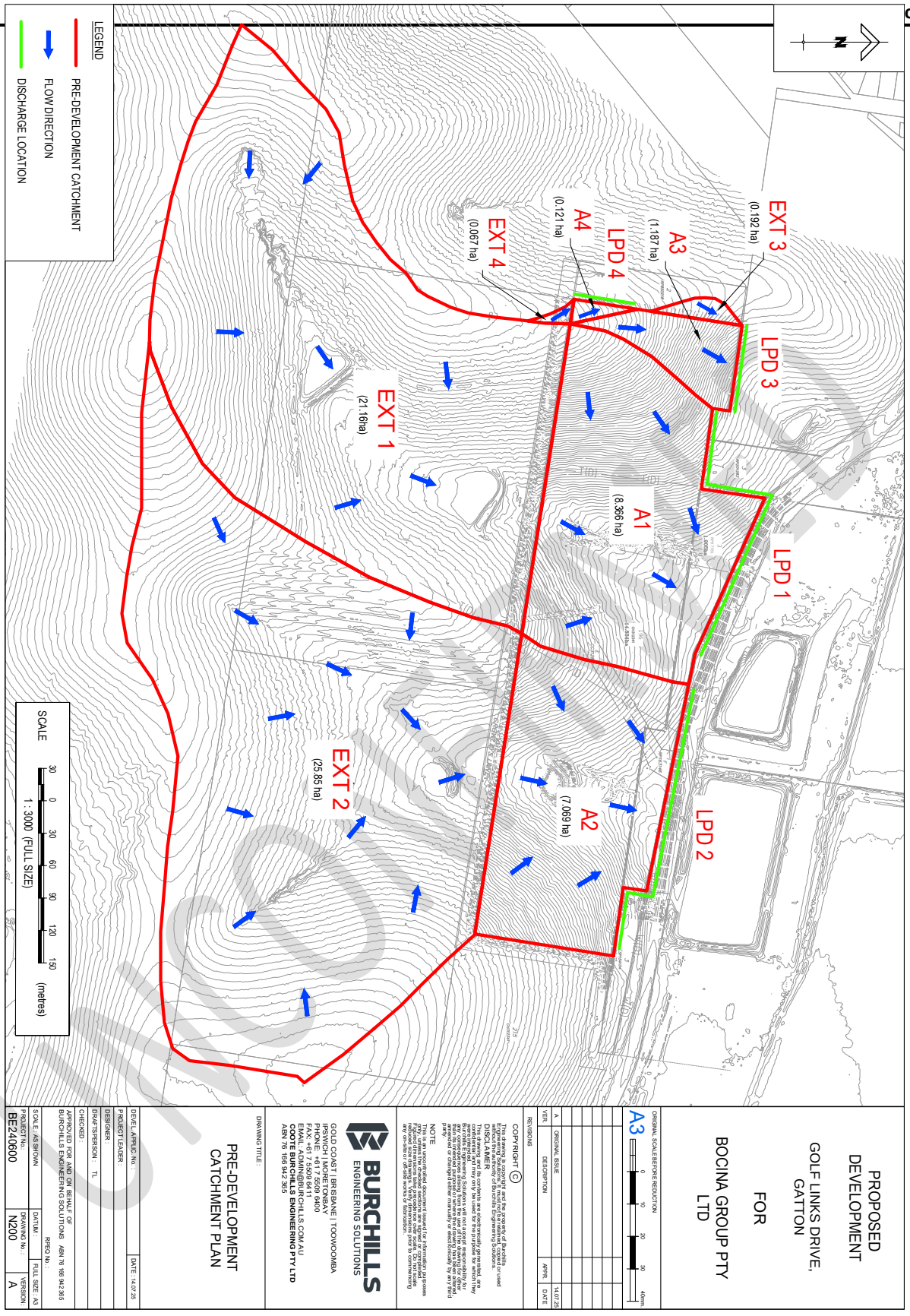


PROPOSED DEVELOPMENT

GOLF LINKS DRIVE, GATTON

FOR

BOCINA GROUP PTY LTD

ORIGINAL SCALE BEFORE REDUCTION
A3
0 10 20 30 40mm

| VER | DESCRIPTION | APPR | DATE |
|---|---|---|---|
| A | ORIGINAL ISSUE | | 14.07.25 |

REVISIONS

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DRAWING TITLE:

PRE-DEVELOPMENT CATCHMENT PLAN

| | | |
|---|---|---|
| DEVEL. APPLN No. : | | DATE: 14.07.25 |
| PROJECT LEADER : | | |
| DESIGNER : | | |
| DRAFTSPERSON : | TL | |
| CHECKED : | | |

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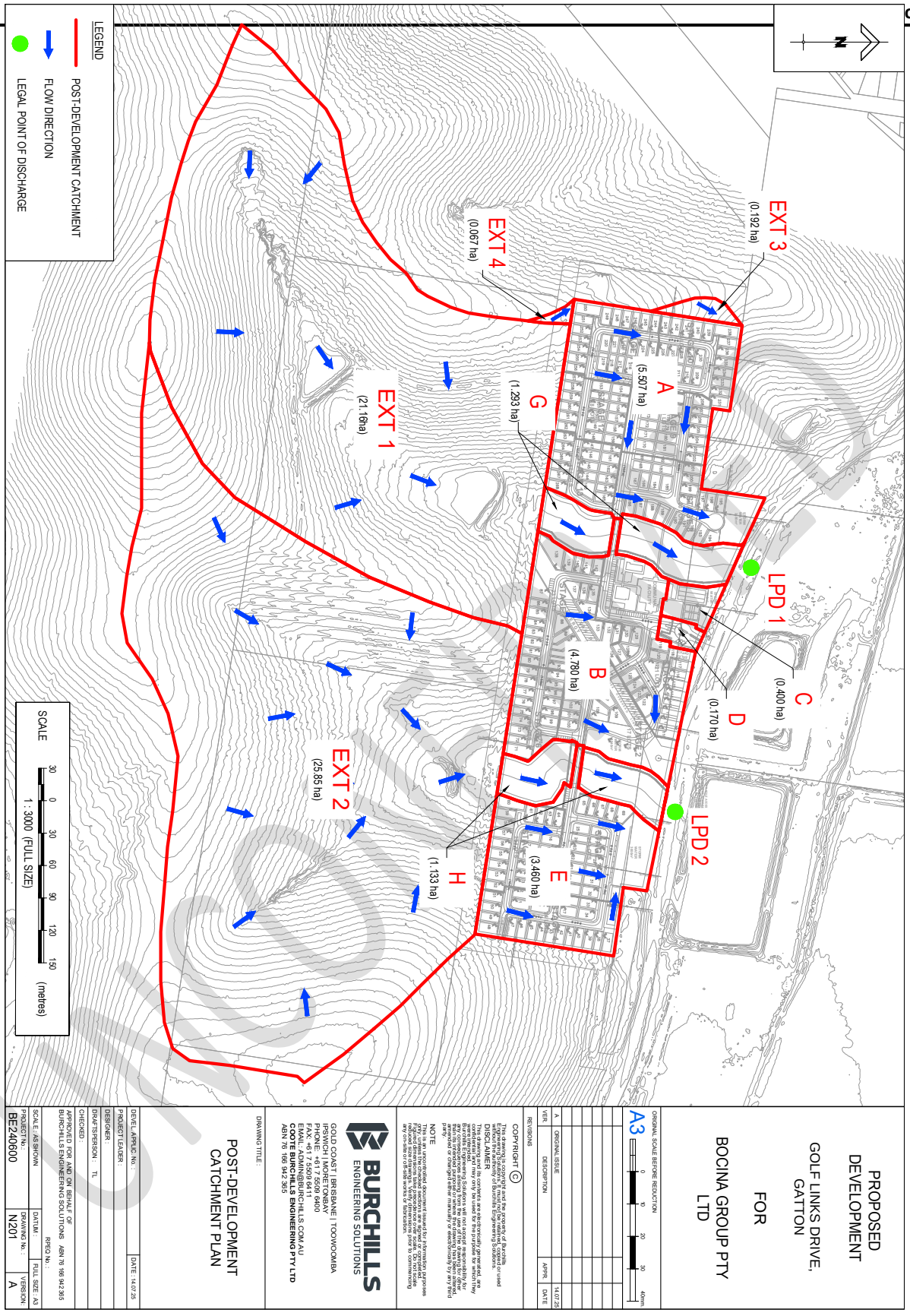
| | | | |
|---|---|---|---|
| SCALE : AS SHOWN | DATUM : | RPEQ No. : | FULL SIZE : A3 |
| PROJECT No. : BE240600 | DRAWING No. : N200 | | VERSION : A |


LEGEND
POST-DEVELOPMENT CATCHMENT
FLOW DIRECTION
LEGAL POINT OF DISCHARGE
EXT 1
(21.16ha)
EXT 2
(25.85 ha)
EXT 3
(0.192 ha)
EXT 4
(0.067 ha)
A
(5.507 ha)
B
(4.780 ha)
C
(0.400 ha)
D
(0.170 ha)
E
(3.460 ha)
G
(1.293 ha)
H
(1.133 ha)
LPD 1
LPD 2
SCALE
1 : 3000 (FULL SIZE)
(metres)
PROPOSED DEVELOPMENT
GOLF LINKS DRIVE, GATTON
FOR
BOCINA GROUP PTY LTD
A3
BURCHILLS ENGINEERING SOLUTIONS
POST-DEVELOPMENT CATCHMENT PLAN
BE240600
N201
A

| CATCHMENT | TOTAL AREA (ha) | ROOF (ha) | ROAD (ha) | GROUND (ha) |
|---|---|---|---|---|
| A | 5.507 | 3.457 | 0.676 | 1.374 |
| B | 4.780 | 2.478 | 0.891 | 1.411 |
| C | 0.400 | | 0.064 | 0.400 |
| D | 0.170 | | 0.064 | 0.106 |
| E | 3.460 | 2.048 | 0.520 | 0.892 |

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## Appendix F – Civil Plans (Burchills – Engineering Solutions)

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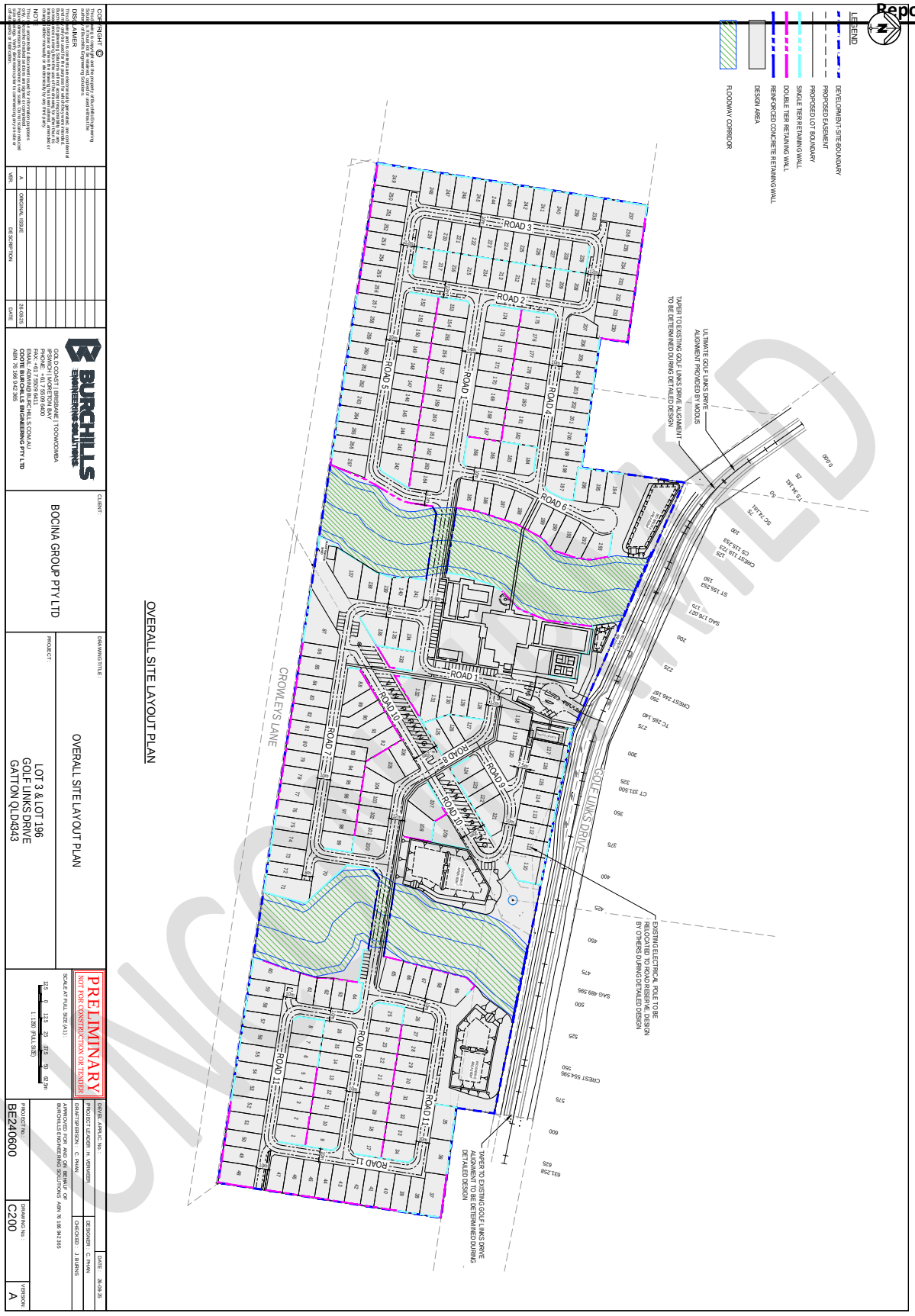
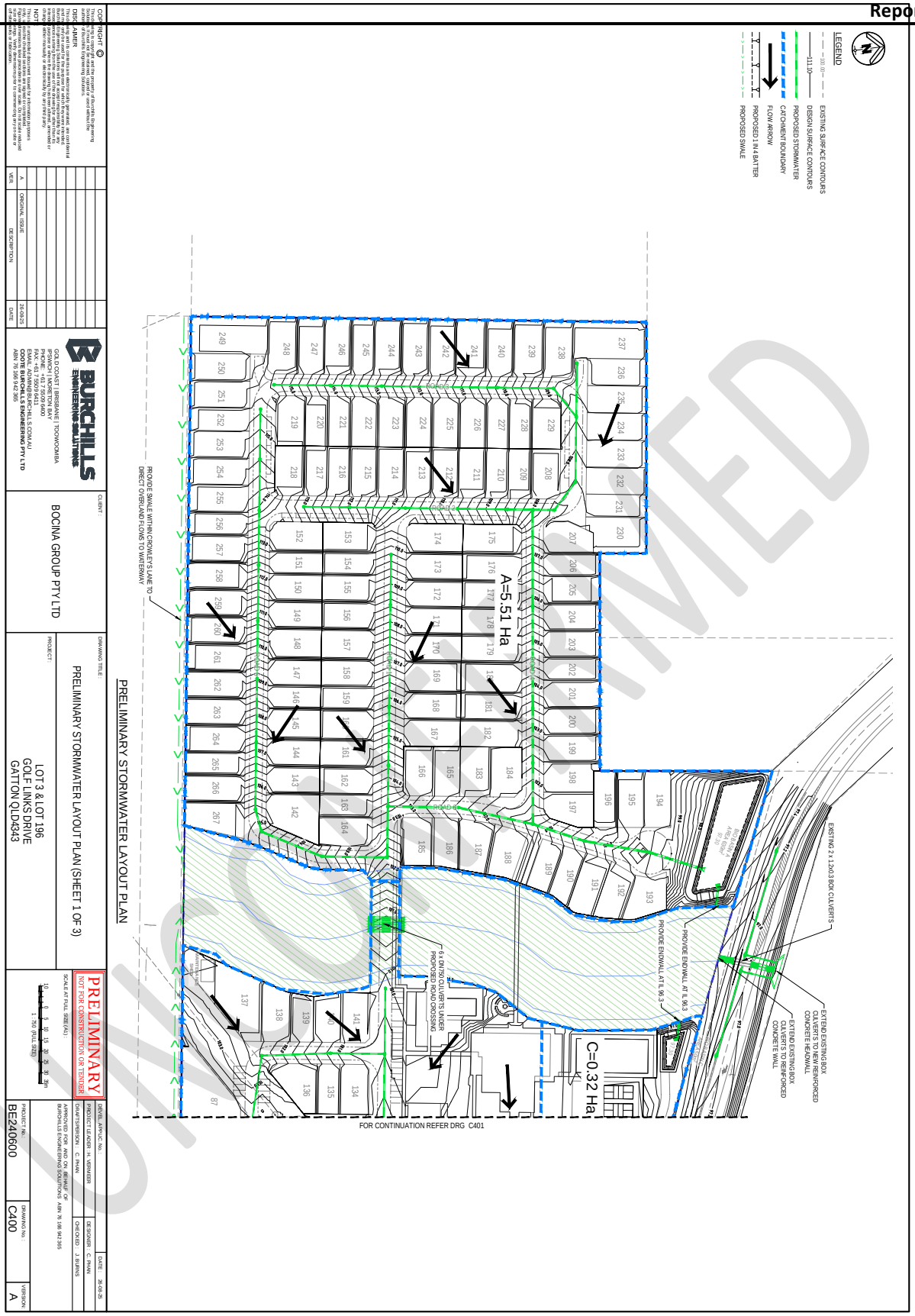

LEGEND
DEVELOPMENT-SITE BOUNDARY
PROPOSED EASEMENT
PROPOSED LOT BOUNDARY
SINGLE TIER RETAINING WALL
DOUBLE TIER RETAINING WALL
REINFORCED CONCRETE RETAINING WALL
DESIGN AREA
FLOODWAY CORRIDOR
ROAD 1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
ROAD 7
ROAD 8
ROAD 9
ROAD 10
ROAD 11
VAN PARKING
CROWLEYS LANE
GOLF LINKS DRIVE
ULTIMATE GOLF LINKS DRIVE ALIGNMENT PROVIDED BY MODUS
TAPER TO EXISTING GOLF LINKS DRIVE ALIGNMENT TO BE DETERMINED DURING DETAILED DESIGN
EXISTING ELECTRICAL POLE TO BE RELOCATED TO ROAD RESERVE. DESIGN BY OTHERS DURING DETAILED DESIGN
OVERALL SITE LAYOUT PLAN
BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
BOCINA GROUP PTY LTD
OVERALL SITE LAYOUT PLAN
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
BE240600
C200
A

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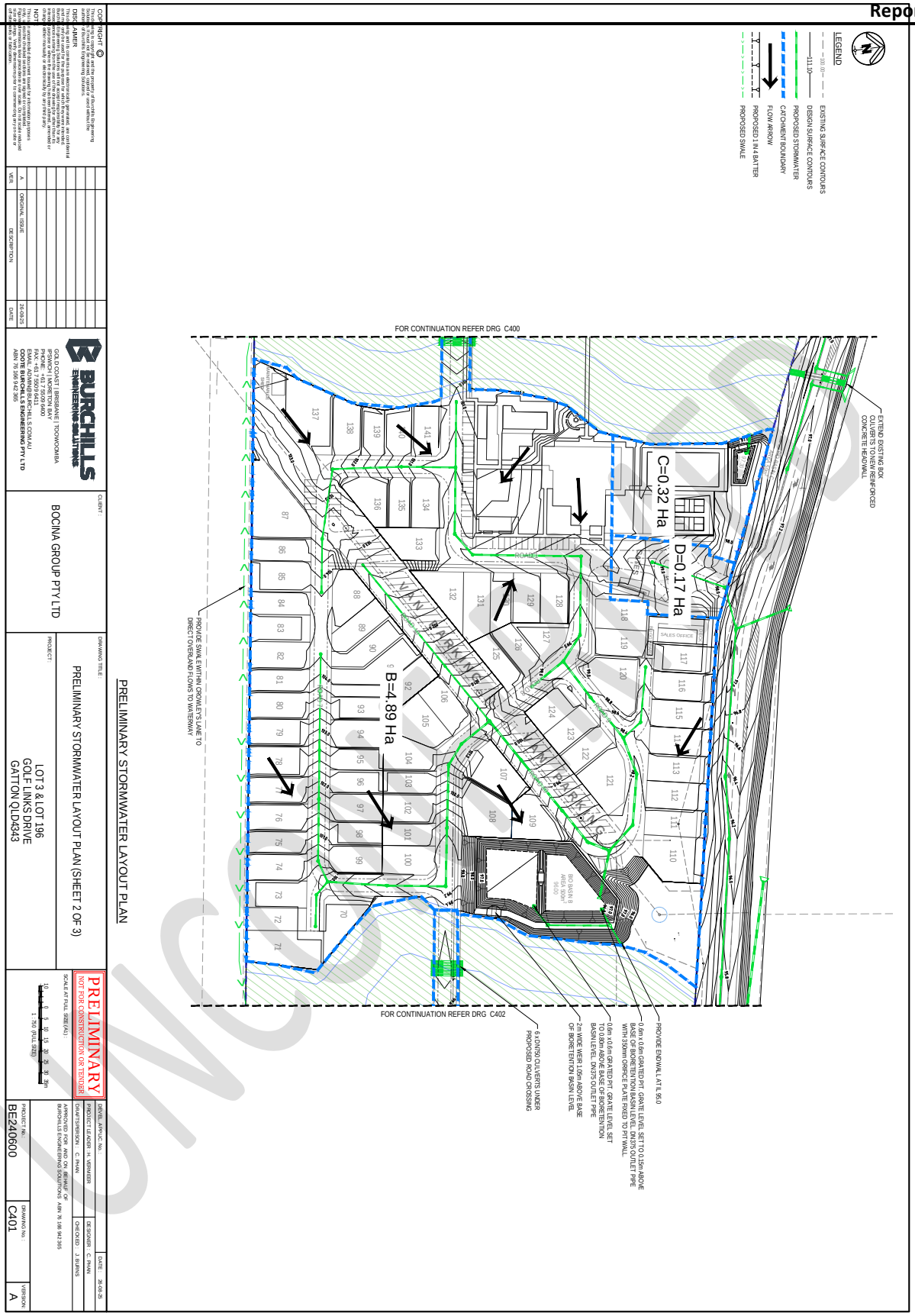
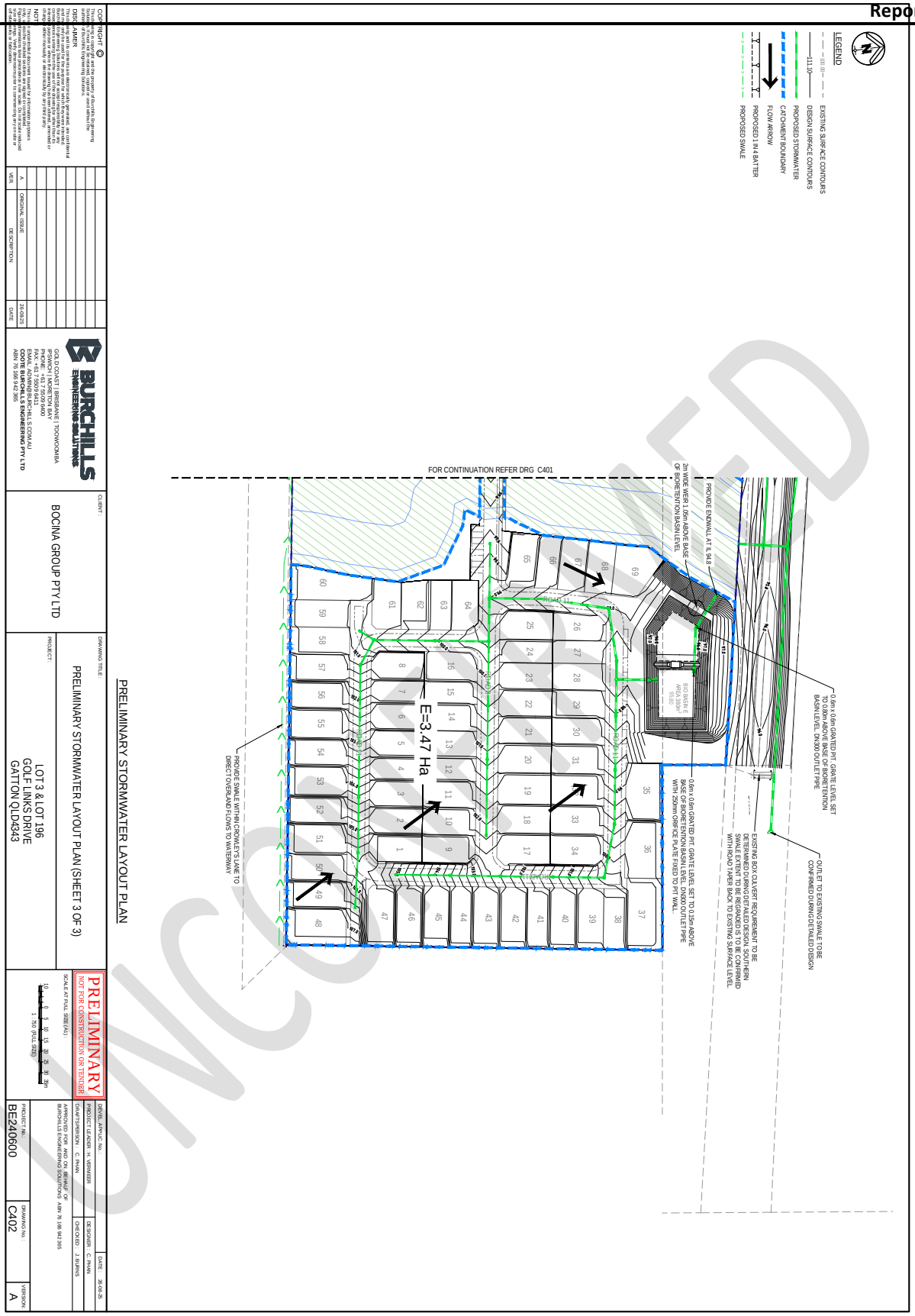

LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED STORMWATER
CATCHMENT BOUNDARY
FLOW ARROW
PROPOSED 1 IN 4 BATTER
PROPOSED SWALE
FOR CONTINUATION REFER DRG C400
FOR CONTINUATION REFER DRG C402
C=0.32 Ha
D=0.17 Ha
B=4.89 Ha
EXTEND EXISTING BOX CULVERTS TO NEW REINFORCED CONCRETE HEADWALL
PROVIDE SWALE WITHIN CROWLEY'S LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
PROVIDE ENDWALL AT IL 95.0
0.6m x 0.6m GRATED PIT. GRATE LEVEL SET TO 0.15m ABOVE BASE OF BIORETENTION BASIN LEVEL. DN375 OUTLET PIPE WITH 350mm ORIFICE PLATE FIXED TO PIT WALL
0.6m x 0.6m GRATED PIT. GRATE LEVEL SET TO 0.80m ABOVE BASE OF BIORETENTION BASIN LEVEL. DN375 OUTLET PIPE
2m WIDE WEIR 1.05m ABOVE BASE OF BIORETENTION BASIN LEVEL
6 x DN750 CULVERTS UNDER PROPOSED ROAD CROSSING
PRELIMINARY STORMWATER LAYOUT PLAN
PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 2 OF 3)
LOT 3 & LOT 196
GOLF LINKS DRIVE
GATTON QLD4343
BOCINA GROUP PTY LTD
BURCHILLS ENGINEERING SOLUTIONS
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
BE240600
C401
A


LEGEND
EXISTING SURFACE CONTOURS
DESIGN SURFACE CONTOURS
PROPOSED STORMWATER
CATCHMENT BOUNDARY
FLOW ARROW
PROPOSED 1 IN 4 BATTER
PROPOSED SWALE
FOR CONTINUATION REFER DRG C401
E=3.47 Ha
PROVIDE ENDWALL AT RL 94.8
2m WIDE WEIR 1.05m ABOVE BASE OF BIORETENTION BASIN LEVEL
1.0m x 1.0m GRATED PIT, GRATE LEVEL SET TO 0.50m ABOVE BASE OF BIORETENTION BASIN LEVEL DN300 OUTLET PIPE
OUTLET TO EXISTING SWALE TO BE CONFIRMED DURING DETAILED DESIGN
EXISTING BOX CLV/ERT REQUIREMENT TO BE DETERMINED DURING DETAILED DESIGN. SOUTHERN SWALE TO BE REGRADED TO CONNECT WITH ROAD 1 AFTER BACK TO EXISTING SURFACE LEVEL
0.6m x 0.6m GRATED PIT, GRATE LEVEL SET TO 0.15m ABOVE BASE OF BIORETENTION BASIN LEVEL DN300 OUTLET PIPE WITH 150mm ORIFICE PLATE HOLD TO PIT WALL
PROVIDE SWALE WITHIN CROWN EYE LANE TO DIRECT OVERLAND FLOWS TO WATERWAY
ROAD 1
ROAD 2
ROAD 3
BIORETENTION AREA 3900m² 95.80
BIORETENTION AREA 3900m² 95.80
PRELIMINARY STORMWATER LAYOUT PLAN
COPYRIGHT © This drawing is copyright and the property of Burchills Engineering Solutions and must not be used without the written permission of Burchills Engineering Solutions.
DISCLAIMER This drawing is prepared for the exclusive use of the client for the purpose stated in this drawing and Burchills Engineering Solutions will not accept responsibility for any unauthorised use of this drawing or for any use of this drawing for purposes other than those stated in this drawing. Burchills Engineering Solutions will not accept responsibility for any inaccuracies where this drawing has been prepared from survey information provided by others or where the drawing has been amended or altered without the written approval of Burchills Engineering Solutions.
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VER. A
DESCRIPTION ORIGINAL ISSUE
DATE 26/08/25
BURCHILLS ENGINEERING SOLUTIONS
GOLD COAST | BRISBANE | TOOWOOMBA
IPSWICH | MORETON BAY
PH: 1300 BURCHILLS
FAX: +61 7 5503 6411
EMAIL: ADMIN@BURCHILLS.COM.AU
GOLD COAST BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 395
CLIENT: BOCINA GROUP PTY LTD
DRAWING TITLE: PRELIMINARY STORMWATER LAYOUT PLAN (SHEET 3 OF 3)
PROJECT: LOT 3 & LOT 196 GOLF LINKS DRIVE GATTON QLD4343
PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER
SCALE AT FULL SIZE(A1) 1:750 (FULL SIZE)
0 5 10 15 20 25 30 35m
DRAWN: C. PHAN
DESIGNED: C. PHAN
CHECKED: J. BURNS
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 395
PROJECT LEADER: H. VERHEIJEN
CHAIRPERSON: C. PHAN
DATE: 26.08.25
DRAWING No: C402
VERSION: A
PROJECT No: BE240600
UNCONTROLLED

## Appendix G – Service and Infrastructure Code Response

<table>
<tr><th>Specific Outcome</th><th>Probable Solutions</th><th>Response</th></tr>
<tr><td>P4<br><br>On-site drainage does not adversely affect adjoining land or the downstream stormwater system.</td><td>A4.1 Roof lot drainage systems comply with the requirements of: (a) Queensland Urban Drainage Manual - s.5.18 "Roof and Allotment Drainage"; (b) Australian Standard - AS 2180; and (c) Australian Standard - AS 3500.3.<br>A4.2 The drainage system has the capacity to control stormwater flows under normal operating conditions for the proposed use as follows:<table><tr><th>Land Use Type</th><th>System Design Rainfall Event</th></tr><tr><td>Residential, Rural Residential and Industria</td><td>1 in 50 yrs</td></tr><tr><td>Commercial</td><td>1 in 10 yrs</td></tr><tr><td>Open Space</td><td>1 in 100 yrs</td></tr></table></td><td>Complies A4.1 & A4.2<br><br>Proposed drainage systems are to be in accordance with QUDM.</td></tr>
<tr><td>P5<br><br>Security of tenure is obtained for rights to convey and/or discharge stormwater associated with the new development or use.</td><td>A5.1 An easement is negotiated and finalised prior to commencement of the use, where drainage systems necessary to operate the use traverse private property external to the subject site.</td><td>N/A</td></tr>
<tr><td>P9<br><br>Development must include water sensitive urban design measures to integrate water supply, wastewater and stormwater and thus ensure protection of the water cycle by minimising wastewater production; minimising impacts on the water cycle, protecting waterway health by improving stormwater quality and reducing site run-off incorporating water reuse infrastructure to maximise recycling</td><td>A9.1 No Probable Solution is provided.</td><td>Complies<br><br>Water sensitive urban design principles have been incorporated into the proposed development through the inclusion of bio-retention basins.</td></tr>
</table>

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| Specific Outcome | Probable Solutions | Response |
|---|---|---|
| opportunities; and use of alternative water sources. | | |

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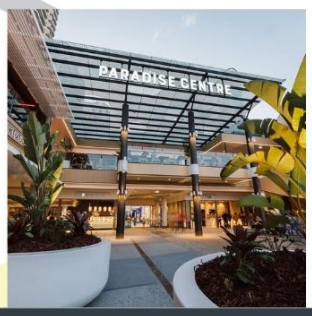
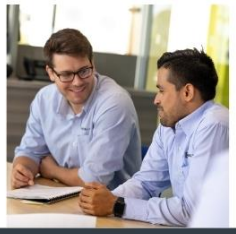
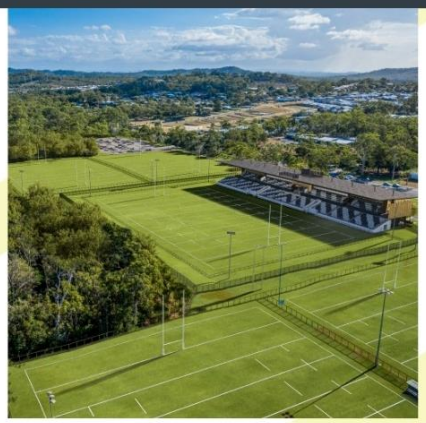
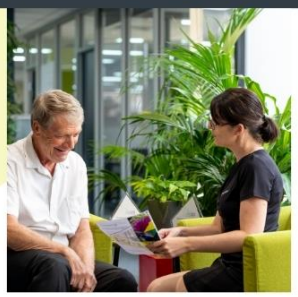


The experience **you deserve**







# Golf Links Drive, Gatton
# Flood Assessment

| | |
|---|---|
| **Client:** | Bocina Group Pty Ltd |
| **Project Number:** | BE240600 |
| **Document Number:** | BE240600-RP-FA-01 |
| **Date of Issue:** | August 2025 |

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| Position: | Civil & Water Engineer |
| Signed: |  |
| Date: | 27/08/2025 |

| | |
|---|---|
| Approved by: | Rod Barry |
| Position: | Principal Engineer<br>RPEQ 07067 |
| Signed: |  |
| Date: | 27/08/2025 |

| Version No. | Description | Date | Prepared | Approved |
|---|---|---|---|---|
| 00 | Initial Issue - DRAFT | 18/07/2025 | JM | RKB |
| 01 | Initial Submission - DA | 27/08/2025 | JM | RKB |

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**MORETON BAY I SUNSHINE COAST I IPSWICH I BANGALOW**

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Appendix B – Flood Mapping Results

Appendix C – Civil Engineering Drawings (Burchills Engineering Solutions)

Appendix D - LVRC TLPI 2024 (Flood Regulation) – Flood Hazard Overlay Code Response

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# 1. Introduction

## 1.1 Background

Bocina Group Pty Ltd has engaged Burchills Engineering Solutions to prepare a Flood Assessment (FA) to accompany the Development Application to be submitted to Lockyer Valley Regional Council (LVRC) for the subject site located at Golf Links Drive, Gatton (Lot 3 on RP97781 and Lot 196 on CH312341).

## 1.2 Objective

This report has been prepared to address the requirements of the *Temporary Local Planning Instrument 2024 (Flood Regulation)* for developments located with the 'Flood Investigation Area'.

This report assessed the potential hydraulic impacts that may arise as a result of the proposed development. The objectives of this assessment are as follows:

- Demonstrate the proposed development does not cause any adverse hydraulic impacts external to the site in events up to and including the 1% AEP; and
- Ensure that the proposed road and lots will achieve adequate flood immunity.

## 1.3 Scope

To achieve the above-mentioned objectives, this Flood Assessment details the following:

- Review Council's Gatton East Hydraulic TUFLOW model and confirm suitability for assessment;
- Hydrological Model Development;
  - Incorporate proposed development as a design scenario; and
  - Run 0.5 EY, 0.2 EY, 10% AEP, 5% AEP, 2% AEP, and 1% AEP events.
- Hydraulic Model Development;
  - Determine critical events for the flooding over the site;
  - Incorporate proposed development as a design scenario; and
  - Run 0.5 EY, 0.2 EY, 10% AEP, 5% AEP, 2% AEP, and 1% AEP events.
- Review of Model Results and Results Processing;
  - Review of modelling results such as water surface level impacts;
- Report and Mapping;
  - Presentation of pre-development and post-development flood extents, depths, and velocities (where applicable); and
  - Review of any impacts resulting from the proposal in the context of whether such afflux may give rise to potential actionable damage to surrounding properties.

## 1.4 Site Details

### 1.4.1 Location

The subject site is located on Golf Links Drive, Gatton, legally described Lot 3 on RP97781 and Lot 196 on CH312341. The site is zoned by the Lockyer Valley Planning Scheme as Low Density Residential and occupies an area of 16.743 ha.

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**Figure 1.1 Aerial Image of the Subject Site (Metromap, 2024)**

### 1.4.2 Existing Topography and Land Uses

Currently, the subject site is vacant, with moderate tree cover over the majority of the site. The site generally grades from south to north, with an approximate grade of 5% across the site. Shown below in Figure 1.2 is an excerpt from QGlobe depicting the topography over the site.

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Figure 1.2 Existing Topography (QLD Globe, 2025)

### 1.5 Proposed Development

The proposed development is for a Material Change of use for Caravan Park (over 50's Lifestyle Resort Land Lease Community) including provision for 267 dwellings and ancillary community recreation facilities and a managers/sales office. The proposed development is made under the superseded Gatton Planning Scheme 2007, following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013). An extract of the Site Master Plan prepared by BDA Architecture is provided in the following figure, as well as Appendix A of this report.

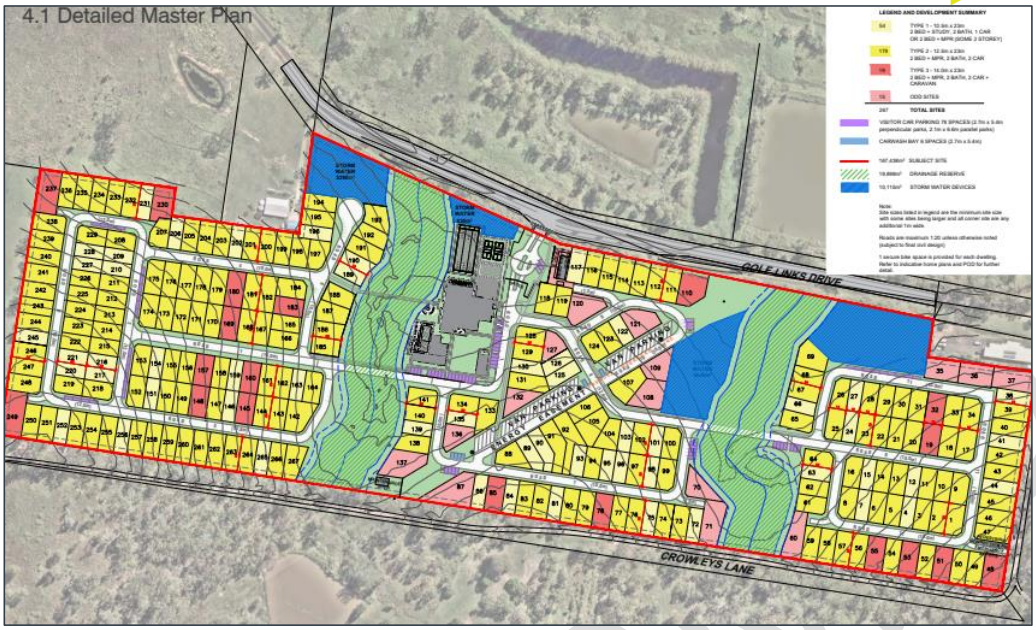


**Figure 1.3 Site Master Plan (BDA Architecture, 2025)**

### 1.6 Temporary Local Planning Instrument (TLPI) Flood Hazard Overlay

The site is subject to the Flood Investigation Area overlay of the *Temporary Local Planning Instrument 2024 (Flood Regulation)* which necessitates this assessment. Figure 1.4 below includes an extract of the *Temporary Local Planning Instrument - Flood Hazard Overlay* mapping.

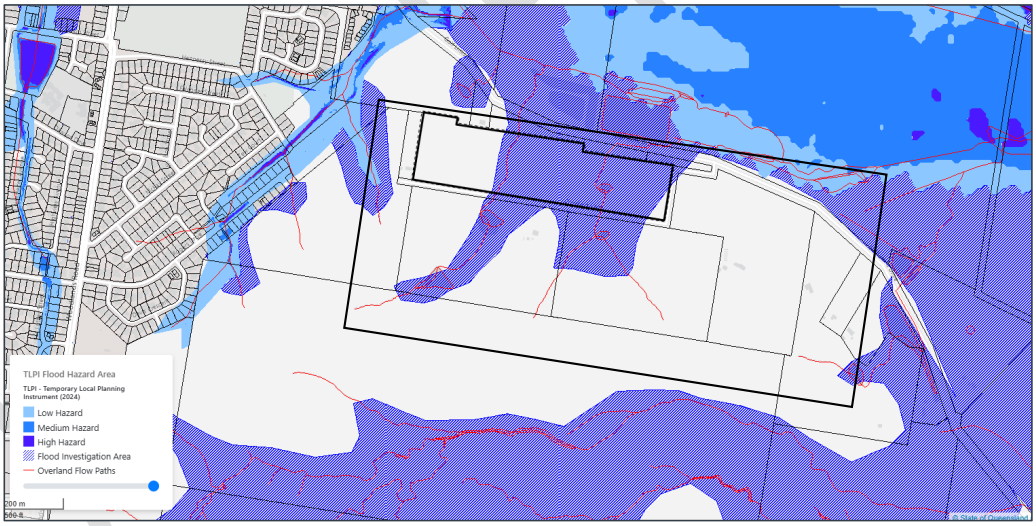


**Figure 1.4 TLPI Flood Hazard Area Mapping (LVRC, 2024)**

# 2. Hydrologic Assessment

## 2.1 Hydrologic Model

The Gatton East Hydrology and Hydraulic model developed by WMA water was utilised for this assessment. The following information was derived from WMA's report *GATTON EAST HYDROLOGY & HYDRAULIC REPORT*, November 2021.

URBS has been adopted to form the Hydrologic model. URBS is an industry standard hydrologic model that has been used for both the Lockyer and Laidley Regional flood studies. As the hydraulic model utilises the direct rainfall approach for flow application, the primary purpose of the URBS model developed was to determine the appropriate durations to utilise in the hydraulic model and set initial and continuing loss rates

## 2.2 Model Loss Parameters

Various parameters are used to fit an Urbs model to record data. Some of the parameters are applied to the whole catchment, Global parameters, and some are applied at a subcatchment level. The Global loss parameters applied to pervious areas are presented in below in Table 2.1.

**Table 2.1 DRAINS Catchment Parameters**

| Parameter | Value | Description |
|---|---|---|
| Initial Loss (IL) in mm | 15 | Represents the rainfall lost to interception by infiltration, vegetation and shallow depression storage prior to surface runoff commencing. Consistent with ARR datahub |
| Continuing Loss (CL) in mm/hour | 1.1 | Represents the rainfall lost to interception by infiltration, vegetation and shallow depression storage during a storm event. Consistent with ARR datahub |

## 2.3 Model Fraction Impervious Assumptions

Shown below in Figure 2.1 and Figure 2.2 are the implemented loss value used in the URBS modelling.

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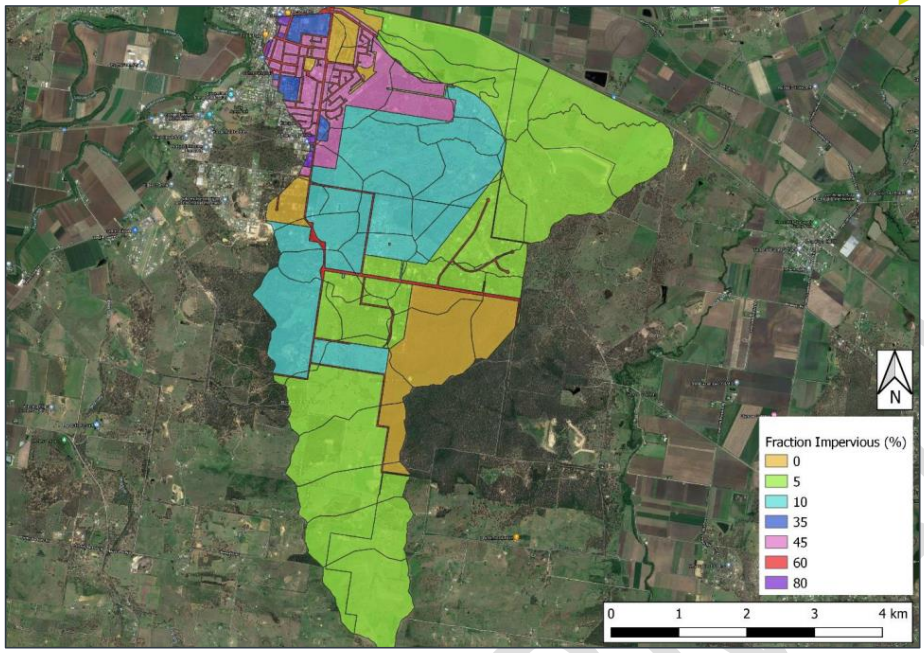


**Figure 2.1 URBS Fraction Impervious Regions (WMA Water, 2021)**

| Zoning | Fraction Impervious (%) |
|---|---|
| Commercial | 80 |
| Community Facility | 10-60 |
| Existing Rural Residential | 5 |
| Industrial | 80 |
| Investigation Area | 10 |
| Open Space | 0 |
| Park Residential | 0-10 |
| Road | 60 |
| Rural | 5 |
| Rural Agricultural | 5 |
| Rural General | 5 |
| Rural Landscape | 5 |
| Rural Uplands | 5 |
| Urban Residential | 45 |

**Figure 2.2 URBS Fraction Impervious (WMA Water, 2021)**

### 2.4 Amendments Made to Parameters

As shown in figure 2.1 above the subject site was modelled to be 45% impervious in the original model. To better represent the subject site for this assessment and the increase of impervious surfaces in the post-developed scenario, the model was amended to represent the site with the following impervious percentages shown in Table 2.2.

Table 2.2 Impervious Percentage Assumptions Over Subject Site

| Scenario | Impervious Percentage |
|---|---|
| Pre-Developed | 5% |
| Post-Developed | 70% |

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# 3. Hydraulic Assessment

## 3.1 Hydraulic Model Methodology

A TUFLOW model was developed to assess the impact of the proposed development on the regional flooding regime over the subject site. The TUFLOW model extent was defined more than 0.5 km upstream and downstream of the subject site.

The critical events simulated in the TUFLOW model were determined by the hydrology modelling discussed above.

### 3.1.1 TUFLOW Model Inputs

The TUFLOW model inputs are summarised in the following Table 3.1 and shown in the TUFLOW Configuration maps provided in Appendix D.

**Table 3.1 TUFLOW Model Inputs**

| Parameters | Details |
|---|---|
| Topography | 2015 1m LiDAR |
| Initial Water Level | Existing dams filled based on LiDAR |
| 2D Resolution | 2m grid. |
| Timestep | Adaptive timestep. (HPC) |
| Inflows | Hydrographs derived from DRAINS hydrology model included as SA inflows. Refer to the model features mapping provided in Appendix D for inflow locations. |
| Downstream Boundary Condition | HQ Boundary |
| Hydraulic Structures | Culverts within the domain have been modelled using the combination of 1D features in TUFLOW. Details of input parameters can be found below. |
| Surface Roughness (reflected as Manning 'n') | 0.035 – Light grass<br>0.020 –Road<br>0.020 –Open water body<br>0.060 – Creek |
| Development Representation | The design earthworks surface was adopted in the post-development scenario, as well as the post-development hydrology. |

## 3.2 Development Representation

The following model amendments were made to represent the post developed flooding scenario:

- Percentage impervious of development site increased to 70%;
- Proposed internal design surface (provided by Burchills) included in model;
- Proposed external road upgrade of Golf Links Drive included in model. Proposed design surface has provided QUDM compliant flood immunity of the road up and including the 1% AEP event.
- Proposed drainage within Golf Links Drive upgrade to offset impacts as a result of the road upgrade.

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### 3.3 Results

#### 3.3.1 Pre-development Flood Conditions

The modelling results indicate that there are two prominent overland flow paths through the site.

Flows are generally contained within these two main flow paths. The 1% AEP peak flood depths are presented in Figure 3.1 below and the pre-development results for the remain simulated events are presented in Appendix E.

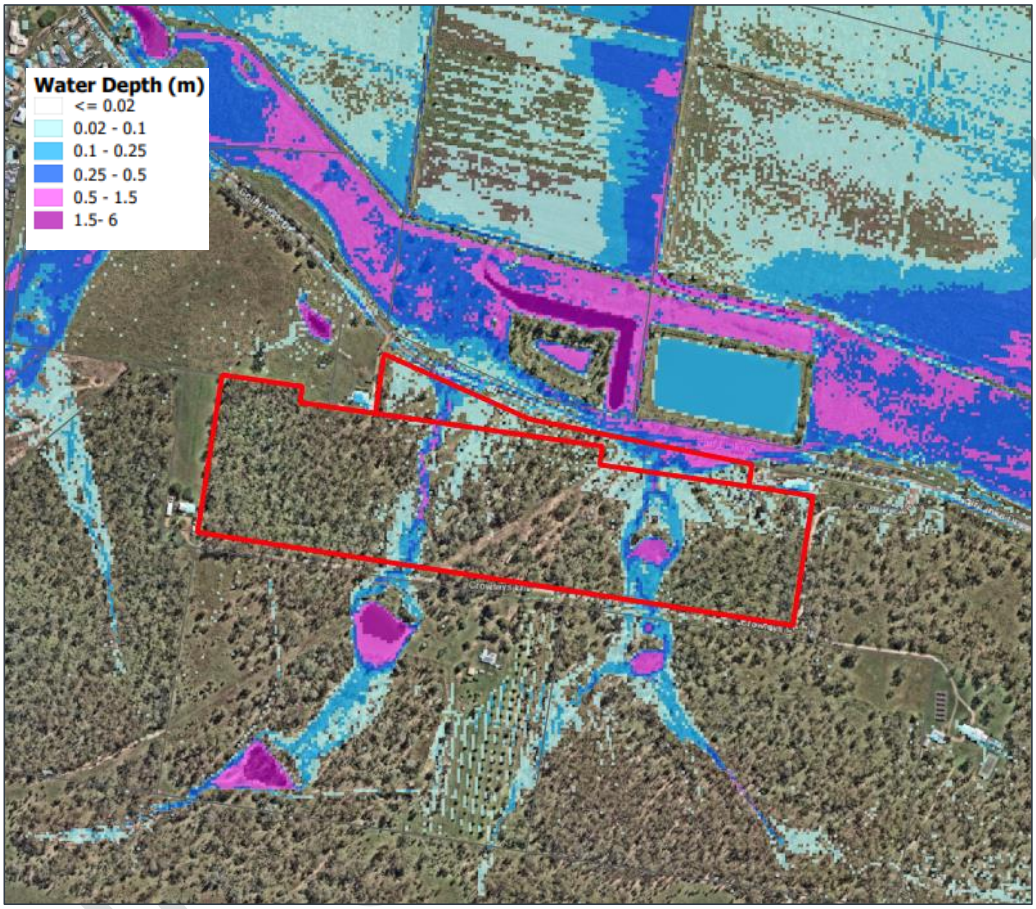



**Figure 3.1 1% AEP Pre-Development Scenario Peak Water Depths**

### 3.4 1% AEP Post-development Flood Conditions

As a result of the proposed external road upgrade to Golf Links Drive the flow regime has been slightly altered. The following has resulted from the proposed upgrade:

- Peak depths over the road in events up to the 1% AEP have been limited to 0.2m;
- A significant flow path that runs from west to east in the roadside swale has been altered and its capacity significantly reduced.

The modelling indicates significant increases in water level over the subject site and increases of water level of up to 100mm immediately to the north of the site in the road reserve and over private property. The post-development scenario, is shown in Figure 3.2 below.

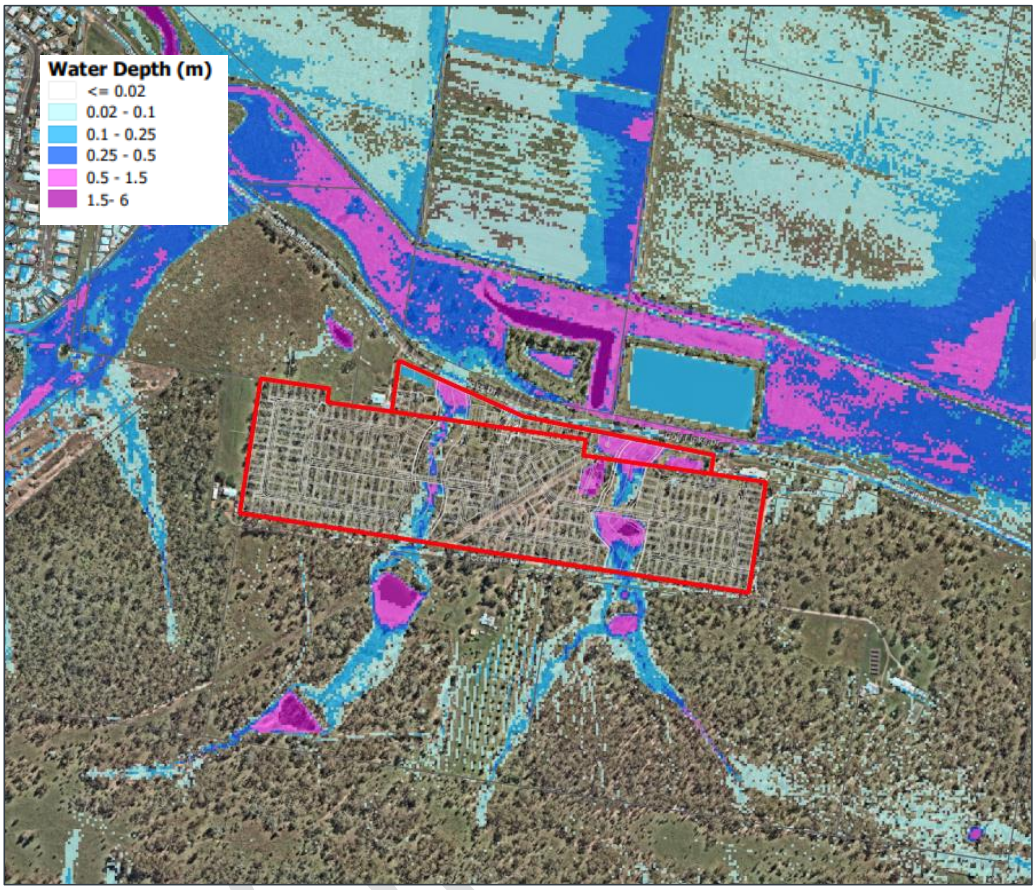



**Figure 3.2 1% AEP Post-Development Scenario Peak Water Depths**

### 3.5 Impact Assessment

The pre- and post-developed maximum flood water surface elevations were compared for each of the AEP events to quantify the maximum flood impacts caused by the development. The results are presented as a series of maps in Appendix E, the 1% AEP result is presented in Figure 3.3.

In the 1% AEP event Increases of up to 100mm are modelled to occur immediately to the north of the site. As discussed in section 3.4 this is a direct result of the proposed road upgrade.

As detailed in the accompanying Conceptual Stormwater Management Plan (BE240600-RP-CSMP-00) prepared by Burchills a detailed peak flow assessment and detention prescription has been completed for the site. The report details that through the implementation of detention systems, there will be no increases in peak flows at the sites Lawful Points of Discharge.

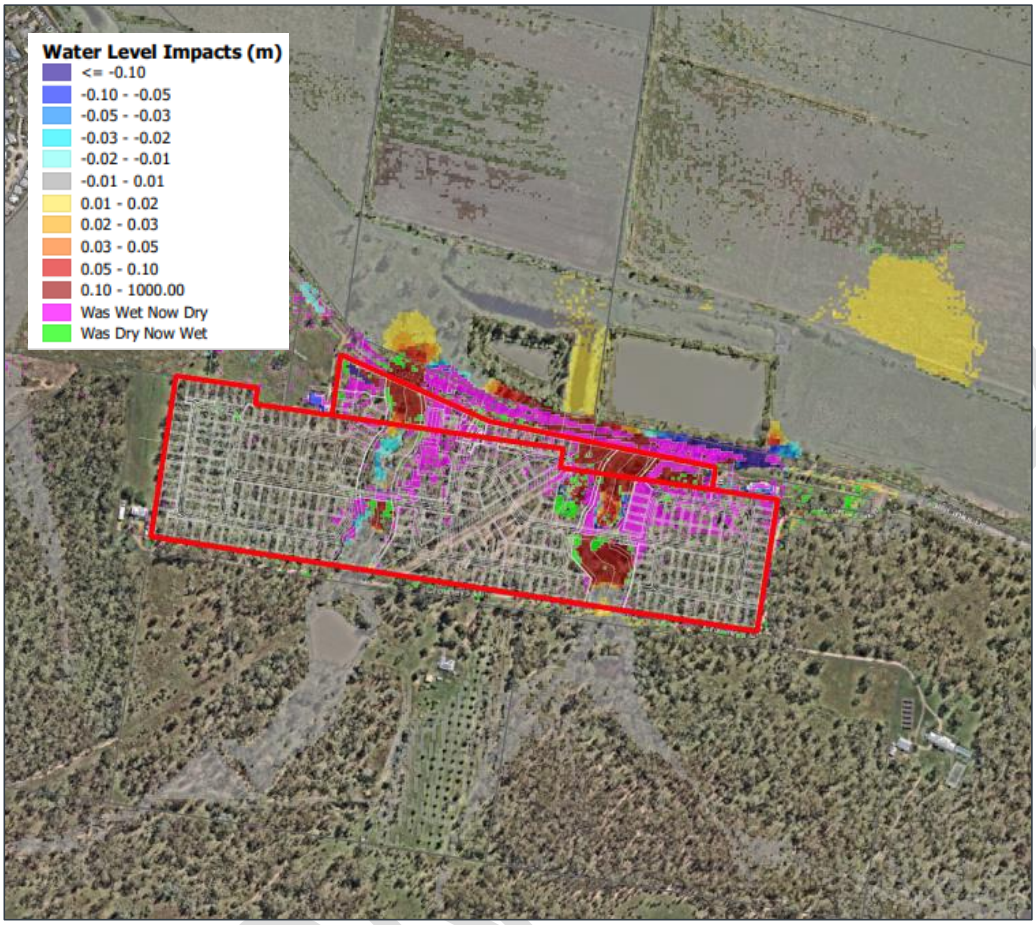



**Figure 3.3 1% AEP Water Level Afflux**

Modelling results indicate that in events up to and including the 1% AEP it is not expected that the development is likely to cause actionable impact or increase risk of flooding nuisance over private properties.

### 3.6 Golf Links Drive Upgrade Impacts

As mentioned in Section 3.2 of the report, proposed additional drainage along the northern portion of Golf Links Drive upgrade is required to offset impacts as a result of the road upgrade. The required drainage within Golf Links Drive to offset the impacts caused by the upgrade to the road may be eligible for Trunk Infrastructure Credits.

UNCONTROLLED

## 4. Conclusion

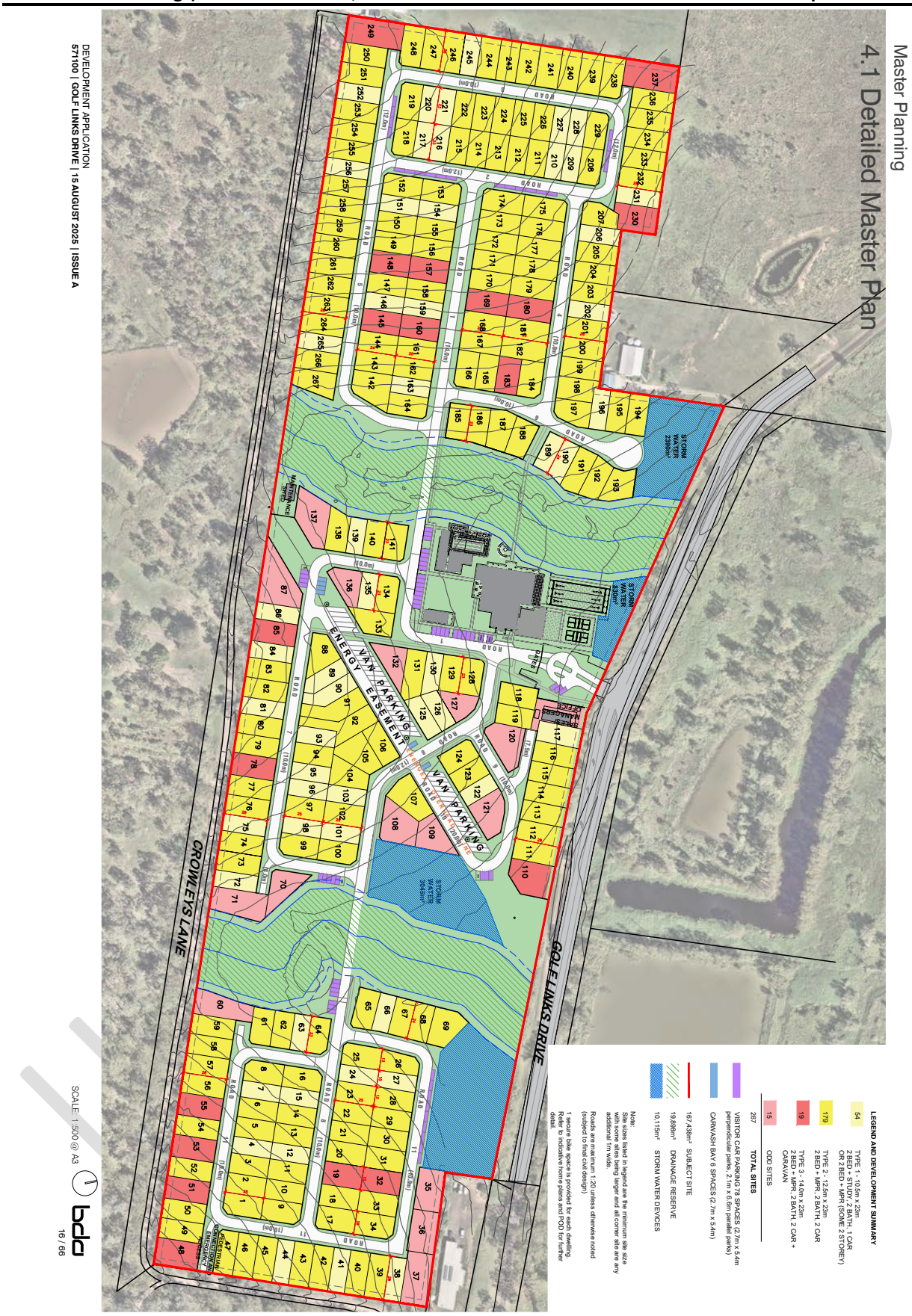
This Flood Assessment (FA) has been prepared to accompany the Development Application to be submitted to Lockyer Valley Regional Council (LVRC) for the proposed development including provision for 267 dwellings over the subject site located at Golf Links Drive, Gatton (Lot 3 on RP97781 and Lot 196 on CH312341). The assessment has reviewed the hydrology and hydraulics for the site and contributing catchments and investigated the hydraulic impact of the proposed development. Based on this study, the following conclusions have been drawn:

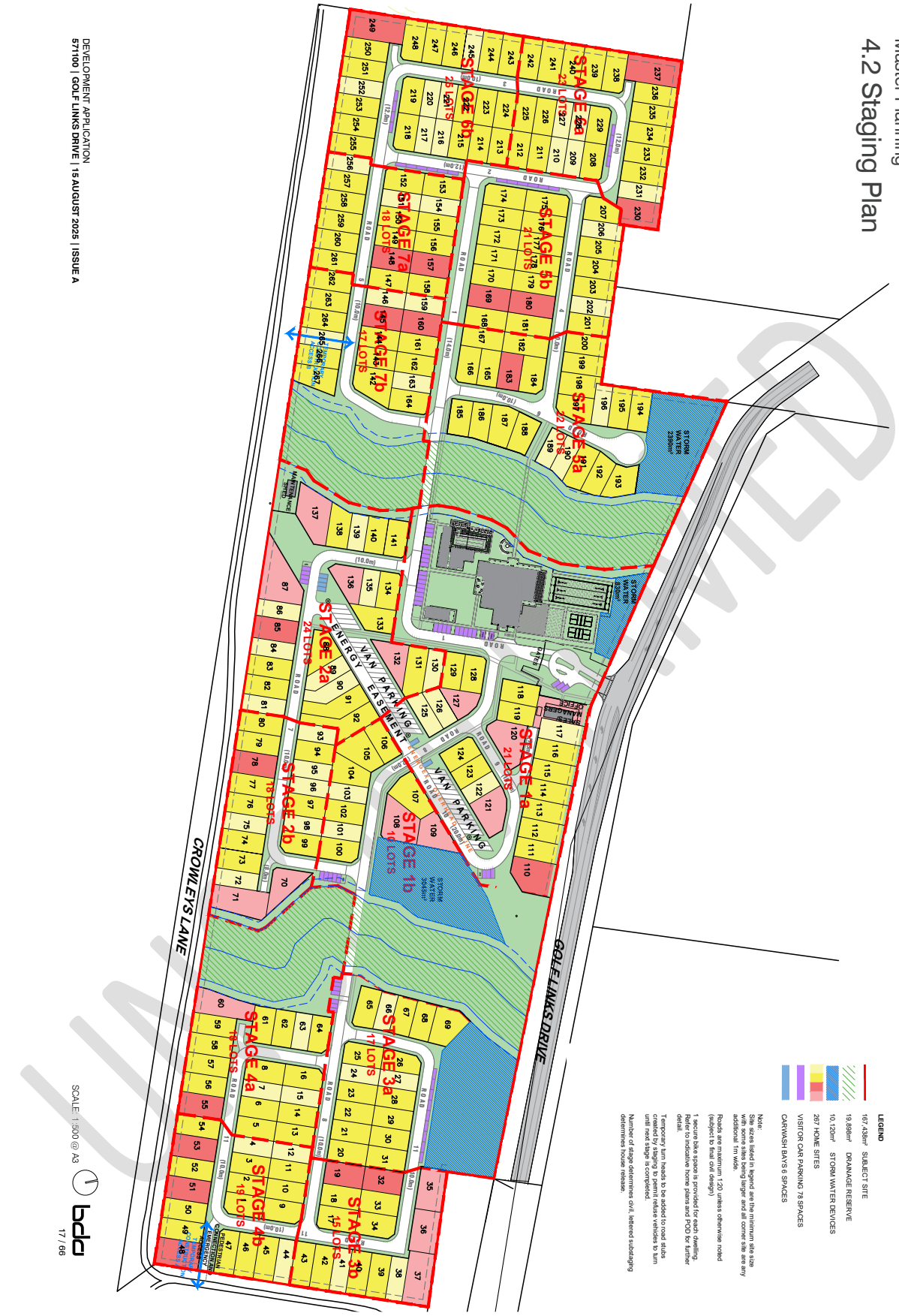
- Two (2) overland flow paths exist over the subject site;
- The Golf Links Drive external road upgrade has provided QUDM compliant flood immunity of the road up and including the 1% AEP event
- In the 1% AEP event Increases of up to 100mm are modelled to occur immediately to the north of the site. This is a direct result of the proposed external road upgrade. Additional proposed piped drainage has been included within Golf Links Drive to offset impacts caused by the road upgrade. These works may be eligible for Trunk Infrastructure Credits.
- The proposed dwellings will be located and designed to be flood free in events up to and including the 1% AEP event.
- Modelling results indicate that in events up to and including the 1% AEP it is not expected that the development is likely to cause actionable impact or increase risk of flooding nuisance over private properties.

UNCONFIRMED

## Appendix A - Proposed Plans of Development

UNCONFIRMED


Master Planning
4.1 Detailed Master Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | 15 AUGUST 2025 | ISSUE A
CROWLEYS LANE
GOLF LINKS DRIVE
VAN PARKING
ENERGY EASEMENT
STORM WATER 2390m²
STORM WATER 830m²
STORM WATER 3048m²
MAINTENANCE SITE
SPACES MANAGERS OFFICE
LEGEND AND DEVELOPMENT SUMMARY
54 TYPE 1 - 10.5m x 23m 2 BED + STUDY, 2 BATH, 1 CAR OR 2 BED + MPR (SOME 2 STOREY)
179 TYPE 2 - 12.5m x 23m 2 BED + MPR, 2 BATH, 2 CAR
19 TYPE 3 - 14.0m x 23m 2 BED + MPR, 2 BATH, 2 CAR + CARAVAN
15 ODD SITES
267 TOTAL SITES
VISITOR CAR PARKING 78 SPACES (2.7m x 5.4m perpendicular parks, 2.1m x 6.6m parallel parks)
CARWASH BAY 6 SPACES (2.7m x 5.4m)
167,438m² SUBJECT SITE
19,898m² DRAINAGE RESERVE
10,115m² STORM WATER DEVICES
Note:
Site sizes listed in legend are the minimum site size with some sites being larger and all corner site are any additional 1m wide.
Roads are maximum 1:20 unless otherwise noted (subject to final civil design)
1 secure bike space is provided for each dwelling. Refer to indicative home plans and POD for further detail.
SCALE: 1:500 @ A3
bda
16 / 66


Master Planning
4.2 Staging Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | 15 AUGUST 2025 | ISSUE A
SCALE: 1:500 @ A3
bda
17 / 66
CROWLEYS LANE
GOLF LINKS DRIVE
STAGE 6a
22 LOTS
STAGE 6b
25 LOTS
STAGE 5b
21 LOTS
STAGE 5a
12 LOTS
STAGE 7a
18 LOTS
STAGE 7b
17 LOTS
STAGE 2a
24 LOTS
STAGE 2b
18 LOTS
STAGE 1a
21 LOTS
STAGE 1b
10 LOTS
STAGE 4a
18 LOTS
STAGE 4b
19 LOTS
STAGE 3a
17 LOTS
STAGE 3b
15 LOTS
VAN PARKING
VAN PARKING EASEMENT
SEWER EASEMENT
STORM WATER
LEGEND
167,438m² SUBJECT SITE
19,898m² DRAINAGE RESERVE
10,120m² STORM WATER DEVICES
257 HOME SITES
VISITOR CAR PARKING 78 SPACES
CARWASH BAYS 6 SPACES
Note:
Site sizes listed in legend are the minimum site size with some sites being larger and all corner site are any additional 1m wide.
Roads are maximum 1:20 unless otherwise noted (subject to final civil design)
1 secure bike space is provided for each dwelling. Refer to indicative home plans and POD for further detail.
Temporary turn heads to be added to road stubs created by staging to permit refuse vehicles to turn until next stage is completed.
Number of stage determines civil, lettered substaging determines house release.

## Appendix B – Flood Mapping Results

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GOLF LINKS DRIVE, GATTON

FIG A02 PRE - DEVELOPMENT 1% AEP FLOOD WATER DEPTH




**Legend**
Model Extent
Site
Cadastral

**Water Depth (m)**
<= 0.02
0.02 - 0.1
0.1 - 0.25
0.25 - 0.5
0.5 - 1.5
1.5 - 6




Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

BURCHILLS ENGINEERING SOLUTIONS

FOR

BOCINA GROUP PTY LTD

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GOLF LINKS DRIVE, GATTON

FIG A03 PRE - DEVELOPMENT 1% AEP FLOOD WATER VELOCITY




Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Site
Cadastral

**Water Velocity (m/s)**

<= 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.4
0.4 - 0.5
0.5 - 0.6
0.6 - 0.7
0.7 - 0.8
> 0.8

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

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GOLF LINKS DRIVE, GATTON

FIG A04 PRE - DEVELOPMENT
10% AEP
FLOOD WATER LEVEL




**Legend**
Model Extent
Site
Cadastral

**Water Level (mAHD)**
<= 94.0
94.0 - 95.0
95.0 - 96.0
96.0 - 97.0
97.0 - 98.0
98.0 - 99.0
99.0 - 100.0
> 100.0

Project: BEZ40600
DATE: August 2025
Scale:1:6000 at A3
Projection: GDA 94/ MGA ZONE 56
Data Sources:

BURCHILLS ENGINEERING SOLUTIONS

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Fitzgerald St
Gerald St
Golf Links Drive
Gatton Creek
Gatton Creek Tributary
Lake Apex
Lake Apex Tributary
Lake Apex Tributary
Lake Apex Tributary

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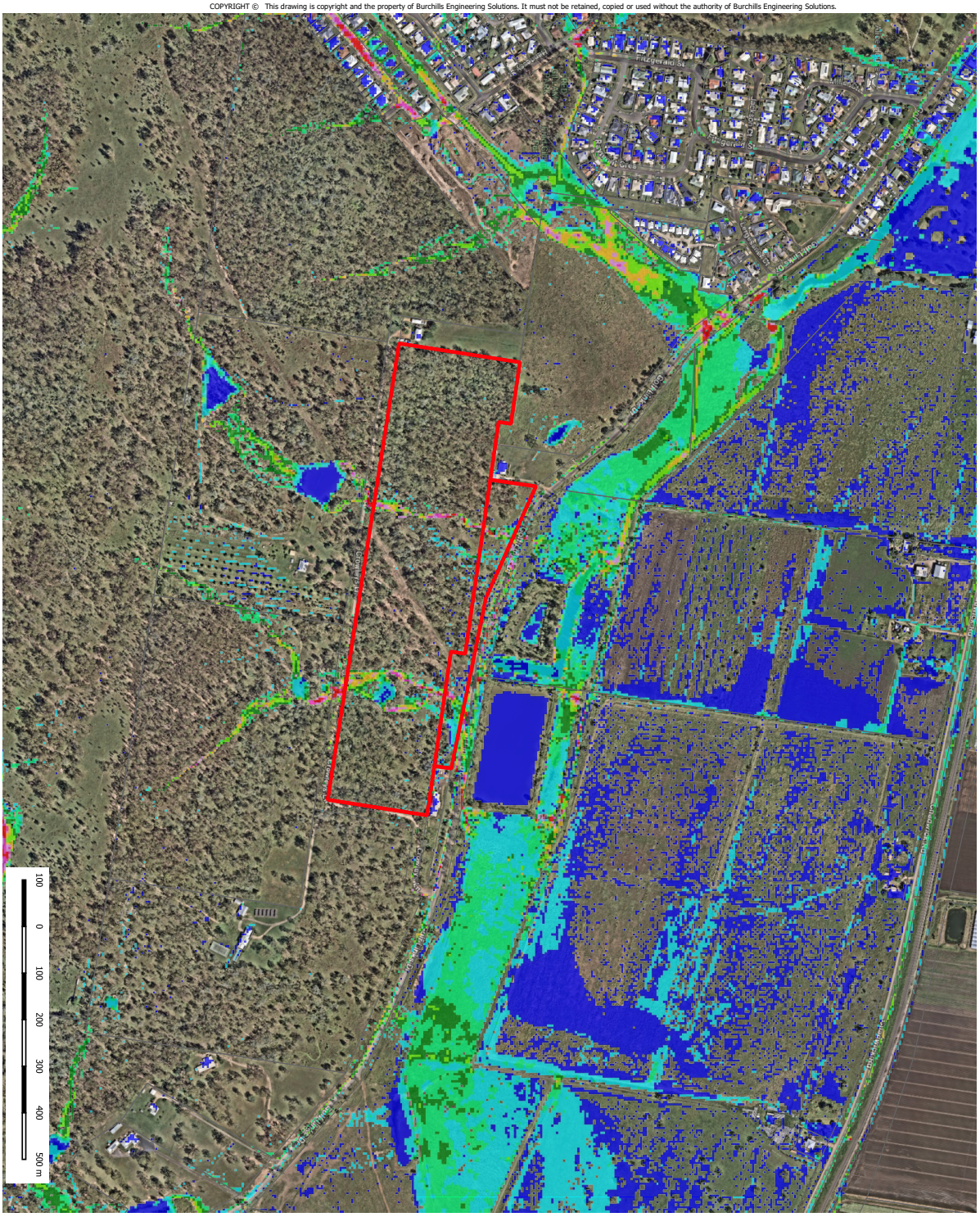


GOLF LINKS DRIVE, GATTON

FIG A09 PRE - DEVELOPMENT
39% AEP
FLOOD WATER VELOCITY

N

Location of the site within City of Lockyer Valley Regional

**Legend**
Model Extent
Site
Cadastral

**Water Velocity (m/s)**
<= 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.4
0.4 - 0.5
0.5 - 0.6
0.6 - 0.7
0.7 - 0.8
> 0.8

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

BURCHILLS ENGINEERING SOLUTIONS

FOR

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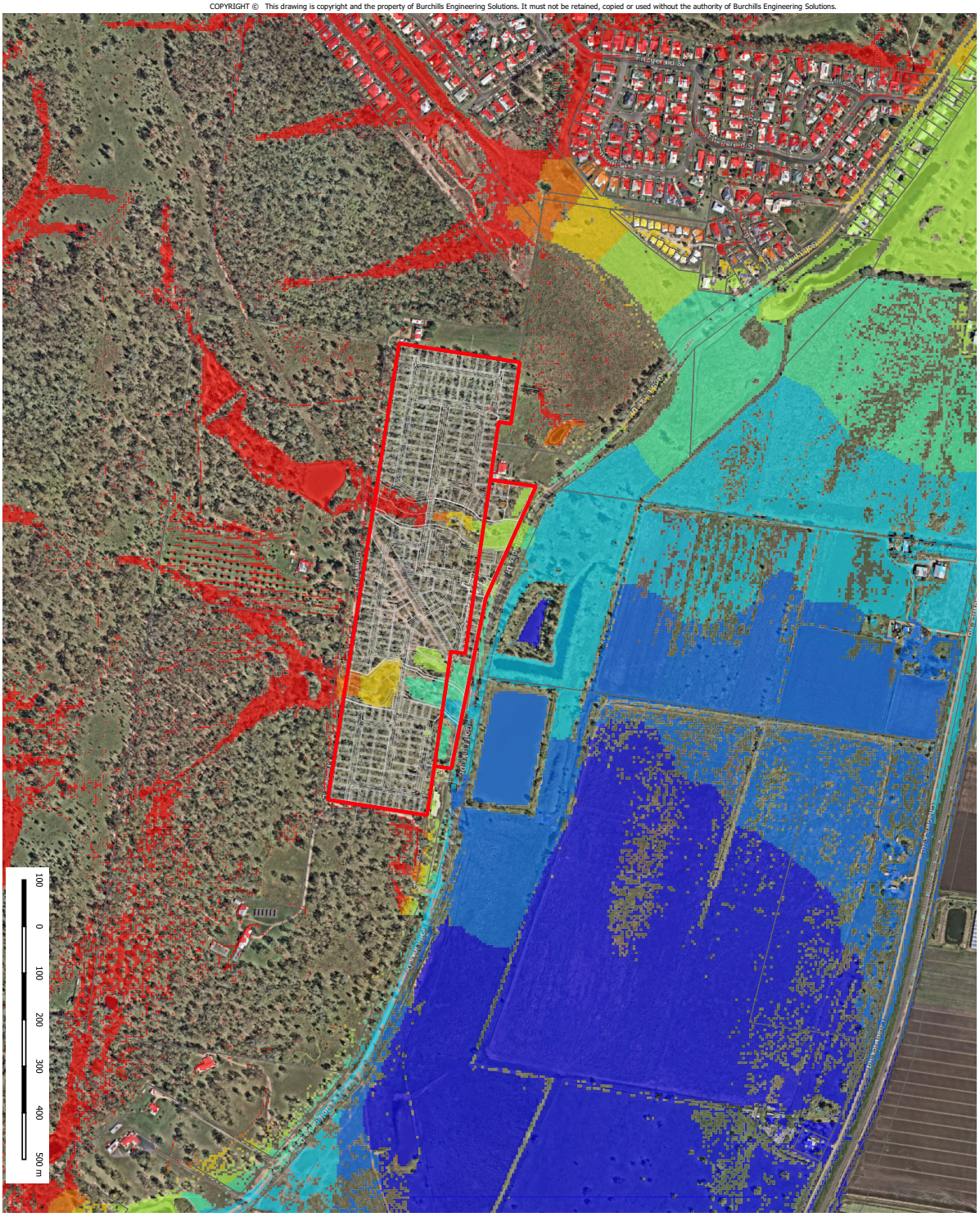


GOLF LINKS DRIVE, GATTON

FIG B01 POST - DEVELOPMENT 1% AEP FLOOD WATER LEVEL

N

Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Level (mAHD)**

<= 94.0
94.0 - 95.0
95.0 - 96.0
96.0 - 97.0
97.0 - 98.0
98.0 - 99.0
99.0 - 100.0
> 100.0

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

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GOLF LINKS DRIVE, GATTON

FIG B03 POST - DEVELOPMENT 1% AEP FLOOD WATER VELOCITY




Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Velocity (m/s)**

<= 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.4
0.4 - 0.5
0.5 - 0.6
0.6 - 0.7
0.7 - 0.8
> 0.8

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

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GOLF LINKS DRIVE, GATTON

FIG B04 POST - DEVELOPMENT 10% AEP FLOOD WATER LEVEL




**Legend**

Model Extent
Cadastral
Site
Layout

**Water Level (mAHD)**

<= 94.0
94.0 - 95.0
95.0 - 96.0
96.0 - 97.0
97.0 - 98.0
98.0 - 99.0
99.0 - 100.0
> 100.0




Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

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GOLF LINKS DRIVE, GATTON

FIG B05 POST - DEVELOPMENT 10% AEP FLOOD WATER DEPTH

N

Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Depth (m)**

<= 0.02
0.02 - 0.1
0.1 - 0.25
0.25 - 0.5
0.5 - 1.5
1.5 - 6

100 0 100 200 300 400 500 m

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

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GOLF LINKS DRIVE, GATTON

FIG B06 POST - DEVELOPMENT 10% AEP FLOOD WATER VELOCITY




Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Velocity (m/s)**

<= 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.4
0.4 - 0.5
0.5 - 0.6
0.6 - 0.7
0.7 - 0.8
> 0.8

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

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GOLF LINKS DRIVE, GATTON

FIG B07 POST - DEVELOPMENT 39% AEP FLOOD WATER LEVEL

N

Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Level (mAHD)**

<= 94.0
94.0 - 95.0
95.0 - 96.0
96.0 - 97.0
97.0 - 98.0
98.0 - 99.0
99.0 - 100.0
> 100.0

100 0 100 200 300 400 500 m

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

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GOLF LINKS DRIVE, GATTON

FIG B08 POST - DEVELOPMENT 39% AEP FLOOD WATER DEPTH

N

Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Depth (m)**

<= 0.02
0.02 - 0.1
0.1 - 0.25
0.25 - 0.5
0.5 - 1.5
1.5 - 6

100 0 100 200 300 400 500 m

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

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GOLF LINKS DRIVE, GATTON

FIG B09 POST - DEVELOPMENT
39% AEP
FLOOD WATER VELOCITY




Location of the site within City of Lockyer Valley Regional

**Legend**

Model Extent
Cadastral
Site
Layout

**Water Velocity (m/s)**

<= 0.1
0.1 - 0.2
0.2 - 0.3
0.3 - 0.4
0.4 - 0.5
0.5 - 0.6
0.6 - 0.7
0.7 - 0.8
> 0.8

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

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Gerald St
Gerald St
Gerald St
Golf Links Dr
Golf Links Dr
Golf Links Dr

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Gerald St
Gerald St
Gerald St
Golf Links Dr
Golf Links Dr
Golf Links Dr

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Gerald St
Golf Links Dr
Golf Links Dr
Golf Links Dr

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GOLF LINKS DRIVE, GATTON

FIG C06 POST - DEVELOPMENT
39% AEP
FLOOD WATER LEVEL IMPACT




**Legend**

Model Extent
Cadastral
Site
Layout

**Water Level Impacts (m)**

<= -0.10
-0.10 - -0.05
-0.05 - -0.03
-0.03 - -0.02
-0.02 - -0.01
-0.01 - 0.01
0.01 - 0.02
0.02 - 0.03
0.03 - 0.05
0.05 - 0.10
0.10 - 1000.00
Was Wet Now Dry
Was Dry Now Wet

Project: BEZ40600

DATE: August 2025

Scale:1:6000 at A3

Projection: GDA 94/ MGA ZONE 56

Data Sources:

BURCHILLS ENGINEERING SOLUTIONS

FOR

BOCINA GROUP PTY LTD

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## Appendix C – Civil Engineering Drawings (Burchills Engineering Solutions)

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## Appendix D - LVRC TLPI 2024 (Flood Regulation) – Flood Hazard Overlay Code Response

| Performance Outcomes | Acceptable Outcomes | Response |
|---|---|---|
| **PO1** Development in a flood investigation area or overland flow path:<br>a. minimises risk from the adverse effects of flooding;<br>b. only occurs where the risk can be mitigated to an acceptable or tolerable level;<br>c. is designed to respond to the flood hazard category applicable to the site.<br><br>*Note—Compliance with this Performance Outcome may be demonstrated by providing a flood risk assessment, consistent with Planning Scheme Policy 4 Flood hazard.*<br><br>*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:<br>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<br>b. 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.<br><br>**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. | **Complies with AO1.1**<br>The proposed development is to remain clear of the existing flow paths with the exception of the proposed road crossing. These crossing have been included in the Hydraulic modelling.<br><br>**Complies with AO1.2**<br>The proposed development is to remain clear of the existing flow paths |

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| **Flood Risk Compatibility** | | |
| **PO2** Development avoids flood hazard areas of intolerable risk of areas known to be, or have the potential to be, affected by flood inundation such as overland flow paths.<br>*Note – Guidance material relating to the risk profile of the flood hazard area categorises is available in Planning Scheme Policy 4 Flood hazard.* | ***AO2.1** Development is positioned within an area of low flood hazard.<br>**AO2.2** Development demonstrates that:<br>a. all options to avoid the area of flood hazard have been exhausted<br>b. development is located on the part of the site with the lowest level of flood hazard<br>c. mitigation to an acceptable hazard level is achieved where the development:<br>i. can be serviced with infrastructure (power, water, sewerage, access to telecommunications) for the expected life of the asset;<br>ii. complies with the site-based flood risk assessment consistent with Planning Scheme Policy 4 Flood Hazard. | **Complies with AO2.1**<br>The proposed development is to remain clear of the existing flow paths<br>**Complies with AO2.2**<br>The proposed development is to remain clear of the existing flow paths |
| **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:<br>a. protecting the contents of buildings and structures from flood damage;<br>b. minimising the impacts of flooding on the assets life including preventing and withstanding the effects of floodwater inundation;<br>c. ensuring buildings and structures are structurally adequate to resist hydrostatic, hydrodynamic and debris<br>d. minimising disruption to residents, business, site operations; | ***AO3.1** Flood immunity of buildings (except Class 10 structures) is consistent with Table 10: Flood immunity Minimum design requirements.<br>***AO3.2** If understorey screening is provided, it allows the free flow of floodwater through the understorey (i.e dies bit impede water flow and;<br>a. is a minimum of 50% permeable (e.g using vertical battens with a batten width gap between battens);<br>b. does not use solid doors, tilt panels and roller doors.<br>***AO3.3** Essential utilities (e.g wastewater treatment systems and associated pumping equipment) are located consistent with Table 10: Flood immunity – | **Complies with AO3.1**<br>The proposed buildings will not be subject to flooding.<br>**AO3.2 - N/A**<br>**AO3.3 - N/A**<br>**Complies with AO3.4**<br>The proposed buildings will not be subject to flooding. |



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| e. minimising ongoing maintenance costs, recovery time and restoration cists after a flood event<br><br>*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.* | Minimum design requirements or are sealed to prevent water intrusion.<br>***AO3.4** Property is protected from flood damage by having an area located above or outside the flood hazard so:<br>a. items of value can be moved; or<br>b. raised to be safe storage above the designated finished floor level in Table 10: Flood immunity – Minimum design requirements; property is secured against flotation on lateral movement requirements; property is secured against flotation and lateral movement.<br><br>*Note – Refer to the building assessment provisions for the QDC references class of building* | |
| **PO4** Non-habitable floor areas, where not raised above the DFL, area 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.<br>***AO4.2** Building work for a Call 10a structure below the DFL is constructed:<br>a. without solid doors, tilt panels and roller doors;<br>b. may be screened to a minimum of 50% permeability for security purposes to allow the free flow of floodwater.<br>***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.<br>**AO4.4** Development is designed and constructed to prevent and withstand floodwater inundation by:<br>a. using flood resilient materials; | **Complies with AO4.1**<br>The proposed buildings will not be subject to flooding.<br>**AO4.2- N/A**<br>**AO4.3 - N/A**<br>**AO4.4 - N/A** |

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| | b. allowing the free flow of floodwater (i.e. does not impede the flow of water).<br>*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.<br>***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.<br>*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.*<br>*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.* | **AO5.1 - N/A** |
| **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:<br>a. protects and seals the artefacts from flood intrusion; or<br>b. is raised above the PMF for safe storage; or<br>c. allows their movement to a safer location above the PMF. | **AO6.1 - N/A** |

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| **Disaster Management** | | |
| **PO7** Development in the flood hazard overlay supports and does not unduly burden, disaster management response or recovery capacity and capabilities.<br>*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. | **Complies with PO7**<br>A Flood Emergency Management Plan has been prepared for this development. |
| **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. | **AO8.1 – N/A** |
| **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:<br>a. loss of flood storage; or<br>b. loss of, or changes to, flow paths; or<br>c. an increase in water flow velocity or depth; or<br>d. reduction in flood warning times; or<br>e. an increase in runoff volume; or<br>f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.<br>*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.* | ***AO9.1** Filling to achieve flood immunity does not occur on land within a flood hazard area.<br>***AO9.2** The finished floor level of an extension to an existing building is consistent with Table 10: Flood immunity Minimum design requirements.<br>**AO9.3** Development does not adversely change the flood risk or flow characteristics within the floodplain as demonstrated by an engineering risk assessment.<br>*Note—An adverse change in flood risk or flow characteristics means a change to any of the following:*<br>*a. loss of flood storage; or*<br>*b. loss of, or changes to, flow paths; or*<br>*c. an increase in water flow velocity or depth; or*<br>*d. reduction in flood warning times; or*<br>*e. an increase in runoff volume; or*<br>*f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.*<br>**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. | **Complies with AO9.1**<br>**AO9.2 – N/A**<br>**Discussion has been included in the report which address AO9.3.**<br>**AO9.4 – N/A**<br>**AO9.5 – N/A** |

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| | **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:<br>a. maintains the conveyance of floodwaters to allow flow and debris to pass unimpeded through the site;<br>b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent sites;<br>c. will not result in an increase in flood levels or flood risk severity on upstream, downstream or adjacent sites.<br><br>*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.*<br>*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.<br><br><br><br><br>*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.*<br>***AO10.2** Development does not change the pre-development profile or interfere with an overland flow path.<br>***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.<br>***AO10.4** Development retains existing overland flow paths rather than relying on piped solutions for stormwater drainage. | **AO10.1 – N/A**<br><br>**Complies with AO10.2**<br>Post developed scenario has been represented with hydraulic modelling to confirm this.<br><br>**Complies with AO10.3**<br>Post developed scenario has been represented with hydraulic modelling to confirm this.<br><br>**Complies with AO10.4**<br>Post developed scenario has been represented with hydraulic modelling to confirm this.<br><br>**AO10.5 – N/A** |



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| | **AO10.5** For Council drainage purposes, overland flow paths are protected by an easement or other legal instrument. | |
| **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.<br>**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:<br>a. provides a means of escape for pedestrians from the undercroft;<br>b. includes flood-warning signage indicating the potential to flood;<br>c. with essential utilities and services located at or above consistent with Table 10: Flood immunity – Minimum design requirements;<br>d. provide waterproof and water-impermeable walls and floors.<br>**AO11.3** Basement carparking must be designed and constructed:<br>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;<br>b. to provide a means of escape for pedestrians from the basement;<br>c. with flood-warning signage indicating the potential to flood;<br>d. with essential utilities and services located at or above the DFL plus freeboard;<br>e. provide waterproof and water-impermeable walls and floors; | **N/A** |

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| | f. to prevent floodwater intrusion, including:<br>i. backflow of water from drainage systems and installations;<br>ii. from vents, staircases and lift wells that lead to the basement.<br><br>*Note—In flood hazard areas, basement storage spaces do not include areas for bike storage, restrooms, building maintenance, essential services or utilities.*<br>**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.<br>*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:<br>a. protecting underground tanks for hazardous chemicals against the forces of buoyancy, velocity flow and debris impacts;<br>b. securing above-ground tanks for hazardous chemicals against flotation and lateral movement;<br>c. preventing damage to hazardous chemicals pipework; d. preventing entry of floodwater into hazardous chemicals pipework;<br>d. preventing damage to or off-site release of packages, drums or containers, storing hazardous materials. | **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.<br>**AO12.2** Development involving the storage of hazardous materials or hazardous chemicals has:<br>a. an impervious bund wall 1.5 times the quantity of liquid chemical stored; or<br>b. a racking or storage system higher than the 0.5% AEP or the DFL, whichever is the greater flood event.<br><br>**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 | **N/A** |

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| *Note—A pump drainage system is not an acceptable alternative to meet the performance outcome.* | 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.<br>*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. | | **Complies with PO13** |
| **PO14** Development maintains or improves the protective function of landforms, vegetation and natural processes in managing the effects of flooding.<br>*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. | | **Complies with PO14** |
| **Additional assessment benchmarks for assessable Reconfiguring a lot** | | | |
| **Minimising Flood Risk** | | | |
| **PO27** Reconfiguring a lot locates and designs all lots to:<br>a. achieve an acceptable risk and flood immunity;<br>b. minimise the exposure of people and property to an intolerable flood risk hazard;<br>c. minimise damage to property and essential utilities;<br>d. facilitate safe and efficient evacuation. | **AO27.1** Development involving Reconfiguring a lot:<br>a. does not occur in an area of High flood hazard; or<br>b. maintains the same number of lots in the High flood hazard area.<br>**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:<br>a. includes an envelope which caters for:<br>i. infrastructure required for the intended use;<br>ii. an access location to the required standard;<br>iii. signage as required;<br>iv. iv. any construction features;<br>v. v. consistent with Table 11: Flood immunity - Site works; | **Complies with AO27.1**<br>**Complies with AO27.2**<br>**AO27.3 – N/A** | |

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| | b. demonstrates that works in association with the development can achieve an acceptable risk level for future intended purposes;<br>c. provides information on mitigation methods required for future uses to maintain and/or achieve an acceptable risk level<br><br>**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.<br>*Note—Flood immunity may be achieved by filling and providing drainage channels.* | |
| **PO28** Reconfiguring a lot:<br>a. creates safe access and egress routes for people and emergency services personnel internal and external to the site;<br>b. minimises the length of roads within the flood hazard overlay;<br>c. provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage.<br><br>*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:<br>a. have a two-lane sealed carriageway;<br>b. are connected to a higher order road at both ends and at intervals of less than 250m;<br>c. do not include design elements that may impede access and egress;<br>d. incorporate mountable kerb (where kerb is provided); e. are consistent with evacuation routes in Planning Scheme Policy 4 Flood hazard.<br><br>**AO28.2** The subdivision layout ensures access and egress routes remain safe for vehicles and emergency services and:<br>a. directs occupants away from, rather than towards or through areas with the severest flood risk hazard;<br>b. minimises the length of routes through all flood hazard areas;<br>c. locates accesses into the development above the DFL; | **Complies with AO28.1**<br><br>**Complies with AO28.2** |

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| | 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:<br>a. maintaining existing ground levels;<br>b. minimising cutting and filling in the floodplain;<br>c. maintaining or improving the existing floodplain storage capacity;<br>d. maintaining or reducing the maximum flow velocity of water or flood depth;<br>e. maintaining or reducing the potential risk of flood damage;<br>f. decreasing runoff volume;<br>g. improving or maintaining floodwater conveyance and behaviour;<br>h. improving or maintaining natural features and vegetation along riparian corridors and overland flow paths.<br>*Note—Partial compliance with this Performance outcome may be demonstrated by complying with PO9.* | **AO29.1** In High flood hazard areas, development does not alter the natural floodplain function and water flow.<br>**AO29.2** Development does not adversely change the flood hazard category or flow characteristics of the site or of upstream, downstream or adjacent sites.<br>**AO29.3** Development:<br>a. does not block or divert floodwaters or overland flow;<br>b. does not result in an increase in the flood extent or flood hazard category of upstream, downstream or adjacent sites.<br>**AO29.4** Development that creates new overland flow paths or significantly alters an existing overland flow path, does not:<br>a. create an intolerable risk to existing and future uses inside and outside of the site;<br>b. worsen the flood hazard category or flow characteristics outside of the site.<br>**AO29.5** Future lots are not divided by areas of flood conveyance.<br>**AO29.6** Floodways or areas used for floodwater conveyance are protected by an easement or reserve provided to Council.<br>**AO29.7** Easements or reserves are to protect the greater of:<br>a. the DFL flood extent; or<br>b. b. the floodway extent. | **AO29.1 – N/A**<br>**Complies with AO29.2**<br>**Complies with AO29.3**<br>**AO29.4 – N/A**<br>**Complies AO29.5**<br>Proposed lots are not located within a conveyance area.<br>**AO29.6 – N/A**<br>**AO29.7 – N/A** |



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| **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. | **Complies with AO30.1** |
| **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:<br>a. risk of isolation;<br>b. road access and egress immunity up to and including the DFL;<br>c. evacuation routes. | **Complies with AO31.1**<br>A FEMP has been prepared for the site which address this item. |

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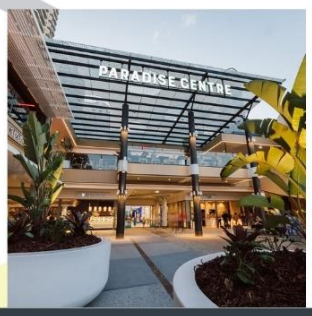


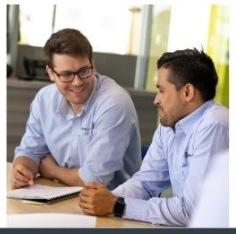

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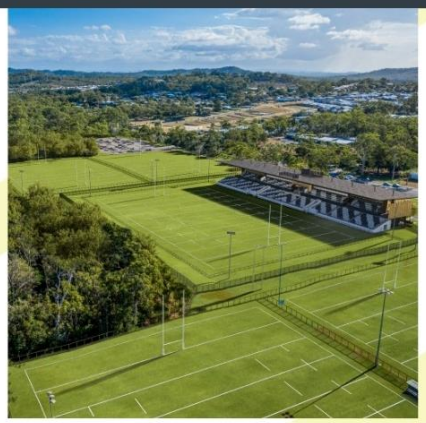



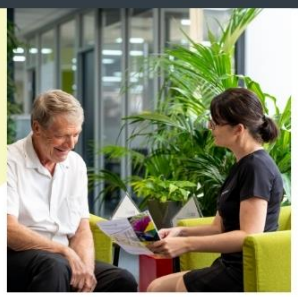

# Golf Links Drive, Gatton
# Flood Emergency Management Plan

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|---|---|
| **Client:** | Bocina Group Pty Ltd |
| **Project Number:** | BE240600 |
| **Document Number:** | BE240600-RP-FEMP-01 |
| **Date of Issue:** | August 2025 |

# Document Control Record

| | | | |
|---|---|---|---|
| Prepared by: | Nathan McDonald | Approved by: | Philip Bell |
| Position: | Environmental Planner | Position: | Principal Engineer – Civil, Water & Environment RPEQ 1802 |
| Signed: |  | Signed: |  |
| Date: | 27/08/2025 | Date: | 27/08/2025 |

| Version No. | Description | Date | Prepared | Approved |
|---|---|---|---|---|
| 00 | DRAFT | 18/07/2025 | NM | PB |
| 01 | Initial Issue | 27/08/2025 | NM | PB |

***Recipients are responsible for eliminating all superseded documents in their possession.***

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**MORETON BAY I SUNSHINE COAST I IPSWICH I BANGALOW**

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# Executive Summary

Burchills Engineering Solutions were engaged by Bocina Group Pty Ltd to prepare a Flood Emergency Management Plan for the proposed Manufactured Homes Estate at Golf Links Drive, Gatton which is properly described as lot 3 RP97781 and lot 196 CH312341 and are located within the Lockyer Valley Regional Council local government area.

A Flood Emergency Management Plan (FEMP) is required as the subject site and the surrounding road network will be subjected to flooding during the design flood event.

The requirement to provide a FEMP is due to the susceptibility of the site and surrounding road network to flooding during the design flood event (1% Annual Exceedance Probability flood event) as mapped by the Lockyer Regional Council Planning Scheme.

The information provided covers the following aspects:

- Flood risk;
- Preparation for flooding;
- Who is responsible;
- Maintenance of the flood management activities;
- Flood warning systems; and
- Education of the resident population.

It is recommended that the responsible person (Estate Manager) review the contents of this report and adjust the procedures to meet the specific requirements of the facility.

This report should be reviewed regularly (at least once a year) as part of the annual review process with flood emergency evacuation drills are to be conducted a minimum of once annually.

This report concludes that the Manufactured Home Estate and the surrounding road network will be subject to local catchment flooding (flash flooding) during the 1% AEP flood event (in the year 2100 scenario) and that the refuge onsite by the Estate Manager, staff, residents and visitors, will be required in the event of a flood.

It is therefore recommended that **shelter in place** be the overarching emergency management strategy.

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Appendix A – Architectural Design Drawings
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## 1. Introduction

Burchills Engineering Solutions were engaged by Bocina Group Pty Ltd to prepare a Flood Emergency Management Plan for the proposed Manufactured Homes Estate at Golf Links Drive, Gatton which is properly described as Lot 3 RP97781 and Lot 196 CH312341 and are located within the Lockyer Valley Regional Council local government area.

A Flood Emergency Management Plan (FEMP) is required as the subject site and the surrounding road network will be subjected to flooding during the design flood event.

The requirement to provide a FEMP is due to the susceptibility of the site and surrounding road network to flooding during the design flood event (1% Annual Exceedance Probability flood event) as mapped by the Lockyer Regional Council Planning Scheme.

The information provided covers the following aspects:

- Flood risk.
- Preparation for flooding.
- Who is responsible.
- Maintenance of the flood management activities.
- Flood warning systems; and
- Education of the resident population.

### 1.1 Site Description

The subject site is located at Golf Links Drive, Gatton which is comprised of two (2) lots which are properly described as lot 3 RP97781 and lot 196 CH312341. The site has a combined area of 167,390m$^2$ and is identified by the Lockyer Valley Planning Scheme as being situated in a Low Density Residential zone.

The site in its current state remains largely vacant, containing no dwellings or ancillary structures. The only improvements contained on the site include overhead powerline infrastructure which is contained within a powerline easement and a farm dam contained on lot 196 which is constructed on 1 of the 2 watercourses which traverse the site.

The property is situated in an area which has been utilised in the past for large lot residential / agricultural land uses. To the east, south and west the property is bound by low density residential land use (residential dwellings) in large lots which to the north the property is bound by Golf Links Drive which provides access to the site.

Figure 1.1 provides cadastral plan detailing the location of the property in relation to the surrounding locality which Figure 1.2 provides an aerial photograph of the site in its current state.

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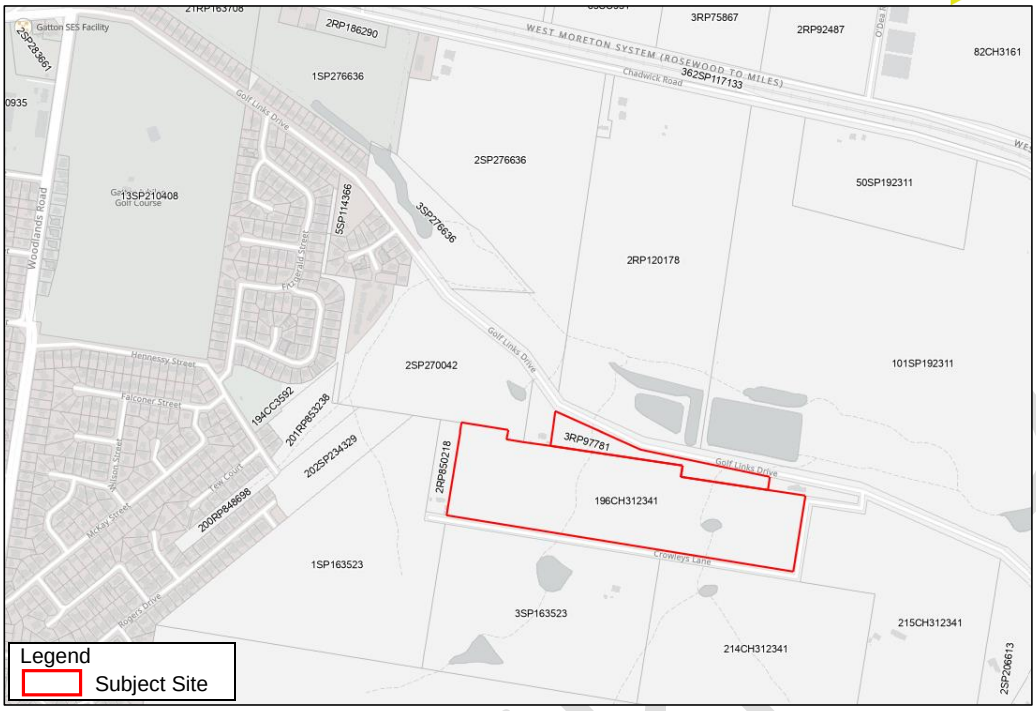


**Figure 1.1 Site Locality Plan (Courtesy: DAMS)**




**Figure 1.2 Site Aerial Photograph (Courtesy: DAMS)**

### 1.2 Site Topography and Drainage

The site generally grades from the south to the north with the highest elevations situated along the properties southern boundary with elevations varying between 100m –118m AHD. The site's lowest elevations are situated along the properties northern boundary with elevations varying between 94m –96m AHD. The site is contains two waterway channels which conveys water across the site in a northerly direction from the upstream catchment. Runoff from the site will generally enter into the two waterway corridors via sheet flow, before being conveyed offsite (below Golf Links Drive) via channel flow.

### 1.3 Proposed Development

The development application proposes the establishment of a Caravan Park (over 50's Lifestyle Resort Land Lease Community) including provision for 267 dwellings and ancillary community recreation facilities and a managers/sales office. The proposed development is made under the superseded Gatton Planning Scheme 2007, following a decision to agree to a Superseded Planning Scheme Request (Council reference: SP2025/0013).

Figure 1.3 below provides an extract of the site plan prepared by BDA Architecture. For further details, please refer to the full architectural design drawings prepared by BDA Architecture contained in Appendix A of this report.

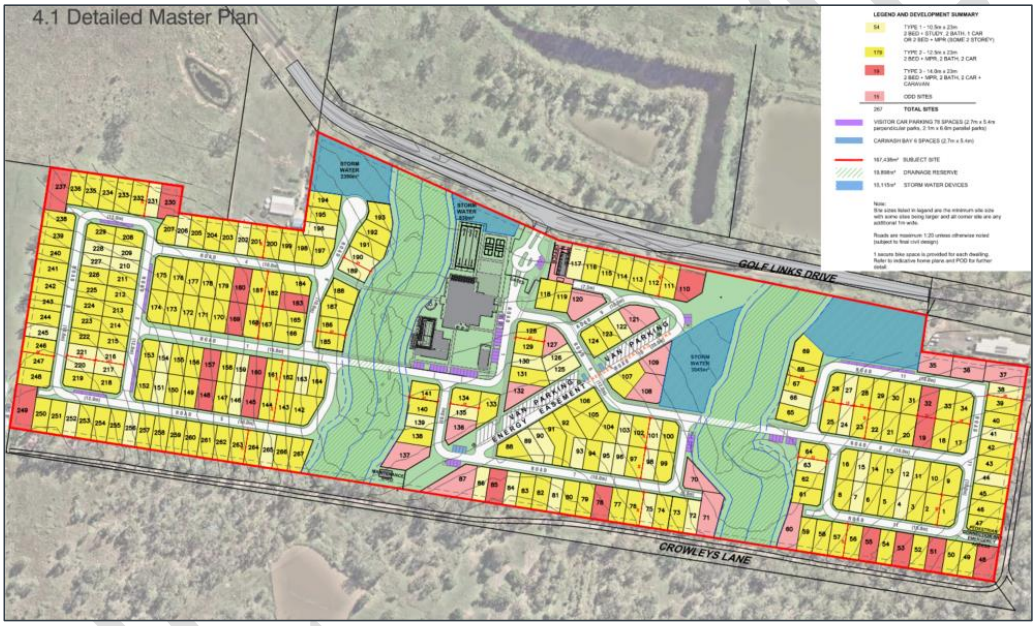


**Figure 1.3 Masterplan Extract (Courtesy: BDA Architecture)**

### 1.4 Site Operations

The proposed development will support a residential land use. Therefore, it is expected that the development will be occupied 24 hours a day, 7 days a week 365 days a year.

It is expected that the proposed Manufactured Home Estate will be managed by an onsite manager (Estate Manager) who will be charged with the day-to-day management of the estate.

### 1.5 Onsite Population

The onsite population has been calculated using the masterplan drawings prepared by BDA Architecture. In order to calculate the estimated site population, assumptions have been made in relation to the number of people inhabiting each residential unit. It should be noted that this estimate is based upon a 100% occupancy rate. Allowance has also been made for management and staff with provision made for the Estate Manager and four staff members (5 staff members in total). Table 1.1 below details the approximate maximum population of the proposed development.

**Table 1.1 Estimated Site Population**

| Dwelling Type | No. Dwellings / Units | People / Dwelling | |
|---|---|---|---|
| 2 x Bedroom Unit | 267 | 2 | 534 |
| Visitors (0.25 / dwelling) | - | - | 67 |
| Staff | - | - | 5* |
| ***Total*** | | | ***608*** |

**Includes allowance for Estate Manager and four (4) staff members*

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## 2. Flood Hazard

### 2.1 Flooding within the Upper Brisbane River Catchment

The upper Brisbane River catchment has an area of approximately 7,000 square kilometres. The catchment contains a number of major tributaries including the Brisbane River which originates in the Brisbane Range (approximately 40km east of Kingaroy and captures flows from Cooyar, Emu and Cressbrook Creeks) and Stanley Creek which originates in the Conondale Range (south-west of Maleny) which flow into Somerset / Wivenhoe Dams.

Heavy rains in the upper reaches of the Brisbane River catchment may lead to the localised flooding of low-lying areas, particularly within the Stanley Creek catchment. The frequency of flooding of low-lying areas within the lower Brisbane River has been significantly mitigated following the construction of Somerset / Wivenhoe Dams.

### 2.2 Historical Flooding

Flood records for the upper reaches of the Brisbane River extend back to the 1890's, prior to the construction of Somerset Dam (1959) and Wivenhoe Dam (1984). The record major flood of 1893 in Brisbane was a result of extremely heavy rainfall falling in the upper reaches of the Stanley River around Peachester. The largest flood since the large floods of the 1890's was recorded in January 2011 which produced large scale inundation of residential and agricultural areas throughout the Brisbane Valley.

### 2.3 Flood Probability

Of interest to inform the flood risk at the site is, what is the likelihood of persons and property being present when a flood occurs?

This is assessed on the basis of the probability of a flood at any time multiplied by the probability of persons being on site at that time.

Table 2.1 below shows the probabilities for various flood events occurring whilst residents are present in their residential dwellings. As the development is to be used for residential purposes it has assumed that the building will be occupied 24hrs per day, 7 days per week.

**Table 2.1 Flood Probabilities**

| Flood Average Recurrence Interval | Effective Average Exceedance Probability |
|---|---|
| 1 in 5 year | 20% |
| 1 in 20 year | 5% |
| 1 in 50 year | 2% |
| 1 in 100 year | 1% |
| Extreme event (1 in 500) | 0.2% |

It should also be noted that the extreme event which has been modelled is not the largest flood which could affect the site. The probable maximum flood (PMF) would have somewhere between a 1 in 10,000 and 1 in 1,000,000 chance of occurring in any year. This site is subject to minor flooding in events greater than 1 in 10 year floods.

### 2.4 Designated Flood Level

A review of the Lockyer Valley Regional Council's Flood Information Portal has been undertaken as part of this assessment to determine the maximum flood level prescribed for the site during the design flood event (1% Annual Exceedance Period (AEP) 2100yr climate change scenario). The maximum flood level prescribed for the site during the design flood event is **106.49m AHD**.

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### 2.5 Onsite Flooding

As previously identified, the subject site is traversed from south to north by two watercourses which enter the site from properties upstream of Crowleys Lane. As detailed by mapping included in the Lockyer Valley Flood Information Portal, flooding onsite will largely be restricted to the waterway channels and areas immediately adjacent, with the remainder of the site remaining flood free during the design flood event. As detailed in section 2.3, a maximum flood level of 106.49m AHD can be expected during the design flood event.

Figure 2.1 below provides an extract taken from the Lockyer Valley Flood Information Portal detailing the extent of flooding experienced onsite during the design flood event.

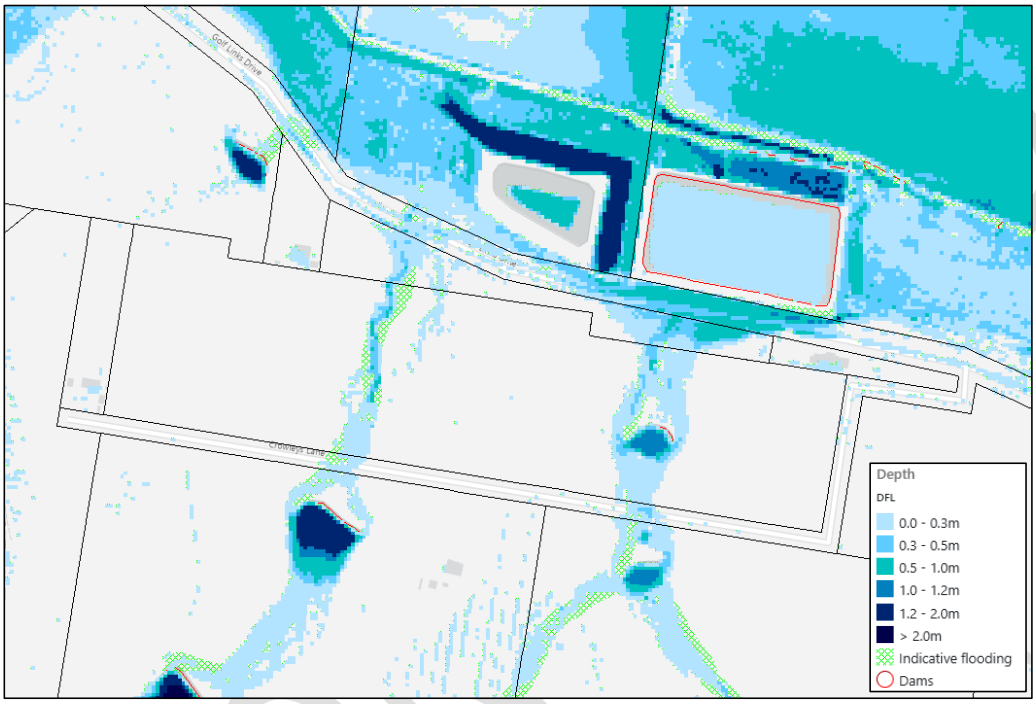


**Figure 2.1 Design Flood Event Onsite Flood Extents (Courtesy: LVRC)**

### 2.6 Conditions During Flood Events

A review of the flood mapping for the design flood event has identified that the flooding impacting the site will be generated by local catchment flooding rather than larger regional flood events. Flood events within these local catchments will be caused by short duration, high intensity rainfall events (storms) and will be characterised by a rapid rise in water levels and short duration of inundation.

During the design flood event, water levels can be expected to rise at a rate of 450mm/hr and will inundate the Golf Links Drive road corridor (adjacent Lot 2 SP270042) for a maximum period of between 3 - 6hrs.

### 2.7 Access with Respect to Hazard

A review of the Lockyer Valley Regional Council's Flood Information Portal has identified that the surrounding local road network (Golf Links Drive) will be inundated during the design flood event. As detailed in LVRC Design Flood Event mapping, flood depths within the Golf Links Drive Road corridor can be expected to be in the range from 0.0m – 0.5m, with the deepest inundation experienced to the west of the site (adjacent Lot 2 SP270042) where Golf Links Drive crosses an ephemeral waterway channel (Refer Figure 2.2 below).

Flood hazard mapping produced by the Lockyer Valley Regional Council for the Design Flood Event identifies that hazards within Golf Links Drive will pose a low to medium risk, with the mapping identifying that H1, H2 and H3 hazards will be experienced. The Lockyer Valley Regional Council hazard definitions are detailed in Table 2.1 below.

**Table 2.2 Lockyer Valley Regional Council Hazard Definitions**

| Hazard | Hazard Description |
|---|---|
| H1 | Generally safe for vehicles, people and buildings. Relatively benign flood conditions. No vulnerability constraints |
| H2 | Unsafe for small vehicles. |
| H3 | Unsafe for vehicles, children and the elderly. |
| H4 | Unsafe for vehicles and people. Buildings require special engineering design and construction. |
| H5 | Unsafe for vehicles and people. All buildings types considered vulnerable to failure |

Based upon the LVRC flood hazard mapping, it can be expected that the site will be isolated for a period of time during the design flood event. Figure 2.2 below provides an extract of the LVRC hazard mapping depicting hazards experienced within the Golf Links Drive road corridor during the design flood event.

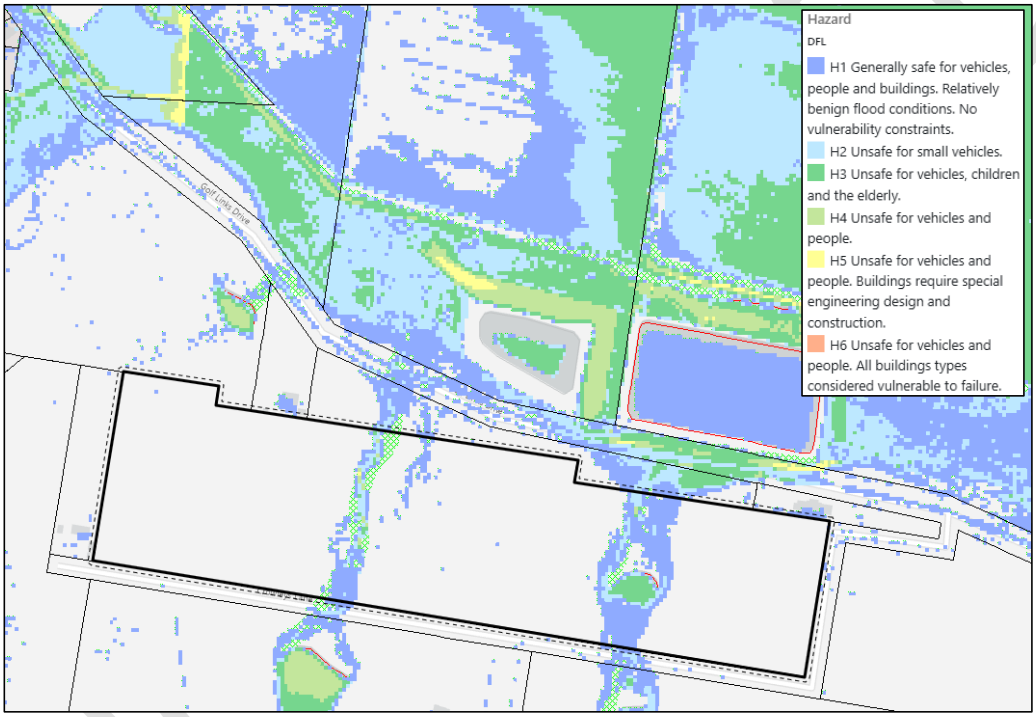


**Figure 2.2 Design Flood Event Flood Hazards Within Surrounding Road Network (Courtesy: LVRC)**

## 3. Flood Risk Management

### 3.1 Emergency Response Philosophy

This FEMP recognises that the protection of life is critical and is the primary focus with the protection of property and motor vehicles secondary. Council's preferred strategy for new developments located within flood prone areas is that the increased population should not place any additional burden upon Council's emergency response plan and state emergency services personnel.

Early evacuation is generally at the core of the emergency response philosophy in the event that flood stranded persons have no flood free refuge. In this case, the proposed development is to be constructed with all residential lots established above the 0.2% AEP flood extents (with the majority of the development situated outside of the mapped Probable Maximum Flood Extents). Due to the design of the proposed development and the mitigated flood risk, evacuation as a primary response is **not warranted** given that there is ample refuge for staff, visitors and residents within the development.

The only areas of the site that will be impacted during the defined flood event shall be that of the open space areas surrounding which adjoin the mapped waterway corridors.

This document has been developed primarily to educate residents of the hazards associated with flood waters on-site during a flood event.

To ensure that the primary response incorporated within this FEMP document are adhered to, the following strategies shall be implemented across the site:

**Strategy**: *Educate the site population to the risk that exists on-site, in the locale and the surrounding road network during a flood event and the proposed emergency strategy*.

The Estate Manager shall be responsible for co-ordinating the flood management strategy and implementing the education of residents.

The plan shall emphasise that the safest place in a flood event is in the resident's flood free dwellings.

The key response during a flood emergency is to alert residents to the likelihood of flooding and to advise them that it is unsafe to leave the site due to the potential for the external road network to become inundated during flood events.

A critical part of the development process will be ensuring that the systems and infrastructure (for example telecommunications) are capable of carrying out the actions outlined within in this plan (i.e. the telecommunications system should be capable of being accessed from off-site and able to send mass SMS to all occupants).

### 3.2 Responsible Persons

An Estate Manager (EM) will be responsible for the orderly management of the manufactured home estate, residents and environs and the implementation of this FEMP. The Estate Manager will appoint two (2) Flood Wardens from within the staff population of the proposed development to assist with implementation of emergency management procedures.

The Estate Manager is responsible for the following flood emergency management measures:

- Communicate any messages to residents and stakeholders relating to flooding issues;
- Provide assistance in directing residents and visitors in preparing for a flood emergency procedure;
- Ensure all residents and staff are familiar with the FEMP;



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- Appoint 2 x flood wardens from the staff population to co-ordinate on site activities in respect of the flood management strategy;
- Maintain a register of all phone numbers (for SMS purposes) for all residents for emergency communication purposes;
- Maintaining the emergency communications register (for SMS purposes for all known regular residents and staff);
- Ensure the flood warning system is functional and updated with regular reviews of official weather information (BoM or ABC);
- Ensure all signage is in place and instructions posted on the notice board; and
- Control and direct residents and visitors' movements once a flood event has been announced, and during the implementation of the FEMP.

The Flood Wardens shall assist the EM as directed to assist in implementation of the FEMP.

The residents of the manufactured home estate are responsible for the following flood emergency measures:

- Be aware and familiar of this FEMP and the procedures described herein.
- Provide updated emergency contact information and potential evacuation preference to the Estate Manager; and
- In a flooding emergency event, follow the instructions of the Estate Manager and Flood Wardens.

Figure 3.1 depicts the building hierarchy of people responsible for implementing the Flood Emergency Management Plan.

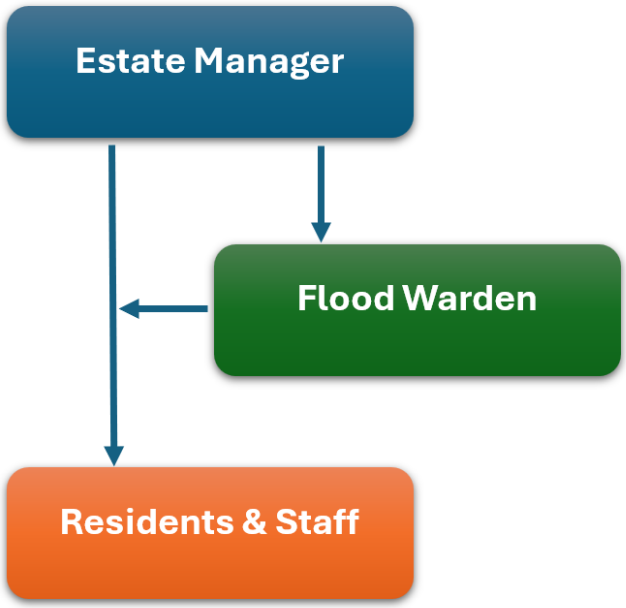


**Figure 3.1 FEMP Hierarchy of Responsible Persons**

### 3.3 Flood Mitigation Measures

The below measures have been incorporated into the design of the proposed Manufactured Home Estate development to mitigate the impact of flooding upon the site.

#### 3.3.1 Finished Floor Levels

All residential dwellings of the proposed Manufactured Home Estate (Retirement Community) are to be established outside of the defined flood event extents and will be required to have a minimum finished floor level established the 0.2% AEP flood event level + 500mm of freeboard.

#### 3.3.2 External Communications

The Estate Manager shall ensure that external communications are provided onsite (satellite phone and battery-operated radio) so that weather and flood conditions (including flood warning / community announcements) can be monitored continually during a flood emergency.

#### 3.3.3 Internal Communications

The Estate Manager shall develop a register for the site population (residents & staff) that includes names and mobile phone, which will allow for the timely relaying of flood management procedures and information via an SMS system. It is expected that visitors attending the site would be notified by the residents which they are visiting.

The SMS should communicate key flood information obtained for local authorities. This system would inform the onsite population (and residents offsite) of road closures and authority instructions.

The Estate Manager shall ensure that all necessary equipment such as walkie talkies, loudspeaker and batteries are provided onsite to facilitate the relaying of information.

#### 3.3.4 Flood Signage & Markers

As identified previously, the waterway corridors which traverse the subject site and adjoining open space areas will be exposed to periodic flooding during extreme weather events. As a result, these areas have to be managed to ensure that the potential for residents and visitors to be exposed to flood waters is mitigated.

To mitigate this risk, the following strategies shall be implemented:

- Signage shall be provided at the entrance and exit to the site areas;
- Signage is to be installed warning residents that open space areas (parks) may be subject to periodic inundation during extreme weather events; and
- Flood level markers shall be installed at strategic locations at low points within the waterway corridors in locations which can be easily observed.

The location of the flood level marker is shown in Figure 3.2 (below).

The signage which is to be installed is to be worded as follows:

***The site surrounds and surrounding road network may be subject to flash flooding during extreme rainfall events resulting in flash flooding.***

The location of this signage is also nominated in Figure 3.2.

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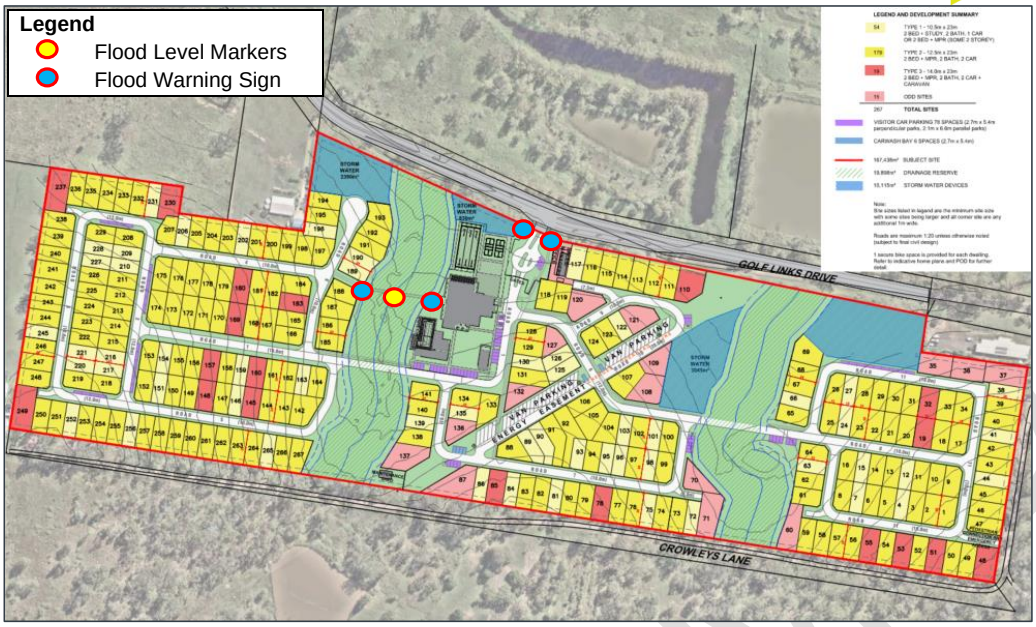


**Figure 3.2 Flood Marker & Signage Locations**

The flood markers shall extend up to 1.5m AHD above the natural ground level. The presence of flood waters within the western waterway corridor shall trigger the implementation of this Flood Emergency Management Plan.

The water levels within the waterway corridor measured by the Flood Marker shall provide the trigger for residents to seek refuge in their flood free dwellings and the closure of open space areas.

### 3.3.5 House-hold Flood Emergency Kit

Residents will be required to seek refuge in their flood-free residential dwellings during extreme weather events. It is therefore recommended that all future residential dwellings within the proposed development be equipped with a flood emergency kit that contains basic items to endure a severe weather event, including:

- Emergency food and water supplies (sufficient for a 24hr period).
- Spare batteries/ chargers for mobile phones, flashlights, etc.
- Fire safety equipment; and
- First aid kit.

For further guidance regarding the recommended content to be included within an emergency kit, please refer to the Queensland Governments *Prepare Your Emergency Kit: Essential Items, All Times'* document included in Appendix C.

### 3.3.6 Education of Residents

Residents of Manufactured Home Estate shall be made aware that all residential dwellings within the development have been designed to provide a safe place of refuge during extreme flood events up to and including the 0.2% AEP (Q500) flood event. Residents shall also be made aware that the surrounding local road network and open space areas (surrounding the waterway corridors) shall be subject to flash flooding during periods of intense rainfall and the dangers associated with entering these environments when flooded.

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It is recommended that each building and the Estate Managers office display a local road map indicating locations which are regularly flooded.

#### 3.3.7 First Aid

As the residential population shall seek refuge in place, it shall be necessary for the Estate Manager to be equipped with first aid equipment and have up to date St. John's Ambulance first aid certificates. It is also recommended that a defibrillator be present onsite at all times.

### 3.4 Additional Risk Factors

Some factors that need to be considered when determining evacuation are:

- The management of staff for the duration of a flood event.
- Loss of electricity and some telecommunications in a flood; and
- How to control residents and prevent them from leaving in their vehicles after Golf Links Drive becomes flooded.

These issues have been considered in this plan and will also be addressed in any of the estate's additional emergency procedures.

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## 4. Flood Emergency Management Procedures

### 4.1 Flood Response Action Plan

The proposed manufactured home estate is situated in an area which is identified by the Lockyer Valley Planning Scheme's Flood Hazard Overlay as being subject to flood risks. Given the susceptibility of the development site and surrounding road network to flash flooding, it is considered hazardous for residents and staff of the manufactured home estate to evacuate the site during a flood event.

The management of risk during a flood emergency relates specifically to residents of the estate becoming exposed to flood waters during a flood event. While residential dwellings within the estate will be constructed with the finished floor levels of all habitable rooms above the designated flood level, emergency services will not be able to access the estate during a flood event due to the low-lying nature of the surrounding local road network.

The key response during a flood emergency will therefore be for residents to seek **shelter in place** in their flood free dwellings for the duration of the flood event. In the event of a flood, the Estate Manager shall be responsible for co-ordinating the flood management strategy and implementing prescribed protocols and procedures. A copy of the Flood Emergency Management Plan shall be kept onsite at all times in the Estate Managers office.

The plan shall emphasise that the estate's residential dwellings have been designed and constructed to withstand the impacts of onsite flooding and that the safest place for residents to be during a flood shall be their flood free dwellings.

### 4.2 Site Flood Warning System

Monitoring the weather forecasts and warnings will be an integral step in managing the flood risk at the complex. As the complex does not have any flood gauges on site to monitor, the responsible person will have to monitor the weather forecasts and warnings mentioned below. The responsible person is defined as the Estate Manager.

The Bureau of Meteorology (BoM) has forecast rainfall maps which can be used to estimate the amount of rain expected to fall over the next eight and four days, as well as the next 24 hours. This information is available at: www.bom.gov.au/jsp/watl/rainfall/pme.jsp.

The radar service on the BoM website also shows current rainfall location and intensities. The radar station to be used for the site would be the Brisbane (Marburg) radar at:

http://www.bom.gov.au/products/IDR504.loop.shtml#skip

The Bureau of Meteorology also has rainfall and river gauges which show the amount of rainfall that has fallen in the previous 24 hour period and stream gauges which indicate water heights. These can be monitored at:

www.bom.gov.au/australia/flood/.

Queensland Weather Warnings are issued by the Bureau of Meteorology and can be found at the following link:

www.bom.gov.au/qld/warnings/.

**As flash flooding within local creek catchments resulting from intense rainfall / storms dictates flooding at this site, the key warnings to look out for include:**

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- When the BoM issues a warning for heavy rainfall / storms within the Lockyer Valley locality.

To ensure that these warnings are noticed in a timely manner, the responsible person and nominated staff shall monitor the BoM website for alerts for heavy rainfall / storm warnings, flood warnings, and evacuation orders.

Nominated staff shall also monitor the Queensland Governments Disasters and Alerts Website http://www.qldalert.com/ or the Queensland Governments Disaster Management website http://www.disaster.qld.gov.au/ . Both websites publish all current weather warnings and emergency alerts for the state. Additionally, the Queensland Disaster Management website provides emergency contact information for various service providers and government agencies, which can be accessed at:

http://www.disaster.qld.gov.au/Disaster-Resources/Emergency_Contacts.html

Additionally, all current weather warnings and emergency alerts for the Lockyer Valley Regional Council LGA will be published at by the Council on the Lockyer Valley Regional Council Disaster Dashboard which can be accessed at the below link:

https://disaster.lvrc.qld.gov.au/

### 4.3 Flood Emergency Implementation Triggers

To ensure the safety of residents of the dwelling, it is critical that the Flood Emergency Management Plan be implemented in a timely manner. The triggers for the implementation of this FEMP are as follows:

- ***Trigger for Action: Warning issued by BoM for heavy rainfall / storms within the Lockyer Valley.***
- ***Trigger for Action: Flood waters present within estate's western waterway channel.***
- ***Trigger for Action: Flood waters within western waterway channel reach a height of 500mm at water level marker.***
- ***Trigger for action: When emergency services give the "all clear" or flood waters within the Golf Links Drive corridor have receded.***

### 4.4 Before a Flood – Ongoing Basis

- The Estate Manager (EM) will develop detailed emergency procedures that take account of the recommendations presented in this report and that will consider any additional risk factors.
- The procedures will include clear responsibilities for staff / residents in the event of a flood, and back-up resources should key staff (flood wardens) not be present.
- The EM shall maintain a list of current residents and their contact details (SMS and email specifics) to ensure that residents can be accounted for during flood emergencies.
- Flood management drills (similar to fire drills) shall be performed and recorded at least once per year and shall include awareness education and practice the key features of the FEMP.
- The EM will be ultimately responsible for monitoring or delegating monitoring duties to nominated person, the Flood Wardens, (and suitable back-ups) for the monitoring of weather forecasts, current flood warnings and the site flood gauge.
- All staff, residents and visitors at any time will be made aware of the possibility of flooding and the procedures to be followed if a flood were to occur.
- The EM shall issue copies of the Flood Emergency Management Plan annually to each residential dwelling.
- Signs will be erected in strategic locations (at entry / exit to the estate) to ensure that residents and visitors are aware that the facility is subject to isolation from flooding in extreme weather events.

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- The EM will be required to review and updated this FEMP on an annual basis; and
- A copy of the FEMP is to be kept in the EMs office at all times for reference.

### 4.5 When a Flood is Likely

**Trigger for action: When the BoM forecasts a severe storm warning or warning for intense rainfall for catchments upstream of Wivenhoe Dam.**

- The Estate Manager or nominated responsible person (flood warden) will continue to monitor forecasts, weather warnings, and conditions at the subject site.
- Residents / staff and visitors should be notified of the possibility of flooding and reminded of actions and procedures to follow during a flood event.
- Any necessary equipment such as resident's lists, walkie talkies, bullhorns or loud hailers with fresh batteries will be checked; and
- The Flood Warden(s) or nominee should also ensure that any moveable objects in the grounds are secured. This includes objects such as garbage bins, furniture and any chemical containers stored secured in areas at or above the designated flood level.

### 4.6 During a Flood

**Trigger for action: Floodwaters present onsite within the western waterway corridor / open space area.**

- The EM shall notify residents and visitors of the estate (via text, email, community notice board) of the potential for the local road network servicing the site to be inundated by flood waters.
- The EM shall notify residents that the open space areas are to be closed and will remain closed until flood waters have receded.
- The EM shall ensure all staff are accounted for.
- The EM / Flood Wardens will continue to monitor water levels within the western waterway corridor and road network.
- All residents / occupants remain inside their respective dwellings until flooding waters have eased and the all clear has been given by the EM.
- The EM, Flood Warden(s) shall keep residents and occupants informed regarding the status of the site and surrounding road network via SMS during the flood event.

**Trigger for action: When the water level on the flood level marker in the western waterway corridor reaches a depth of 500mm.**

- The EM / Flood wardens will erect barriers across the site's Golf Links Road entrance / exit and erect signage notifying residents of the road's closure due to flooding.
- The EM shall notify residents (via text, email, community notice board) of the closure of the estate's road access.
- All residents of the estate that are offsite once the site has become isolated shall be informed via SMS sent by the EM or Flood Wardens and instructed to seek shelter at an alternate location / nominated Council Evacuation Centre for the duration of the flood event.
- The EM will instruct all residents (and visitors) to seek shelter in their flood free residential dwellings; and
- Residents of the facility will be reminded that their units have been designed to be immune to flood events up to and including the 0.2% AEP (500yr) flood event.

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### 4.7 After a Flood

**Trigger for action: When emergency services give the "all clear" or flood waters have receded from Golf Links Drive.**

- The Estate Manager shall check the conditions within Golf Links Drive.
- Access to the site will be possible once flood waters have receded from within the Golf Links Drive corridor.
- Normal access conditions shall be reinstated once floodwaters have subsided and the Estate Manager / emergency services have given the all clear to use the external road network.
- Where necessary, the dwelling and associated grounds will need to be appropriately cleaned and utilities checked by professionals before residents can resume normal activities due to OH&S issues including:
  - Slips, trips and falls;
  - Sharp debris;
  - Venomous animals; and
  - Contaminated water and sediments.
- Following the return to the site's normal conditions, a review of the response to the flood event, including the use of this Plan and any emergency procedures will be undertaken; and
- Changes may be made to the Plan and the requirements for future emergency evacuation should the reviewed to identify any improvements which may be made.

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## 5. Summary

The development site is identified as being flood prone by the Lockyer Valley Regional Council's Flood Portal. This Flood Emergency Management Plan (FEMP) addresses the flooding risks associated with the site and provides a strategy to best manage them.

Interrogation of flood data provided by the LVRC's flood portal has identified that the subject site and surrounding road network will be affected by flash flooding events driven by intense rainfall events (storms) within the Lockyer Valley.

Intense rainfall / storm warnings issued by the Bureau of Meteorology and flood levels onsite will determine when to restrict access to the site and instruct residents to seek refuge in place. The monitoring of BoM forecasts, site conditions and ABC local radio stations will form a key component of the refuge in place strategy during a flood emergency event.

This report concludes that the site and the surrounding road network will be subjected to flooding during the design flood event. Flooding within the local road network (Golf Links Drive) will isolate the site and will pose a low – medium flood risk within the road corridor.

This report concludes that all residential dwellings will provide a safe refuge during flood events up to and including the design flood event (1% AEP flood event), with all proposed dwellings situated outside of the mapped extents of the 0.2% AEP (500yr) flood event.

As such, **refuge in place** is the recommended strategy for residents, visitors and staff during a flood event.

In any case residents should have a flood emergency kit which includes non-perishable food supplies, water and medications for a period of up to 24hrs.

UNCONFIRMED

## 6. References

Lockyer Valley Regional Council, 2024. Lockyer Valley Planning Scheme (Version 1) 2024.

Gatton Shire Council, 2007. Gatton Shire Planning Scheme, 2007.

Bureau of Meteorology, 2025. Upper Brisbane / Stanley River Flood Information Brochure viewed 19 July, 2025.

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## Appendix A – Architectural Design Drawings

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Master Planning
4.1 Detailed Master Plan
DEVELOPMENT APPLICATION
571100 | GOLF LINKS DRIVE | 15 AUGUST 2025 | ISSUE A
CROWLEYS LANE
GOLF LINKS DRIVE
VAN PARKING & EASEMENT
VAN PARKING
STORM WATER 239m²
STORM WATER 530m²
STORM WATER 304.5m²
OFFICE
MANAGER
POOL
WATER TANK
WATER TANK
ROAD 1 (11.0m)
ROAD 2 (10.0m)
ROAD 3 (10.0m)
ROAD 4 (10.0m)
ROAD 5 (10.0m)
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LEGEND AND DEVELOPMENT SUMMARY
54
TYPE 1 - 10.5m x 23m 2 BED + STUDY, 2 BATH, 1 CAR OR 2 BED + MPR (SOME 2 STOREY)
179
TYPE 2 - 12.5m x 23m 2 BED + MPR, 2 BATH, 2 CAR
19
TYPE 3 - 14.0m x 23m 2 BED + MPR, 2 BATH, 2 CAR + CARAVAN
15
ODD SITES
267
TOTAL SITES
VISITOR CAR PARKING 78 SPACES (2.7m x 5.4m perpendicular parks, 2.1m x 6.6m parallel parks)
CARWASH BAY 6 SPACES (2.7m x 5.4m)
167,438m²
SUBJECT SITE
19,898m²
DRAINAGE RESERVE
10,115m²
STORM WATER DEVICES
Note:
Site sizes listed in legend are the minimum site size with corner lots having larger and all corner site are any additional 1m wide.
Roads are maximum 1:20 unless otherwise noted (subject to final civil design)
1 secure bike space is provided for each dwelling. Refer to indicative home plans and POD for further detail
SCALE: 1:600 @ A3
bda
16 / 66

## Appendix B – Emergency Contacts List

| Name | Organisation | Role | Contact |
|---|---|---|---|
| *N/A* | Golf Links Drive MHE | Building Manager | |
| *N/A* | Golf Links Drive MHE | Flood Warden | |
| *N/A* | Golf Links Drive MHE | Flood Warden | |
| *N/A* | Emergency Services | Fire/Ambulance/Police | 000 |
| *N/A* | Gatton Hospital | *N/A* | (07) 5468 4188 |
| *N/A* | Toowoomba Hospital | *N/A* | (07) 4616 6000 |
| *N/A* | Laidley Hospital | *N/A* | (07) 5466 8100 |
| *N/A* | Local Police Station (Gatton) | *N/A* | (07) 4631 6999 |
| *N/A* | State Emergency Service | SES Local Controller | 132 500 |
| *N/A* | Lockyer Valley Regional Council | Contact Centre | 1300 005 872 |

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## Appendix C – Emergency Kit Checklist

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# EMERGENCY KIT CHECKLIST

Here is a checklist of recommended items to have in your kit. Some should be stored in a safe place in a waterproof box or bag. Medicines with short shelf life or requiring chilling will need to be ready to add when warnings are issued for your area. Attach the list once completed to the top of the box and review contents at least twice a year.

- ☐ **Water for three days** – 10 litres of drinking water per person at a minimum.
- ☐ **Non-perishable food for three days**
- ☐ **Gas powered stove** – with spare canister.
- ☐ **Cooking and kitchen equipment** – pans, plates, cups, cutlery, cooking knife, zip bags, plastic containers and can opener.
- ☐ **Baby supplies** – formulas *(check expiry date)* and a bottle. Have enough food, nappies and wipes for at least three days.
- ☐ **Pet supplies** – dry food, water and feeding bowls.
- ☐ **Thick work gloves and disposable rubber gloves**
- ☐ **Rubbish bags**
- ☐ **First aid kit and face masks**
- ☐ **Essential medication** – include a week's supply of prescription and over the counter medication.
- ☐ **Essential toiletries** – toilet paper, toothpaste, toothbrushes, soap, shampoo, personal hygiene products, sunscreen, insect repellent, tissues and hand sanitiser.
- ☐ **Important documents** – paper copies or scans saved to a USB. Drivers licence, insurance policies (home, contents, vehicles, life), passports, legal documents (property deed, wills etc.), birth and marriage certificates.
- ☐ **Mobile phone, chargers and power bank**
- ☐ **Torch** – with spare batteries for at least three days use.
- ☐ **Battery powered radio** – with spare batteries for at least three days use.
- ☐ **Sunglasses and/or safety glasses**
- ☐ **Emergency whistle**
- ☐ **Wrench, pliers, screwdriver** – to help turn off power, water and gas supplies if needed.
- ☐ **Tarpaulin and ropes**
- ☐ **Spare glasses and hearing aid batteries** – if needed and possible.
- ☐ **Spare clothes** – clean underwear, changes of clothes, waterproof jackets and sun hats for all the family.
- ☐ **Safety knife** – a safety knife is a useful tool during and after a disaster.
- ☐ **Bedding** – sleeping bags or warm blankets, camping mattress.
- ☐ **Spare cash** – in case payment systems are down.
- ☐ **Things to keep you and the kids entertained** – books, pack of cards, some glow sticks.

Queensland Government

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## 13.0 INFRASTRUCTURE REPORTS

### 13.1 Lockyer Valley Principal Cycle Network - Network Mapping and Projects

**Author:** Matthew Lennon, Manager Infrastructure Design and Asset Management
**Responsible Officer:** Micah Edwards, Group Manager Infrastructure

**Purpose:**

The purpose of this paper is to seek Council's endorsement of the updates to the Principal Cycle Network in the Lockyer Valley Region and to seek Council's approval to apply for funding opportunities and the associated future budget commitments for progressing active transport infrastructure within the Lockyer Valley.

**Officer's Recommendation:**

**THAT Council:**

1. **endorse the updates to the Principal Cycle Network; and**
2. **approve in principle a 50% co-contribution of $500,000 from the 2026-2027 budget towards the Department of Transport and Main Roads' 2026-27 Active Transport Grants Program for the Footpath Upgrade of Spencer Street, Gatton, from William Street to Railway Street, and for the Cycling Options Analysis Planning Study for the active transport link from Hickey Street, Gatton, to the University of Queensland Gatton Campus, subject to the grant application being successful.**

**RESOLUTION**

**THAT Council:**

1. **endorse the updates to the Principal Cycle Network; and**
2. **approve in principle a 50% co-contribution of $500,000 from the 2026-2027 budget towards the Department of Transport and Main Roads' 2026-27 Active Transport Grants Program for the Footpath Upgrade of Spencer Street, Gatton, from William Street to Railway Street, and for the Cycling Options Analysis Planning Study for the active transport link from Hickey Street, Gatton, to the University of Queensland Gatton Campus, subject to the grant application being successful.**
3. **further investigate the expansion of the network to incorporate other towns in the area.**

**Moved By:** **Cr M Hagan** **Seconded By:** **Cr J Reck**
**Resolution Number: 24-28/0486**

**CARRIED**
**7/0**

**Executive Summary**

This paper presents the updates made to the Principal Cycle Network (PCN) in the Lockyer Valley Region, following statewide community consultation, community feedback and engagement with Council Officers. These updates will be published on the Department of Transport and Main Roads (TMR) website.

This paper also presents potential projects to submit for partial funding under the Queensland Government's Active Transport Grants Program (ATGP).

**Proposal**

The PCN lays out a blueprint of core bicycle riding routes needed to encourage more Queenslanders to ride, more often. These routes are used by both the TMR and local governments to help guide planning and investment in the bicycle network.

The previous PCN was published in 2017.

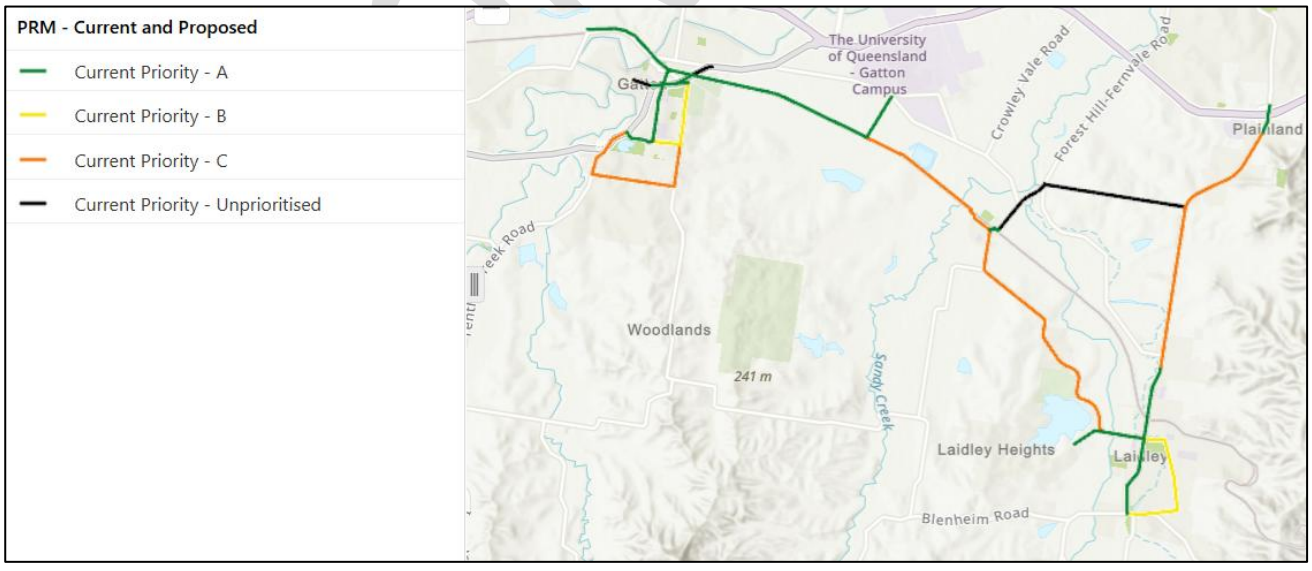
In mid-2022, TMR commenced a review and update of the PCN. The review included the opportunity for members of the Queensland community to provide their feedback on the current alignment of the PCN. This feedback was reviewed by Council officers and incorporated into the updates to the PCN.

The following updates have been made to the PCN in Lockyer Valley:

- New PCN in Withcott
- PCN extended west along Spencer Street, from Railway Street to Maitland Street
- PCN removed along Railway Street, between Spencer St and Lake Apex Drive
- Route adjusted from Eastern Drive to UQ
- New link added between Forest Hill and Plainland along Glendene Road / Waddington Parade

It is anticipated that these changes will enable both Council and TMR to continue to effectively plan and deliver cycle routes for the community. An endorsed PCN is a requirement for local governments to apply for funding towards the delivery of cycling infrastructure projects on the principal cycle network.

TMR has requested endorsement of the updated PCN.

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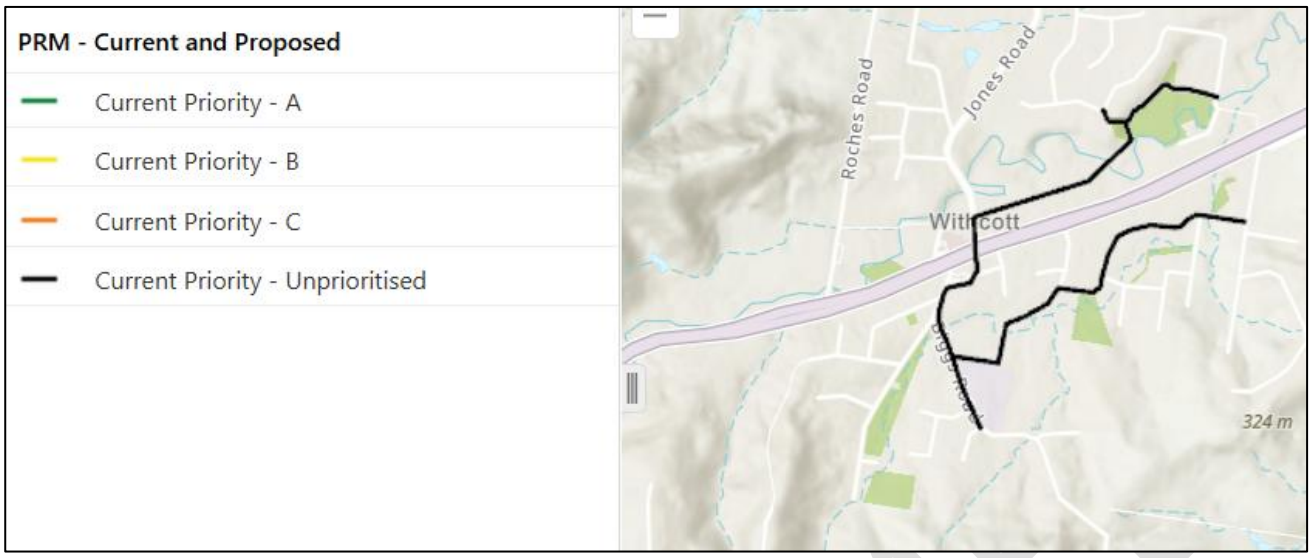


**Queensland Transport and Main Roads Active Transport Grants Program**

The Queensland Government's Active Transport Grants Program, administered by the Department of Transport and Main Roads, supports Queensland councils to plan, design and construct high quality and safe active transport infrastructure for walking and riding bikes on the local transport network.

The Program's key objectives are to provide grant funding of up to 50% to councils to plan, design and construct walking and bike riding infrastructure in line with priority routes included in a Principal Cycle Network Plan and/or a Walking Network Plan.

Projects should:

- Complete missing links and/or remove barriers that present significant obstacles to bike riding or walking.
- Improve access to key destinations like schools, hospitals and public transport stops and stations, and Brisbane 2032 Olympic and paralympic games venues and athlete villages.
- Support tourism destinations.
- Meet best practice design and construction standards.
- Anticipate and support future demand and use.

The Program is a competitive grants program and eligible applications must be submitted by 27 February 2026 and will be assessed, scored and ranked using scoring parameters including:

- **Connectivity** – Project connects people to key destinations, with priority to facilities that connect to:
  - schools (existing or new primary and secondary schools and colleges)
  - public transport stations and stops
  - hospitals/medical centres, tourist destinations
  - Brisbane 2032 Olympic and Paralympic Games venues.
- **Network Priority** – Project contributes to the delivery of a priority route identified in a Principal Cycle Network Plan or Walking Network Plan (or alternate priority with evidence provided).
- **Demand** – Project delivered in an area with a high current and latent demand (for example: high density residential area; contains a major commercial/ employment/retail area and/or area experiencing high visitor demands).
- **Safety** – Project addresses major safety barriers for walking and bike riding to priority locations.

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- **Infrastructure standard** – Project proposes to deliver infrastructure that is fit-for-purpose for location, demand and expected user type, and improves attractiveness for bike riding and walking and provide for improvements for universal access.

**Footpath Upgrade - Spencer Street, Gatton, from Railway Street to William Street,**

This link is identified as a Priority A Principal Route on the PCN and as a Primary Route on the draft Gatton Walking Network Plan (WNP project discontinued).

Spencer Street has high traffic, pedestrian and cyclist volumes and is in the Gatton CBD, and feedback received from the cycling community has identified a "missing link" in the network of existing cycling infrastructure on a busy, high-risk section on the southern side of Spencer Street, between William Street and Railway Street. This project will deliver benefits for all road users at this location but should also be seen as a catalyst project for the delivery of other sections of the PCN.

Council has previously applied unsuccessfully for TMR funding for this project, and it is proposed to review this application and re-apply. Pedestrians and cyclists will benefit from approximately 250m of upgraded footpath including priority crossing points at driveways and improved street lighting along this main spine from Gatton State School and local shops to the CBD and residential areas. The project is fully designed ready for construction and is anticipated to cost approximately $925,000. The project includes a 2.5m wide shared path and cycle entry/exit ramps, relocated and new street lighting poles and allows for future proofing if street trees were to be installed later. There are no changes proposed to the travel lane widths along Spencer Street, however there are adjustments to the kerb alignment and turning lanes. A snapshot of the design is shown in the figure below.

Key items of the design to note:

- Existing, non-compliant, kerb ramps at William St will remain due to the knock-on effects if they are to be corrected to DDA standards. TMR has a complimentary project to undertake alterations to this intersection and the designs have been co-ordinated to ensure conflicts are minimised.
- New kerb ramps at Railway St will be constructed to existing road levels and will not achieve full compliance but will be no worse than existing.
- Zebra crossings will be provided at the McDonalds access (raised) and the shopping centre access (not raised).
- Street lighting will be upgraded to be compliant and 2x poles will be relocated by Energex.

Some of the businesses along Spencer Street will be affected by the project during construction period. These businesses will be consulted prior to the delivery of the project:

- McDonald's Fast Food
- Gatton Meat Centre
- Gatton Square Shopping Mall
- St Alban's Anglican Parish of Gatton

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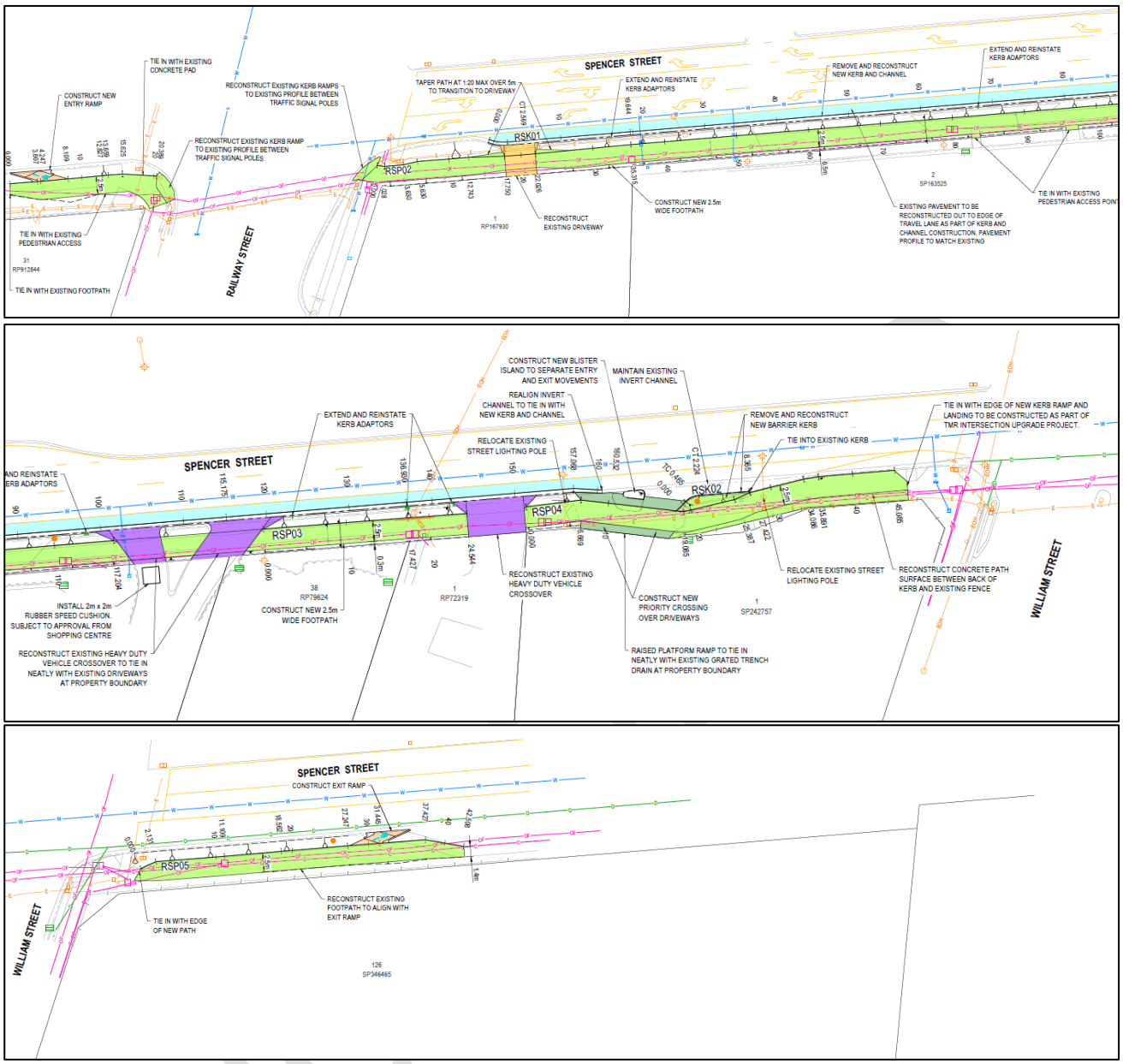
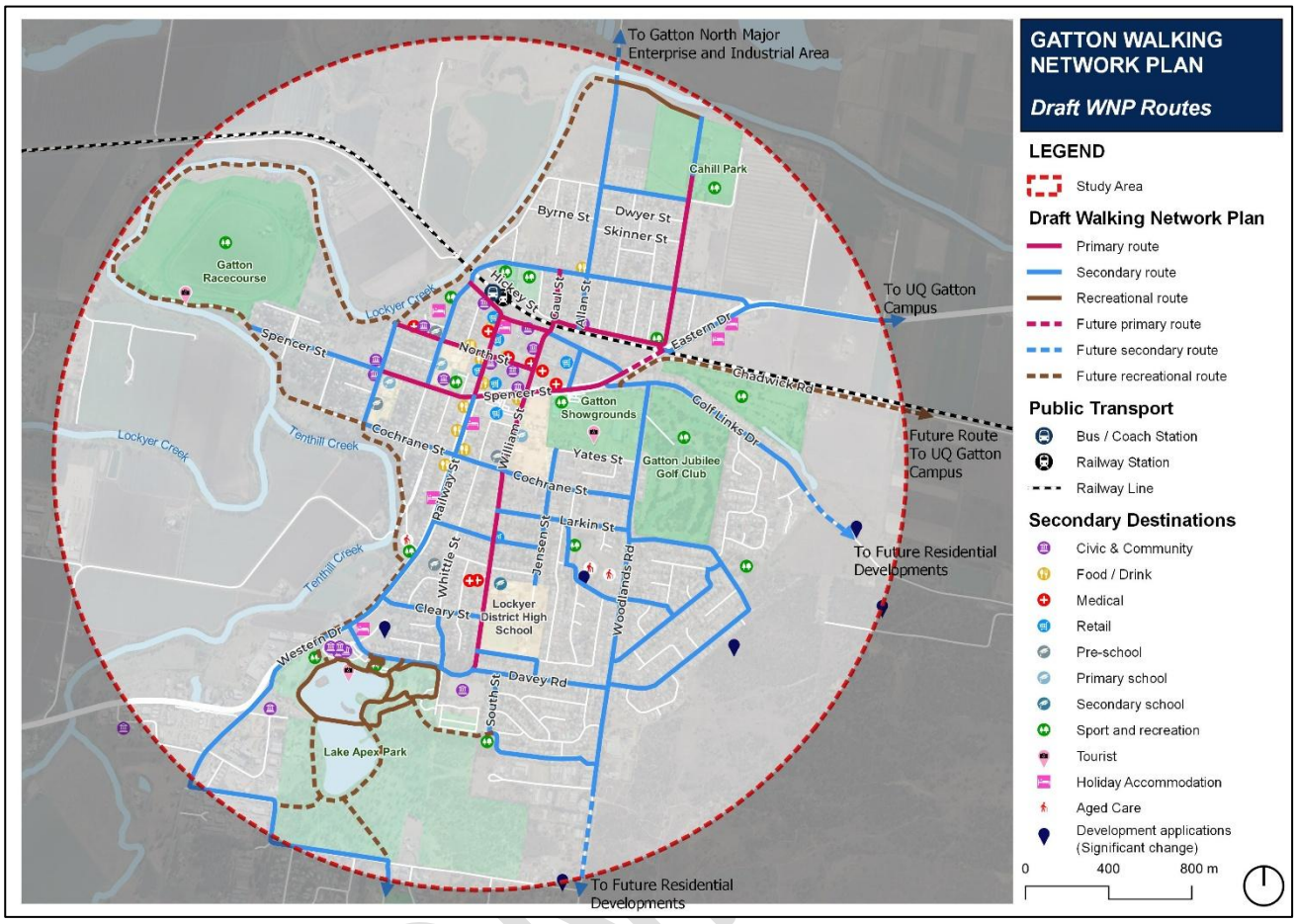

SPENCER STREET
TIE IN WITH EXISTING CONCRETE PAD
CONSTRUCT NEW ENTRY RAMP
RECONSTRUCT EXISTING KERB RAMPS TO EXISTING PROFILE BETWEEN TRAFFIC SIGNAL POLES
RECONSTRUCT EXISTING KERB RAMP TO EXISTING PROFILE BETWEEN TRAFFIC SIGNAL POLES
TAPER PATH AT 1:20 MAX OVER 5m TO TRANSITION TO DRIVEWAY
EXTEND AND REINSTATE KERB ADAPTORS
REMOVE AND RECONSTRUCT NEW KERB AND CHANNEL
EXTEND AND REINSTATE KERB ADAPTORS
RSK01
RSP02
RECONSTRUCT EXISTING DRIVEWAY
CONSTRUCT NEW 2.5m WIDE FOOTPATH
EXISTING PAVEMENT TO BE RECONSTRUCTED OUT TO EDGE OF TRAVEL LANE AS PART OF KERB AND CHANNEL CONSTRUCTION. PAVEMENT PROFILE TO MATCH EXISTING
TIE IN WITH EXISTING PEDESTRIAN ACCESS POINT
TIE IN WITH EXISTING PEDESTRIAN ACCESS
TIE IN WITH EXISTING FOOTPATH
RAILWAY STREET
CONSTRUCT NEW BLISTER ISLAND TO SEPARATE ENTRY AND EXIT MOVEMENTS
MAINTAIN EXISTING INVERT CHANNEL
REALIGN INVERT CHANNEL TO TIE IN WITH NEW KERB AND CHANNEL
EXTEND AND REINSTATE KERB ADAPTORS
RELOCATE EXISTING STREET LIGHTING POLE
REMOVE AND RECONSTRUCT NEW BARRIER KERB
TIE INTO EXISTING KERB
TIE IN WITH EDGE OF NEW KERB RAMP AND LANDING TO BE CONSTRUCTED AS PART OF TMR INTERSECTION UPGRADE PROJECT.
RSK02
RSP03
RSP04
RECONSTRUCT EXISTING HEAVY DUTY VEHICLE CROSSOVER
CONSTRUCT NEW PRIORITY CROSSING OVER DRIVEWAYS
RELOCATE EXISTING STREET LIGHTING POLE
RECONSTRUCT CONCRETE PATH SURFACE BETWEEN BACK OF KERB AND EXISTING FENCE
INSTALL 2m x 2m RUBBER SPEED CUSHION SUBJECT TO APPROVAL FROM SHOPPING CENTRE
RECONSTRUCT EXISTING HEAVY DUTY VEHICLE CROSSOVER TO TIE IN NEATLY WITH EXISTING DRIVEWAYS AT PROPERTY BOUNDARY
CONSTRUCT NEW 2.5m WIDE FOOTPATH
RAISED PLATFORM RAMP TO TIE IN NEATLY WITH EXISTING GRATED TRENCH DRAIN AT PROPERTY BOUNDARY
WILLIAM STREET
SPENCER STREET
CONSTRUCT EXIT RAMP
RSP05
RECONSTRUCT EXISTING FOOTPATH TO ALIGN WITH EXIT RAMP
TIE IN WITH EDGE OF NEW PATH
WILLIAM STREET

Draft Gatton Walking Network Plan:




**Gatton to UQ Active Transport Link Planning Study**

It is also proposed that Council apply for funding for a Cycling Options Analysis Planning Study for a 6.5km active transport link from Gatton to the University of Queensland Gatton Campus. Around 2,000 students as well as staff and recreational users will benefit from a safe and efficient off-road route linking the UQ Gatton Campus with Gatton town centre where many live, work and access services such as health and recreation.

For staff and students to walk or cycle to the campus would currently require them to use the narrow shoulder of the 100 km/h Gatton-Laidley Road, constraining the uptake of active transport modes with the result that most arrive by car. The roads leading to the Campus are quite busy and used heavily by large agricultural machinery and trucks.
This link will connect existing active transport paths along Hickey Street, Gatton, and surrounding commercial, recreational and residential areas, with the UQ campus via a 6.5km path mainly alongside the rail line. The proposed route is shown in the figure below. The link is identified as a Priority A Principal Route in the PCN.

This initial planning study will identify the preferred alignment, cross section, property requirements, constraints and risks of the route, and potential design features such as culverts required across waterways. A key consideration will be to review the flood risk along the route and propose options for mitigating potential impacts of flooding.

The intent of this study is to ensure that any future investment is accurately budgeted, well informed and based on Council's infrastructure and asset management feasibility and sustainability requirements.

Community engagement has been previously undertaken by TMR as part of the review of the Principal Cycle Network and further community engagement will occur with selected stakeholders, such as adjacent landowners and community groups. A letter of support has been provided by the Director of the University of Queensland Gatton Campus.

The cost estimate for the Cycling Options Analysis Planning Study is $75,000.




**Funding and Council Contribution**

The Active Transport Grants Program will fund up to 50% of eligible costs and Council will need to cover a minimum of 50% of the project costs and any ineligible costs incurred.

| Project | Grant amount | LVRC Contribution | Total Cost |
|---|---|---|---|
| Footpath upgrade – Spencer St | $462,500 | $462,500 | $925,000 |
| UQ link planning study | $37,500 | $37,500 | $75,000 |
| **Total** | **$500,000** | **$500,000** | **$1,000,000** |

Options

1. Council
    a. Endorse the updates to the Principal Cycle Network in the Lockyer Valley Region
    b. Endorse the submission of the Footpath Upgrade - Spencer Street, Gatton, from Railway Street to William Street and the Gatton to UQ Active Transport Link Planning Study to the Active Transport Grants Program; or
2. Council
    a. Endorse the updates to the Principal Cycle Network in the Lockyer Valley Region
    b. Does not endorse the submission of the Footpath Upgrade - Spencer Street, Gatton, from Railway Street to William Street and the Gatton to UQ Active Transport Link Planning Study to the Active Transport Grants Program; or
3. Council
    a. Does not endorse the updates to the Principal Cycle Network in the Lockyer Valley Region

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   b. Endorse the submission of the Footpath Upgrade - Spencer Street, Gatton, from Railway Street to William Street and the Gatton to UQ Active Transport Link Planning Study to the Active Transport Grants Program; or
4. Council
   a. Does not endorse the updates to the Principal Cycle Network in the Lockyer Valley Region
   b. Does not endorse the submission of the Footpath Upgrade - Spencer Street, Gatton, from Railway Street to William Street and the Gatton to UQ Active Transport Link Planning Study to the Active Transport Grants Program.

Previous Council Resolutions

Ordinary Meeting of Council 16 October 2024
Resolution Number 24-28/0175

RESOLUTION:

*"THAT Council approve in principle a 50% co-contribution of $434,350 from the 2025-2026 budget, towards the Queensland Government's Cycle Network Local Government Grants 2025-2026 Round for the Spencer Street, Gatton from Railway Street to William Street Construction, subject to the grant application being successful."*

Critical Dates

- TMR have requested endorsement of the updates to the Principal Cycle Network in the Lockyer Valley Region by 07 January 2026
- Submissions to the Active Transport Grants Program close on 27 February 2026

**Strategic Implications**

Corporate Plan

This document aligns with the outcomes of Councils Corporate Plan 2022-2027, more specifically:

- Lockyer Community
  - A community with fair and reasonable access to services.
- Lockyer Planned
  - Provision of fit-for-purpose infrastructure which meets the current and future needs of the region.
  - Regional collaboration and targeted advocacy that drives external funding, for timely delivery of key infrastructure and enhanced community outcomes.
- Lockyer 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

No additional financial commitment is required for the endorsement of the updated Principal Cycle Network.

A future application towards the 2026-27 Active Transport Grants Program would require the following financial contributions:

| Project | Grant amount | LVRC Contribution | Total Cost |
|---|---|---|---|
| Footpath upgrade – Spencer St | $462,500 | $462,500 | $925,000 |

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| | | | |
|---|---|---|---|
| UQ link planning study | $37,500 | $37,500 | $75,000 |
| **Total** | **$500,000** | **$500,000** | **$1,000,000** |

Legislation and Policy

Council's *Provision of Transport Network Policy*:

"*Council endeavours to provide safe, sustainable, and fit-for-purpose transport infrastructure that supports community connectivity, economic resilience, and environmental stewardship in alignment with Council's Strategic Asset Management Plan and corporate objectives*."

Risk Management

| Risk Code | Corporate Risk Category Description |
|---|---|
| FE1 | Financial sustainability to support the achievement of strategy, goals and objectives in the medium to long term. |
| FE2 | Decision making governance, due diligence, accountability and sustainability |
| IA1 | Planning, managing and maintaining assets for the future |
| IA2 | Delivering major projects (time, cost, scope and quality) |

Consultation

*Portfolio Councillor Consultation*

Infrastructure Portfolio Councillor, Cr Michael Hagan, has been consulted.

*Internal Consultation*

Cross-departmental consultation on the draft Walking Network Plan was undertaken during the development of the plan. This identified Council's active transport infrastructure priority routes within Gatton.

*External Consultation*

In mid-2022, TMR commenced a review and update of the PCN. The review included the opportunity for members of the Queensland community to provide their feedback on the current alignment of the PCN. This feedback was reviewed by Council officers and incorporated into the updates to the Principal Cycle Network. A letter of support has been provided by the Director of the University of Queensland Gatton Campus.

**Attachments**

| | | |
|---|---|---|
| **1**⇩ | Letter - Request for Endorsement from the Department of Transport and Main Roads | 2 Pages |
| **2**⇩ | Updated Principal Cycle Network Priority Route Maps | 10 Pages |
| **3**⇩ | Principal Cycle Network Review Guideline | 14 Pages |
| **4**⇩ | Gatton Walking Network Plan - DRAFT | 1 Page |

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DELIVERING FOR QUEENSLAND | Queensland Government

Office of the
Director-General
Department of
Transport and Main Roads

Our ref: DG48267

7 November 2025

Mr Ian Church
Chief Executive Officer
Lockyer Valley Regional Council
ichurch@lvrc.qld.gov.au

Dear Mr Church

I am pleased to enclose the updated Principal Cycle Network (the network) for Lockyer Valley Regional Council (LVRC) for your endorsement. The network has been updated following statewide community consultation and extensive engagement with officers from LVRC and reflects their recommendations.

The network shows core routes needed to get more people riding, more often, and has been updated to respond to changing demand, current planning and emerging opportunities. Routes are indicative and exist to guide further planning.

I am seeking your formal written endorsement of the updated network prior to its publication on the Department of Transport and Main Roads' (TMR) website as part of the statewide *Queensland Principal Cycle Network* (QPCN). The consolidated QPCN will replace the current individual regional principal cycle network plans.

Following your endorsement, you will find the published QPCN on TMR's website at https://www.tmr.qld.gov.au. The updated network will also be made available on Queensland Globe, Open Data Portal and the State Planning Program Interactive Mapping System, in due course.

The current accompanying *Priority Route Maps* are already published and will be retained on the TMR website until the delivery priorities are reviewed and updated in collaboration with LVRC. This review will commence in late 2025.

Under the Cycle Network Local Government Grants program (the program), all local governments with an endorsed QPCN can apply for funding towards delivery of cycling infrastructure projects on the principal cycle network. Applications for the 2026–27 funding round will open in late 2025.

TMR intends to publish the updated network as soon as possible. Your endorsement of the enclosed maps within two months of the date of this letter would be appreciated.

1 William Street Brisbane
GPO Box 1549 Brisbane
Queensland 4001 Australia
**Telephone +61 7 3066 7316**
**Website** www.tmr.qld.gov.au
ABN 39 407 690 291

If you require further information, I encourage you to contact Mr Adam Rogers, Director (Active Transport), by email at adam.z.rogers@tmr.qld.gov.au or telephone on 07 3066 7540.

Thank you for participating in this project and I look forward to your response.

Yours sincerely

Sally Stannard
**Director-General**
**Department of Transport and Main Roads**

Enc (1)

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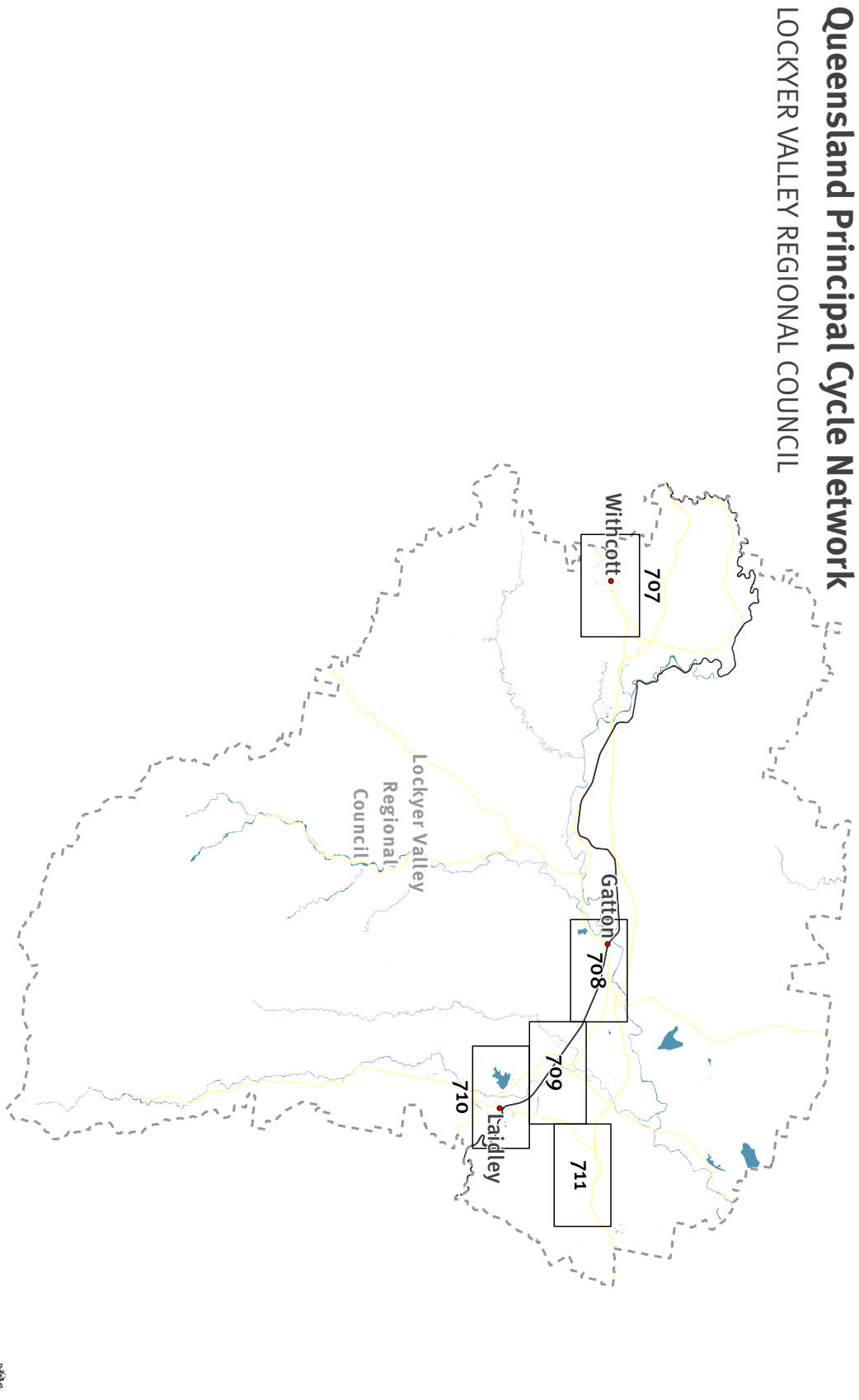
Queensland Principal Cycle Network
LOCKYER VALLEY REGIONAL COUNCIL
Withcott
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Gatton
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Laidley
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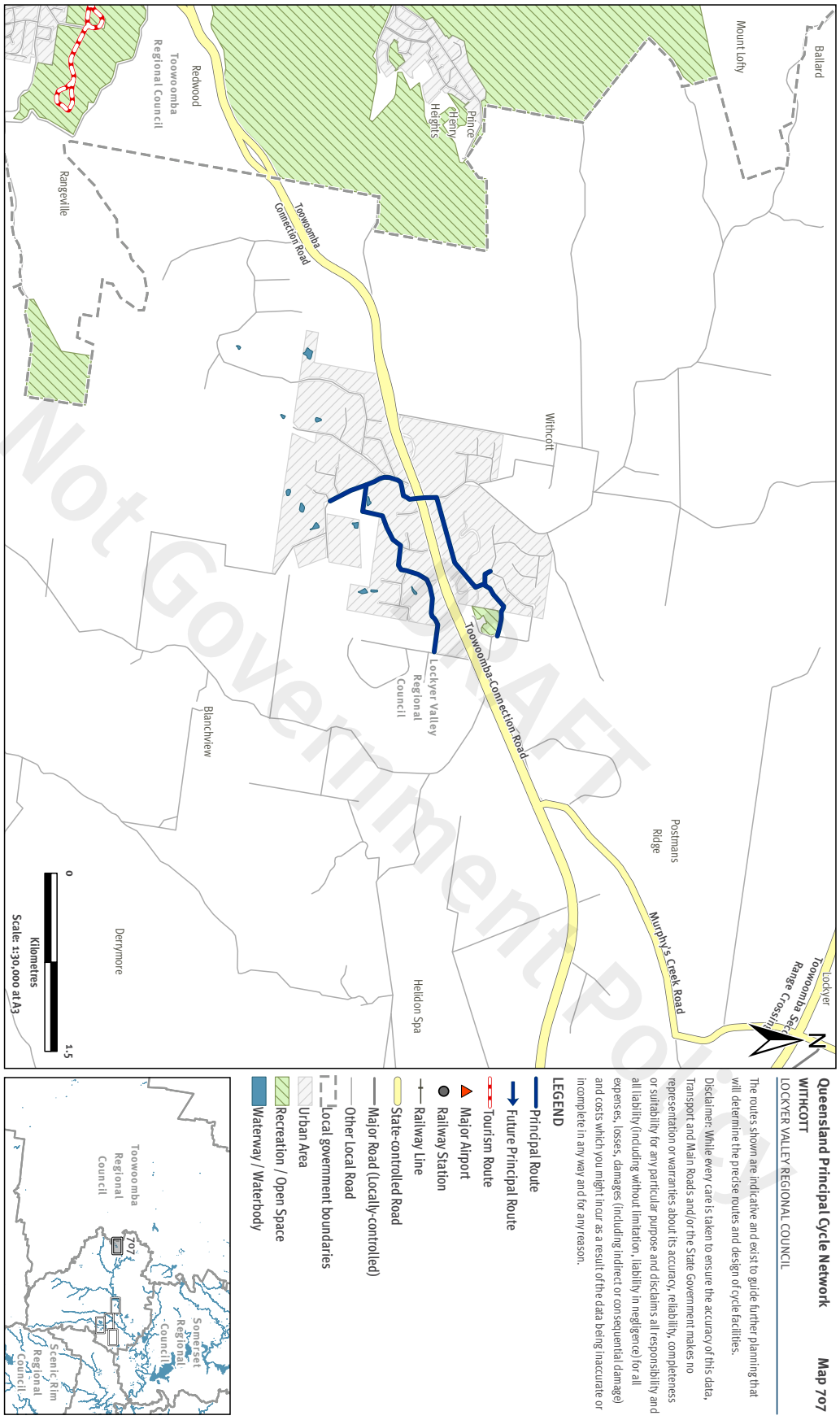
Lockyer Valley Regional Council


Queensland Principal Cycle Network
WITHCOTT
LOCKYER VALLEY REGIONAL COUNCIL
Map 707
The routes shown are indicative and exist to guide further planning that will determine the precise routes and design of cycle facilities.
Disclaimer: While every care is taken to ensure the accuracy of this data, Transport and Main Roads and/or the State Government makes no representation or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.
LEGEND
Principal Route
Future Principal Route
Tourism Route
Major Airport
Railway Station
Railway Line
State-controlled Road
Major Road (Locally-controlled)
Other Local Road
Local government boundaries
Urban Area
Recreation / Open Space
Waterway / Waterbody
Ballard
Mount Lofty
Redwood
Toowoomba Regional Council
Prince Henry Heights
Rangeville
Toowoomba Connection Road
Withcott
Postmans Ridge
Murphy's Creek Road
Lockyer
Toowoomba Range Crossing
Lockyer Valley Regional Council
Blanchview
Helidon Spa
Derrymore
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1-5
Kilometres
Scale: 1:30,000 at A3
Toowoomba Regional Council
707
Somerset Regional Council
Scenic Rim Regional Council
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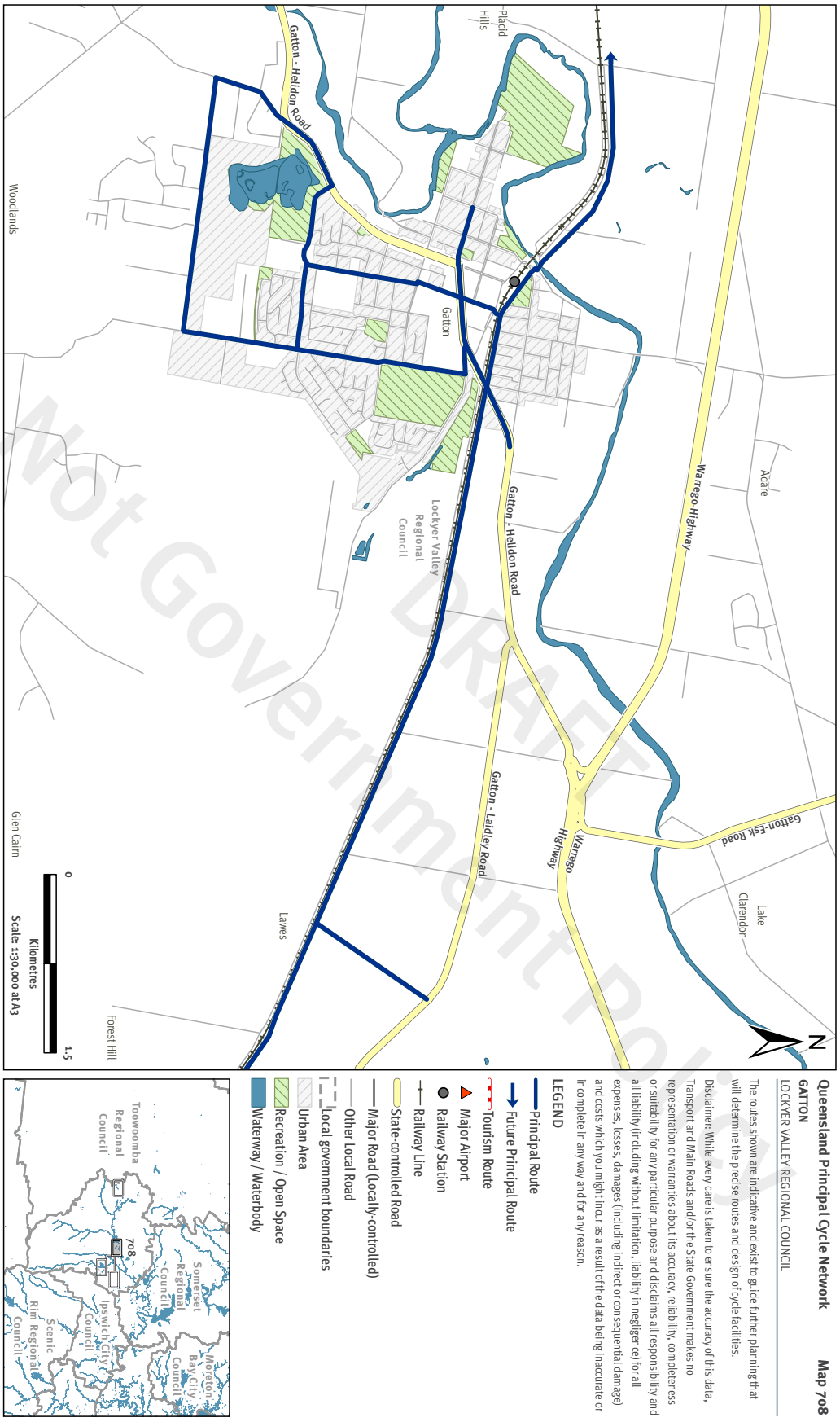
Not Government Policy


Queensland Principal Cycle Network
Map 708
GATTON
LOCKYER VALLEY REGIONAL COUNCIL
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State-controlled Road
Major Road (Locally-controlled)
Other Local Road
Local government boundaries
Urban Area
Recreation / Open Space
Waterway / Waterbody
Kilometres
Scale: 1:30,000 at A3
Gatton - Helidon Road
Warrego Highway
Gatton - Laidley Road
Gatton-Esk Road
Lockyer Valley Regional Council
Gatton
Placid Hills
Adare
Lake Clarendon
Woodlands
Glen Cairn
Lawes
Forest Hill
Toowoomba Regional Council
Somerset Regional Council
Moreton Bay City Council
Ipswich City Council
Scenic Rim Regional Council
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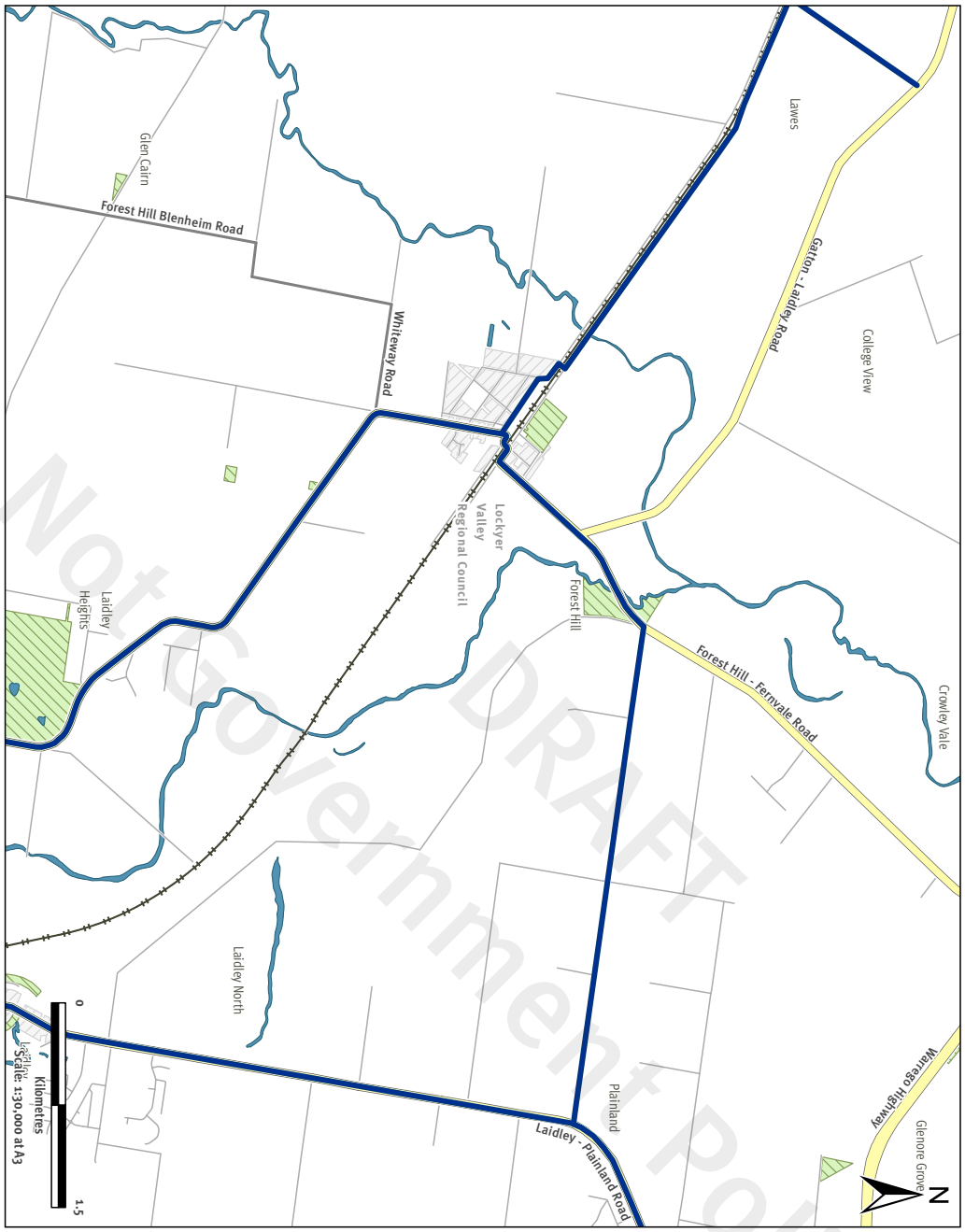


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**Queensland Principal Cycle Network** **Map 709**

**FOREST HILL**

LOCKYER VALLEY REGIONAL COUNCIL

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**LEGEND**

- Principal Route
- Future Principal Route
- Tourism Route
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- Railway Station
- Railway Line
- State-controlled Road
- Major Road (Locally-controlled)
- Other Local Road
- Local government boundaries
- Urban Area
- Recreation / Open Space
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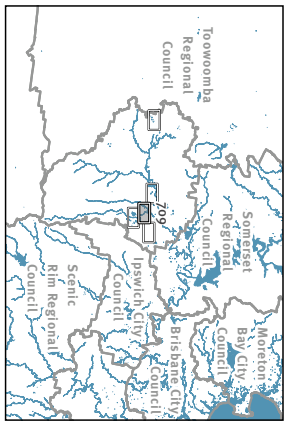

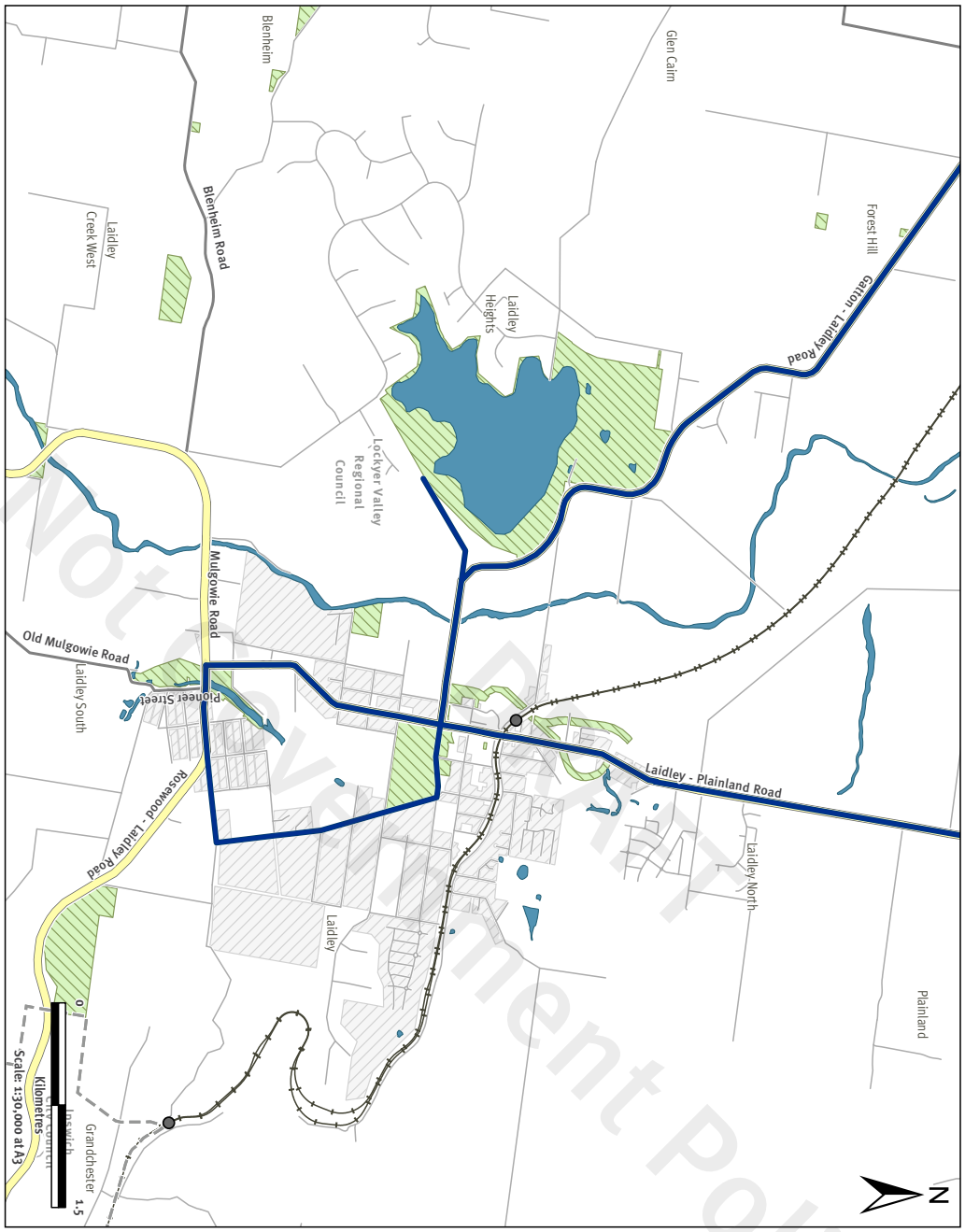


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**Queensland Principal Cycle Network** **Map 710**

**LAIDLEY**

LOCKYER VALLEY REGIONAL COUNCIL

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- Railway Line
- State-controlled Road
- Major Road (Locally-controlled)
- Other Local Road
- Local government boundaries
- Urban Area
- Recreation / Open Space
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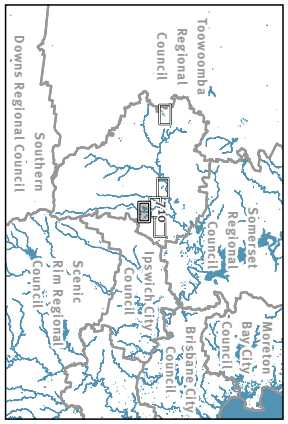

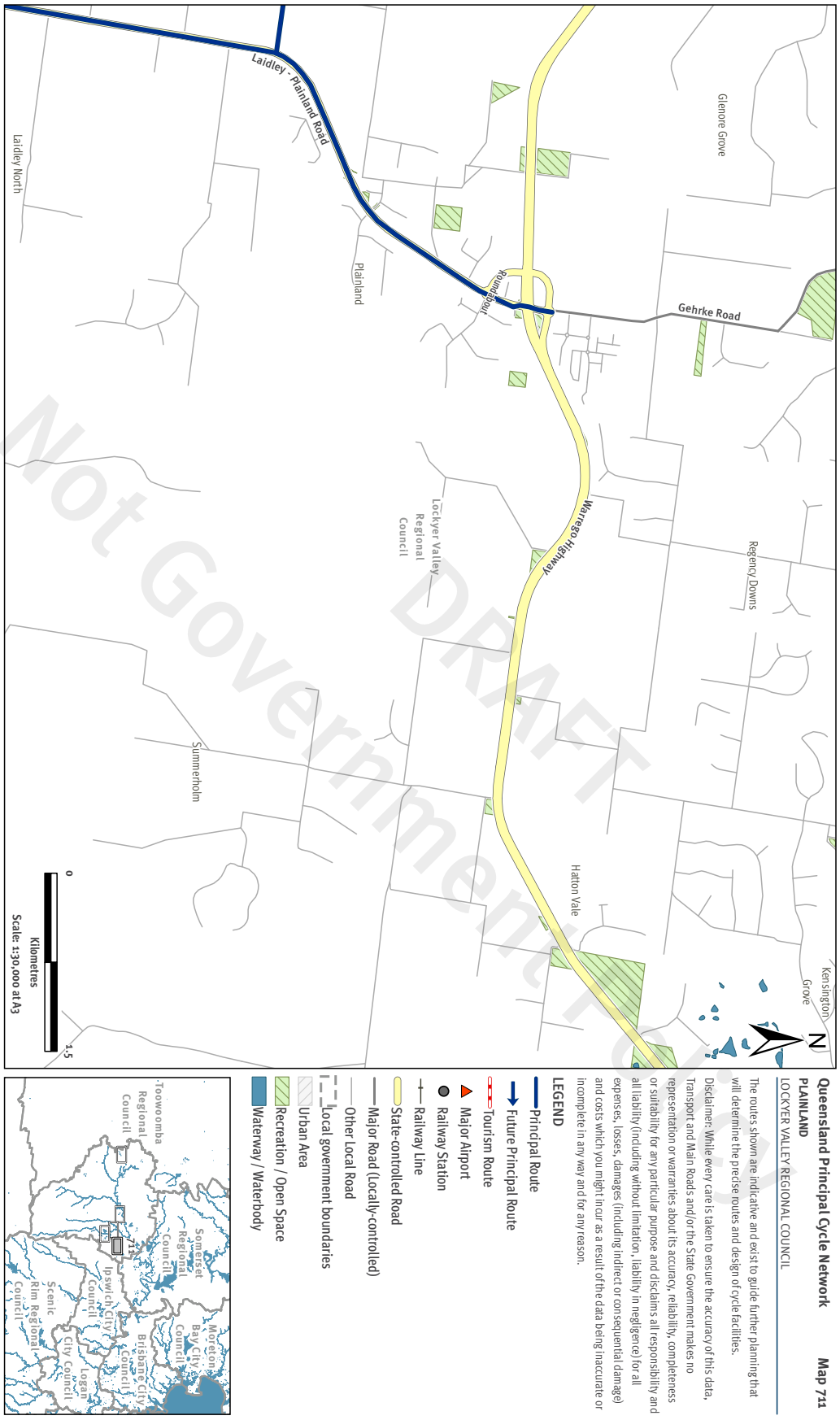


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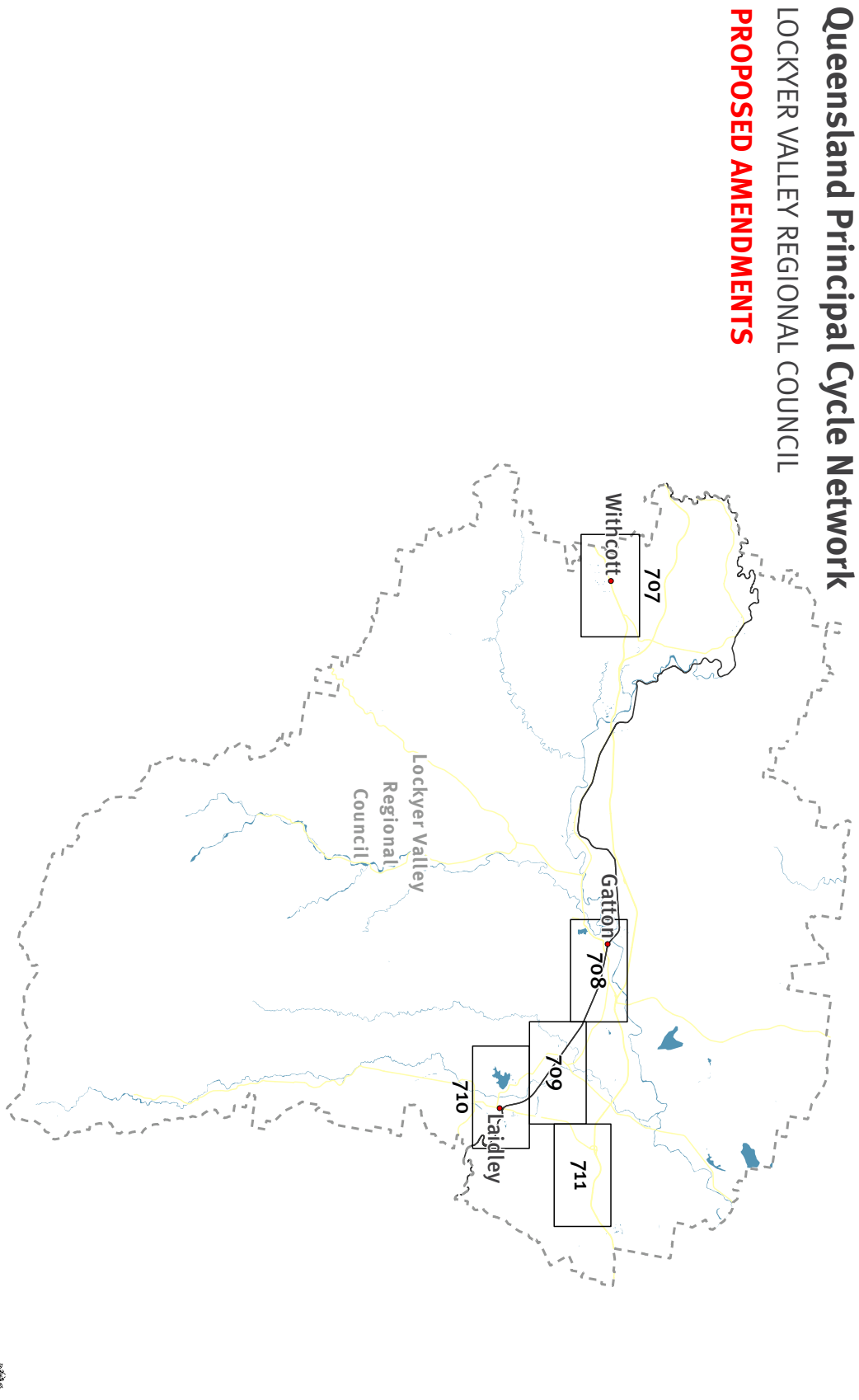
Queensland Principal Cycle Network
LOCKYER VALLEY REGIONAL COUNCIL
PROPOSED AMENDMENTS
Withcott
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Laidley
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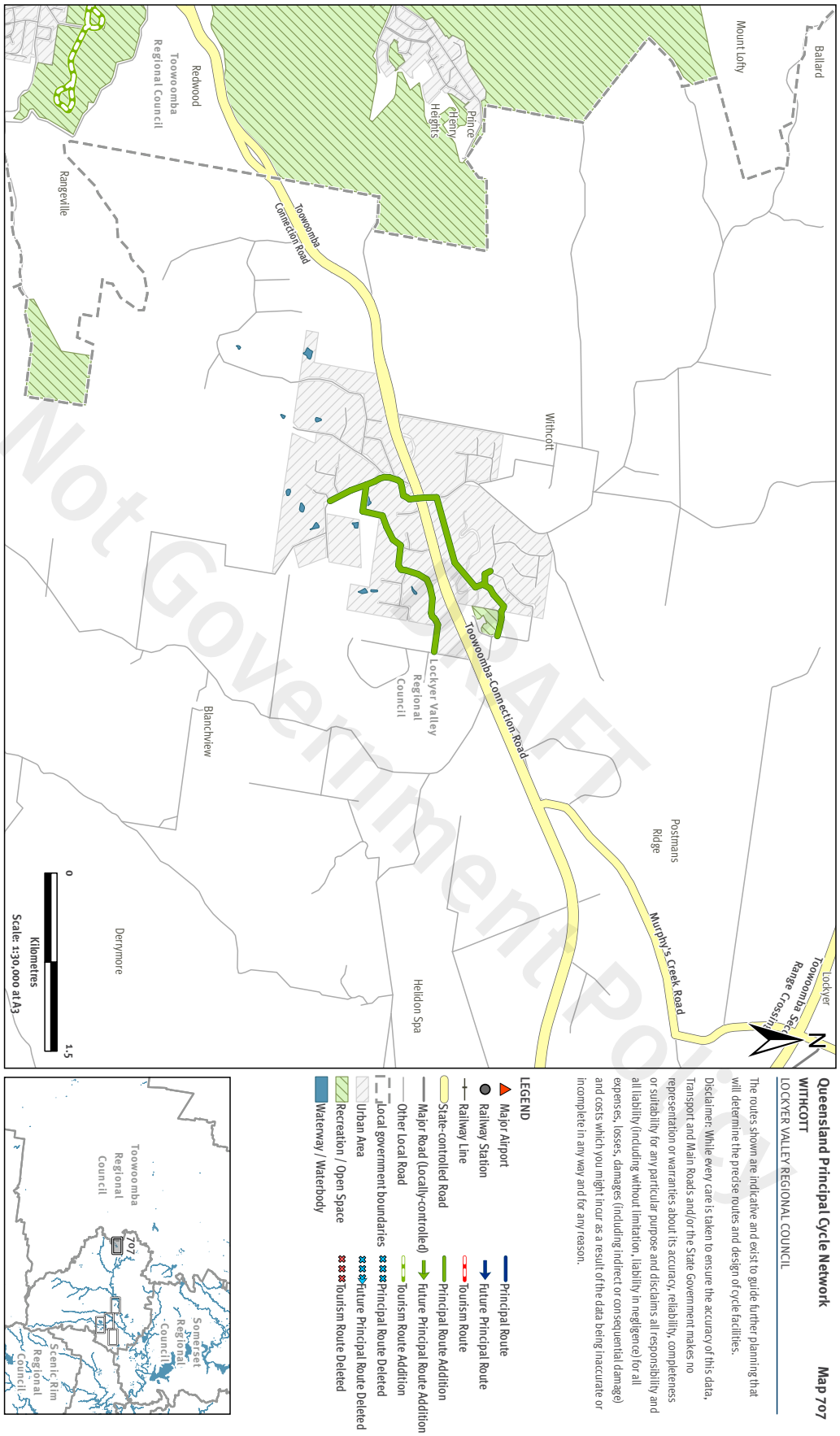
Lockyer Valley Regional Council


Ballard
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Principal Route Addition
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Tourism Route Addition
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Somerset Regional Council
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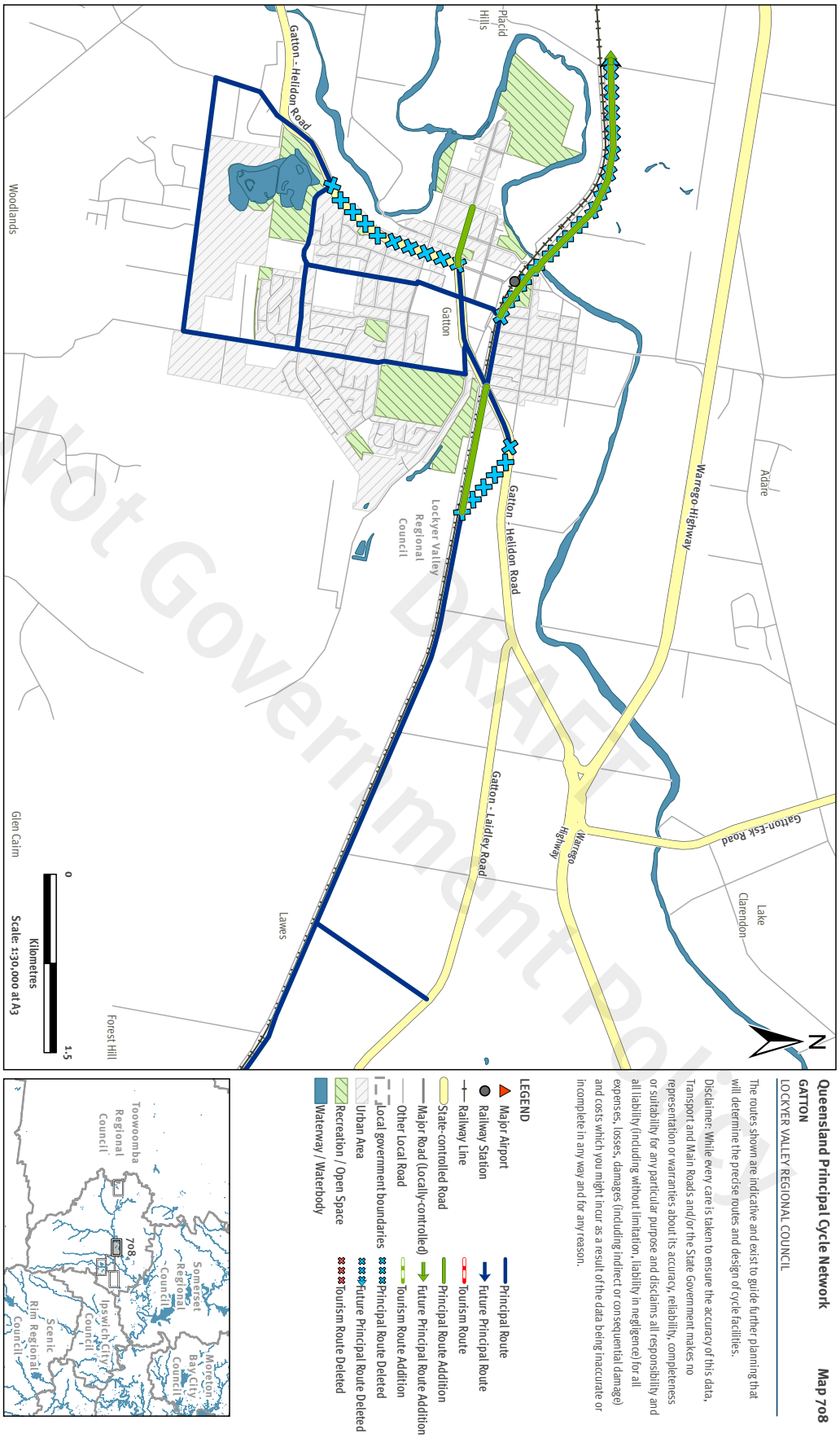
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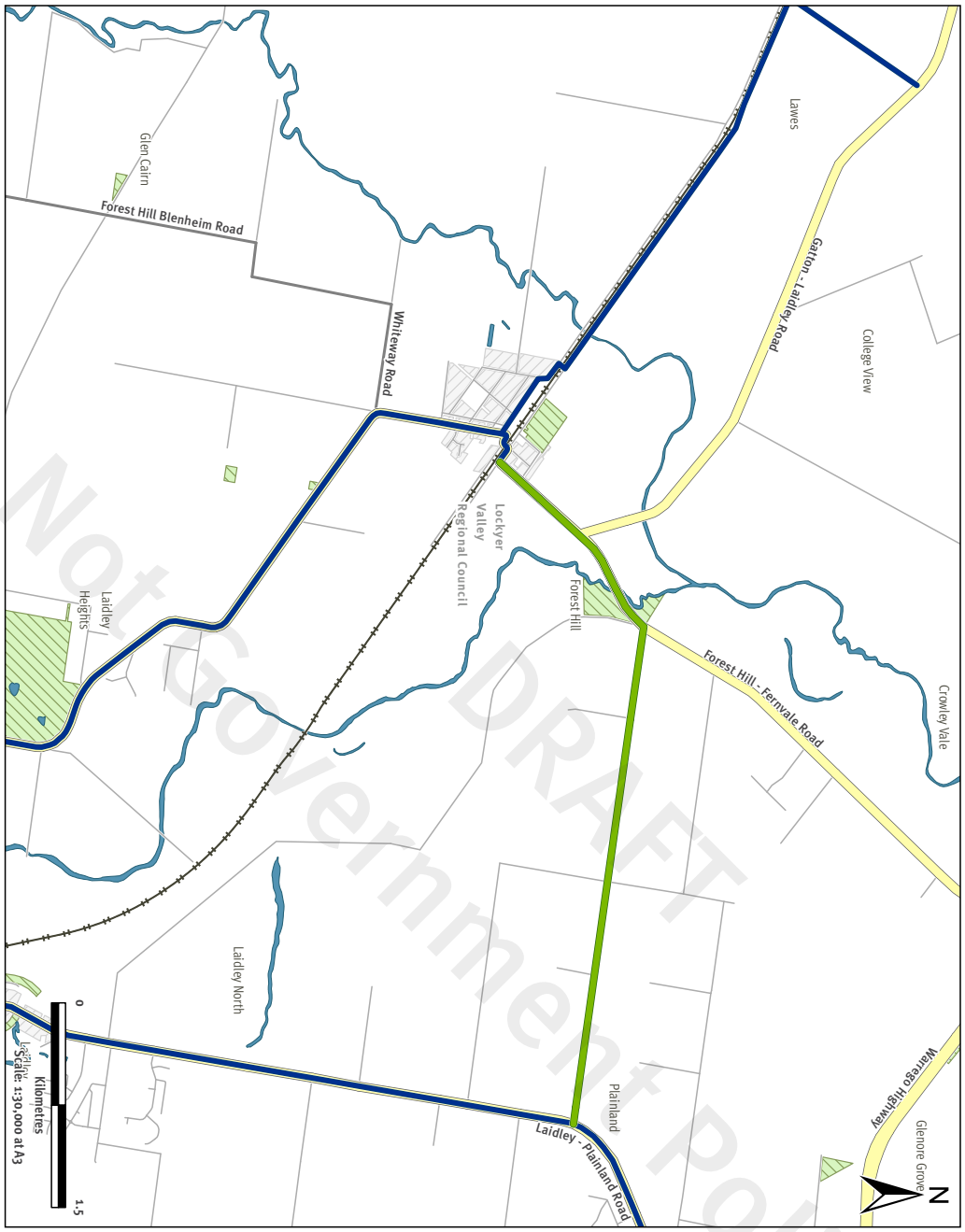


**Queensland Principal Cycle Network** **Map 709**

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- Tourism Route
- Principal Route Addition
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- Tourism Route Addition
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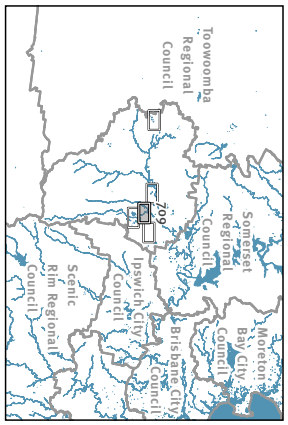
- Future Principal Route Deleted
- Tourism Route Deleted



# Queensland Principal Cycle Network

## Reviewing and updating delivery priorities

November 2025

DELIVERING FOR QUEENSLAND | Queensland Government

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**Delivery priorities** ..... **4**

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*Stage 2: Review proposed changes* ..... *6*

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# Introduction

This guide is intended to support Queensland road authorities to review and update delivery priorities for and to develop work programs to inform the implementation of principal routes identified in the Queensland Principal Cycle Network (QPCN). This is the second phase of the review and update of the QPCN, led by the Department of Transport and Main Roads (TMR) (Figure 1).

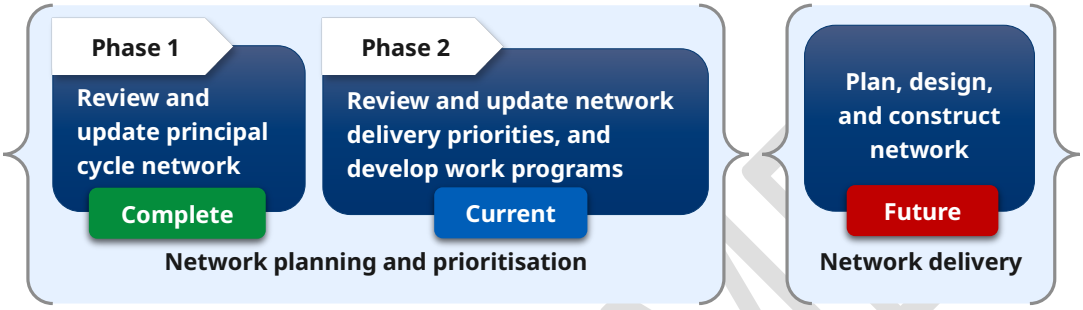


**Figure 1: Phases to review, update and deliver the QPCN.**

This guide should be read in conjunction with the *Queensland Priority Route Map, Interactive Mapping Application Road Authority User Manual.* Road authorities must use this mapping application to review and propose changes to delivery priorities.

# Purpose

We are undertaking this regular review and update of delivery priorities to produce updated Priority Route Maps (PRMs) to help guide state and local government investment to deliver the principal cycle network. Specific project objectives include:

1. consolidate delivery priorities into four categories – A, B, C[1], Existing
2. assign delivery priorities to principal routes newly added to the QPCN
3. ensure delivery priorities reflect logical sequence of delivery
4. confirm Priority A routes are generally deliverable in the next 10 years
5. develop work programs[2] to inform delivery of Priority A routes.

[1] Route Priority D has been discontinued to simplify prioritisation, supporting renewed focus on sequencing of delivery (first (Priority A), second (Priority B), and third (Priority C)).

[2] Formerly 'action plans', work programs list actions to progress delivery of Priority A routes, for internal use by TMR and local government.

# Delivery priorities

PRMs identify the delivery priority that state and local government have assigned to principal routes in each local government area. Tourism routes[3] and future principal routes are not assigned delivery priorities. Delivery priorities (Figure 2) are indicative and intended to guide future investment in the network.

Routes identified as Priority A are to be generally deliverable (fully delivered or substantially progressed) in the next 10 years. Whereas previously routes may have been shown as Priority A to reflect an aspirational target, TMR has refined the description of this priority to better manage community expectations.

Priority B and C delivery priorities are intended to reflect and communicate a logical sequence of delivery – secondary and tertiary priorities, respectively. Routes identified as Existing have fit-for-purpose bike riding infrastructure for which no upgrade is planned, as determined by the road authority.

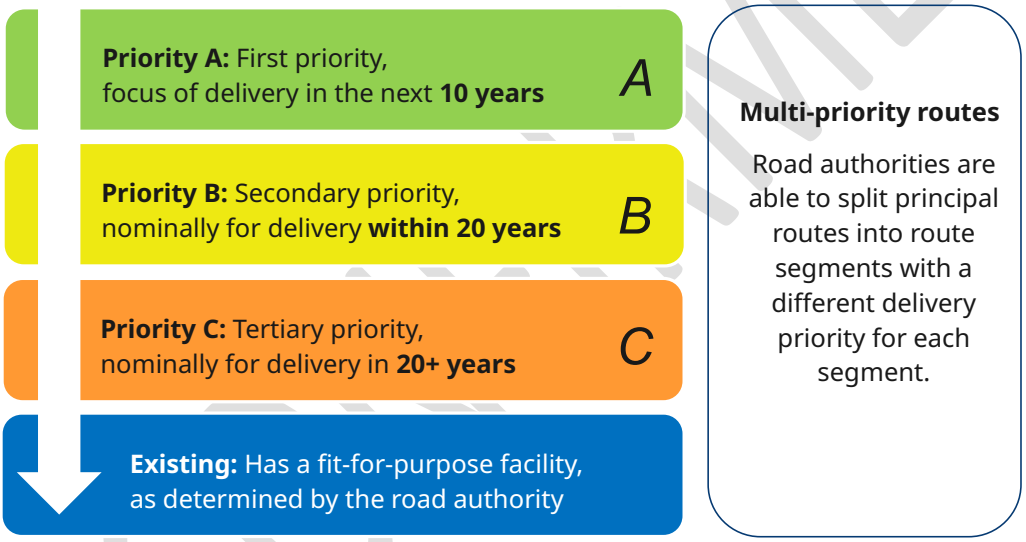


**Figure 2: Principal route delivery priorities**

[3] Tourism routes are also not eligible for funding through the TMR Active Transport Investment Program. Road authorities are encouraged to seek other funding opportunities for tourism routes and to continue planning for future principal routes.

# Reviewing and updating delivery priorities

We will review and update delivery priorities in four stages and use the mapping application to compile and action proposed changes.

## Stage 1: Review and propose changes

We recommend road authorities use the steps detailed below to review and propose changes to the current delivery priorities for their network.

### 1. Review routes with existing bike riding facilities

- Is the route or route segment improved with an existing fit-for-purpose bike riding facility, as determined by the road authority?
    - If facility is fit-for-purpose, please retain or assign 'Existing' delivery priority to route or route segment.
    - If facility requires upgrade, please assign Priority A, B or C - referring to the key considerations and the timeframes in Figure 2.
- If the route or route segment was constructed within the last five years or is currently under construction, please assign 'Existing' delivery priority.

### 2. Assign delivery priority to new routes

- Review new routes added to the network. These are categorised as unpriortised and identified as black lines in the mapping application.
- For new routes with existing fit-for-purpose bike riding facilities, please review and assign delivery priorities per step 1 above.
- For other new routes, please assign Priority A, B, or C, referring to the key considerations and the timeframes in Figure 2.

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### 3. Review and rationalise Priority A routes

- Review Priority A routes or route segments to confirm:
    - Each route or route segment is generally deliverable (fully delivered or substantially progressed) in the next 10 years.
    - The full extent of the network identified as a Priority A is generally deliverable in the next 10 years.
- When confirming delivery priority, please refer to the key considerations, specifically example characteristics of Priority A routes.
- If a route or route segment is not generally deliverable within the next 10 years, please reprioritise as Priority B or C, as appropriate.
- For routes or route segments with existing fit-for-purpose bike riding facilities, please review and assign delivery priorities per step 1 above.

### 4. Review Priority B and C routes

- Review Priority B and C routes or route segments to confirm delivery timeframes are appropriate and priorities reflect logical sequence of delivery.
- When confirming priority, please refer to the key considerations, specifically example characteristics of Priority B and C routes.
- When confirming sequencing of delivery, please consider priorities in context of suburb/township/local government area, as appropriate
- Please ensure sequencing of delivery supports improvement and expansion of a connected network of principal routes.
- If a route or route segment needs to be elevated or lowered in priority, please reprioritise as Priority A, B, or C, as appropriate.
- For routes or route segments with existing fit-for-purpose bike riding facilities, please review and assign delivery priorities per step 1 above.

## Stage 2: Review proposed changes

We will review all proposed changes and advise if further information is needed. We will meet with road authorities to discuss current/proposed delivery priorities, as needed. We will prepare updated draft PRMs showing actioned changes for road authorities to review.

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## Stage 3: Finalise changes and develop work programs

We will ask road authorities to review and confirm we have accurately reflected actioned changes in the updated draft PRMs, and to propose further changes, as needed. We will work with each road authority to develop a work program to inform delivery of Priority A routes, for internal reference only.

## Stage 4: Formal endorsement of updated priorities

We will prepare updated draft PRMs for formal TMR and local government endorsement. Following formal endorsement, we will publish updated PRMs as on the TMR website and other Queensland Government mapping platforms.

# Key considerations for delivery priorities

We recommend road authorities consider a range of factors when reviewing and assigning delivery priorities to principal routes such as:

- strategic importance
- network enhancement
- demand
- safety improvements
- feasibility and deliverability
- opportunity.

The prompts provided in Tables 1 thru 6 detail key considerations for each of the factors listed above, and are accompanied by examples of corresponding characteristics of Priority A delivery priority compared to a Priority B or C. The prompts and characteristics are intended to inform a holistic review and should **not** be used as basis to solely determine a route's delivery priority.

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## Table 1: Considerations – Strategic importance

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Is the route identified in strategic planning documentation?** | Route is identified in strategic planning document and road authority's work program (committed or planned investment). | Route is identified in strategic planning document but not road authority's work program (committed or planned investment). |
| **Is the route identified in a Walking Network Plan (WNP) or other active transport plan?** | Route is identified in a WNP and accompanying Walking Priority Works Program, and road authority's work program (committed or planned investment). | Route identified in a WNP but not in the accompanying Walking Priority Works Program and or road authority's work program (committed or planned investment). |
| **Is the route located in a growth area?** | Route is adjacent to or within 500m of a growth area. Substantial growth is planned within the next five to 10 years. | Route is more than 500m away from growth area and or substantial growth is not planned within the next five to 10 years. |

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## Table 2: Considerations – Network enhancement

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Would delivery of the route expand connected network of principal routes?** | Route connects to an existing fit-for-purpose bike riding facility. | Route does not connect to or is not located near any existing bike riding facilities. |
| **Would delivery of the route complete a current or future missing link, or connect a residential catchment to a major trip attractor?** | Route connects two or more existing routes. Or, in the next five years, adjacent (funded) works will be delivered that will result in route becoming a missing link. Or, route provides access from a residential catchment to a major trip attractor/s. | Route does not complete a current or future missing link. Route provides access to a local trip attractor/s only. |
| **Would delivery of the route address a major barrier in the network such a waterway or major road crossing?** | Route provides water, land, road and or other transport crossing. No alternative route/s are available. | Route does not address a major barrier or there is a suitable alternative route available. |

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## Table 3: Considerations – Demand

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Would delivery of the route support current and or future demand for bike riding?** | Cycle counts demonstrate that route is not suitable for current usage and or mix of user types. Or, cycle count forecasts demonstrate that route is not suitable for future usage and or mix of user types. Substantial change in demand is anticipated within the next five to 10 years. | Cycle counts demonstrate that route is generally suitable for the current and future usage and mix of user types. Substantial change in demand is not anticipated within the next five to 10 years. |
| **Would delivery of the route activate latent demand for bike riding?** | Bicycle Propensity Index shows a high score that suggests building a bike riding facility may attract higher use than a facility in a zone with a lower score, all other factors being equal. Or, route serves significant trip generators and attractors. | Bicycle Propensity Index shows a low score that suggests building a bike riding facility may attract lower use than a facility in a zone with a higher score, all other factors being equal. Or, route serves area with low-trip generation and or limited attractors. |

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## Table 4: Considerations – Safety improvement

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Would delivery of the route address safety concern?** | Bike riding and or car crash data show high-risk location/s. Or, community feedback demonstrates safety concern/s. | Crash data and community feedback do not indicate safety concerns. |
| **Would delivery of the route address barrier to a safe and convenient riding experience?** | Route has crossings and or intersections that are barriers for people riding bikes (for example, poor visibility, multiple conflict points, high vehicle speeds, long crossing distances). | Route has crossings or intersections that are safe, direct, and easy to navigate by people riding bikes. |

## Table 5: Considerations – Feasibility and deliverability

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Has the road authority commenced delivery of the route?** | Road authority has commenced detailed planning and provided for design and construction in their work program (committed or planned investment). | Road authority has not commenced detailed planning, and or has not provided for project lifecycle in their work program (committed or planned investment). |
| **Would delivery of the route be straightforward?** | Road authority planning or design demonstrates route can be readily and cost-effectively delivered. Route is located in an area with limited constraints. | Road authority has not commenced detailed planning or design. Route is located in an area with substantial constraints that will impact delivery. |

## Table 6: Considerations – Opportunity

| Prompts | Priority A – Example characteristics | Priority B or C – Example characteristics |
|---|---|---|
| **Would delivery of the route provide access to a Brisbane 2032 Olympic and Paralympic Games venue, transport hub, or precinct?** | Route is located within 500m of a venue, transport hub or precinct. | Route is not located within 500m of a venue, transport hub or precinct. |
| **Could another project or development be leveraged to deliver the route? Consider major projects as well as road upgrade and maintenance projects.** | Another funded transport project will deliver bike riding facility, realising cost efficiencies. Or, a developer will deliver facility within the next five to 10 years as condition of development. | Another transport project may deliver bike riding facility, but project is not included in road authority's work program (committed or planned investment). |

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# Data sources

We recommend a variety of data sources be consulted to inform road authority review and assignment of delivery priorities to principal routes. Suggested data sources are outlined below as a starting point only.

| Data type | Potential sources |
|---|---|
| **Existing network** | Any internal asset management, documentation or mapping which provides the location and details (for example, type, width, length, condition) of existing pedestrian and cycling infrastructure. |
| **Current and planned work programs** | Any documentation in which the road authority documents current and plans future infrastructure delivery programs. Give particular consideration to programmed and planned projects delivering, or that could be leveraged to deliver, cycling infrastructure. |
| **Crash data** | Any dataset that contains information on crashes. Give particular consideration to the location of crashes resulting in a fatality. A high number of crashes can indicate an unsafe riding environment and/or more people riding at a location. |
| **Cycle demand** | Any dataset that contains information on the current or latent bike riding demand. Datasets reflecting current demand include, but are not limited to, counts using automated counters or manual surveys, or third-party data such as Strava.<br>The Queensland Priority Route Map Interactive Mapping Application includes the *Bicycle Use Propensity Index* which indicates latent demand for bicycle riding. The index suggests building a bike riding facility in a zone with a high score would be expected to attract higher use than a facility in a zone with a lower score, all other factors being equal. |
| **Population within an area** | Any dataset that contains population information. Give particular consideration to portion of population within 1km of the route or route segment as an indication of latent demand. |

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| | |
|---|---|
| **Trip generators and attractors** | Any dataset that contains land use types. Give particular consideration to generators and attractors within 500m of the route or route segment, the number and significance of which should inform the delivery priority. |
| **Published plans or documentation** | Any local government planning schemes, Walking Network Plans, area studies and so on which provide basis for a route or route segment being assigned a particular delivery priority. |
| **Community feedback** | Any dataset that documents any formal or informal community or other stakeholder feedback about bike riding, safety, and or facilities. |
| **Project lifecycle**[4] | Any dataset that contains information on the project lifecycle for delivery or upgrade of a route or route segment, the stages and associated timeframes of which should inform the delivery priority. |

# Work program development

We will work with each road authority to develop a work program to inform delivery of Priority A routes, for internal reference only. For each route, we will capture:

- project/route names
- specific start and end points
- identification of completed and remaining project phases
- identification of committed, planned, proposed funding.

We will ask road authorities to ensure work programs reflect timeframes for submitting and learning the outcome of any applications to state and federal government funding programs. Upon development of work program, if a Priority A route or route segment is not generally deliverable within the next 10 years, we will ask road authorities to reprioritise as appropriate.

[4] Project/s delivering a route or route segment may require completion of all or select stages of a project lifecycle (for example Options Analysis; Business Case; Design; Construct; Promote and Evaluate). More complex projects may require more stages and or time to complete. To inform the delivery priority for a route or route segment, a road authority should determine relevant stages of their agency's project lifecycle and the associated timeframes.

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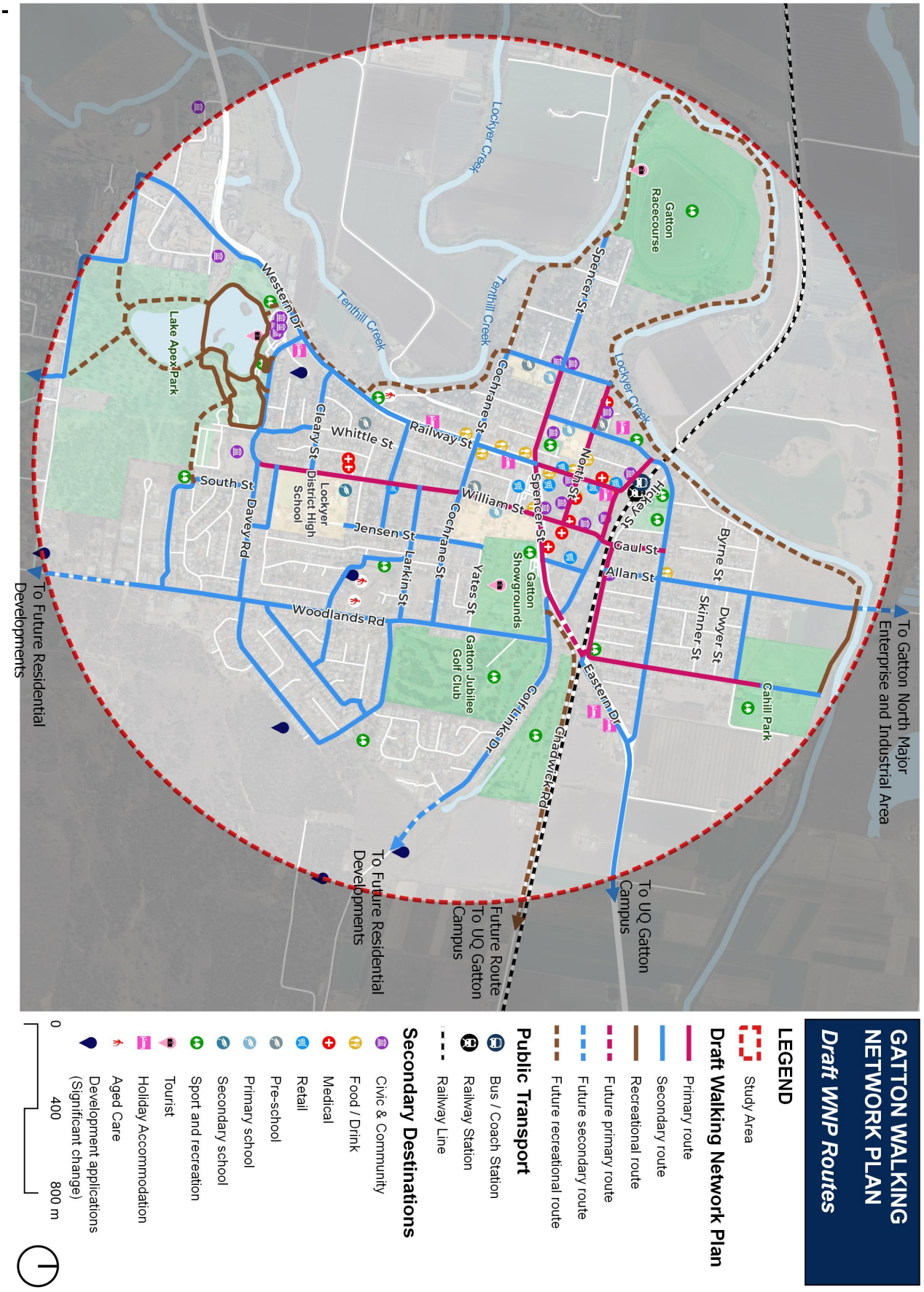
GATTON WALKING NETWORK PLAN
Draft WNP Routes
LEGEND
Study Area
Draft Walking Network Plan
Primary route
Secondary route
Recreational route
Future primary route
Future secondary route
Future recreational route
Public Transport
Bus / Coach Station
Railway Station
Railway Line
Secondary Destinations
Civic & Community
Food / Drink
Medical
Retail
Pre-school
Primary school
Secondary school
Sport and recreation
Tourist
Holiday Accommodation
Aged Care
Development applications (Significant change)
0
400
800 m
To Gatton North Major Enterprise and Industrial Area
To UQ Gatton Campus
Future Route To UQ Gatton Campus
To Future Residential Developments
To Future Residential Developments
Gatton Racecourse
Lockyer Creek
Tenthill Creek
Spencer St
Western Dr
Lake Apex Park
Cleary St
Whittle St
Railway St
Cochrane St
North St
William St
Jensen St
South St
Davey Rd
Lockyer District High School
Gatton Showgrounds
Yates St
Larkin St
Woodlands Rd
Gatton Jubilee Golf Club
Golf Links Dr
Chadwick Rd
Eastern Dr
Gaul St
Allan St
Byrne St
Dwyer St
Skinner St
Cahill Park

## 14.0 ITEMS FOR INFORMATION

**RESOLUTION**

**THAT Council receive and note the following items for information:**

**14.1 - Interim Chief Executive Officer's Monthly Report - December 2025**
**14.2 - Group Manager People, Customer and Corporate Services Monthly Report - December 2025**
**14.3 - Group Manager Community and Regional Prosperity Monthly Report - December 2025**
**14.4 - Group Manager Infrastructure Monthly Report - December 2025**
**14.5 - Councillor Portfolio Monthly Update - December 2025**
**14.6 - Quarterly Progress Update on Actions Arising from Council Resolutions - December 2025**
**14.7 - Quarterly Investment Report - October to December 2025**

**Moved By:** **Cr J Reck** **Seconded By:** **Cr C Wilson**
**Resolution Number: 24-28/0487**

**CARRIED**
**7/0**

### 14.1 Interim Chief Executive Officer's Monthly Report - December 2025

**Author:** Scott Greensill, Interim Chief Executive Officer
**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Purpose:**

This report provides Council with a summary of key operational activities undertaken by the Interim Chief Executive Officer's Group during December 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⇩ Interim Chief Executive Officer's Monthly Report - December 2025 26 Pages

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# Executive Office

Lockyer Valley
REGIONAL COUNCIL

## MONTHLY GROUP REPORT

## December 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 2024/2025 events, as at 7 January 2026.

**DRFA - South East Queensland Rainfall and Flooding, 22 February - 5 April 2022 event**

**DRFA - Southern Queensland Flooding, 6-20 May 2022 event**

| 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 |

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## HIGHLIGHTS CONTINUED…

| | | | | | |
|---|---|---|---|---|---|
| Sealed Roads Zone 11 - 18 | $185,983.65 | $185,983.65 | | $185,983.65 | $185,983.65 |
| 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 | $222,595.56 |
| Reconstruction of Floodway Approaches (Betterment and REPA) | $908,907.49 | $913,954.85 | $178,000.00 | $639,733.92 | $817,733.92 |
| 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** | **$37,820,234.19** |
| | | | | | |
| **TOTAL FOR DRFA PROGRAM** | **$50,233,719.65** | **$48,961,728.72** | **$1,477,653.25** | **$47,396,033.93** | **$47,479,815.86** |

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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 7 January 2026 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** |
| Liftins Bridge, Gatton | $150,223.42 | $150,223.42 | $37,555.86 | $150,223.42 | $112,667.56 |
| **TOTAL FOR IMMEDIATE RECONSTRUCTION WORKS** | **$150,223.42** | **$150,223.42** | **$37,555.86** | **$150,223.42** | **$112,667.56** |
| Pipe Clean Outs | $89,933.30 | $109,365.97 | $4,080.86 | $96,025.95 | $86,423.36 |
| Major Bridges - Debris Removal | $66,946.00 | $68,934.57 | | $68,934.57 | $62,041.11 |
| Flood Gauge Repairs | $13,904.02 | | | | |
| Bonnell Road Thorton Floodway | $24,952.33 | | | | |
| Unsealed Zone 10 | $1,529,219.20 | 2,948,297.67 | | $1,558,701.18 | $1,554,272.73 |
| Unsealed Zone 8 | $1,259,336.29 | $1,551,988.91 | | $1,546,898.91 | $1,231,330.67 |
| Unsealed Zone 5 | $548,845.12 | $932,623.23 | | $821,302.86 | $550,435.24 |
| Unsealed Zone 1 | $295,557.65 | $372,755.79 | | $325,969.37 | $236,906.35 |
| Unsealed Zone 3 | $421,166.91 | $477,405.40 | | $377,213.01 | $339,491.71 |
| Unsealed Zone 7 | $477,266.41 | $839,801.80 | | $814,889.78 | $474,653.33 |
| Unsealed Zone 9 | $343,699.58 | $446,138.27 | | $446,138.27 | $328,024.95 |
| Unsealed Zone 6 | $1,031,560.14 | $2,052,474.76 | | $1,742,970.16 | $1,046,982.17 |
| Unsealed Zone 2 | $32,561.14 | $49,030.19 | | $33,075.06 | $29,735.57 |
| Unsealed Zone 4 | $440,921.77 | $1,019,805.86 | | $953,674.37 | $394,913.69 |
| Goulds Road Floodway | $2,166.57 | $413,479.95 | | $402,960.75 | $120,888.23 |
| Sealed Roads (all Zones) | $224,469.02 | $1,238,087.65 | | $999,922.30 | $299,976.69 |
| Project Management Expenditure included in all submissions | $368,482.51 | | | | |
| **TOTAL FOR REPA** | **$7,170,987.96** | **$12,520,190.02** | **$4,080.86** | **$10,188,676.54** | **$6,756,075.80** |
| | | | | | |
| **TOTAL FOR DRFA PROGRAM** | **$8,760,483.89** | **$14,131,147.21** | **$276,842.49** | **$11,799,633.73** | **$8,117,904.99** |

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## 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 7 January 2026 for the above event.

| Event/Description | Expenditure | Submission Amount Requested by LVRC | Ineligible Expenditure inc Trigger Points | Approved Amount | Received Amount |
|---|---|---|---|---|---|
| CDO Claim | $621,938.45 | $496,180.55 | | $496,180.55 | $494,658.32 |
| **TOTAL FOR CDO** | **$621,938.45** | **$496,180.55** | | **$496,180.55** | **$494,658.32** |
| Zone 1 | $89,412.80 | | | | |
| Zone 2 | $101,126.71 | | | | |
| Zone 3 | $213,288.23 | | | | |
| Zone 4 | $283,568.82 | | | | |
| Zone 5 | $197,631.79 | | | | |
| Zone 6 | $325,666.45 | | | | |
| Zone 7 | $48,130.46 | | | | |
| Zone 8 | $24,673.58 | | | | |
| Zone 9 | $97,235.12 | | | | |
| Zone 10 | $242,922.48 | | | | |
| Zone 11 | $97.50 | | | | |
| Zone 12 | $21,355.22 | | | | |
| Zone 13 | $7,985.91 | | | | |
| Zone 14 | $7,122.07 | | | | |
| Zone 15 | $51,776.75 | | | | |
| Zone 16 | $1,730.10 | | | | |
| Zone 17 | $7,178.24 | | | | |
| Zone 18 | $3,511.65 | | | | |
| All Zones | $236,440.90 | $1,961,339.78 | | $1,955,008.63 | $1,955,008.63 |
| Extraordinary Cleanup - Parks | $27,861.40 | $26,653.00 | | $26,653.00 | $26,653.00 |
| Extraordinary Cleanup - Facilities | $14,694.17 | $51,536.99 | | | $17,460.00 |
| **TOTAL FOR EMERGENT WORKS** | **$2,003,410.35** | **$2,039,529.77** | | **$1,981,661.63** | **$1,999,121.63** |
| Laidley Footpath Pavers | $38,432.61 | $38,432.61 | | $38,432.61 | $38,432.61 |
| **TOTAL FOR IMMEDIATE RECONSTRUCTION WORKS** | **$38,432.61** | **$38,432.61** | | **$38,432.61** | **$38,432.61** |
| Unsealed Roads Zone 1 | | $117,032.53 | $10,759.77 | $106,272.76 | $31,881.83 |
| Unsealed Roads Zone 2 | | $144,046.37 | | $144,046.37 | $43,213.91 |
| Unsealed Roads Zone 3 | | $326,213.11 | $214.07 | $325,999.04 | $97,799.71 |
| Unsealed Roads Zone 4 | | $780,364.86 | $195,527.57 | $779,783.05 | $148,651.62 |
| Unsealed Roads Zone 5 | | $98,662.15 | $718.16 | $97,729.92 | $29,318.98 |
| Unsealed Roads Zone 6 | | $568,798.44 | $16,925.82 | $551,872.62 | $165,561.79 |
| Unsealed Roads Zone 7 | $20,073.90 | $76,049.15 | | $76,049.15 | $22,814.75 |
| Unsealed Roads Zone 8 | | $323,092.26 | | $322,126.02 | $74,269.47 |
| Unsealed Roads Zone 9 | | $247,564.89 | $966.24 | $247,564.89 | $96,637.81 |
| Unsealed Roads Zone 10 | | $1,154,613.16 | $60,806.05 | $1,145,514.35 | $328,142.14 |
| Unsealed Roads Zone 11 | | | | | |
| Unsealed Roads Zone 12 | | | | | |
| Unsealed Roads Zone 13 | | | | | |

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## HIGHLIGHTS CONTINUED…

| | | | | | |
|---|---|---|---|---|---|
| Unsealed Roads Zone 14 | | | | | |
| Unsealed Roads Zone 15 | | $47,583.22 | $2,555.24 | $45,027.98 | $13,508.39 |
| Sandy Creek Road Floodway and Gabion Baskets | $1,525.72 | $1,621,479.55 | | $1,621,479.55 | $486,443.87 |
| Laidley Creek West Road | $46,573.05 | $4,262,069.08 | | $4,262,069.08 | $1,278,620.72 |
| Forestry Road Culvert | | $443,713.99 | | $443,713.99 | $133,114.20 |
| Sealed Roads | | $679,398.83 | | | |
| Project Management Expenditure included in all submissions | $121,504.96 | | | | |
| **TOTAL FOR REPA** | **$189,677.63** | **$10,890,681.59** | **$288,472.92** | **$10,169,248.77** | **$2,949,979.19** |
| | | | | | |
| **TOTAL FOR DRFA PROGRAM** | **$2,853,459.04** | **$13,464,824.52** | **$288,472.92** | **$12,685,523.56** | **$5,482,191.75** |

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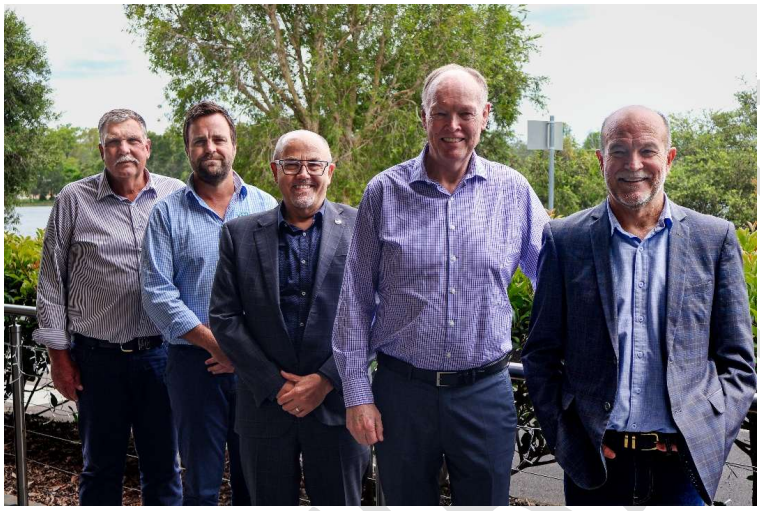
# BUSINESS IMPROVEMENT & STRATEGY

## 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.

### *Audit and Risk Management Committee*

The final Audit and Risk Management Committee for 2025 was held on Thursday 11 December 2025. This was the first meeting attended by Brett De Chastel, who was recently appointed as an independent member on the ARMC.



### *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 endorsed by the ARMC and recorded on Audit Register for actioning of recommendations and progress reporting. |

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## BUSINESS IMPROVEMENT & STRATEGY CONTINUED…

| 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. | Report endorsed by the ARMC and recorded on Audit Register for actioning of recommendations and progress reporting. |
| **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. | Terms of Reference approved by CEO to set scope of the review. Commenced collation of documents for review and scheduling of meetings. |
| **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. | Draft Terms of Reference to scope review provided by OCM for management Review and feedback. Scheduled for Quarter 3-4. |

***Audit Register Status Update***

Six audit recommendations have been verified as completed and endorsed by the ARMC at its meeting held on 11 December 2025.

Following the endorsement of the Reports from the Records Management Review and Customer Service Management Review, as well as the completion of the 2025 external audit program, there are presently 51 audit recommendations listed on the Audit Register for action. None of these recommendations are classified as high risk. Of the 51 audit recommendations, 4 arising from the Environmental Compliance Review are included on the register for ongoing monitoring.

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 | 5 | 4 |
| Project Expense Capitalisation Review | 7 | 0 | 7 | 0 | 0 |
| Corporate Credit Card Review | 15 | 0 | 0 | 7 | 8 |
| Conflict of Interest Management Review | 6 | 0 | 2 | 4 | 0 |
| Records Management Review | 3 | 0 | 0 | 3 | 0 |
| Customer Request Management Review | 8 | 0 | 5 | 3 | 0 |
| External Audit Items | 18 | 0 | 3 | 2 | 13 |
| **Total** | **104** | **0** | **24** | **24** | **56** |

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# BUSINESS IMPROVEMENT & STRATEGY CONTINUED…

***Corporate Risk Management Update***

The Review and update of Council's Risk Appetite Statement has been broken down into the following steps:

| Determination of Council's Risk Appetite/Tolerance | | | | | | |
|---|---|---|---|---|---|---|
| **Step one (completed)** | **Step two (completed)** | **Step three (completed)** | **Step four (completed)** | **Step five (complete)** | **Step six (in progress)** | **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 determine risk appetite/ tolerance with Council | Present draft combined policy/ statement to ARMC for review and endorsement | Present document to Council for adoption |

Step five of the review (workshopping the risk appetite statement with Council) was completed on Wednesday 10 December 2025. With the draft Corporate Risk Management Policy (inc Risk Appetite Statement) presented and discussed with the Audit and Risk Management Committee on Thursday 11 December 2025 (completion of step six). Feedback received from the ARMC will be circulated to Council, prior to presenting the draft Policy (inc. Risk Appetite Statement) for adoption.

***Business Continuity and Crisis Management Project Status Update***

In response to audit recommendations from the "Lessons Learned from the Pandemic Review", a project was initiated to create a Business Continuity & Crisis Management Framework, supporting documents and an incident management approach tailored to Council.

Consultants from O'Connor Marsden and Associates (OCM) 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 Recover Plan | Draft received from OCM for stakeholder review. |
| | 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 been completed and is ready to be tasked to function owner to complete once the ICT response and recovery plan has been finalised. |
| 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 (i.e. staff arrangement, productivity and welfare tools) | Not yet commenced - 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. | |

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# PROCUREMENT

**PROCUREMENT PROJECTS AS AT 31 DECEMBER 2025**

| Group | | | |
|---|---|---|---|
| **Infrastructure Delivery** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-24-095 Laidley Cultural Centre Kitchen Upgrade | Sourcing of Quote – opened 9/10/2025. Closed 21/10/2025. No response, no award. | | |
| LVRC-25-032 Truck and Trailer (2 x Truck & Dog Trailers) | Sourcing of Quote – opened 30/10/2025. | Evaluation of Quotes – closed 17/11/2025. | Awarded to Hino Motor Sales (Wideland Trucks & Equipment Pty Ltd). |
| LVRC-25-033 Supply and Delivery of two (2) 4x4 Utilities | | Sourcing of Quote – opened 6/11/2025. Awarded to Lockyer Valley Ford. | |
| LVRC-25-042 Bitumen Reseal 2025-26 | Evaluation of Quotes – closed 10/10/2025. | Awarded to Civil Independence Industries Pty Ltd. | |
| LVRC-25-043 Asphalt Resurfacing & Correction 2025-26 | Evaluation of Quotes – closed 10/10/2025. | Awarded to Civil Independence Industries Pty Ltd. | |
| LVRC-25-047 Gatton Hire Hall Stage Lift | Engaged DKM Building and Construction for design only via LVRC-23-075 Trade Services Panel. | | |
| LVRC-25-052 Fairways Drive, Hatton Vale Footpath | Evaluation of Quotes – closed 14/10/2025. | No award, delivered by LVRC Infrastructure Delivery due to an unplanned opening in the team's capacity. | |
| LVRC-25-054 Gatton North Drainage - Concept Design | Sourcing of Quote – opened 29/10/2025. | Evaluation of Quotes – closed 19/11/2025. | Awarded to Burchills Engineering Solutions. |
| LVRC-25-056 Laidley CBD Paver Redevelopment - Footpath Renewal | Planning for procurement process. | Sourcing of Quote – opened 28/11/2025. | Evaluation of Quotes – closed 18/12/2025. |
| LVRC-25-061 6x4 Cab Chassis | Sourcing of Quote – opened 29/10/2025. Closed 31/10/2025. | Awarded to Hino Motor Sales (Wideland Trucks & Equipment Pty Ltd). | |
| LVRC-25-066 Press Brake | | | Planning for procurement process. |
| **Infrastructure – Asset Management** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-051 REPA Grading Program | Sourcing of Quote – opened 31/10/2025. | Evaluation of Quotes – closed 21/11/2025. | Awarded to Kemjay Earthmoving Pty Ltd. |
| LVRC-25-065 Sandy Creek Road and Laidley Creek West Road Bank Reinstatement | | Planning for procurement process. | Planning for procurement process. |

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# PROCUREMENT CONTINUED …

| Infrastructure – Operations | October 2025 | November 2025 | December 2025 |
|---|---|---|---|
| LVRC-25-062 Footpath Cleaning | Sourcing of Quote – opened 31/10/2025. | Evaluation of Quotes – closed 10/11/2025. Awarded to Scrub Turbo Clean. | |
| **Infrastructure – Design** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-022 Technical Coordinator Services - Scenic Valleys Regional Roads and Transport Group | Evaluation ongoing. | Awarded to Shepherd Services Pty Ltd. | |
| LVRC-25-064 William Street, Gatton - Pavement Rehabilitation | | Planning for procurement process. | Planning for procurement process – aim to release in January 2026. |
| **Community Facilities** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-041 Fire Equipment and Maintenance Services | Waiting for response from Wormald under State Govt Panel. | Preparing Request for Tender documents to go to the market. Sitting with Facilities for input. | Request for Tender documents are with Facilities for input. |
| LVRC-25-012 Sanitary and Nappy Bin Service | Evaluation ongoing. | Negotiation of contract departures in progress. | Negotiation – awaiting supplier advice on contract departures in mid-January 2026. |
| LVRC-25-048 Laidley Saleyards Improvement Project | Planning for procurement process. | Sourcing of Tender – opened 21/11/2025. | Sourcing of Tender – closes 29/01/2026. |
| **Community and Wellbeing** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-24-108 Vegetation and Pest Management Panel | 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. | | |
| LVRC-25-068 LVRC Flood Risk Management Strategy | | | Sourcing of Quote (via Local Buy) – opened 19/12/2025. |
| **Disaster Management** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-060 Flood Warning Infrastructure Survey | Sourcing of Quote – opened 23/10/2025. Closed 31/10/2025. Currently being evaluated. | Awarded to Boland Survey and Design. | |
| **Governance and Property** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-024 Lease 20 Christopher St, Grantham | Planning for procurement process. | Planning for procurement process. | On hold until January 2026. |
| LVRC-25-025 Lease 2 Cricket Road, Regency Downs | Planning for procurement process. | Planning for procurement process. | On hold until January 2026. |
| **Growth and Policy** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-009 - LGIP Amendment - a new LGIP for the Lockyer Valley | Planning for procurement process. | Sourcing of Quote – opened 14/11/2025. | Evaluation of Quotes – closed 10/12/2025. |
| **Parks, Recreation and Cemeteries** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-24-065 Jean Biggs Park Upgrade | Closed 14/10/2025. Currently being evaluated. | Evaluation ongoing. | Awarded to The Landscape Construction Company. |

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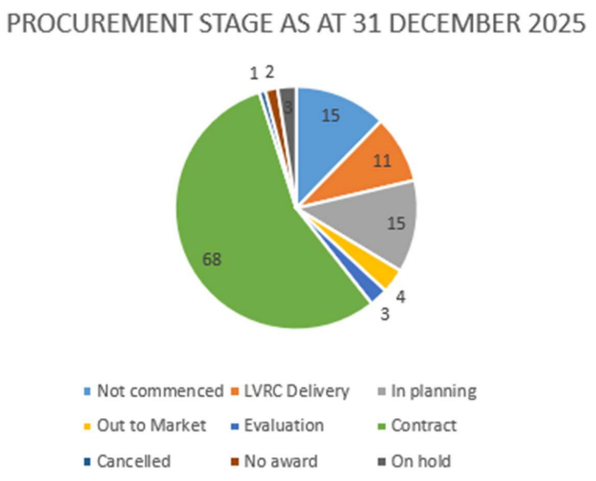
## PROCUREMENT CONTINUED …

| | | | |
|---|---|---|---|
| LVRC-25-037 Pre-Digging of Graves | Awarded to Southern Sun Excavation Pty Ltd. | | |
| **Procurement** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-053 Bulk Fuel Supply | | Planning - RFQ documents drafted. | Sourcing of Quote (via Local Buy panel) – opened 8/12/2025. |
| **Special Projects and Tourism** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-039 - Public Art - RFT | Awarded to Christopher Trotter pending funding approval. | Awaiting funding approval end November 2025. | Still awaiting funding approval, after providing additional information. |
| LVRC-25-049 Forest Hill Silo Mural Artist - EOI | Planning for procurement process. | Sourcing of Expression of Interest – opened 21/11/2025. | Shortlisted artists advised – 23/12/2025. |
| LVRC-25-049 - Forest Hill Silo Mural Artist – RFT (closed) | | | Sourcing of closed Tender - opened 23/12/2025. |
| LVRC-25-063 Forest Hill Silos Visitor Precinct, Stage 1 | | Planning for procurement process. | Planning for procurement process with GenEng Solutions. |
| **Waste Services** | **October 2025** | **November 2025** | **December 2025** |
| LVRC-25-046 Green Waste Mulching | Request for Tender documents in progress. | Request for Tender documents in progress. Sitting with Waste. | Request for Tender documents in progress. Sitting with Waste. |
| LVRC-25-014 Gatehouse Software | On hold – awaiting advice from Waste. | Market research commenced. Awaiting update from Waste. | Potential probity risk. Process under review. |
| LVRC-25-050 Gatton Waste Demountable | On hold – awaiting advice from Waste. | On hold – awaiting advice from Waste. | Documents being reviewed by Waste. |

## CURRENT PROCUREMENT SCHEDULE

| PROCUREMENT STAGE AS AT 31 DECEMBER 2025 | |
|---|---|
| Not commenced | 15 |
| LVRC Delivery | 11 |
| In planning | 15 |
| Out to Market | 4 |
| Evaluation | 3 |
| Contract | 68 |
| Cancelled | 1 |
| No award | 2 |
| On hold | 3 |

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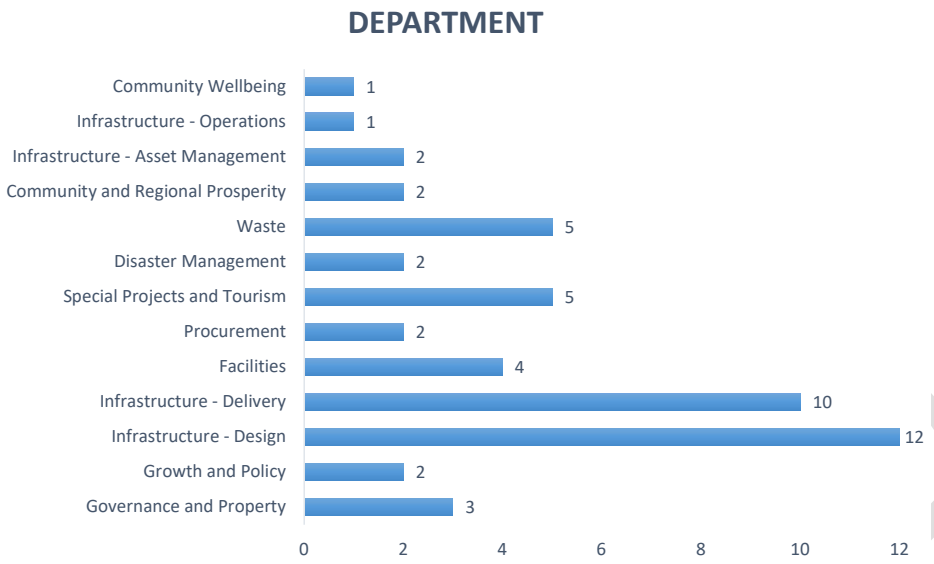
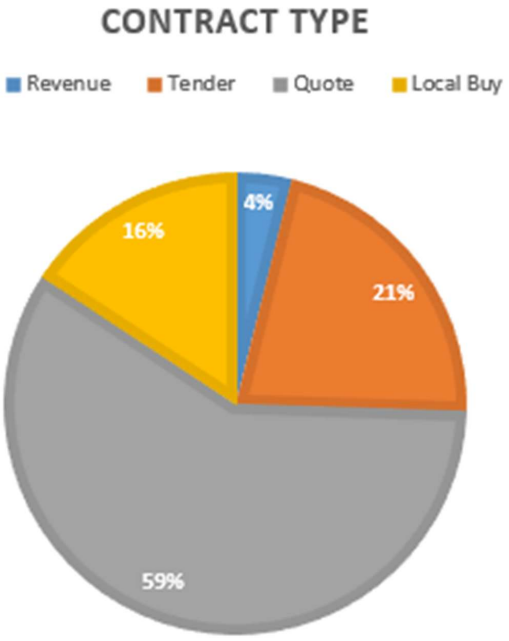
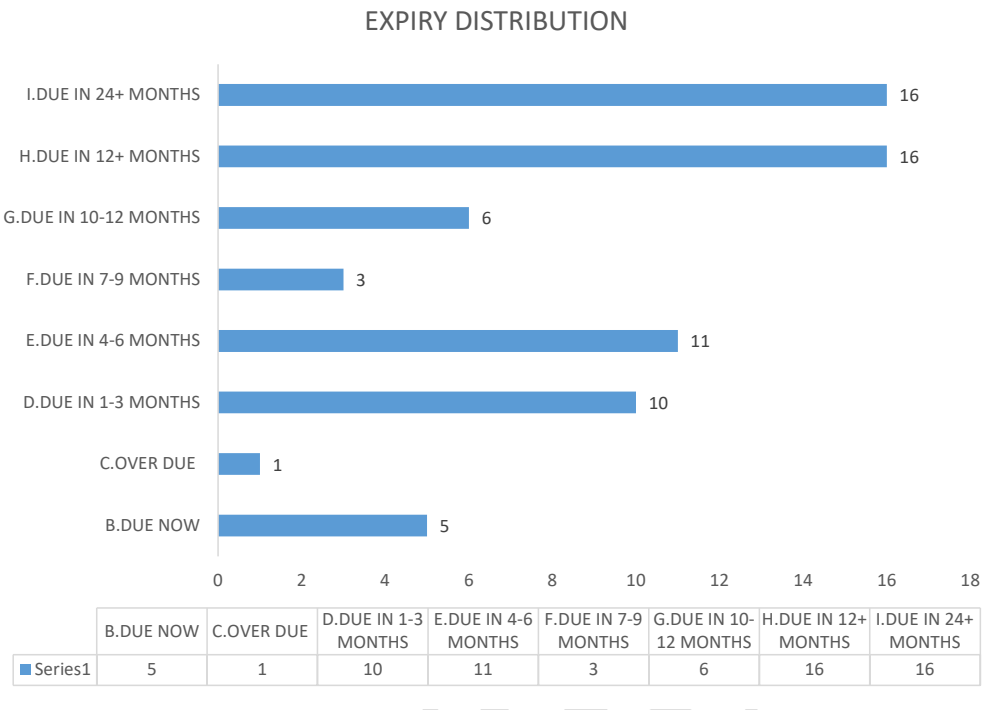
# PROCUREMENT CONTINUED …

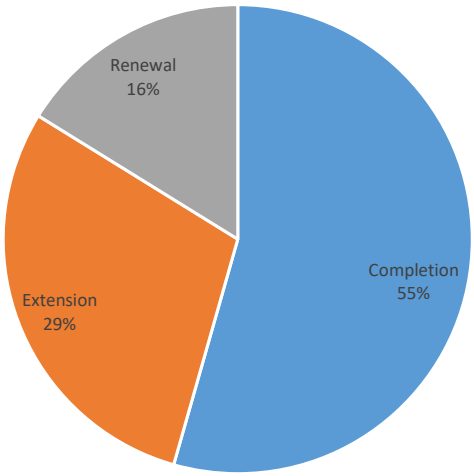


# PROCUREMENT CONTINUED …

## FORWARD PROCUREMENT SCHEDULE



# PROCUREMENT CONTINUED …

**STORES DATA AS AT 31 DECEMBER 2025**

| OVERALL PURCHASING DATA | October 2025 | November 2025 | December 2025 |
|---|---|---|---|
| No of Purchase Orders Generated | 49 | 37 | 40 |
| Total Value of Purchase Orders Generated | $202,080.00 | $157,155.00 | $189,100.00 |
| Total Value of Largest Spend to a Single Supplier | $123,387.00 | $114,259.00 | $105,134.00 |

| INVENTORY DATA | October 2025 | November 2025 | December 2025 |
|---|---|---|---|
| No of New Items Added | 5 | 7 | 5 |
| No of Items made Inactive | 0 | 0 | 0 |
| No of items re-activated | 0 | 0 | 1 |
| Total Number of Inventory Items | 1472 | 1479 | 1485 |

| 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 |

| NOVEMBER TOP FIVE SUPPLIER SPEND TOTALS (LARGEST $ TO LEAST $) | |
|---|---|
| OCWEN ENERGY | $114,259.00 |
| TRAFFIC CONTROL SUPPLIES | $7,672.00 |
| ELDERS | $6,323.00 |
| JNL INDUSTRIES | $5,791.00 |
| HUTCHINSON QUARRIES | $3,329.00 |

| DECEMBER TOP FIVE SUPPLIER SPEND TOTALS (LARGEST $ TO LEAST $) | |
|---|---|
| OCWEN ENERGY | $105,134.00 |
| BORAL CONS | $17,880.00 |
| GLOBAL SYNTHETICS | $15,903.00 |
| HUTCHINSON QUARRIES | $7,488.00 |
| JNL INDUSTRIES | $6,510.00 |

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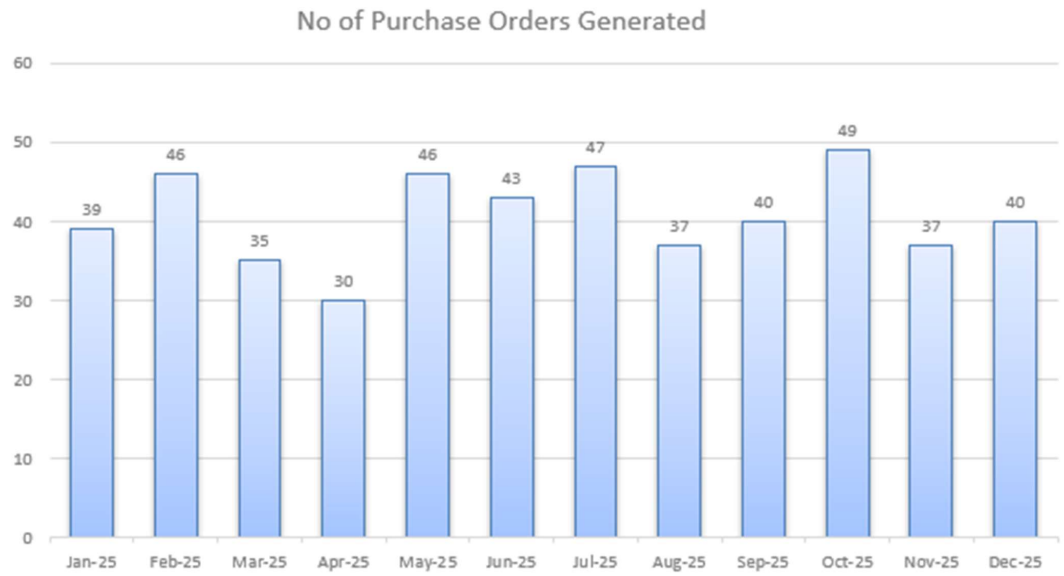
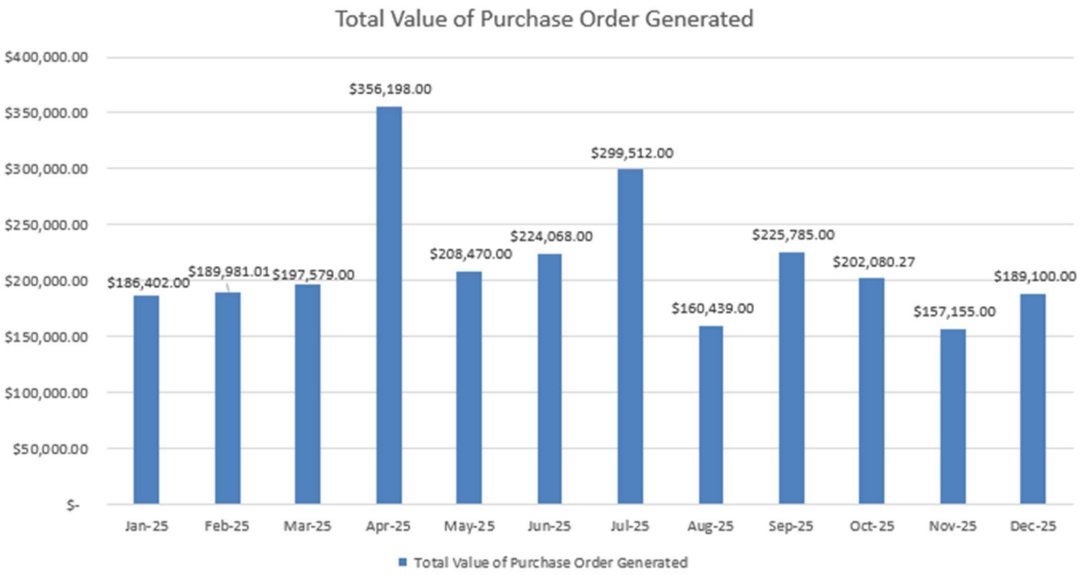
## PROCUREMENT CONTINUED …



# 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

**9** MEDIA RELEASES **5** PAID ADVERTS

Compared to December 2024, Council has had a **DECREASE** of **3 media releases** and an **INCREASE** of **4 paid adverts**.

## Media Enquiries

**4** RADIO **1** TV **6** PRINT **1** OTHER

Compared to December 2024, Council has had a **DECREASE** of **4 media enquiries**.

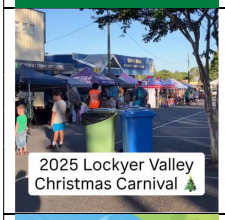
## Online Engagement




**40 FACEBOOK POSTS**
**Top performing post**: Early Thursday Bin Collection – Christmas Day

| | | | |
|---|---|---|---|
| **Reach:** | 35,847 | **Shares:** | 85 |
| **Reactions:** | 100 | **Comments:** | 14 |

Compared to December 2024, Council has had an **INCREASE** of **1 Facebook post**.




**10 INSTAGRAM POSTS**
**Top performing post**: Lockyer Valley Christmas Carnival

| | | | |
|---|---|---|---|
| **Reach:** | 597 | **Shares:** | 6 |
| **Reactions:** | 24 | **Comments:** | 2 |

Compared to December 2024, Council has had a **DECREASE** of **4 Instagram posts**.




**9 X POSTS**
**Top performing post**: REMINDER: Grantham Siren Test

| | | | |
|---|---|---|---|
| **Reach:** | 72 | **Shares:** | 0 |
| **Reactions:** | 0 | **Comments:** | 0 |

Compared to December 2024, Council has had a **DECREASE** of **10 X posts**.




**1 LINKEDIN POSTS**
**Top performing post**: Chief Executive Officer: Position Available

| | | | |
|---|---|---|---|
| **Reach:** | 2860 | **Shares:** | 14 |
| **Reactions:** | 49 | **Comments:** | 0 |

Compared to December 2024, Council has had a **DECREASE** of **2 LinkedIn posts**.

**2 PAID SOCIAL MEDIA CAMPAIGNS**
Paid campaigns help reach new and existing customers, drive engagement, build awareness, and can target specific sub-audiences.

**Total Reach:** 5,874
**Total Engagement:** 186
**Total Link Clicks:** 158
**Total Investment:** $96.66

UNCONTROLLED

# 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. Grantham Siren and Flood Cameras
2. Waste Facilities
3. Current Vacancies

**12,181** TOTAL ACTIVE USERS **51.17%** ENGAGEMENT RATE

Compared to December 2024, Total Active Users has **DECREASED** by **10,544 users,** with the Engagement Rate also **DECREASING** by **7.57%.**

## Corporate Design

**26** PROJECTS **57** DESIGNS

Compared to December 2024, Council has had a **DECREASE** of **13 projects,** and a **DECREASE** of **31 separate designs**.

**4** PHOTOSHOOTS

Compared to December 2024, Council has had a **DECREASE** of **10 photoshoots**.

**0** INTERNAL **3** EXTERNAL

Compared to December 2024, Council has had a **DECREASE** of **1 internal video** and also a **SAME NUMBER** of **external videos**.

## Corporate Fixed VMS Sign



**6** VMS ACTIVATIONS

- Koala breeding season awareness
- Severe Weather Preparedness (Weather Doesn't Plan)
- School Holidays
- Severe Weather Preparedness ('Tis the Season – Be Ready)
- Merry Christmas
- Community Road Safety - holidays

## Council News

**TOP 3 READ ARTICLES**

1. Invasive Weed Alert
2. Laidley Library Change of Hours
3. First Look at the New Mahon Bridge

**1,420** subscribers

**76.69%** open rate

**33.98%** interaction rate *(people who clicked multiple links)*

Compared to the **November-December 2024** edition, there has been an **INCREASE** of 52 subscribers, a 6.72% **DECREASE** in the open rate, and a 0.46% **DECREASE** in the interaction rate.

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# DISASTER MANAGEMENT

Corporate Plan Action - Disaster Management Framework development and implementation

Current review of the Disaster Management framework is underway which will provide currency to the document.

| | |
|---|---|
| **Community Education, External Engagement & Partnerships**  | **Community Recovery and Resilience Officer.**<br>Recruitment for a new Community Recovery and Resilience Officer (CRRO) was conducted, after a comprehensive shortlisting process and successful applicants interviewed, the successful applicant was identified and when offered accepted the position. A starting date of 12 January 2026 was identified with the applicant.<br><br>**Toowoomba DDMG Executive officer meeting.**<br>Provide brief of Christmas close down procedures and arrangements by Lockyer Valley and Toowoomba Regional Councils, with update of District arrangements. |
| **Training & Exercises**  | **Evacuation Centre Training – Level 2**<br>Four Council staff participated in advanced Evacuation Centre Management training provided by Red Cross. The modules covered included:<br><br>• Leadership skills and the evacuation centre context<br>• Underlying principles<br>• Stakeholder engagement and information sharing<br>• Operational Management<br><br>Practical exercises were conducted throughout the training to give participants the opportunity to practice the skills learned. The training also provided an opportunity to review current procedures and processes.<br><br>**2026 Training and Exercise Calendar**<br>In consultation with the Quensland Police Service Emergency Management Coordinator, a calendar of disaster operations training and exercises has been developed for 2026. |
| **Local Disaster Management Group (LDMG)**  | The next scheduled LDMG meeting for 2026 is on Thursday 5th February 2026. Following this scheduled meeting training will be conducted and provided to the LDMG membership.<br><br>Membership contact list was reviewed and made current.<br><br>2026 LDMG dates have been identified and confirmed:<br>Thursday 5th February 2026<br>Thursday 4th June 2026<br>Thursday 1st October 2026<br><br>**Appointment of Local Disaster Coordinator**<br>At Council's meeting of 17 December, Interim Chief Executive Officer, Scott Greensill was endorsed as Local Disaster Coordinator. |

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# DISASTER MANAGEMENT CONTINUED…

**Flood Intelligence System**



**Flood Warning Infrastructure Network Upgrade (New Gauges)**

This project has delivered five new rain and 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.

Council is still awaiting station identification numbers requested 14 August 2025. On 24 November 2025, the Bureau has indicated depending on severe weather events, the tasks associated with progressing their third-party new station requests may be temporarily deprioritised, and they hope for these to be actioned within the next one to two months.

This project is funded through the Emergency Response Fund (ERF) Flood Warning Infrastructure Network (FWIN) program. Council has raised the delay in the Bureau issuing gauge IDs delaying commissioning of the new gauges through Queensland Reconstruction Authority who is the funding administrator.

**Bureau Flood Warning Infrastructure Network Acquisition Program**

The Bureau of Meteorology has finalised acquisition of 24 rain and rain/river ALERT gauges from Council under the under the Bureau's Flood Warning Infrastructure Network (FWIN) project. The ownership and responsibility of those sites have now been transferred to the Bureau.

Council currently retains ownership of 10 operational rain and rain/river gauges. Council also owns the five new gauges at Alexander Street Laidley Creek, Alexander Street Overflow, Pike Street Lagoon Creek, Glenore Grove Billabong and Mulgowie West Laidley Creek.

**Flood Intelligence System (Gauges)**

Annual operation and maintenance of Council owned gauges was completed in December 2025.

The upgrade of Council's gauge data base station equipment will be undertaken upon completion of the Gatton office roof works.

**Flood Warning Infrastructure (Cameras)**

Council has installed the Gatton-Helidon Road camera. This camera will capture Sandy Creek (Grantham) crossing Gatton-Helidon Road and aims to improved community decision making. Removal of the dead tree in capture image is planned by Department of Transport and Main Roads at a date to be advised.

The Grantham-Winwill camera hardware has been relocated to improve the capture image. The capture image provides improved vision of Ma Ma Creek crossing Grantham-Winwill Road.

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# DISASTER MANAGEMENT CONTINUED…

**State Emergency Service (SES) Monthly Report**



The Lockyer Valley SES currently has 34 active members with one member on leave, nine probationary members and two prospective members who have submitted paperwork.
Active members for each group:

- Forest Hill – 9
- Gatton – 16
- Laidley – 9

During the reporting period, the Lockyer Valley State Emergency Service (SES) maintained a high level of operational readiness across the Gatton, Laidley, and Forest Hill SES groups. Activities focused on storm season preparedness, flood boat competency maintenance, community engagement, and end-of-year training and maintenance activities.

SES responded to three storm damage and two leaking roof requests for assistance. Two Lockyer Valley SES members assisted Warwick SES response to severe storm with wind damages.

Training activities across all three groups focused on storm readiness, flood boat competency, communications, leadership development, and end-of-year consolidation.
Key activities included**:**

- Storm season preparation training
- Flood boat recertifications (Lake Dyer)
- New flood boat safety management plan familiarisation
- Casualty handling, first aid, CPR preparation
- Slings, bandages, ropes, and knots training
- Communications activities and briefings
- Shed, vehicle, and trailer maintenance
- Leadership training delivered at regional level
- End-of-year break-up training activities

The Lockyer Valley SES maintained a strong presence at community events across the region, supporting community resilience, visibility, and volunteer engagement.

- **11 November 2025:** Grantham Christmas Carnival
- **04 December 2025:** Bunnings Christmas Family Event Night (Plainland)
- **12 December 2025:** Forest Hill Festivities

These engagements supported community resilience, visibility, and volunteer recruitment efforts

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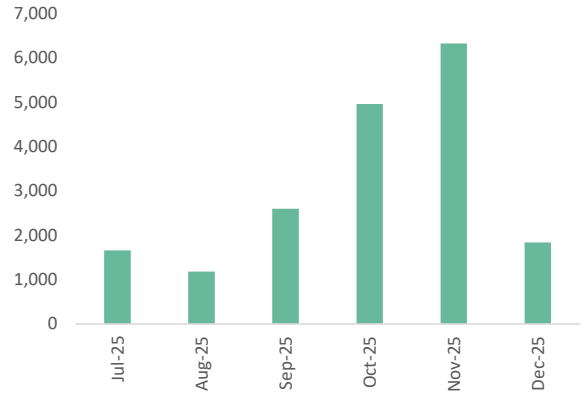
# DISASTER MANAGEMENT CONTINUED…

**Disaster Dashboard**

During the month of December, views of the Disaster Dashboard were lower than the previous month with 1839 views.

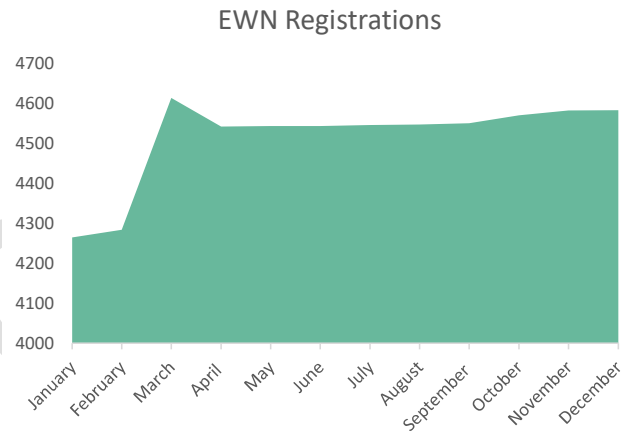



**Early Warning Network**

During December, a total of 22,616 SMS messages were sent to Lockyer Valley subscribers from the Early Warning Network.

Membership is steady at 4584 registrations.

Residents can register for this free service at EWN or through the Disaster Dashboard.

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# COMMUNITY DEVELOPMENT & ENGAGEMENT

## Strategic Priority 1 – *Engage with the community to ensure the community's views, values and aspirations inform Council decision-making.*

**11** projects received **engagement support** in December which may include planning for future consultations, or analysing and applying results of recent or previous consultations:

- Bitumen Reseal Program 2025-26
- Forest Hill Silos Mural Artist EOI
- Gatton Showgrounds Roof Works
- Gatton Administration Building Roof Works
- Laidley Flood Mitigation Project
- John Street South Rehabilitation
- Tenthill Creek Road Works
- Laidley CBD Projects
- Lake Apex Car Park Temporary Closure
- Grantham Siren Testing
- Growth Management Strategy

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.*

Sport and Recreation

Council partnered with Laidley Soccer to deliver a **Family Fun Day** on 7 December, featuring an inflatable soccer field as the main attraction. The event drew 15 children and their families, creating a positive, inclusive atmosphere that encouraged community engagement. Most importantly, the activation achieved its governance goal, with several volunteers stepping forward to fill executive committee roles at the club's Annual General Meeting on 17 December, ensuring strong leadership for the upcoming season.

Council worked with Gatton Redbacks Soccer Club to deliver **women and girls soccer clinics** on 4 and 11 December as part of the *Play Well* program. These clinics were designed to increase female participation, provide skill development opportunities, and support pathways for women and girls in local sport. A total of 33 females of all ages attended over the two events.




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## COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED…

Council partnered with Laidley and Gatton Golf Clubs to deliver a **subsidised golf membership initiative** through the *Play Well* program. The program commenced in mid-November and ran through until 15 December. The initiative aimed to reduce barriers for people aged thirty-five and over to participate in golf as a means of exercise and social connection, and to strengthen connections between local golf clubs and the community. Laidley Golf Club gained 25 new members, whilst Gatton Golf Club gained 17 new members.

Council partnered with Made Concepts to deliver a **multicultural focused sporting program** entitled "Take it to the Streets" on 12 and 19 December, funded by the *Play Well* program. The aim of the initiative was to engage young people from diverse backgrounds and encourage ongoing participation in local sport. There was a total of 72 attendees over the two sessions in December, including participants from Venezuela, Japan, France, South Korea, Philippines, Colombia and Morrocco. Positive feedback was received from participants, and there was strong interest in returning for the sessions scheduled in January.

Council and Queensland Cricket concluded the **Queensland Cricket Blast Program** at Cahill Park in early December, which was funded by the *Play Well* program. This subsidised program extended last year's summer offering using remaining grant funds. There were 12 participants throughout the eight-week program.

Capacity-Building Workshops

Council's capacity-building workshop program has seen an increase in attendance over the past three years:

- 2023 – average attendance of 19 people across three workshops
- 2024 – average attendance of 27 people across five workshops
- 2025 – average attendance of 29 people across four workshops

Topics have included grant-writing, volunteer recruitment, governance, inclusivity, marketing, strategic planning and facility maintenance. Feedback from recent workshops has been overwhelmingly positive, with 93% of attendees advising that they found their session beneficial.

Council's Engagement Team has received quantitative and anecdotal evidence that the workshop program is resulting in substantial benefits to community groups and sporting clubs that attend the workshops. Some examples include:

- strategic plans being developed and operationalised
- increased networking between community groups and clubs
- a clear improvement in the quality of grant applications received by Council – specifically a stronger alignment with funding criteria and better articulation of how proposed outcomes support applicants' strategic vision
- an increase in first-time applicants for Council's Major Community Grants program
- recent recipients of Gambling Community Benefit Fund grants that have attended Council's grant-writing workshops:
    - Mulgowie Public Hall Association Inc. - $35,847 (round 124)
    - Stockyard Creek Community Hall Inc. - $88,268 (round 124)
    - Lockyer Uplands Catchments Inc. - $1885 (round 123)
    - Returned & Services League of Australia – Helidon Sub-Branch - $2449 (round 123)
    - Sled Dog Racing Queensland Inc. - $14,884 (round 123)
    - Laidley District Historical Society Inc. - $35,000 (round 122)
    - Lockyer Information and Neighbourhood Centre Inc. - $25,927 (round 122)
    - Ropehill Community Sports Centre Inc. - $35,000 (round 122)
    - QCWA Glenore Grove Branch - $19,071 (round 121)
    - Withcott & District Progress Association Inc. - $82,071 (round 121)
    - Lockyer Waters Hall Committee Inc. - $92,063 (round 121)

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# COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED…




## Newsletters

| Community Connect Newsletter | | On the Ball Newsletter | |
|---|---|---|---|
| **268** | **49.63%** | **71** | Newsletter not issued in December. |
| Number of subscribers | Open rate (industry average < 25%) | Number of subscribers | Open rate (industry average < 25%) |

| TOP THREE ARTICLES | | TOP THREE ARTICLES | |
|---|---|---|---|
| 1 | Lockyer Community Centre newsletter | | Data not available. |
| 2 | LVRC Flood Cameras | | |
| 3 | Celebrating Multicultural Qld program | | |

**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 has recruited a **Community Recovery and Resilience Officer (CRRO)**, jointly funded by the Commonwealth and State governments through the *Disaster Recovery Funding Arrangements* following ex-Tropical Cyclone Alfred in March 2025. The objective of the CRRO initiative is to work at the community level in addressing medium/long-term needs and ensuring a locally informed response and long-term sustainability. The CRRO position will commence in January and will be in place until 31 March 2027.

# 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.***

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** | 2 | 3 |
| **Organisations in attendance** | 29 | 68 |
| **Attendees in total** | 38 | 94 |

**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 December:

- December – Christmas (green and red)
- Wednesday, 3 December – International Day of People with Disability (purple)
- Sunday, 21 December – National Day of Reflection for Bondi Beach attack (yellow)

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**14.2** **Group Manager People, Customer and Corporate Services Monthly Report - December 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 December 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 December 2025.

**Proposal**

That this report be received and noted.

**Attachments**

1⇩ Monthly Group Report - People Customer and Corporate Services - December 202 9 Pages

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# People, Customer and Corporate Services

## MONTHLY GROUP REPORT

## DECEMBER 2025

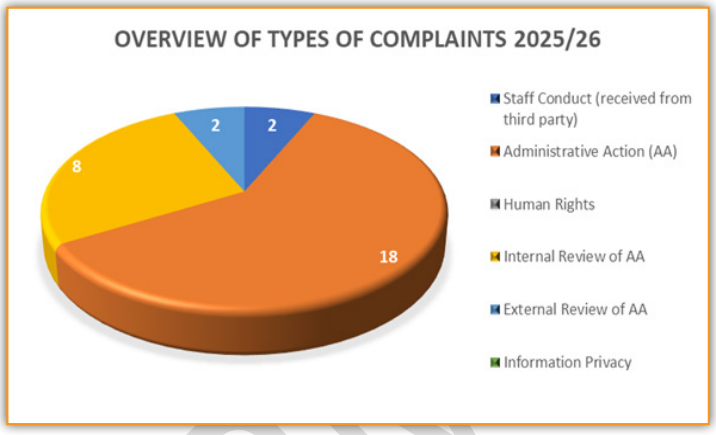
Lockyer Valley
REGIONAL COUNCIL

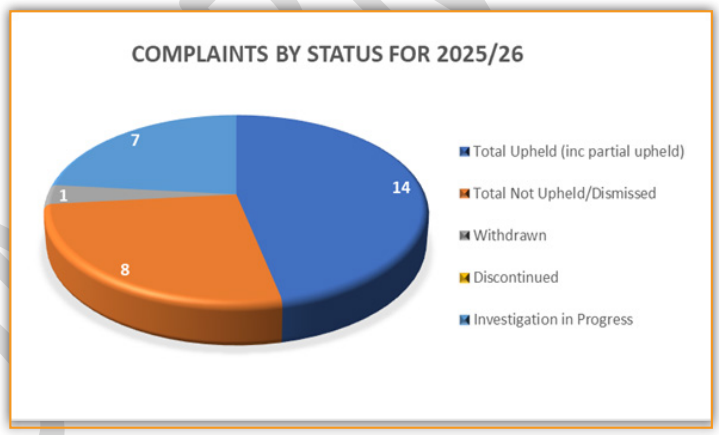
# PEOPLE, CUSTOMER AND CORPORATE SERVICES

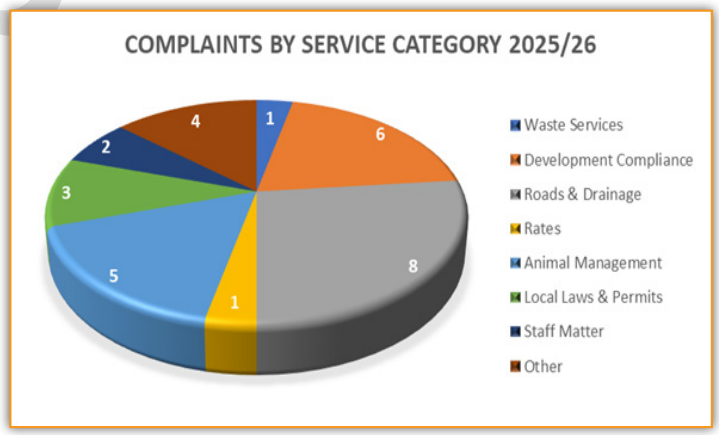
## GOVERNANCE AND PROPERTY



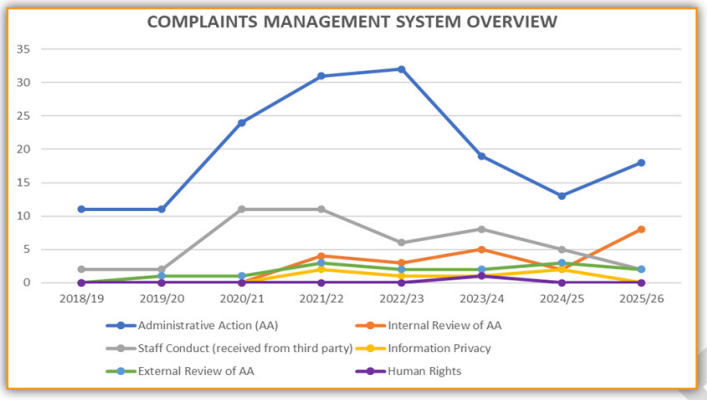
Below is an overview of complaints received through Council's Complaints Management System for the 2025/2026 financial year to the end of December 2025.

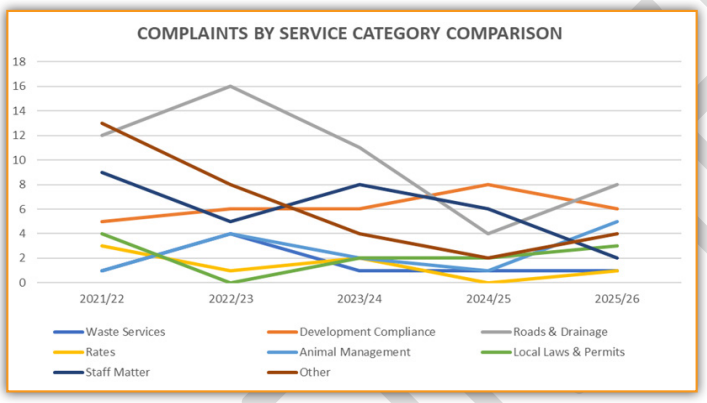


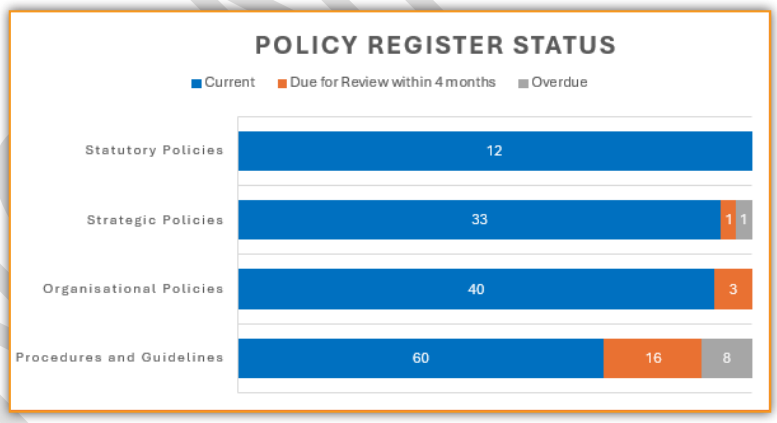
A historical comparison of complaints by type and service category is set out below:




## POLICY REGISTER UPDATE

The following chart provides information on the status of Council's Policies, Procedures and Guidelines as at the end of December 2025.




## GRANTHAM SUBDIVISION UPDATE

This project has been completed with all 14 lots created along Tryhorn Street and Engler Street in Grantham now sold. Construction of at least one new home has been completed and it is being occupied, while a number of other new homes are under construction.

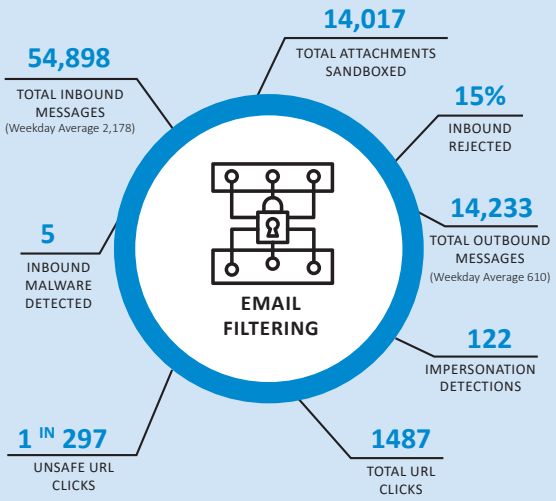
# INFORMATION COMMUNICATION TECHNOLOGY

**ICT Update**

The ICT Team provided an update to Council's Audit and Risk Management Committee in December. The Committee heard about recent ICT Steering Committee meetings, current Cyber Security resourcing successes, Cyber Security Strategy and Essential Eight achievements, two recent Cyber Security related incidents that were identified and managed prior to any impact to Council, progress of a Microsoft Copilot Artificial Intelligence trial, TechnologyOne Property and Rating CI to CIA project plans, and a general Cyber Security awareness update.

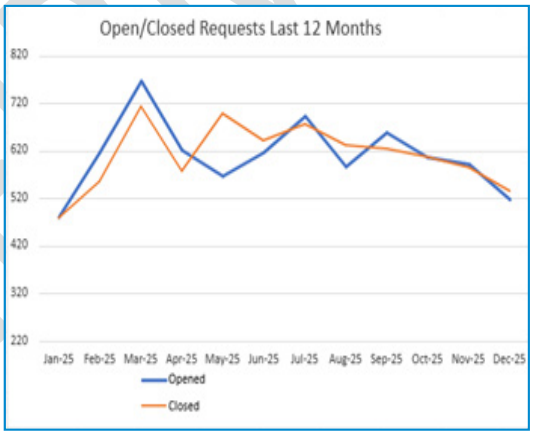
The committee provided positive feedback on the ICT Teams achievements in 2025, particularly in the Cyber Security space that is constant evolving, requiring a high degree of effort and management to meet Council's risk appetite.

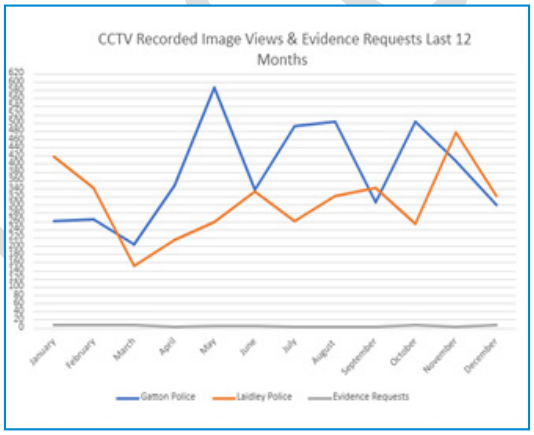
## EMAIL PROTECTION




## NETWORK PERFORMANCE

| | |
|---|---|
| 6 MINUTES OUTSIDE BUSINESS HOURS | 2 MINUTES DURING BUSINESS HOURS |
| 99.99% NETWORK AVAILABILITY | 8 UNPLANNED NETWORK DOWNTIME |






# PEOPLE AND CUSTOMER EXPERIENCE

## ORGANISATIONAL DEVELOPMENT AND PAYROLL

**FULL TIME EQUIVALENT POSITIONS**
303

**NUMBER OF EMPLOYEES**
327

**RECRUITMENT CAMPAIGNS**
6 ACTIVE CAMPAIGNS

**AVERAGE TIME TO HIRE**
20 DAYS

**EARLY TURNOVER RATE**
10%

**ABSENTEEISM RATE**
3%

**TRAINING PARTICIPATION RATE**
3%

**TRAINING EVENTS**
28

**ADVERTISEMENT STAGE**

- Chief Executive Officer

**INTERVIEWS**

- Landflll Plant Operator

**PRE-EMPLOYMENT SCREENING / PENDING COMMENCEMENT**

- Customer Experience Officer
- Labourer (Parks, Recreation and Cemeteries)
- Project Support Officer
- Community Recovery and Resilience Officer

**APPLICANT APPOINTED**

- Truck Driver

**UNSUCCESSFUL CAMPAIGNS**

- Senior Assets Officer
- Labourer (Parks, Recreation and Cemeteries)

### CORPORATE TRAINING

- Disaster Management Training – Introduction to Disaster Coordination Centres (Module 1)
- Disaster Management Training – Queensland Disaster Management Arrangements
- First Aid Training – Provide First Aid, Provide Basic Emergency Life Support, Provide Cardiopulmonary Resuscitation
- Governance Compliance Training (Mandatory) – Conflict of Interest, Fraud and Corruption, Gifts, 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
- Ground Distribution of Herbicides (ACDC) Licence
- Information Management Compliance Training – Public Records Act 2023
- Internal Compliance Training (Mandatory) – Employee Code of Conduct, Workplace Bullying and Harassment
- ITIL Foundation Certificate in IT Service Management
- Safety Compliance Training (Mandatory) – Emergency Evacuation Course: General Evacuation, Work Health and Safety Induction
- Traffic Management – Working in Proximity to Traffic Awareness Part 1 and Part 2
- Verification of Current Competency – Excavator, Grader, Road Roller, Skid Steer, Wheeled Front End Loader

# 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 161 files and documents that allows for the destruction of the physical records.

During December, 14 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

| | December 2025 | Year to date |
|---|---|---|
| **Mail/Email items processed** | 1936 | 25,376 |
| **Requests for files/boxes** | 24 | 372 |
| **Name and address register audits** | 38 | 737 |

## RIGHT TO INFORMATION APPLICATIONS

| | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|---|
| Number of applications received | 8 | 8 | 13 | 9 | 14 | 10 | 2 |





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# CUSTOMER EXPERIENCE

## BUSINESS HOURS

### CALLS RECEIVED

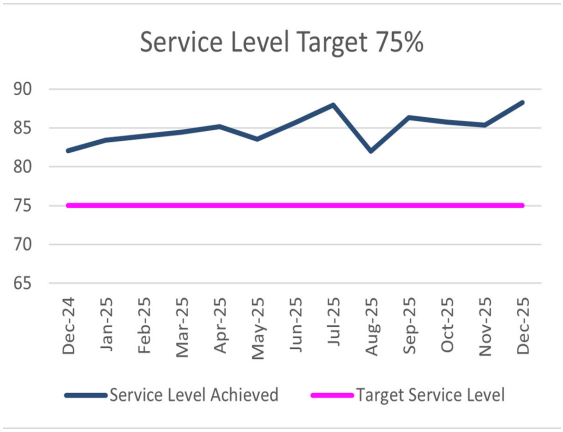
**1389** Decrease of 499 calls from last month.

### AVERAGE HANDLING TIME

**5:18** MINUTES Decrease of 5 seconds from last month.

### SERVICE LEVEL

**88.28%**




## OUT OF HOURS

### CALLS RECEIVED

**70** Decrease of 31 calls from last month.

### MAXIMUM WAIT TIME

**1:48** MINUTES

### ENQUIRIES

**Animals, Roads and Utilities**

### TOTAL WEB CHATS

**36**

DECREASE BY 21 FROM LAST MONTH.

### TOTAL eREQUESTS

**435**

DECREASE BY 194 FROM LAST MONTH.

### WEBCHAT HANDLING TIME

**11:05** MINUTES

**INCREASE OF 5 MINUTES FROM LAST MONTH.**

### TOTAL RECEIPTS

**143**

DECREASE OF 58 RECEIPTS FROM LAST MONTH.

### TOTAL CRM RECEIVED

**816**

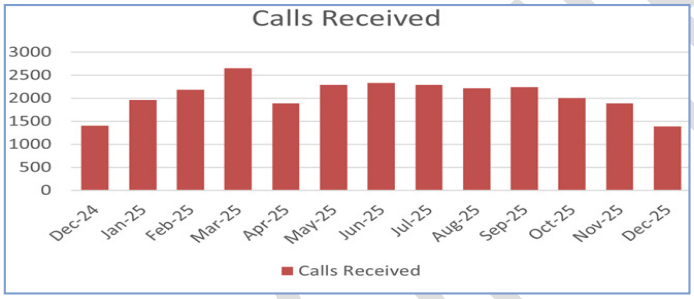
DECREASE BY 233 FROM LAST MONTH.

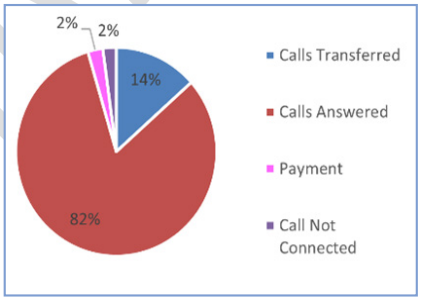
## QGAP

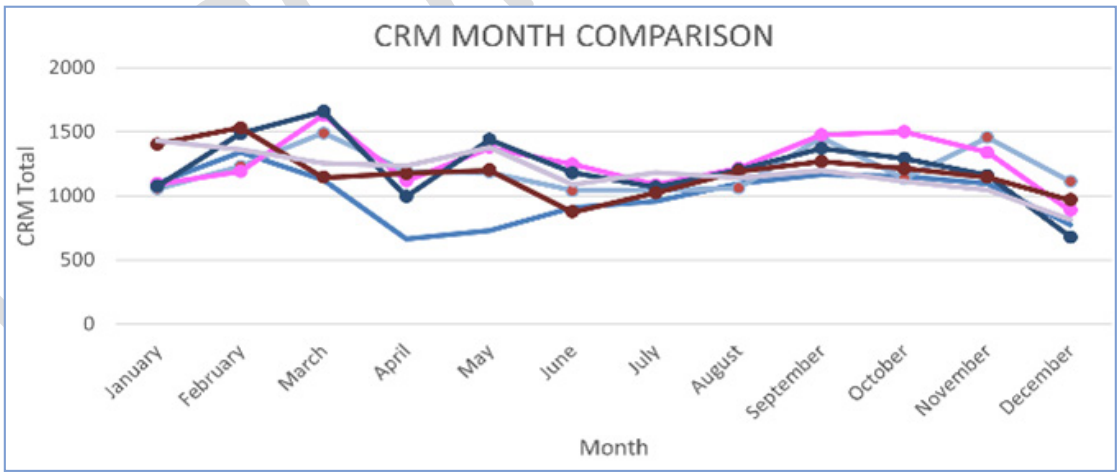
**55 HRS**
Total time taken For all transactions

**274**
Total number of Transactions

**12:05**
Total average time For all transactions



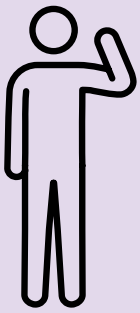
# WORK HEALTH AND SAFETY

OUR GOAL ZERO HARM

## MEASURING OUR SAFETY PERFORMANCE

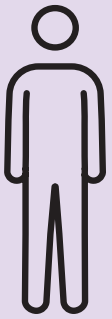
### INJURIES BY CLASSIFICATION TYPE

**2** INJURIES OCCURRED



**0** LOST TIME
**0** MEDICAL ONLY
**1** FIRST AID
**1** REPORTABLE ONLY
**0** NEAR MISS

### AREAS OF THE BODY MOST AFFECTED



**2** HAND

### KEY FACTORS ASSOCIATED WITH INCIDENTS

**2** ASSET INCIDENTS OCCURRED

**0** PROPERTY DAMAGE

**2** PLANT VEHICLE/INCIDENT

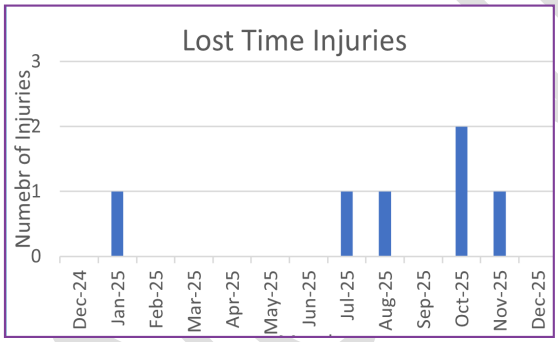
**0** ANIMAL STRIKE

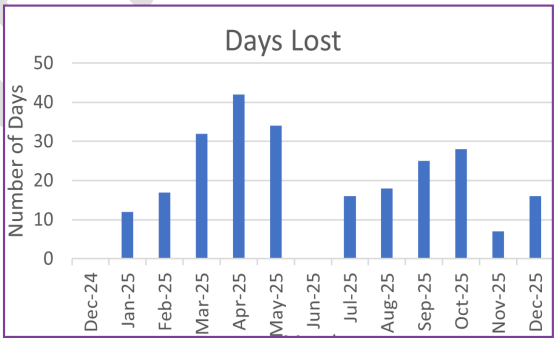
### KEY FACTORS ASSOCIATED WITH ENVIRONMENTAL INCIDENTS

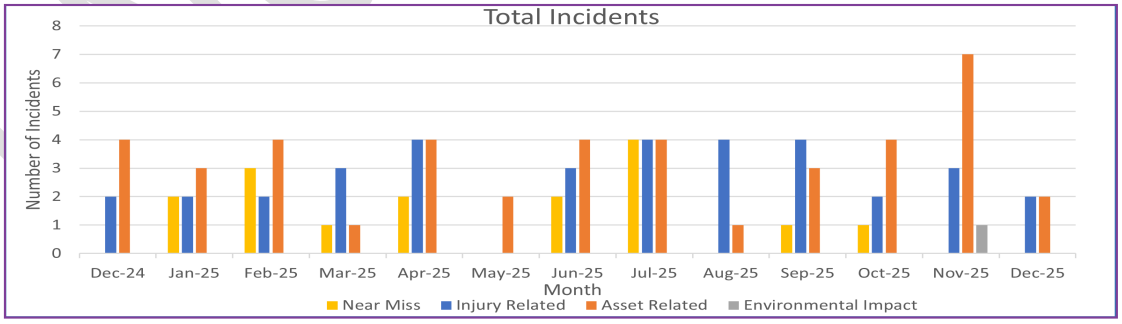
**0** ENVIRONMENTAL INCIDENTS OCCURRED

**0%** CONTAMINATION

**0%** SPILLS



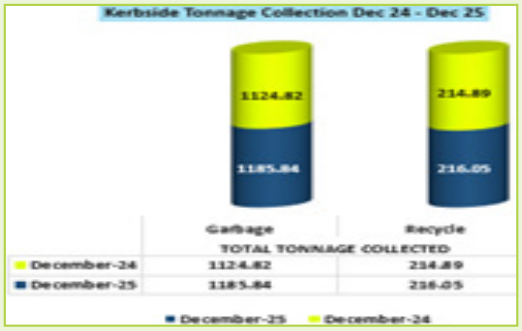



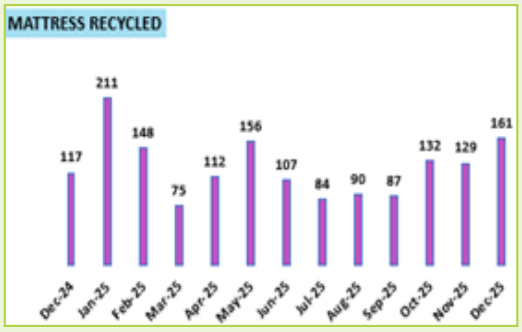
# WASTE MANAGEMENT

- The construction of the leachate trench surrounding the Redback's soccer fields has now been completed. Administrative work to finalise the project is still being undertaken.
- During the month, residents responsibly disposed of 197 vape units. In the 12 months since the commencement of the partnership with EcoSig Australia, we have successfully sent 732 units for recycling, which is a great environmental and safety outcome for our waste facilities.

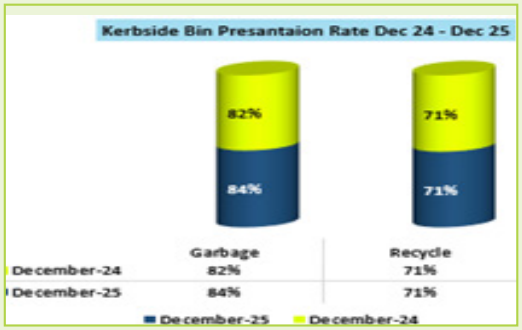
## TOTAL TONNAGE




## MATTRESS PRESENTATION




## BIN PRESENTATION RATE




## BINS COLLECTED

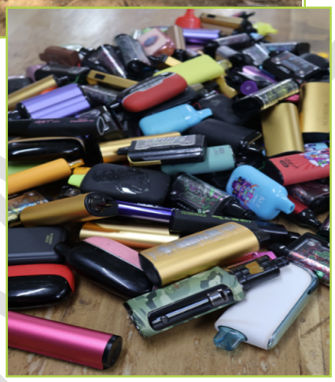


76, 159



31, 379








**10,714**
TOTAL PATRONS TO ALL WASTE FACILITIES IN DECEMBER 2025
*(10,493 IN DECEMBER 2024)*

**14.3 Group Manager Community and Regional Prosperity Monthly Report - December 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 December 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 December 2025.

**Proposal**

That this report be received and noted.

**Attachments**

1⇩ Monthly Group Report - Community and Regional Prosperity - December 2025 5 Pages

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# Community and Regional Prosperity

GROUP MANAGER MONTHLY REPORT
DECEMBER 2025















# Communities Branch

## LIBRARIES AND GALLERIES HIGHLIGHTS

### Story Time

Families enjoyed our end of year Story Time sessions, celebrating reading, talking, singing and playing with little ones and breaking up for the year. The Tuesday story time included our annual Teddy Bear Sleepover, where children dropped off their teddies on the Monday for a sleepover in the library and receive a book when they pick up their teddies for a fun session on Tuesday morning. The teddies always get up to mischief, and it's exciting for the kids to spot their teddy in the book! Overall, there were 51 attendees for the Teddy Bear Sleepover.



### School holiday activities

School holiday activities are well underway, with around 236 attendees to Christmas Crafts as well as Christmas Movie and Grinch Decoration sessions. These have been enjoyed by children and families. Additionally, the scavenger hunt is always popular, and the clues change regularly so it never gets old! In December, the hunt was Christmas themed which was fun for everyone who completed it.

## TOURISM AND EVENTS HIGHLIGHTS

### Volunteer Familiarisation Tour

Our volunteer famil day showcased a wonderful mix of local experiences, including a birdlife talk at Lake Apex, facilitated by Friends of Lake Apex. Volunteers also visited Gatton's Trip Motel, Centenary Park, and William Kemp Park before heading to Grantham with stops at the flood memorial, Butter Factory and the Grantham Store. The day continued with a festive Christmas lunch at Murphy's Creek Tavern, held as a thank you to volunteers for their outstanding contribution to the community and visitors. The tour concluded at the Visitor Information Centre with a guided visit of the Queensland Transport Museum and a tasting session featuring local producers, strengthening local knowledge, visitor referrals and connections across the tourism network.

### Weekender

What a way to wrap up the season! A promotional highlight aired as the season finale of Channel 7's Weekender on 21 December, showcasing our stunning country scenic drives and the incredible local businesses that make the region so special. The story featured Jak & Mo, The Pantry, our Visitor Information Centre, Valhalla Glamping (including farm tours, glamping stays and that dreamy outdoor bath!), a commercial flower farm, and a delicious paddock-to-plate experience with Soph from Tins & Trays. A fantastic feel-good snapshot of the region - well worth a watch! Episode 1 can be viewed here and Episode 2 can be viewed here.

## CHRISTMAS CARNIVAL POST EVENT SUMMARY

This fantastic family-friendly event was held on **19 December**.

There were plenty of **activities** for kids from live reindeers, Santa, face painting, Humphrey B. Bear stage show, Christmas craft, inflatable games and lawn games. Families could sit in Centenary Gardens and watch the stage shows, go to local food vendors or wander through the markets.

A bumper crowd, with an estimate of **3,000 attendees**. Approximately 30 market stalls and seven food vendors operated on the night. Food vendors were predominantly local clubs and organisations, who benefit greatly from the fundraising opportunity.

Friends of Lake Apex and Crimestoppers also ran **raffles to fundraise** and heighten awareness of their organisations.



# Communities Statistics

## LIBRARIES AND GALLERIES

| 60,406 ITEMS IN COLLECTION | 339 AQUISITIONS | 15,026 ACTIVE MEMBERS | 95 NEW LIBRARY MEMBERS |
|---|---|---|---|
| In 2024: 60,739 | In 2024: 439 | In 2024: 13,466 | In 2024: 115 |
| In 2023: 74,770 | In 2023: 164 | In 2023: 18,611 | In 2023: 97 |
| Trend: ↓ | Trend: ↓ | Trend: ↑ | Trend: ↓ |

| 10,367 LOANS | 40 LIBRARY EVENTS | 511 EVENT ATTENDEES | 1234 ART GALLERY VISITIORS |
|---|---|---|---|
| In 2024: 10,674 | In 2024: 41 | In 2024: 445 | In 2024: 1495 |
| In 2023: 9228 | In 2023: 32 | In 2023: 544 | In 2023: 2293 |
| Trend: ↓ | Trend: ↓ | Trend: ↑ | Trend: ↓ |

## TOURISM AND SPECIAL PROJECTS

| 543 QTM VISITORS | $5042 QTM & VIC REVENUE | 9 \| 154.5 hrs COUNCIL VOLUNTEERS | 560 VISITOR INTERACTIONS |
|---|---|---|---|
| In 2024: 0 | In 2024: $1988 | In 2024: 7 \| 147 hours | In 2024: 173 |
| In 2023: 310 | In 2023: $6396 | In 2023: 4 \| 72 hours | In 2023: 424 |
| Trend: ↑ | Trend: ↑ | Trend: ↑ | Trend: ↑ |

| 25 BUSINESS ENGAGEMENT | 85,674 LOCKYER VALLEY FACEBOOK PAGE VIEWS | 12,825 LUVYA LOCKYER WEBSITE VIEWS | $3.1m TOURISM SPEND (NOV) |
|---|---|---|---|
| In 2024: 7 | In 2024: 42,000 | In 2024: 10,183 | In 2024: $3.27m |
| In 2023: 3 | In 2023: NA | In 2023: 11,878 | In 2023: NA |
| Trend: ↑ | Trend: ↑ | Trend: ↑ | Trend: ↓ |

# What's Coming Up

- **26 January: Australia Day Awards and Citizenship Ceremony**
  *Join us for the Australia Day Awards and Citizenship Ceremony, followed by local artist Peta Pomerenke's performance, a free morning tea, and Bullroarer painting.*
- **29 January: Lockyer Valley Art Gallery Opening Exhibition**
  *'Oh MG' by Chloe Wigg is a celebration of community and storytelling while raising awareness for the rare disease Myasthenia Gravis. The exhibition will run from 30 January-22 March.*

3 of 5

# Planning, Policy and Community Wellbeing Branch

## LOCAL LAWS HIGHLIGHTS

### Key statistics

- 195 customer requests were received in December.
- 206 customer requests were resolved in December.
- 4 dogs were released or rehomed during December.

### Key activities

- During the Christmas break, officers responded to 11 callouts relating to cattle roaming, dogs roaming and dog attacks. This is a significant number particularly as roaming cattle pose a high risk for traffic incidents.
- The Local Laws team welcomed 3 new staff - 2 Local Laws Officers and an Illegal Dumping Officer.
- We have seen an increase in dog attacks over the last 6 weeks which has resulted in a number of proposed declaration notices being issued and dogs being surrendered to Council for destruction.
- In conjuction with the Queensland Police Service, the Local Laws team are continuing to monitor Council's campgrounds in Gatton and Lake Clarendon.
- The Local Laws team has been engaging with "Little Legs", a community organisation assisting officers in rehoming impounded cats.

## BUILDING HIGHLIGHTS

### Key statistics

- 177 active compliance cases.
- Average of 35 new complaints/month over the past 3 months.
- 188 active building related customer requests, e.g. requests for building advice, building records searches, building applications.
- 374 completed building related customer requests, including compliance cases, in 2025.
- Average of 28 new customer requests/month over the past 3 months.
- 151 building records searches completed in the 2025 calendar year.
- 256 Building inspections undertaken by Council's Building Certifiers in 2025.

### Key activities

- A new Development Compliance Officer has joined the team. Tarra has a background in compliance and has hit the ground running, attending inspections and working through compliance cases. Tarra will be undertaking a Pool Safety Inspections course, which will result in her being licensed with QBCC as a Pool Safety Inspector to assist in her compliance role.
- A number of building fact sheets are currently under review, with updated versions to be added to the website.

## BUSINESS SUPPORT UPDATE

- 2216 **new applications** (building, planning and plumbing applications) have been lodged this calendar year.
- A **process review** has been completed in collaboration with the Business Support team to assist Pest Management Officers in administering the **herbicide subsidy program**. The review ensures efficient processing of rebates—either through refunds or reimbursements applied to landowners' rates—and introduces a new work instruction to support this process.
- The **workflow** for customer requests relating to **overgrown, unsightly and fire hazard properties** has been reviewed and updated to include consideration of procurement requirements for engaging contractors to undertake work.
- A **new template** has been developed and incorporated into the **food licensing workflow** to notify business owners when their food licence has expired.

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# Planning, Policy and Community Wellbeing Statistics

**34** DEVELOPMENT APPLICATIONS RECEIVED

| | |
|---|---|
| In 2024: | 25 |
| In 2023: | 15 |
| Trend: | ↑ |

**29** DEVELOPMENT APPLICATIONS DECIDED

| | |
|---|---|
| In 2024: | 14 |
| In 2023: | 27 |
| Trend: | ↑ |

**3** PRE-LODGMENT MEETINGS

| | |
|---|---|
| In 2024: | 6 |
| In 2023: | 3 |
| Trend: | ↓ |

**2** NEW ALLOTMENTS APPROVED

| | |
|---|---|
| In 2024: | 5 |
| In 2023: | 4 |
| Trend: | ↓ |

**3** ALLOTMENTS CREATED

| | |
|---|---|
| In 2024: | 2 |
| In 2023: | 23 |
| Trend: | ↑ |

**94** BUILDING APPLICATIONS ACROSS THE REGION (Private and Council Certified)

| | |
|---|---|
| In 2024: | 26 |
| In 2023: | 66 |
| Trend: | ↑ |

**92** RESIDENTIAL BUILDING APPLICATIONS

| | |
|---|---|
| In 2024: | 89 |
| In 2023: | 64 |
| Trend: | ↑ |

**22** PLUMBING APPLICATIONS RECEIVED

| | |
|---|---|
| In 2024: | 20 |
| In 2023: | 41 |
| Trend: | ↑ |

**31** PLUMBING APPLICATIONS DECIDED

| | |
|---|---|
| In 2024: | 27 |
| In 2023: | 37 |
| Trend: | ↑ |

**$5161** HERBICIDE SUBSIDY PAYMENTS

| | |
|---|---|
| In 2024: | $1654 |
| In 2023: | $4509 |
| Trend: | ↑ |

**5** REQUESTS FOR PEST ANIMAL ASSISTANCE

| | |
|---|---|
| In 2024: | 8 |
| In 2023: | 7 |
| Trend: | ↓ |

**12** LAND USE COMPLAINTS RECEIVED

| | |
|---|---|
| In 2024: | 26 |
| In 2023: | 19 |
| Trend: | ↓ |

**19** LAND USE COMPLAINTS RESOLVED

| | |
|---|---|
| In 2024: | 29 |
| In 2023: | 10 |
| Trend: | ↓ |

**10,344** FLOOD INFORMATION PORTAL VIEWS

| | |
|---|---|
| In 2024: | 6725 |
| In 2023: | 2714 |
| Trend: | ↑ |

**376** FLOOD INFORMATION PORTAL REPORTS GENERATED

| | |
|---|---|
| In 2024: | 290 |
| In 2023: | 270 |
| Trend: | ↑ |

**7147** DOGS REGISTERED

| | |
|---|---|
| In 2024: | 6123 |
| In 2023: | 6814 |
| Trend: | ↑ |

## What's Coming Up

**2 February: Community Planting Day - 8:00am-11:00am at Lockyer Waters for World Wetlands Day**

To find out further information, please visit 'Upcoming Events'.

5 of 5

**14.4 Group Manager Infrastructure Monthly Report - December 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 December 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 December 2025.

**Proposal**

That this report be received and noted.

**Attachments**

1⇩ Group Manager Infrastructure Monthly Report - December 2025 13 Pages

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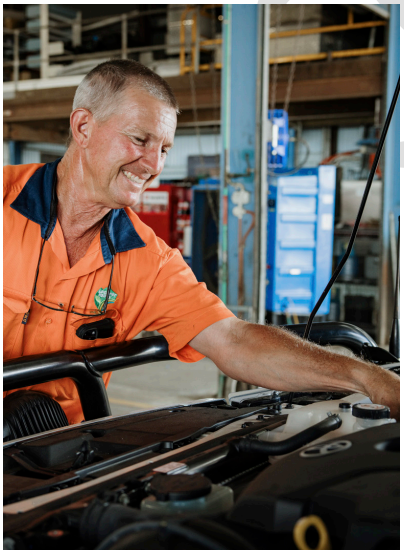
# Infrastructure

GROUP MANAGER MONTHLY REPORT
DECEMBER 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 (between Dwyers Road and Ingoldsby Road), funded by the South East Queensland Community Stimulus Package, and forms part of the Roads Upgrade Program.

These works support the delivery of the Blackspot Program works in Lower Tenthill, scheduled for early 2026.
Works will recommence at the end of January 2026.


During

### Lake Apex Entrance & Accessibility Upgrades - Stage 2

Lockyer Valley Regional Council delivered Stage 1 of the works in May 2025 which are now completed. An additional Stage 2 has been developed to address the upgrade of footpaths and the non-compliances identified in other areas of the Lake Apex Parklands.

These works are 90% complete with minor items to be addressed by mid-February.


After


After

## Bitumen Reseal & Asphalt Program

Council commenced the bitumen reseal and asphalt resurfacing program on Monday 24 November. 73 roads consisting of 40.94km have reached intervention and will undergo works to improve rideability and safety for motorist and cyclists, and extend the road useful life.

The program is jointly funding by the Council and the Australian Federal Government through the Roads to Recovery Program.

Works were undertaken on the following locations in December with linemarking to follow:

- Withcott
  - Berghofer Drive
  - Biggs Road
  - Glencoe Road
  - O'Neils Road
  - Skyline Drive
  - Tabletop Road
  - Twilight Court
- Helidon
  - Bowen Street
  - Lawlers Road
- Kentville
  - Kentville Road
  - Lake Clarendon Road



O'Neils Road, Withcott - Before



O'Neils Road, Withcott- During



Lawlers Road, Helidon- Before



Lawlers Road, Helidon- During

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## Grantham Scrub Road, Verdilla - Safety Widening

The Grantham Scrub Road project is funded under the Australian Government's 2025-2026 Black Spot Road Safety Program. The scope of works includes improvements on an isolated curve located between Ch 1238 to 1580 Grantham Scrub Road. The works commenced in November and civil works are due for completion by the end of December 2025, with line marking to be undertaken in January 2026, weather pending.


During


During

## 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 has been completed, with Stage 2 works currently taking place which includes pedestrian footpaths, full pavement replacement with asphalt surfacing and line marking.

Works are expected to be completed by 27 January 2026, weather permitting, which aligns with students returning to school.


During


During

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# 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
  - Jims Road West, Blenheim
  - Schadwell Road, Blenheim
- 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 (refer to photos on the following page)
- 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 – Quinn Bridge, Glenore Grove

### Designs Completed in December

- Grantham Scrub Road (Blackspot)- safety improvements at the bend near 140 Grantham Scrub Road.
- Koala Park Estate remediation works.

## ASSET MANAGEMENT HIGHLIGHTS

- The Provision of Transport Network, Use of Roads Policies were adopted by resolution, and the Sealing of Gravel Roads Policy was repealed by resolution, at the Ordinary of Council on 17 December 2025. Further work is underway to review the extent of Council's maintained assets and to rationalise those assets where Council does not have a responsibility to maintain them. This will be presented to an upcoming workshop and a subsequent Council meeting.
- The Terms of Reference for the Asset Management Steering Committee and Technical Sub-Committee will be distributed for stakeholder consultation.
- A review of the Principal Cycle Network has been undertaken, with feedback provided to the Department of Transport and Main Roads on priorities for the Lockyer Valley.
- Continuation of routine defect inspections in Zone 8.
- Routine condition inspections of 45 assets, consisting of culverts, crash barriers and floodways.
- Completion of routine defect inspections on 'high order' footpaths.
- Continued processing of assets resulting from Capital Project and Developer Contributions.

## UPCOMING PROJECTS FOR DESIGN

- Laidley Township Accessibility - request for quotation responses are being assessed.
- Gatton North Feasibility Stormwater Upgrade Project - Assess stormwater / road condition. Consultant engaged.

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# Design and Asset Management Statistics

## WORKS ON ROADS PERMITS & APPLICATIONS

**42 HEAVY VEHICLE APPLICATIONS**

| | |
|---|---|
| In 2024: | 36 |
| In 2023: | 23 |
| Trend: | ↑ |

**1 RURAL ADDRESSING APPLICATIONS**

| | |
|---|---|
| In 2024: | 3 |
| In 2023: | 3 |
| Trend: | ↓ |

**3 LAND ACCESS & ACTIVITY NOTICES**

| | |
|---|---|
| In 2024: | 1 |
| In 2023: | 7 |
| Trend: | ↓ |

**5 TRAFFIC MANAGEMENT APPLICATIONS**

| | |
|---|---|
| In 2024: | 1 |
| In 2023: | 3 |
| Trend: | ↑ |

**1 OTHER ROAD ACTIVITY APPROVALS**

| | |
|---|---|
| In 2024: | 0 |
| In 2023: | 1 |
| Trend: | ↑ |

**8 DRIVEWAY APPLICATIONS**

| | |
|---|---|
| In 2024: | 5 |
| In 2023: | 3 |
| Trend: | ↓ |

## OPERATIONAL DEFECTS OVERVIEW

**139 DEFECTS CAPTURED**

| | |
|---|---|
| In 2024: | 224 |
| In 2023: | 155 |
| Trend: | ↓ |

**155 DEFECTS COMPLETED**

| | |
|---|---|
| In 2024: | 136 |
| In 2023: | 153 |
| Trend: | ↑ |

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# Infrastructure Operations Branch



Crane Road, Hatton Vale Drainage - Before



Crane Road, Hatton Vale - After



Long Gully Road, Summerholm Drainage - Before



Long Gully Road, Summerholm- After

# Infrastructure Operations Branch Statistics

## ROAD MAINTENANCE ACTIVITIES BY DEFECT

**6** ROADS SIGNS & LINEMARKING

**2** ROADS PAVEMENT REPAIRS

**2** ROAD GUIDEPOST WORKS

**3** ROADS EDGE REPAIRS

**6** ROADS DRAINAGE WORKS

**17** ROADS GRADING WORKS

# 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 has been awarded. Awaiting program of works from contractor.

### Lions Park, Laidley & Littleton Park, Gatton - Upgrades

Contract awarded. Awaiting program of works from contractor.

### Gatton Cemetery Seam Strips - Section 10

Pre-dig works for section 10 have commenced onsite. Four rows have been completed so far.

### Laidley Recreation Reserve Signage

A contractor has been engaged to manufacture and install four signs at the Laidley Recreation Reserve. The design has been approved by key stakeholders. Prefabrication has commenced offsite with installation to likely take place in February/March 2026.

## MAINTENANCE UPDATES

### Mowing

Urban mowing complete weekly throughout town CBD's.

Deep tine aeration at Springbrook Park Fields, Withcott.

### Roadside Slashing

Zone 1 - Lake Clarendon- Lockrose.

Zone 6 - Ropeley- Mount Sylvia.

Vacant Grantham council owned properties.

### Landscape Maintenance

Gatton and Laidley CBD's.

### Furniture Maintenance

Replacement of the front fence with timber bollards at the Forest Hill Cemetery.

### Tree/Vegetation Maintenance

Clearing works at 5 locations across the region.



Forest Hill Cemetery fence replacement- After


Forest Hill Cemetery fence replacement- After

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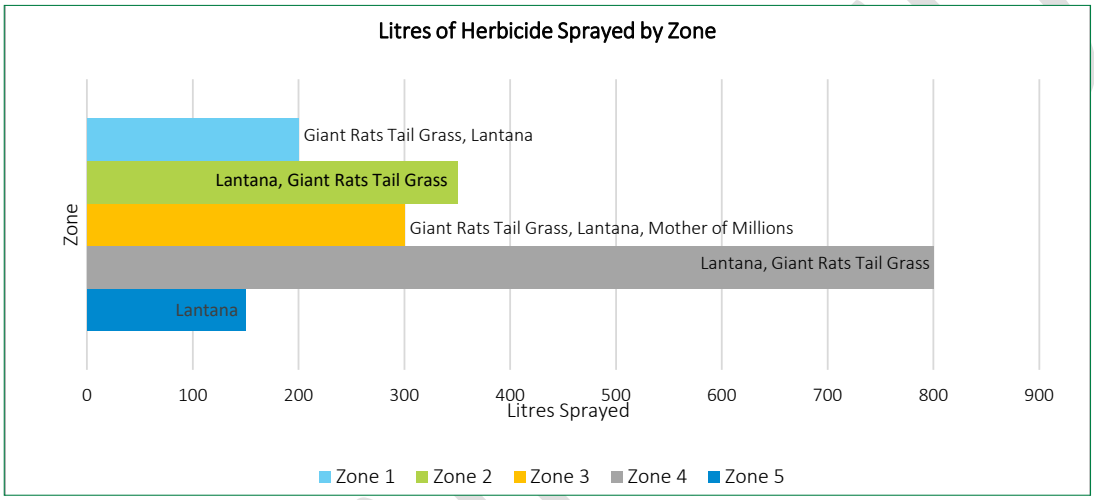
# Park Recreation and Cemeteries Branch Statistics

**5**
**CEMETERY INTERNMENTS**

Gatton: 2
Laidley: 3

**5950**
**LITRES HERBICIDE SPRAYED**

In 2024: 2125
In 2023: 3200
Trend: ↑




# Facilities Branch

## CAPITAL PROJECT UPDATES

### 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 received from the released request for quotation. Officers are in the process of obtaining quotes under the Trades Services Panel.

## FACILITY MAINTENANCE UPDATES

### Gatton Sports & Aquatic Centre - Hail Damage Insurance Works

All roof replacement works have been completed. A total of 11 roofs have been replaced and over 500 solar panels replaced.

### Gatton Administration Building - Hail Damage Insurance Works

Hail damage restoration is nearing completion, with Council staff expected to return to the building by 2 February 2026.

# Facilities Branch Statistics

## LOCKYER VALLEY AQUATIC CENTRE - NOVEMBER 2025

**365**
ATTENDEES
HEALTH CLUB CLASSES

Classes Delivered: 57

**19,492**
TOTAL
FACILITY VISITATION

In 2024: 15,772
Trend: ↓

**574**
TOTAL
ACTIVE MEMBERSHIPS

In 2024: 524
Trend: ↓

**5**
GROUP
BOOKINGS

**5**
SCHOOL
BOOKINGS

## LEARN TO SWIM PROGRAM - NOVEMBER 2025

**78%**
CLASS OCCUPANCY

**35**
NEW STUDENTS

**51**
CANCELLED STUDENTS

**598**
ACTIVE
ENROLMENTS

In 2024: 569
Trend: ↑

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# 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 June 2026 has been requested 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 7 JANUARY 2026

**$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 work is progressing, with works expected to be completed by late February 2026, weather permitting. It is anticipated that crews will then transition towards the 2025 Sealed Roads Package of works.

## FINANCIAL OVERVIEW - AS AT 7 JANUARY 2026

**$12M** ~RESTORATION VALUE

**$8.7M** ~ EXPENDITURE

**$11.7M** ~ APPROVED

**$8.2M** ~ RECEIVED

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## SUBMISSION STATUS

**16** SUBMISSIONS LODGED FOR REVIEW

**16** SUBMISSIONS APPROVED

**0** SUBMISSION LODGED FOR ACQUITTAL

**1** SUBMISSIONS ACQUITTED



Alvisio Road, Adare - Before



Alvisio Road, Adare - After



East Egypt Road, Mount Whitestone - Before



East Egypt Road, Mount Whitestone - 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 approved by the QRA.
- The 2025 Unsealed Grading Package has been awarded. Administrative works with the contractor have commenced.
- The Sealed Roads Package of Works has been uploaded into the QRA portal with feedback received and responded to. Outcome of package expected by February 2026.

## FINANCIAL OVERVIEW - AS AT 7 JANUARY 2026

**$12.2M** ~RESTORATION VALUE

**$2.8M** ~ EXPENDITURE

**$12.7M** ~ APPROVED

**$5.4M** ~ RECEIVED

## SUBMISSION STATUS

**17** SUBMISSIONS LODGED FOR REVIEW

**8** SUBMISSIONS APPROVED

**0** SUBMISSION LODGED FOR ACQUITTAL

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**14.5 Councillor Portfolio Monthly Update - December 2025**

**Author:** Kayla Gill, Executive Assistant to the Mayor, Deputy Mayor and Councillors
**Responsible Officer:** Scott Greensill, Interim 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 December 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 December 2025.

**Proposal**

During the month, Councillors undertook duties as follows:

Mayor, Cr Tanya Milligan
*Civic Leadership and Regional Development Portfolio Councillor*

- Meeting with Deputy Mayor and Interim CEO (ICEO)
- LGAQ District 2 Western Region briefing
- Portfolio meeting Engagement and Comms
- Attend councillor workshop
- Attend Lake Clarendon State School Awards Night
- Weekly radio segment with 4WK
- Meeting with Cobb and Co representatives
- Meeting with Tourism and Events Team
- Video Christmas message for Comms
- Catchup with CEO West Moreton Health Foundation
- Attend Disaster Management portfolio discussion
- Photo op with Laidley RSL
- Attend Lockyer Valley and Somerset Water Collaborative meeting
- ABC phone interview re CEO retirement
- Attend of year function and awards at Mt Sylvia State School
- Visit community member to celebrate their 90th Birthday
- River 949 weekend radio segment
- Attend Crimestoppers meeting and Christmas celebration
- Attend Australia Day award discussions
- Attend discussion re TLPI
- Attend Councillor Psycho-social discussions
- Participate in a discussion re CEO recruitment
- Attend Laidley flood mitigation project discussion
- Attend meeting at Parliament House with Minister Ann Leahy and Assistant Minister Sean Dillon re Water Collaborative

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- Weekly radio segment with 4WK
- Portfolio meeting with ICE and GM's
- Attend Volunteer Thankyou Christmas lunch
- Weekend radio segment with River 949
- Teams meeting flood modelling update
- Teams Ordinary Council meeting
- Weekly radio segment 4WK
- Teams meeting Tourism discussion
- Teams meeting with Coordinator General with water project
- Weekend River 949 segment
- Catchup with ICEO
- Attend farewell celebration for Group Manager

Deputy Mayor, Councillor Chris Wilson
*Corporate Services Portfolio Councillor*

- Meeting with the Mayor & and community member.
- Meeting with officers and a community member about a rating issue.
- Meeting with the Mayor and interim CEO.
- Engagement & Communication portfolio meeting.
- Council Workshop
- Lake Clarendon State School awards night.
- Meeting with the Mayor, Cr Reck, officers & representatives from Cobb & Co.
- Lockyer Valley Chamber of Commerce & Industry meeting.
- Meeting with Cr Steinhardt, officers and community members about an animal issue.
- Crime Stoppers meeting & Christmas dinner.
- Australia Day awards meeting.
- Meeting regarding the TLPI.
- Council Workshop.
- Meeting regarding the Laidley flood mitigation project.
- Represent Council and give a speech at the Helidon State School awards ceremony.
- Council volunteers Christmas lunch function.
- Council Workshop.
- Audit & Risk Management Committee agenda briefing.
- Audit & Risk Management Committee meeting.
- Meeting with officers and a community member.
- Finance Portfolio meeting.
- Plainland Hotel Christmas event.
- Flood modelling meeting.
- Council meeting.
- Lockyer valley Christmas Carnival update.
- Depot Christmas BBQ.
- Meeting with Cr Hagan, officers and Nolan's Transport.
- Gave speech on behalf of Council at the Lockyer Valley Christmas Carnival.
- Attended a site meeting with Councillors, officers and community members.
- Council meeting.

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Councillor Michael Hagan
*Infrastructure Portfolio Councillor*

- I attended the Grantham siren test – Christopher Street Grantham
- Site visit – road works on Sandy Creek Road and Fords Road
- Attended the Councillor Workshop at Lockyer Valley Cultural Centre
- Attended the Laidley State School Christmas Concert – School Hall
- I attended the St Mary's Grade 6 Graduation – St Patrick's Laidley
- Attended the Hatton Vale State School Senior Awards Ceremony
- I attended the Lockyer Valley & Somerset Water Collaborative meeting – Lockyer Valley Cultural Centre
- Attended the Stockyard Creek Community Christmas BBQ – Stockyard Creek Hall
- Visited the Mulgowie markets.
- Visited the Unique Collective Indoor Christmas markets – Laidley Cultural Centre
- Attended a local Residents 90th Birthday Celebration at Blenheim Hall
- Attend Infrastructure Portfolio Meeting
- Attended with Councillors and Officers the Meeting to discuss the Temporary Local Planning Instrument (TLPI) and the Flood Investigation Area
- Attended with Councillors the Workshop Regarding Psychology in the Workplace
- Meeting and discussion with Councillors and Officers regarding the Laidley Flood Mitigation Project
- I attended the Council Volunteers 'Thank You Christmas lunch' at Murphy's Creek Tavern
- Meeting with Councillors and Officers to Review Councils Risk Appetite Statement
- Attended the Laidley State School end-of-year Parade – Laidley State School
- I attended the Lockyer/Brisbane Valley Leukaemia Foundation's Christmas Luncheon – Porters Plainland Hotel
- Site visit with the Group Manager Infrastructure regarding Mount Berryman Road and Access off Bein Mountain Road
- Attended the Forest Hill Christmas Festivities
- Visit to the Ma Ma Creek Markets
- Opened the Ropehill Vs Helidon Pink Stumps Day Cricket Match – Ropehill Cricket Ground
- Attended the Christmas-by-the-creek event at Ma Ma Creek Hall
- Site visit with the Manager Infrastructure Design and Asset Management to Summerholm Road regarding property access
- Attended Supporters Christmas Celebration – Porters Plainland Hotel
- Meeting and Discussion with Councillors and Officers regarding Flood Modelling update
- Attended the December Council Meeting – Lockyer Valley Cultural Centre
- I attended the Council Depot Christmas BBQ
- Meeting with the Deputy Mayor, Manager Infrastructure Design and Asset Management and a local transport company regarding heavy vehicle access
- Attended the Lockyer Valley Christmas Carnival – North St Gatton
- Attended site meeting with Deputy Mayor, Councillors, Group Manager People Customer and Corporate Services and residents regarding compliance issues – Blenheim
- Attended Retirement Farewell Celebration for the former Group Manager Infrastructure
- Site visits – Plant St Helidon regarding proposed development, Water St Helidon regarding curb damage and Twilight Ct Withcott regarding drainage issues

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Cr Cheryl Steinhardt
*Environment And Regulatory Services Portfolio Councillor*

- Monthly Portfolio meeting with officers
- Salam Aged Care 90th birthday meeting Toowoomba councillors
- Forest Hill Community Development meeting
- New Employee Induction Meet and Greet
- Councillor workshop
- Faith Lutheran College Turning of the Sod at New Primary School
- Hatton Vale SS Senior Awards Ceremony
- Online Leadership Session – Lessons from our biggest mistakes
- Healthy Land & Water Report Card Launch - Brisbane
- Grantham Progress Association meeting
- Mt Sylvia Community Christmas – Junction View Hall
- Unique Collective Indoor Market – Christmas Special
- Mulgowie Markets
- Meeting with Deputy Mayor and resident re dog issues
- Councillor Workshop re Psychological
- Laidley Project Debrief X 2
- Gatton SS Yr 6 Graduation Ceremony on behalf of the mayor
- Volunteers Thank You Christmas
- Review of procedures – Officer and Council Session
- Darling Downs Moreton Regular Meeting with Employees Lunch - Warwick
- Forest Hill Community Christmas Festivities
- Christmas by the Creek – Grantham Community Progress Association
- Briefing with Jim McDonald with Chair and CEO of DDMRB
- Porters Plainland Invitational Celebrations
- Monthly Council Meeting
- LVRC Workshop Depot Employee Christmas BBQ
- Lockyer Valley Christmas Carnival – Gatton
- Site Visit – Blenheim issues
- John Keen Retirement and Farewell Celebrations

Councillor Anthony Wilson
*Sport And Recreation Portfolio Councillor*

- Councillor Workshop
- Hatton Vale State School Awards ceremony
- Laidley Recreation Committee AGM
- Meeting to discuss TLPI & Flood hazard Overlays
- Councillor Workshop
- Laidley Flood Mitigation project update
- Councillor Portfolio meeting (Parks, cemeteries & facilities)
- LVRC Volunteers thank-you lunch at Murphys Creek
- Review of LVRC Risk Appetite Statement
- Meet & Greet with LVRC Ambassador Grant recipient
- Councillor Portfolio meeting (Sport & Rec/Community Development)
- Flood Modelling update
- Council Meeting

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- Depot Christmas Event
- Site visit with LVRC resident

Councillor Julie Reck
*Liveability And Circular Economy Portfolio Councillor*

- Murphys Creek Neighbourhood Committee (MCNHC) Xmas lunch
- Forest Hill Progress
- Workshop
- Waste Portfolio Catchup
- Cobb & Co – Queensland Transport Museum (QTM) Meeting
- Dattner – TEAMS
- QLD Country Tourism – Crows Nest
- Tourism Meeting
- Waste Working Group – TEAMS
- Stockyard Community Xmas
- Mulgowie Markets
- Unique Collective Indoor Market – Laidley Cultural Centre
- Kare Burke – Agritourism plan
- MCNHC Meeting
- CWA Meeting
- Crime Stoppers – Meeting & Xmas Dinner
- Aust Day Award Nominations Meeting
- TLPI & Flood Investigation – Meeting
- Psychological Councillor Workshop
- Laidley Flood Mitigation Project – Meeting
- Murphys Creek Progress Assoc (MCPA) Meeting
- Laidley Pioneer Village Meeting
- Volunteers Thank You Lunch
- Review Risk Appetite Statement
- Forest Hill Silo Discussion – TEAMS
- Audit & Risk Management Committee
- 2025 Thriving Lockyer Kids Strategy Workshop
- Steve Jones Men's Shed
- Forest Hill Xmas Street Festivities
- Laidley RSL Xmas Lunch
- Lockyer Waters Community Night
- MCPA – Xmas
- Porters Thank You for ongoing support
- Flood Modelling Update
- Council Meeting
- Steve Jones Men's Shed – Xmas
- Tourism Meeting
- RFT Forest Hill Silo Artist Evaluation
- Lockyer Xmas Carnival
- Site Visit Jim's Rd, Blenheim
- Group Manager Retirement Farewell

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Councillor David Neuendorf
*Planning Portfolio Councillor*

- Councillor Workshop
- River 94.9 Interview Re Grantham Development
- Interview with ABC Re Grantham Development
- Flood Mitigation meeting
- Helidon Yr 6 Graduation Ceremony
- Audit and Risk Meeting
- Council Meeting

**Attachments**

There are no attachments for this report.

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**14.6 Quarterly Progress Update on Actions Arising from Council Resolutions - December 2025**

**Author:** Petrina Metcalf, Council Business Officer
**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Purpose:**

This report is to provide an update on the status of actions arising from resolutions at Ordinary and Special Council Meetings from the previous and current terms of Council.

**This document is for Council's information only.**

**Executive Summary**

This report contains an update on outstanding action items arising from resolutions of the previous and current term of Council, as well as identification and commentary on action items which have been completed within the last quarter, from 1 October 2025.

The detailed report for both the outstanding and completed items has been provided separately due to the confidential nature of some of the items and commentary contained within.

Outstanding Actions Report
The document titled *Outstanding Actions* is a detailed report, providing information on which action items arising from resolutions are outstanding and any action that has been taken to date.

In summary, the following number of items (by group) are outstanding:

| | |
|---|---|
| Executive Office | 0 |
| People, Customer and Corporate Services | 8 |
| Community and Regional Prosperity | 1 |
| Infrastructure | 1 |
| **TOTAL** | **10** |

Completed Actions Report
The document titled *Completed Actions* includes progress notes and closing commentary on items that have been completed by Officers in the last quarter. In total, 72 actions have been completed since 1 October 2025.

**Proposal**

That this report be received and noted.

**Attachments**

There are no attachments for this report.

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**14.7 Quarterly Investment Report - October to December 2025**

**Author:** Kacey Bachmann, Management Accountant; Dee Stewart, Acting Chief Financial Officer

**Responsible Officer:** Scott Greensill, Interim Chief Executive Officer

**Purpose:**

The purpose of this report is to advise Council of the performance of its investment portfolio.

**This document is for Council's information only.**

**Executive Summary**

As outlined in Council's 2025-26 Investment Policy, a quarterly report is to be submitted to Council on the performance of its investment portfolio.

The investment of surplus funds has been made in accordance with the requirements of *the Statutory Bodies Financial Arrangements Act 1982* as well as Council's Investment Policy. As of 31 December 2025, Council had a total investment holding of $57.23 million.

Overall, investments continued to perform well in comparison to targeted benchmarks shown in table 3 and 4, with Council's current investments exceeding these benchmarks. The interest revenue is on target to budget and Investment opportunities will continue to be reviewed.

**Proposal**

As required by Council's 2025-26 Investment Policy, a quarterly report is to be submitted to Council on the performance of its investment portfolio.

As of 31 December 2025, Council had a total investment holding of $57.23 million.

The two following tables show the investment institution, credit rating and product type of our investment portfolio on 31 December 2025:

**Table 1**

| Institution | Amount $ | Percentage Holding | Credit Rating |
|---|---|---|---|
| QTC | 50,234,241 | 87.77% | AA |
| National Australia Bank | 2,000,000 | 3.49% | AA- |
| Suncorp | 1,000,000 | 1.75% | A+ |
| Bank of Queensland | 1,000,000 | 1.75% | A- |
| MyState Bank | 1,000,000 | 1.75% | BBB+ |
| Judo Bank | 2,000,000 | 3.49% | BBB |

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| Institution | Amount $ | Percentage Holding | Credit Rating |
|---|---|---|---|
| **Total** | **57,234,241** | **100.00%** | |

**Table 2**

| Product Type | Amount $ | Percentage Holding |
|---|---|---|
| Cash Fund - QTC | 50,234,241 | 87.77% |
| Term Deposit | 7,000,000 | 12.23% |
| **Total** | **57,234,241** | **100%** |

The following tables display the performance of Council's investments, identified by investment type and days invested, against the Bank Bill Swap Rate (BBSW) and the Bloomberg AUSBOND Index (AUSBOND). The tables compare the rate of return on Council's investments on 31 December 2025, against the benchmarks indicated above (BBSW and AUSBOND).

Overall, the investments continued to perform well in comparison with these benchmarks with new term deposits now offered above 4.00%.

**Table 3**

| Cash Fund Performance Against RBA Cash Rate & AUSBOND Index | QTC | RBA Cash Rate | AUSBOND Index |
|---|---|---|---|
| Cash Fund Performance | 4.35% | 3.60% | 3.63% |

**Table 4**

| Term Deposit Performance Against BBSW Index & AUSBOND Index | Av Return on Deposits | BBSW Index | AUSBOND Index |
|---|---|---|---|
| Term Deposits | 4.24% | 3.55% | 3.63% |

Interest rates have increased for all institutions. The QTC cash fund rate is on par with term deposit rates making either the best investment option. The best regular rates on offer at present are around 4.10% and 4.65% for investment periods from three to twelve months.

**Table 5**

| Interest Income vs Budget | YTD Actual | YTD Budget | % Annual YTD Budget |
|---|---|---|---|
| Interest Income on Investments | $1,258,895 | $1,441,393 | 87.3% |

As reflected in table 5, interest revenue is under target compared to budget, with the final actual result achieving 87.3% of the budgeted amount for the financial year.

During the second quarter, cash at bank decreased. Only minimum cash remains in Council's general funds each day with any excess being invested as Term Deposits or transferred to the QTC Cash Fund. The following graph shows a comparison over time of Council's weekly cash balances.

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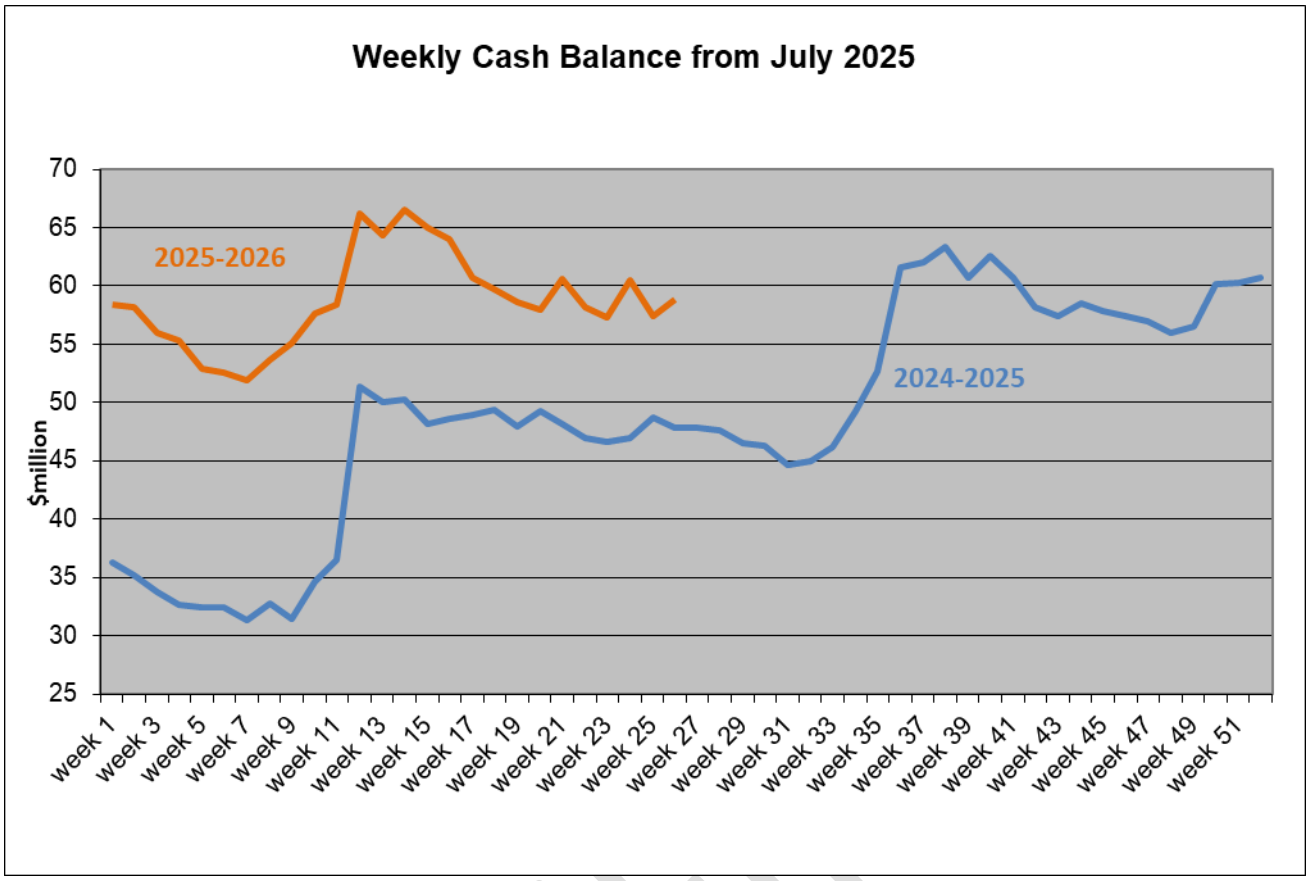


The table below shows that Council's investments on 31 December 2025 is in overall compliance with the 2025-26 Investment Policy.

**Table 6**

| Investment Policy Credit Risk Compliance | Current Exposure | Allowable Exposure | Difference |
|---|---|---|---|
| **Cash Funds** | | | |
| QTC Cash Funds | 87.77% | 100% | 12.23% |
| **Term Deposits** | | | |
| AAA to A+ | 5.24% | 85% | 79.76% |
| A to BBB+ | 3.49% | 45% | 41.51% |
| BBB to BBB- | 3.49% | 30% | 26.51% |

**Attachments**

There are no attachments for this report.

## 15.0 CONFIDENTIAL ITEMS

*No Confidential Items.*

## 16.0 MEETING CLOSED

*There being no further business, the meeting closed at 10:30am.*

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