

Agenda



ORDINARY MEETING OF COUNCIL

AGENDA

20 MAY 2026

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1. MEETING OPENED

1.1 Acknowledgement of Country

The traditional owners of the land on which the meeting is held to be acknowledged.

1.2 Opening Prayer

A minute's silence to be held for those persons recently deceased followed by the opening prayer.

2. LEAVE OF ABSENCE

2.1 Leave of Absence - Mayor Milligan

Author: Petrina Metcalf, Council Business Officer

Responsible Officer: Scott Greensill, Chief Executive Officer

Officer's Recommendation:

THAT leave of absence be granted to Mayor Milligan for the Ordinary Council Meeting on 17 June 2026 as she is attending the 2026 World Cities Summit (WCS 2026) as a COMSEQ Member.

Attachments

There are no attachments for this report.

3. CONDOLENCES/GET WELL WISHES

3.1 Condolences

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

Purpose:

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.

Attachments

There are no attachments for this report.

4. DECLARATION OF ANY PRESCRIBED CONFLICT 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.

5. MAYORAL MINUTE

No Mayoral Minute.

6. CONFIRMATION OF MINUTES

6.1 Confirmation of Ordinary Meeting Minutes - 15 April 2026

Author: Petrina Metcalf, Council Business Officer

Responsible Officer: Scott Greensill, Chief Executive Officer

Officer's Recommendation:

THAT the minutes of the Ordinary Meeting of the Lockyer Valley Regional Council held on Wednesday 15 April 2026 be taken as read and confirmed.

Attachments

There are no attachments for this report.

7. BUSINESS ARISING FROM MINUTES

No Business Arising from Minutes.

8. COMMITTEE REPORTS**8.1 Receipt of the Minutes of Friends of Das Neumann Haus Committee Meeting - 19 March 2026****Author:** Petrina Metcalf, Council Business Officer**Responsible Officer:** Scott Greensill, Chief Executive Officer

Officer's Recommendation:**THAT Council receive and note the unconfirmed minutes of the Friends of Das Neumann Haus Committee meeting held on 19 March 2026.****Attachments**

- [1](#) ↓ Minutes of Das Neumann Haus Committee Meeting - 19 March 2026 2 Pages
- [2](#) ↓ Treasurer's Report of Das Neumann Haus Committee Meeting - 19 March 2026 1 Page

FRIENDS OF DAS NEUMANN HAUS INC

MONTHLY MEETING MARCH 2026

Date: 19th March 2026

Meeting opening at 9.40 am at Das Neumann Haus.

President Dot Windolf welcomed all in attendance.

Present: Dot Windolf, Ken Windolf, Maria Larkman, Angela Worrall, Linda Naggs, Marion Davies, Karl Woldt, Gayle Daetz, Cr Julie Reck, Hannah Choi, Janey Gleeson, Dianne Strano, Jo Welsh

Apologies: Astra Farrell, Narelle Wilson, Sue Williams

Minutes of previous meeting were read.

Moved by Maria Larkman and seconded by Linda Naggs that previous minutes were true and correct.

Business Arising

Julie to follow up on maintenance of the house including repairs of veranda in the front of the house as well as some railing on the back verandah.

Pigeon mess needs to be cleaned up especially after rain on front stairs and front verandah.

Treasurer's Report - see attached.

General Business

New volunteer Dianne Strano started 3rd March and was welcomed by everybody.

Justine Fox came in with carer to see whether she can help but there won't be enough space in kitchen with carer and other volunteers to work. We recommended the Pioneer Village as she is also interested in admin work-Justine's mobile 0448 683 900.

A bus tour group has contacted us regarding morning tea for 40 people on Tuesday 19th May and Monday 25th May. We declined, as it is above our limit and because we are already stretching volunteers with extra morning teas. Tim Cross Country Tours - 07 3869 7444.

Heritage Day

Marion, Karl and Dot attended the Heritage meeting held at the Laidley Pioneer Village in February. Discussions were held with Council, the two Pioneer Villages and us into what we are planning this year.

We ordered 5 posters and 100 leaflets which will be distributed around town.

Julie informed us that we need to be audited as we receive a grant from Council every year for the Heritage Festival.

Dot will arrange for the grant application

Garden needs flowers for Heritage Festival – Julie advised that Council has no funds for Heritage and will only replant for Spring Festival

Lester Knoffke will sing at Das Neumann Haus for the Heritage Festival without charge.

Horse and Carriage need balance to be paid, bitumen area to be used for Heritage Festival

Date to be adjusted on corflutes for Heritage Day

Marion to organise more wurst for German Lunches

Gayle is organising all market stalls

Theme of Spring Festival “Country Harvest”. We are not too involved this year, but DNH will be open as usual.

We are still trying to organise a Famille for everybody, hard to find a date that suits most. Suggestion was made for a trip to Karalee in May

The Hub morning teas were very successful and very appreciated by all that attended.

Dot to contact The Hub to obtain dates for all of the future Morning Teas

We might need to cut down on sandwiches and cakes as there were too many.

Dot to order Badges for Sophie and Dianne.

Everybody shopping at IGA needs to sign docket before putting in registry.

Astra Farell’s Mum has several old dolls for donation at DNH. Volunteers agreed that they can be displayed in Nursery if suitable. Dot has pointed out that there is a register for donated items at DNH where those items need to be written down.

Meeting closed 10.45 am

Next Meeting on 16th April 2026 at 10.30am at DNH. We invite all volunteers for lunch at the QN Hotel afterwards. Cr Julie Reck apologises for not being able to attend the next meeting.

Treasurer's Report – Monthly Meeting – Friends of Das Neumann Haus Inc.**26/03/2026**

Savings Account balance as at 25/03/2026	\$33,208.57
Working Account balance as at 25/03/2026	\$ 3,103.37
Sales for February EFT	\$ 2,106.30
Cash sales for February – banked	\$ 751.75
Sales to date for March EFT	<u>\$ 1,081.35</u>
Total sales February & to date	<u>\$3,939.40</u>

Expenses to 25/03/2026

Dunlop Honey	\$310.00
Laidley News	\$ 11.10
Kelli's Diner (HUB)	\$ 75.00
Woolworths	\$ 48.00
Tyro Fees	\$ 22.66
Feb. IGA	\$ 300.61
Feb Golden Harvest	\$ 246.30
Aldi	\$ 37.78
Craft & Fuel	\$ 174.90
Monthly Service Fee	\$ 15.00
Aussie Broadband	<u>\$ 89.00</u>
Total Expenses to 25/03/26	<u>\$1,330.35</u>

Profit Feb & March to date \$2,609.05**Please note: There was no Insurance, Software nor depreciation to be accounted for.**

**8.2 Receipt of the Minutes of Friends of Das Neumann Haus Committee Meeting
- 16 April 2026**



Author: Petrina Metcalf, Council Business Officer

Responsible Officer: Scott Greensill, Chief Executive Officer

Officer's Recommendation:

THAT Council receive and note the unconfirmed minutes of the Das Neumann Haus Committee meeting held on 16 April 2026.

Attachments

- [1](#)  Minutes of Das Neumann Haus Committee Meeting - 16 April 2026 1 Page
- [2](#)  Treasurer's Report of Das Neumann Haus Committee Meeting - 16 April 2026 1 Page

FRIENDS of DAS NEUMANN HAUS INC

MONTHLY MEETING APRIL 2026

Date: 16.04.26

Meeting opened at 10.40 am at Das Neumann Haus

Present: Dot and Ken Windolf, Marion Davis, Narelle Wilson, Janey Gleeson, Maria Larkman, Sue Williams, Linda Naggs, Hannah Choi, Jo Welsh, Gayle Daetz, Astra Farrell, Samantha Bednarski (new volunteer)

President Dot welcomed all.

Apologies: Karl Woldt, Dianne Strano, Cr Julie Reck

Minutes of previous meeting were read. Moved by Maria Larkman and seconded by Marion Davis.

Business Arising

New volunteer Samantha Bednarski started recently and was welcomed by everybody.

Repairs to the Haus – awaiting Council and getting worse

Garden is disappointing for Heritage Day

Dolls – Astra has provided more than a dozen dolls, and we are working out which ones are the best fit for the house.

Dates on corflutes for Heritage were changed.

Treasurer's report

Marion read out the report, moved by Marion, seconded by Gayle (report attached)

General Business

Famil – Trip to Karalee Shopping Centre on 28th May, meet at DNH at 9.00 am for carpooling.

Hub dates confirmed for May 14, July 9, September 10, November 12 and one in February where they suggest that they do it for our benefit in invite different people

Maria is away on holiday for 9 weeks; Angela will take over the ordering;

Marion will take over craft; Narelle will take over as secretary.

Heritage Festival

Horse & Carriage – confirmed, \$10.00 per person per ride, \$ 5.00 per child

Billy Tea and Damper – confirmed.

Gayle has organised stalls and entertainment.

Grant Application – Dot has submitted. Waiting on a "Purchase Order Number".

Discussed Volunteer places on the day and other business concerning Heritage Day.

Dot to print out order forms.

Badges for Sophie and Di have arrived

Next Meeting is on 21st May 2026 at 9.30 at Das Neumann Haus

Meeting closed 11:40 am

Treasurer's Report as at 16/04/2026

	<u>Expenses</u>	<u>Income</u>
Statement Account		
Savings Account		\$ 491.35
		\$ 33,233.91
<u>Expenses</u>		
Float for Horse Ride	\$ 200.00	
Extra Float for Food Orders	\$ 200.00	
Volunteers' Lunch	\$ 300.00	
Humble Scott Coffee	\$ 210.00	
Golden Harvest	\$ 300.90	
Ipswich Trophies	\$ 24.50	
K & D Windolf	\$ 403.90	
Tyro Fees	\$ 17.78	
IGA Laidley	\$ 394.37	
Waddi Springs Water	\$ 58.00	
Bendigo Monthly Fee	\$ 15.00	
Drayshire Horse Ride for Heritage Day (Balance Payable)	\$ 1,564.50	
Laidley News	\$ 11.60	
Craft & Fuel for March	\$ 172.00	
Gatton Meat Centre (Mettwurst)	\$ 80.00	
Aldi	\$ 43.72	
Aussie Broadband	\$ 89.00	
Dunlop Honey	\$ 310.00	
Laidley News	\$ 11.10	
Kelli's Diner (Sandwiches for Morning Tea)	\$ 75.00	
<u>Total Expenses to Date</u>	<u>\$ 4,481.37</u>	
March Cash Sales		\$ 682.35
March Donations		\$ 32.90
Eftpos Sales to Date		\$ 1,293.30
<u>Total Sales to Date</u>		<u>\$ 2,008.55</u>

9. DEPUTATIONS/PRESENTATIONS

No Deputations/Presentations.

10. EXECUTIVE OFFICE REPORTS**10.1 Urban Utilities Request for Extension - Annual Operational Plan 2026/27 and FY28 Floor Returns****Author:** Scott Greensill, Chief Executive Officer**Responsible Officer:** Scott Greensill, Chief Executive Officer

Purpose:

Correspondence has been received from the Chief Executive Officer of Urban Utilities requesting Council consideration of an extension for the Annual Operational Plan 2026/27 and FY28 Floor Returns.

Officer's Recommendation:

THAT Council endorse the following amendments to the Participation Agreement with Urban Utilities:

- **The extension of the Annual Operational Plan (AOP) submission deadline to 31 August 2026, to align with the proposed timeframes for finalising the Queensland Competition Authority (QCA) Independent Pricing Review Part 2 submission and Urban Utilities' 2025–26 financial statements; and**
- **The deferral of the FY28 Floor Returns submission to February 2027, to enable consideration by the Urban Utilities Board with greater certainty regarding revenue projections and financial outlooks following release of the QCA Draft Report.**

Executive Summary

Section 15.2 of the Participation Agreement between Urban Utilities and the Lockyer Valley Regional Council requires Urban Utilities' Board to prepare an Annual Operational Plan (AOP) that covers the relevant financial year. Pursuant to section 15.2(b) of the Participation Agreement, Urban Utilities' Board must approve and provide a copy of the Annual Operational Plan to each participating Council for the 2026-27 Financial Year by 31 July 2026.

Furthermore, pursuant to section 15.3 of the Participation Agreement, the AOP must also set out the Floor Return amounts for the relevant financial year and next financial year.

Currently, Urban Utilities is responding to the Queensland State Government's decision to implement an independent price monitoring review led by the Queensland Competition Authority (QCA).

The Urban Utilities Part 2 Submission to QCA, due 31 August 2026, will outline the price path and financial forecasts for the three-year period 1 July 2027 to 30 June 2030. Financial data and information will be substantially similar across both the AOP and QCA reports. Additionally, the QCA will release its Draft Report to Urban Utilities' Part 2 submission on 24 December 2026 before issuing a final report in April 2027.

Proposal

Given the opportunity to align information across both the QCA submission, AOP and QCA Draft Report, Urban Utilities' have requested an extension to the dates Urban Utilities will provide the AOP and FY28 Floor Returns as follows:

-
- AOP delayed to 31 August 2026, in line with the proposed timeframes for finalising the QCA Independent Pricing Review Part 2 submission and Urban Utilities' 2025-26 Financial Year statements; and
 - FY28 Floor Returns delayed to February 2027, to provide the Urban Utilities' Board with more certainty regarding revenue and financial outlooks when the QCA's Draft Report is available. This deferral still provides Participants certainty around their FY28 Budgets and long-term funding plans. Formal correspondence will be provided once the FY28 floor return is set.

The proposed delay to the AOP and Floor Returns confirmation will help to provide greater certainty and ensure alignment of budget assumptions and financial projections between the QCA Submission and the AOP. The 2026/27 AOP, with deferred FY28 Floor Return confirmation, will still outline full financial projections for the next five-year period.

Options

1. That Council endorses the amendment to the Participation Agreement.
2. That Council does not endorse the amendment to the Participation Agreement.

Previous Council Resolutions

Nil

Critical Dates

Feedback to Urban Utilities' Board required immediately following Council resolution.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Compliance with governance obligations.

Finance and Resource

There are no financial or resource implications relating to this amendment to the Participation Agreement.

Legislation and Policy

This is a formal amendment of the Participation Agreement.

Risk Management

P1-1 inadequate relationships with key stakeholders jeopardises positive outcomes for the community.

Consultation

Nil

Attachments

There are no attachments for this report.

11. PEOPLE, CUSTOMER & CORPORATE SERVICES REPORTS**11.1 Summary of Council Actual Performance v Budget 30 April 2026**

Author: Dee Stewart, Acting Manager Financial Services; Kylie King, Financial Accountant

Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

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 30 April 2026

Officer's Recommendation:

THAT Council receive and note the Summary of Council Actual Financial Performance versus Budget to 30 April 2026

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 30 April 2026.

At 30 April 2026, revenues are under target and expenditures are under target

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 30 April 2026.

Operating Revenue - Year to date target \$74.55 million actual \$74.04 million or 99.31%

At 30 April 2026, overall operating revenue for the year to date is below target.

Rates and Utility Charges (Gross) on target

The second rates levy for 2025/2026 was issued on the 11 February 2026 with a due date of 18 March 2026. 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. 92.24% of the rates levy was collected as at 11 May 2026.

Charges and Fees above budget by \$0.31 million

This favourable variance is predominantly due to

- Development Assessment fees and charges \$0.20 million and
- Building and plumbing fees and charges \$0.19 million.

Operating Grants and Subsidies below budget by \$0.65 million.

A summary of major variances:

Growth and Policy funded operational projects under \$1.15 million

Tourism funded operational projects under \$0.20 million

Roads to recovery over \$0.69 million

Operating Expenditure - Year to date target \$73.14 million actual \$67.45 million or 92.22%

Goods and Services under budget by \$5.95 million

Variations are mostly due to timing differences.

- Regional Development operating projects including water initiatives underspent \$3.30 million
- Growth and policy operating projects underspent \$1.37 million
- ICT operating projects and software maintenance underspent \$0.23 million due to timing of payments and savings due to delivering with reduced external assistance
- Asset Management/Technical Services operating projects and contractors underspent by \$0.21 million
- Civil Operations contractors overspent by \$0.54 million
- Waste contractors underspent by \$0.74 million due to deferment of green waste mulching/screening, savings on Ability contract with regarding staff numbers and hours and the deferment of the software implementation \$200K
- Disaster management underspent by \$0.30 million due to timing and deferment of projects

Capital Project Expenditure – Year to date target \$42.24 million actual \$26.47 million or 62.66%

At 30 April 2026, Council has expended \$26.47 million on its capital works program with a further \$7.74 million in committed costs for works currently in progress.

Council has spent \$18.66 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.

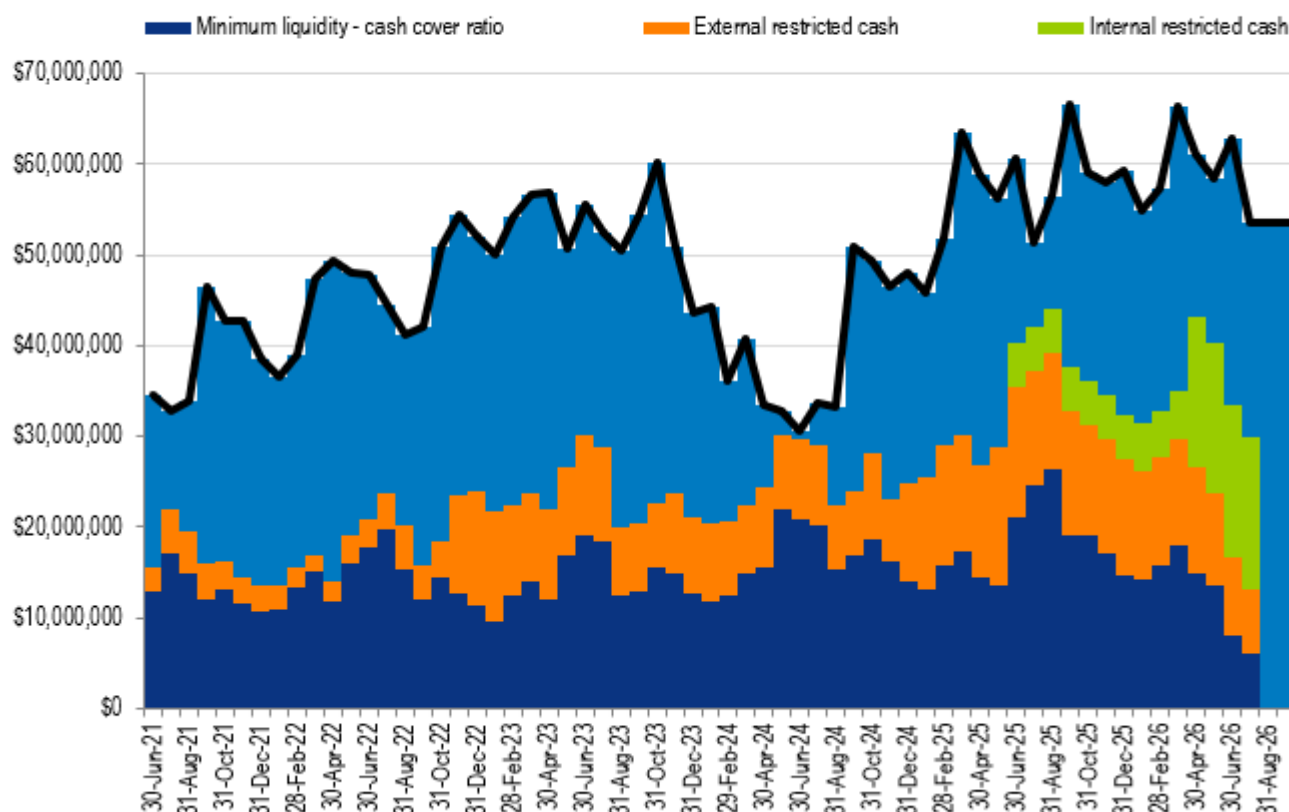
Statement of Financial Position

The Statement of Financial Position provides information on the breakdown of Council's assets and liabilities at a point in time. At 30 April 2026, Council had \$76.26 million in current assets compared to \$16.87 million in current liabilities with a ratio of 4.52:1. This means that for every dollar of current liability, there is \$4.52 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 30 April 2026, there has been a net cash inflow of \$0.53 million with \$11.65 million inflow from operating activities, a net cash outflow of \$11.13 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 30 April, Council's cash balance was \$60.98 million. Unexpended grant funds, which are restricted to be spent in accordance with the terms of the grant, are \$11.03 million.

Cash Balance Composition



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

Portfolio Councillor Consultation

Internal Consultation

Managers and Group Managers

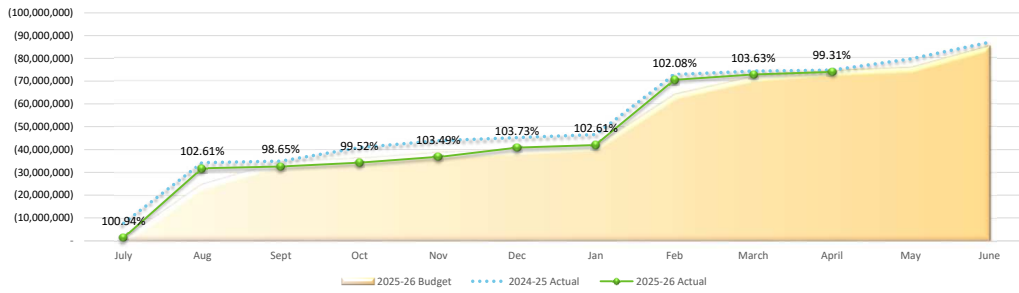
- Finance Team
- Portfolio Councillor Consultation

Attachments

- [1](#) Monthly Finance Report - April 2026 15 Pages
- [2](#) Sustainability Indicators - April 2026 1 Page

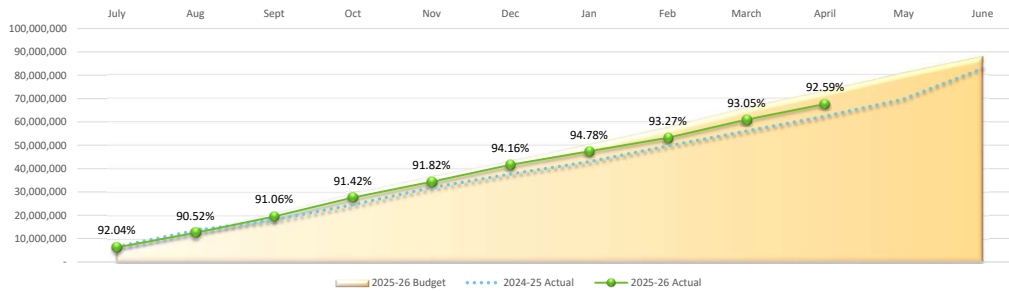
LOCKYER VALLEY REGIONAL COUNCIL
Operating Revenue and Expenditure Dashboard
For the Period Ending 30th April, 2026

Operating Revenue (Cumulative)



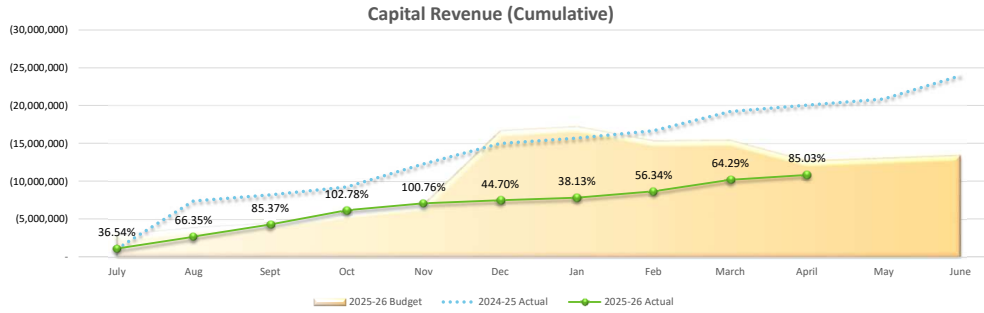
REVENUE TO DATE by Type	Rates and Utility Charges (Gross)	Discount	Charges and Fees	Interest	Operating Grants and Subsidies	Operating Contributions and Donations	Revenue - Contract/Recoverable Works	Other Revenue	Profit from Investments	Total
Actual	(53,221,396)	2,199,525	(5,365,516)	(3,081,009)	(9,855,149)	(1,089,020)	(1,379,891)	(2,246,118)	-	(74,038,574)
Budget	(53,225,814)	2,134,271	(5,059,256)	(3,228,302)	(10,502,839)	(1,144,467)	(1,300,000)	(2,224,537)	-	(74,550,943)
Variance	4,417	65,254	(306,260)	147,293	647,690	55,446	(79,891)	(21,581)	-	512,369
Target %	100.01%	97.03%	94.29%	104.78%	106.57%	105.09%	94.21%	99.04%	-	99.31%
Movement to Prior Month Target %	➔	➔	➔	⬇	➔	➔	➔	⬆	➔	➔

Operating Expenditure (Cumulative)



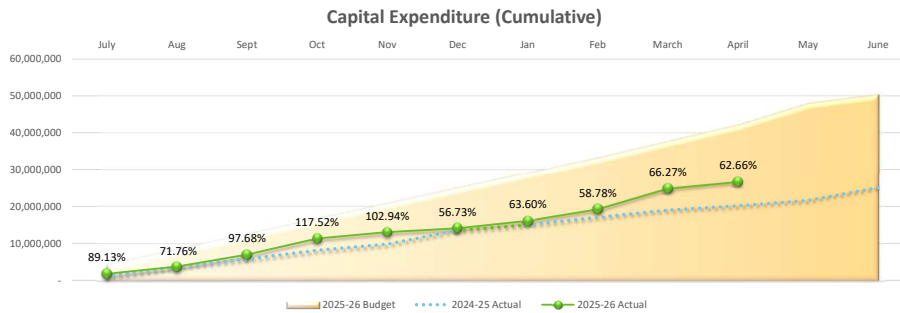
EXPENDITURE TO DATE by Type	Employee Costs	Goods and Services	Finance Costs	Depreciation	Total
Actual	26,746,302	26,947,757	147,408	13,847,434	67,688,900
Budget	26,189,493	32,897,875	105,542	13,915,405	73,108,315
Variance	556,810	(5,950,118)	41,866	(67,972)	(5,419,414)
Target %	97.92%	122.08%	71.60%	100.49%	92.59%
Movement to Prior Month Target %	➔	➔	⬆	➔	➔

LOCKYER VALLEY REGIONAL COUNCIL
Capital Revenue and Expenditure Dashboard
For the Period Ending 30th April, 2026



REVENUE TO DATE by Type	Capital Grants, Subsidies and Contributions	Profit (Loss) on Disposal of Non Current Assets	Total
Actual	(10,836,482)	-	(10,836,482)
Budget	(12,743,692)	-	(12,743,692)
Variance	(1,907,210)	-	(1,907,210)
Target %	85.03%	-	85.03%
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	1,045,167	226,733	22,197,367	3,000,876	26,470,143
Budget	2,443,158	276,610	34,668,343	4,855,461	42,243,572
Target %	42.78%	81.97%	64.03%	61.80%	62.66%
Movement to Prior Month Target %	⇒	⇒	↑	⇒	↑

Lockyer Valley Regional Council (Whole Council)
Statement of Comprehensive Income
For the Period Ending April, 2026

	Current Annual Budget	Actuals YTD	Budget YTD	Variance Amount YTD	Variance % YTD
Income					
Revenue					
Recurrent Revenue					
Rates and Utility Charges (Gross)	53,234,149	53,221,396	53,225,814	(4,417)	-0.01%
Discount	(2,144,271)	(2,199,525)	(2,134,271)	(65,254)	3.06%
Charges and Fees	6,114,195	5,365,516	5,059,256	306,260	6.05%
Interest	3,944,534	3,081,009	3,228,302	(147,293)	-4.56%
Operating Grants and Subsidies	16,029,211	9,855,149	10,502,839	(647,690)	-6.17%
Operating Contributions and Donations	1,255,000	1,089,020	1,144,467	(55,446)	-4.84%
Revenue - Contract/Recoverable Works	1,560,000	1,379,891	1,300,000	79,891	6.15%
Other Revenue	3,095,896	2,246,118	2,224,537	21,581	0.97%
Profit from Investments	2,392,000	-	-	-	0.00%
Total Recurrent Revenue	85,480,714	74,038,574	74,550,943	(512,369)	-0.69%
Capital Revenue					
Capital Grants, Subsidies and Contributions	20,724,750	10,836,482	12,743,692	(1,907,210)	-14.97%
Gain on Sale	470,019	535,852	495,640	40,212	8.11%
Total Revenue	106,675,483	85,410,908	87,790,275	(2,379,367)	-2.71%
Capital Income	-	1,420,877	-	1,420,877	0.00%
Total Income	106,675,483	86,831,785	87,790,275	(958,490)	-1.09%
Expenses					
Recurrent Expenses					
Employee Costs	32,631,377	26,746,302	26,189,493	556,810	2.13%
Goods and Services	38,392,738	26,947,757	32,897,875	(5,950,118)	-18.09%
Finance costs	126,650	147,408	105,542	41,866	39.67%
Depreciation	16,698,565	13,847,434	13,915,405	(67,972)	-0.49%
Total Recurrent Expenses	87,849,330	67,688,900	73,108,315	(5,419,414)	-7.41%
Capital Expenses	-	1,267,885	15,031	1,252,854	8334.91%
Total Expenses	87,849,330	68,956,786	73,123,346	(4,166,561)	-5.70%
Net Recurrent Result/Operating Surplus/(Deficit)	(2,368,616)	6,349,674	1,442,628	4,907,046	340.15%
NET RESULT AFTER CAPITAL ITEMS	18,826,153	17,874,999	14,666,929	3,208,071	21.87%

LOCKYER VALLEY REGIONAL COUNCIL
Statement of Cash Flows
For the Period Ending 30 April, 2026

	2025-2026 Annual Budget	2025-2026 YTD Actuals
<u>Cash flows from operating activities:</u>		
Receipts		
Receipts from customers	84,845,513	73,773,586
Dividend received	-	-
Interest received	3,944,534	3,081,009
Payments		
Payments to suppliers and employees	(71,022,323)	(65,201,237)
Interest expense	-	-
Net cash inflow (outflow) from operating activities	17,767,724	11,653,358
<u>Cash flows from investing activities:</u>		
Capital grants, subsidies and contributions	20,724,750	11,819,812
Payments for property, plant and equipment	(50,389,268)	(25,792,269)
Payments for investment property	-	-
Distributions received from joint ventures and associates	1,760,063	1,110,690
Proceeds from sale of property plant and equipment	1,463,973	1,733,887
Net cash inflow (outflow) from investing activities	(26,440,482)	(11,127,881)
<u>Cash flows from financing activities:</u>		
Repayment of borrowings	-	-
Proceeds from borrowings	-	-
Net cash inflow (outflow) from financing activities	-	-
Net increase (decrease) in cash and cash equivalents held	(8,672,758)	525,477
Cash and cash equivalents at beginning of the financial year	60,457,645	60,458,442
Cash and cash equivalents at end of the financial year	51,784,887	60,983,919

LOCKYER VALLEY REGIONAL COUNCIL
STATEMENT OF FINANCIAL POSITION
As at 30 April, 2026

	2025-2026 Annual Budget	2025-2026 YTD Actual
<u>Current Assets</u>		
Cash assets and cash equivalents	51,785,242	53,983,919
Cash investments	-	7,000,000
Trade and other receivables	4,993,667	8,245,557
Inventories	719,000	730,459
Contract Receivable	3,794,000	4,798,637
Non-current assets classified as held for sale	1,867,000	1,501,274
Total Current Assets	63,158,909	76,259,846
<u>Non Current Assets</u>		
Trade and other receivables	14,735,000	14,734,969
Equity investments	34,728,937	32,986,460
Investment properties	-	-
Property, plant and equipment	926,516,132	880,712,899
Intangible assets	22,058	25,340
Total Non Current Assets	976,002,126	928,459,668
TOTAL ASSETS	1,039,161,035	1,004,719,514
<u>Current Liabilities</u>		
Trade and other payables	12,975,442	2,656,535
Provisions	11,058,969	8,174,516
Contract Liability Grants	4,047,000	6,035,054
Total Current Liabilities	28,081,411	16,866,106
<u>Non Current Liabilities</u>		
Provisions	47,257,031	48,806,231
Total Non Current Liabilities	47,257,031	48,806,231
TOTAL LIABILITIES	75,338,442	65,672,337
NET COMMUNITY ASSETS	963,822,594	939,047,177
<u>Community Equity</u>		
Retained surplus (deficiency)	502,206,769	492,718,615
Asset revaluation surplus	463,984,441	437,265,888
Reserves	-	2,713,000
Current Surplus/(Deficit)	(2,368,616)	6,349,674
TOTAL COMMUNITY EQUITY	963,822,594	939,047,177

LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended April, 2026

CAPITAL WORKS PROGRAM

	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed costs	Remaining Budget						
INFRASTRUCTURE											
Cost Centre: Parks & Open Spaces											
<i>Program: Parks and Open Spaces Projects</i>											
24/25 Lidley Rec Res Shelter Replacement	69,569	69,358	-	69,358	6,211	-	-	69,569	100	100	Works complete.
25/26 Lidley Rec Res Shelter Replacement	77,000	81,308	-	81,308	(4,308)	-	77,000	100	100	Works complete.	
Jean Biggs Redevelopment (SECQSP 2024-2027)	400,000	10,287	366,887	377,173	22,827	240,000	160,000	100	15	Works commenced.	
Lidley Recreation Reserve Signage	22,000	20,295	-	20,295	1,705	-	22,000	100	100	Works complete.	
Lons and Littleton Park Upgrades (CF)	500,000	6,517	446,430	452,947	47,053	500,000	-	100	0	Works to commence onsite mid-May.	
Playground Repairs	162,890	32,067	86,130	118,197	44,693	-	162,890	100	50	Mostly Park works complete. IRR scheduled May/June.	
Ropellhill Comm Sport Cent Shade Shelter	13,000	-	-	-	13,000	-	-	13,000	Not applicable	35	Works commenced.
Parks and Open Spaces Projects Total	1,244,459	213,831	699,447	1,113,278	131,181	740,000	504,459				
Cost Centre: Capital Program Delivery											
<i>Program: Asphalt Resheet Programme</i>											
25/26 AC Renewal Program	320,000	-	40,132	40,132	279,868	-	320,000	-	Not applicable	90	Incorporated into the Bitumen resal delivery. Works now complete on several roads. Internal transfers for associated roads underway. These include: Cochrane St, Faw Crk, Crowley Lane, Paroz Rd and Rangview Crsk.
Asphalt Resheet Programme Projects Total	320,000	-	40,132	40,132	279,868	-	320,000	-			
Program: Bridge Renewal Programme											
24/25 Bridge Renewals - Minor Works	49,799	6,987	-	6,987	42,812	-	49,799	Not applicable	3	Contractor engaged.	
25/26 Bridge Minor Works	200,000	1,406	6,150	7,556	192,444	-	200,000	5	0	Scoping of works commenced.	
Bridge Improvements	25,691	-	-	-	25,691	-	25,691	100	100	Works complete.	
Mahon Bridge (BRP)	3,097,227	2,981,141	-	2,981,141	116,086	2,814,595	282,632	100	100	Works complete.	
Bridge Renewal Programme Projects Total	3,372,717	2,989,534	6,150	2,995,684	377,033	2,814,595	558,122				
Program: Culvert Renewal Programme											
Flagstone Crk Rd Lilydale-Culvert Renew	652,179	59,636	122,856	182,492	469,688	-	652,179	100	5	Issued for constructions complete in 24/25 financial year. To be undertaken internally/February/March 2026. Procurement and materials underway.	
Ma Ma Lilydale Road Culvert	-	1,393	-	1,393	-	-	(1,393)	100	0	Design only.	
Manallupdale Rd Culvert - MAMCRK-Renewal	50,000	8,805	-	8,805	41,195	-	50,000	20	Not applicable	Design only.	
Spawwater Rd Culvert, HeildonSpa-Renewal	74,550	6,068	30,000	36,068	38,482	-	74,550	30	Not applicable	Design only.	
Culvert Renewal Programme Projects Total	776,729	75,901	152,856	228,757	547,972	-	776,729				

Program: Future Design Works Programme	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Council Contribution	Design Completion %	Construction completion %	Comments
Anthony Court, Summerholm Drainage - FDW	130,000	116,710	4,616	121,326	8,674	130,000	100	100	The inclement weather has resulted in considerable amount of additional works.
Burnham Street Forest Hill Drainage (FDW)	-	142	-	142	(142)	-	100	0	
Cochranes/Mahland/Riddeell/Schubertfield	-	(2,410)	-	(2,410)	2,410	-	60	0	Concept design has commenced.
Fairway Drive - Footpath Missing Link (SECOSP 2024-2027)	43,617	5,126	-	5,126	38,491	-	90	0	Future Design allocation.
Footpath Miss Links - Jones Road (SECOSP 2024-2027)	16,282	7,835	-	7,835	8,447	-	Not applicable	Not applicable	Works complete.
Footpath Miss Links - William Street (SECOSP 2024-2027)	3,833	6,603	-	6,603	(2,770)	-	100	Not applicable	Works complete.
Future Design Budget, All Future Design	260,878	-	-	-	260,878	-	100	95	
Gahrie Road, Plainhand (Dev Funded)	202,246	34,900	80,009	114,909	87,337	202,246	100	3	Works complete.
Jones Road, Whitcote Widening (FDW)	-	9,492	1,480	10,972	(10,972)	-	100	100	
Ladley CBD Accessibility Review (SECOSP 2024-2027)	-	9,566	31,174	40,740	58,795	-	100	100	
Mountain Road, Summerholm Drainage (FDW)	-	11,596	-	11,596	(11,596)	99,535	100	100	Works complete.
Preston Boundary Road Guardrail	13,532	411	-	411	13,121	-	30	0	Budget from future design bucket.
Rockmount Road Erosion	-	621	-	621	(621)	-	100	0	Design commenced.
Spa Water Road Culvert	66,900	-	-	-	66,900	-	10	0	
Sprenger Street Gaiton (CNLGG)	11,432	1,567	3,080	4,647	6,785	11,432	95	30	Design complete. Works commenced.
Stubbinsion Renewals	63,900	58,204	24,806	83,010	(19,510)	63,900	75	0	These works are incorporated with the Reseal and AC works.
Stubbinsion Renewals, Various	333,130	1,165	-	1,165	331,965	-	0	0	
Summerholm Road Landslip (FDW)	-	2,239	-	2,239	(2,239)	-	5	0	
Tenthill Creek Road - Stage 2	-	23,461	70,371	93,833	(93,833)	-	100	Not applicable	
William Street, Gaiton Pavement Rehab	-	19,466	43,540	63,006	(63,006)	-	100	0	
Future Design Works Programme Projects Total	1,244,885	306,694	239,076	565,770	679,115	1,632,677	1,081,618		
Program: Footpath Renewal Programme									
Alfred Street, Ladley (ATF)	9,900	-	-	-	9,900	4,750	30	0	Design underway.
CBD Pavers, Ldlly - Footpath Renewal	60,000	19,645	41,296	60,941	(941)	60,000	30	0	
Edward Street, Ladley (ATF)	8,500	360	-	360	8,140	4,250	30	0	
Fairway Drive, Harton Vale (ATF)	674,605	297,918	44,518	342,436	332,169	337,303	100	90	Works Stage 1 (culverts) complete. Stage 2 recommended.
Goodwin Street, Ladley - Stage 1 (ATF)	11,000	-	-	-	11,000	5,500	30	0	
Goodwin Street, Ladley - Stage 2 (ATF)	7,000	103	-	103	6,897	3,500	30	0	Design complete.
Jones Road, Whitcote (ATF)	371,426	157,976	118,449	276,425	95,001	185,713	100	60	Design commenced.
Patrick St, Ldlly - Footpath Renewal	75,000	247	-	247	74,753	75,000	20	0	Final design review being undertaken.
Patrick Street footpath Renewal (SECOSP 2024-2027)	18,386	5,428	-	5,428	12,958	18,386	95	0	
Thomas Street, Ladley (ATF)	13,750	3,797	-	3,797	9,953	6,875	80	0	
Footpath Renewal Programme Projects Total	1,249,167	485,474	204,263	689,737	559,430	566,277	682,890		
Program: Floodway Renewal Programme									
MtBerrymanRd, MtBerryman-Floodway Renewal (NEMA/ORA)	1,150,000	11,668	99,561	111,228	1,038,772	575,000	100	5	Design completed in previous year. Council has been notified it has been successful with a funding application to complete this work. Procurement underway.
Redbank Ck Rd Floodway, Adara Renewal	120,000	2,480	27,530	30,010	89,990	120,000	20	Not applicable	Design commenced.
Schullers Rd, Blenheim-Floodway Renewal	30,000	7,667	20,000	27,667	2,333	30,000	20	Not applicable	Design commenced.
Sutcliffe Rd, Fstone Ck-Floodway Renewal	30,000	3,493	20,000	23,493	6,507	30,000	20	Not applicable	Design commenced.
Floodway Renewal Programme Projects Total	1,330,000	25,308	167,091	192,389	1,137,611	755,000			

Program: Grovel Resheet Programme	Budget	Actual	Committed	Total (includes committed costs)		Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed	Remaining Budget						
25/26 Grovel Resheet Program (SEQCSP 2024-2027)	1,246,057	638,719	32,560	671,278	574,779	440,681	805,376	Not applicable	70	Works ongoing	
Grovel Resheet Programme Projects Total	1,246,057	638,719	32,560	671,278	574,779	440,681	805,376				
Program: Other Infrastructure Projects											
Disability Access Program	50,000	4,604	-	4,604	45,396	-	50,000	5	0	Survey being undertaken	
Gatton Central Drainage Upgrade - Design	168,556	-	37,228	37,228	131,328	-	168,556	2	0	Scoping underway/ Works complete.	
Helidon Township Entry	-	712	-	712	(712)	-	142,225	100	100	Works complete.	
Lake Apex Car Park (SECLP)	660,000	639,561	-	639,561	20,439	517,775	142,225	100	100	Works complete.	
Lavelers Road	200,000	-	-	-	200,000	-	200,000	0	0	Planning underway.	
Radburra Road, Gatton - Road Upgrades	100,000	13,068	6,820	19,888	80,112	-	100,000	10	0	Planning underway.	
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	Design only.	
Survey Equipment GNSS Fleet	100,000	55,325	-	55,325	44,675	-	100,000	Not applicable	50	Design underway.	
William Street, Forest Hill - PVD Parking (SEQCSP 2024-2027)	70,611	1,805	24,089	25,893	44,718	70,611	927,565	30	0	Design underway.	
Other Infrastructure Projects Total	1,515,951	782,590	68,137	850,727	665,224	588,386	927,565				
Program: Pavement Renewal Programme											
24/25 Pavement Rehab (SEQCSP 2024-2027)	1,565,679	1,036,131	71,574	1,107,705	457,974	1,565,679	1,565,679	Not applicable	75	Otto Road and Unnamed Road 15 pavement rehabilitation complete. Works ongoing around Lower Tenthill.	
Biggs Road, Whitcot (SEQCSP 2024-2027)	10,000	3,702	-	3,702	6,298	10,000	10,000	100	100	Works complete.	
Burncliffe Rd/Burncliffe - Landfill/Remed	50,000	724	-	724	49,276	-	50,000	20	Not applicable	Design only.	
Calyes Court, Lockrose-Priest Renewal	50,098	1,344	-	1,344	48,754	-	50,098	100	Not applicable	Design only.	
Capital Pavement Repairs	250,000	123,273	97,163	220,436	29,564	250,000	250,000	Not applicable	60	Works completed on Daws Road	
Chadwick Road Pavement Rehab (Design)	36,982	539	-	539	35,543	-	36,982	100	Not applicable	Design only.	
Dipfel Road, Thornton - Pavement Renewal	50,000	5,264	-	5,264	44,736	-	50,000	5	Not applicable	Design only.	
Gain Road, Plainland - Pavement Renewal	26,769	1,369	-	1,369	25,400	-	26,769	Not applicable	Not applicable	Design only.	
Gratham Scrub Road (B5)	212,500	203,857	5,323	209,180	3,320	212,500	212,500	100	85	Line marking and signage to be completed.	
Ingoldby Road Pavement Rehabilitation	140,000	29,605	90,618	120,224	19,776	-	140,000	100	Not applicable	Design only.	
Jims Road, Bellenin - Pavement Renewal	10,778	1,402	-	1,402	9,376	-	10,778	10	0	Design only.	
John Street South, Laidley	1,330,000	1,276,314	4,850	1,281,164	48,836	-	1,330,000	100	100	Works complete.	
Keesling Dr, Ldly- Priest Renewal	11,715	1,399	-	1,399	10,316	-	11,715	30	0	Works complete.	
Lyme Road, Merton Vale (SEQCSP 2024-2027)	25,000	9,313	14,629	23,942	1,058	25,000	25,000	100	100	Works complete.	
Market Drive Gatton Pavement Rehab	57,024	142	-	142	56,882	-	57,024	0	Not applicable	Design only.	
Paradise Rd, Mt Sylvia-Priest Renewal	23,430	-	-	-	23,430	-	23,430	0	Not applicable	Design only.	
Ple Street, Laidley - Pavement Renewal	53,250	253	-	253	52,997	-	53,250	5	Not applicable	Design only.	
Railway St, Ldly - Pavement Renewal	14,620	1,624	-	1,624	12,996	-	14,620	30	Not applicable	Design only.	
Summerholm/Sumnerholm-Landslip Remed	75,000	-	-	-	75,000	-	75,000	0	0	Project nearly completed. Seeding from the funding body to undertake ahead with Blacks on.	
Tenthill Creek Drainage Upgrade (SEQCSP 2024-2027)	229,285	229,285	-	229,285	(0)	229,285	229,285	100	90	Procurement underway.	
Tenthill Creek Lower Tenthill (Black Spot 25/26)	189,500	201,195	139,172	159,967	30,133	189,500	189,500	100	0	Prelim works underway. Assessing what civil works can be done with remaining budget only. Design component previously done as part of Black Spot submission.	
Tenthill Kopeley Rockside Hardt (T105)	1,571,531	431,730	321,461	753,192	818,339	743,983	827,548	100	0	Prelim works underway. Design component previously done as part of Black Spot submission.	
Tenthill/K/Sward/Kopeley/Rockside Rd (Black Spot 25/26)	36,500	2,521	34,614	37,136	(636)	36,500	36,500	100	0		

Program	Budget	Actual	Committed	Total (includes committed costs)		Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
				committed	Remaining Budget					
Thillik/Winnmill Corn/Old Repelley (Black Spot 25/26)	37,000	2,057	31,594	33,651	3,349	37,000	-	100	0	Procurement underway. Design component previously done as part of Black Spot submission. Design only.
Vale Court, Summerholm - Pavement Renew	17,069	1,369	-	1,369	15,700	-	17,069	100	Not applicable	
Various Pavement Rehabilitation	1,103,000	95,359	221,049	316,409	786,591	-	1,103,000	N/A	25	
Pavement Renewal Programme Projects Total	7,175,830	3,478,770	1,032,048	4,510,819	2,665,011	3,049,447	4,126,383	100	100	
Program: Pavement Widening Programme										
Old Laidley - Forest Hill Road (Black Spot 24/25)	750,383	566,297	18,949	585,246	165,137	484,500	265,883	100	100	Works complete.
Pavement Widening Programme Projects Total	750,383	566,297	18,949	585,246	165,137	484,500	265,883	100	100	
Program: Seal Renewal Programme										
24/25 Blumen Reseal Program (RTT)	-	13,759	-	13,759	(13,759)	-	-	Not applicable	100	Works almost complete. Various funding bodies, various roads will be Journalled to other projects once final submission is received. IWS is tracking budget.
25/26 Blumen Reseal Program (RTT)	6,000,000	6,556,162	382,865	6,938,827	(938,827)	1,483,331	4,516,669	Not applicable	75	
26/27 Blumen Reseal Program (RTT)	50,000	21,806	20,448	42,254	7,746	-	50,000	Not applicable	0	
Seal Renewal Programme Projects Total	6,050,000	6,591,727	403,113	6,994,840	(944,840)	1,483,331	4,566,669	Not applicable	75	
Program: Stormwater Renewal Programme										
24/25 Stormwater Pit Upgrade Program	30,000	9,306	-	9,306	20,694	-	30,000	30	0	Alternative solution undertaken and minor works remaining. Design ongoing. Concept designs being prepared. Design complete.
Cochrane St, Gatton-Swateer Upgrade	8,600	8,193	-	8,193	407	-	8,600	100	95	
Douglas McInnes Dr, Ldly-Swateer Upgrade	520,930	9,465	8,120	17,586	503,345	-	520,930	75	0	
Gatton North Feasibility-Swateer Upgrade	200,000	59,814	119,767	179,581	20,419	-	200,000	30	0	
Mountain Rd, Ldly - Swateer Upgrade	159,750	14,240	-	14,240	145,510	-	159,750	100	0	
Stormwater Renewal Programme Projects Total	919,280	101,019	127,888	228,906	690,374	-	919,280	Not applicable	95	
Capital Program Delivery Total	320,000	-	40,132	40,132	279,868	-	-	Not applicable	Not applicable	
COST CENTRE: DRFA New Event - REPA										
Program: REPA Programme										
DRFA - Feb 2022 - LVRC0045.2122H.REC	-	(184,466)	-	(184,466)	184,466	-	-	100	95	One job outstanding (cultural heritage site).
DRFA - Feb 2022 - LVRC0070.2122H.REC	-	34,857	93,421	128,278	(128,278)	-	-	Not applicable	Not applicable	
DRFA - Jan 2024 - (Sub. TB)	-	(10,429)	-	(10,429)	10,429	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0102.2324U.REC	-	(6,057)	-	(6,057)	6,057	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0103.2324U.REC	-	(134,534)	-	(134,534)	134,534	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0104.2324U.REC	-	445,191	-	445,191	(445,191)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0106.2324U.REC	-	234,541	-	234,541	(234,541)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0107.2324U.REC	-	28	-	28	(28)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0108.2324U.REC	-	144,424	-	144,424	(144,424)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0109.2324U.REC	-	187,081	-	187,081	(187,081)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0112.2324U.REC	-	(740)	61,802	426,874	(740)	-	-	Not applicable	100	
DRFA - Jan 2024 - LVRC0114.2324U.REC	-	365,072	-	365,072	(365,072)	-	-	Not applicable	Not applicable	
DRFA - Jan 2024 - REPA Project Mgt	-	109,038	84,726	193,764	(193,764)	-	-	Not applicable	Not applicable	

Program: REPA Complementary Works Programme	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments	
DRFA - TC Alfred - LVRC 0117 2425R REC	-	72,236	-	72,236	(72,236)	-	-				
DRFA - TC Alfred - LVRC 0118 2425R REC	-	92,290	-	92,290	(92,290)	-	-				
DRFA - TC Alfred - LVRC 0119 2425R REC	-	247,847	0	247,848	(247,848)	-	-				
DRFA - TC Alfred - LVRC 0120 2425R REC	-	356,672	-	356,672	(356,672)	-	-				
DRFA - TC Alfred - LVRC 0121 2425R REC	-	75,036	-	75,036	(75,036)	-	-				
DRFA - TC Alfred - LVRC 0122 2425R REC	-	243,878	-	243,878	(243,878)	-	-				
DRFA - TC Alfred - LVRC 0123 2425R REC	-	930	-	930	(930)	-	-				
DRFA - TC Alfred - LVRC 0126 2425R REC	-	9,091	12,899	21,990	(21,990)	-	-				
DRFA - TC Alfred - LVRC 0127 2425R REC	-	38,272	-	38,272	(38,272)	-	-				
DRFA - TC Alfred - LVRC 0129 2425R REC	-	1,526	-	1,526	(1,526)	-	-				
DRFA - TC Alfred - LVRC 0130 2425R REC	-	72,012	11,014	83,026	(83,026)	-	-				
DRFA - TC Alfred - LVRC 0134 2425R REC	-	9,178	-	9,178	(9,178)	-	-				
DRFA - TC Alfred - LVRC 0135 2425R REC	-	11,159	-	11,159	(11,159)	-	-				
DRFA - TC Alfred - LVRC 0138 2425R REC	-	6,241	100,159	106,400	(106,400)	-	-				
DRFA - TC Alfred - REPA Project Mgt	-	138,312	1,705,849	1,844,161	(1,844,161)	-	-				
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)	-	-				
REPA Programme Projects Total	5,750,000	2,568,566	2,069,871	4,638,437	1,111,563	5,750,000	-				
Program: REPA Complementary Works Programme											
DRFA - Jan 2024 - Comp Works	882,994	52,393	266,493	318,886	564,108	-	882,994	Not applicable	2	Some works have begun, full scope to be determined, dependant on O&A approvals.	
REPA Complementary Works Programme Projects Total	882,994	52,393	266,493	318,886	564,108	-	882,994				
DRFA New Event - REPA Total	5,750,000	2,568,566	2,069,871	4,638,437	1,111,563	-	-				
Cost Centre: Depot											
Program: Depot Projects											
Gatton Depot Compliance Measures Stage 2	200,000	63,707	8,185	71,892	128,108	-	200,000	90	15	Works ongoing.	
Replace Ice Machine at Gatton Depot	10,000	9,772	-	9,772	278	-	10,000	Not applicable	100	Machine received.	
Replace Roller Doors at Laidley Depot	20,000	20,160	-	20,160	(160)	-	20,000	Not applicable	100	Works complete.	
Depot Projects Projects Total	230,000	93,589	8,185	101,774	128,226	-	230,000				
Depot Total	230,000	93,589	8,185	101,774	128,226	-	-				
Cost Centre: Fleet											
Program: Fleet Projects											
2023/2024 Fleet Purchases	347,911	347,911	-	347,911	(0)	-	347,911	Not applicable	100		
2025/2026 Fleet Purchases	1,875,000	565,639	1,277,890	1,843,529	31,471	160,000	1,715,000	Not applicable	20	Most fleet for 25/26 procured and awaiting delivery.	
24/25 Fleet Purchases	353,650	349,177	1,899	351,076	2,574	-	353,650	Not applicable	100		
Materials Handler (Asset Sales)	560,000	536,517	20	536,537	23,463	-	560,000	Not applicable	100	Plant received.	
SES Troop Carrier	70,000	66,845	-	66,845	3,155	62,246	7,754	Not applicable	100	Vehicle received.	
Fleet Projects Projects Total	3,206,561	1,866,092	1,279,808	3,145,899	60,662	222,246	2,984,315				

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Council Contribution	Design Completion %	Construction Completion %	Comments
Fleet Total	3,206,561	1,866,091	1,279,808	3,145,899	60,662				
Cost Centre: Cemetery									
<i>Program: Cemetery Projects</i>									
Design, Comp-Future Cemetery Work at Ldly	50,000	30,487	6,925	37,412	12,588	50,000	75	Not applicable	Development application lodged currently under assessment.
Forest Hill Cemetery Fence Replacement	18,000	22,613	-	22,613	(4,613)	18,000	Not applicable	100	Works complete.
Graton Cemetery Seam Strips - Section 10	112,127	57,596	32,130	89,726	22,401	112,127	100	50	Pre-edge still progressing, 3x seam strips poured.
Graton Cemetery Shed Installation	113,942	72,180	10,544	82,724	31,218	113,942	100	95	Shed installed, minor works to be completed around the shed.
<i>Cemetery Projects Total</i>	<i>294,069</i>	<i>182,876</i>	<i>49,599</i>	<i>232,475</i>	<i>61,594</i>	<i>294,069</i>			
Cemetery Total	294,069	182,876	49,599	232,475	61,594				
Cost Centre: Camping Grounds									
<i>Program: Camping Grounds Projects</i>									
Lakebyr Site Improvement Program Stage1	50,000	1,106	-	1,106	48,894	50,000	30	5	Works ongoing.
Renovation of Amenities Lake Dyer(LRCA)	184,000	112,890	-	112,890	71,110	184,000	100	100	Works complete.
<i>Camping Grounds Projects Total</i>	<i>234,000</i>	<i>113,995</i>	<i>-</i>	<i>113,995</i>	<i>120,005</i>	<i>234,000</i>			
Camping Grounds Total	234,000	113,995	-	113,995	120,005				
Cost Centre: Facilities									
<i>Program: Facilities Projects</i>									
Accessibility Improvements (LRCA)	23,000	22,173	-	22,173	827	23,000	100	100	Works complete.
Basketball Electric Winches Renewal	40,000	-	32,267	32,267	7,733	40,000	Not applicable	10	Contractors engaged, work programmed for May.
Capital Component Ctrn Admin Roof Works & Relocation Cos	56,000	55,631	220	55,851	149	56,000	Not applicable	100	Works complete.
Disco Building Renewals	23,000	22,835	-	22,835	165	23,000	Not applicable	100	Works complete.
Graton Shirer Hall Doors Replacement	38,349	2,622	-	2,622	35,727	38,349	Not applicable	10	Scope being defined to complete Stage 1/lt project
Graton Shirer Hall Ladies Amenities Renewal	27,000	26,916	-	26,916	84	27,000	Not applicable	100	Budget in Review 2, Work complete, Insurance claim.
Graton Shirer Hall Projection Room	20,000	-	-	-	20,000	20,000	0	Not applicable	Design only, 2025/26, Work to be done 2026/27.
Graton Shirer Hall Stage Lift	55,776	31,045	-	31,045	24,731	55,776	80	Not applicable	Investigation underway, Design only component.
Graton Tennis Court-Repairs/CourtResurf	110,000	-	-	-	110,000	110,000	30	0	Stakeholder liaison in progress.
Gratham Butcher Factory Fan Replacement	15,000	-	-	-	15,000	15,000	Not applicable	10	Quotes being obtained.
Hall Damage Roof Repairs and Comp Works	250,070	159,979	24,007	183,985	66,085	250,070	100	70	Complementary works include box gutters and sarking.
Ladley Cultural Centre New Fire Panel	10,000	8,946	-	8,946	1,054	10,000	Not applicable	100	Works complete, Insurance claim.
Ladley Pool Disability Lift	15,000	14,901	-	14,901	99	15,000	Not applicable	100	Works complete.
Ladley Pool Repairs after TCA	100,000	98,105	-	98,105	1,895	100,000	100	100	Works complete, Insurance claim lodged.
UEC Building Compliance Works	265,000	67,632	14,888	82,520	182,480	265,000	60	10	Quotes being obtained.
LVCC Carpet Replacement	26,000	24,682	-	24,682	1,318	26,000	Not applicable	100	Works complete.
LVCC Colonial Gate Replacement Pipework	47,000	45,414	-	45,414	1,586	47,000	Not applicable	100	Insurance claim, Works complete.
LVCC Hot Water & Copper Pipe Replacement	43,280	19,032	1,050	20,082	23,198	43,280	Not applicable	100	Works complete.
LVCC Replace of non-comp Played Softfall	15,758	-	-	-	(4,324)	15,758	100	0	Works complete.
LVASAC Non-Slip Resurfacing in Seating Area	35,000	-	-	-	35,000	35,000	Not applicable	100	Timing for end winter delivery
LVASAC Pool Heating Replacement (SEQCSP 2024-2027)	242,825	232,467	-	232,467	10,358	242,825	Not applicable	100	Works complete.
Mono Pumps Replacement Gratham	21,000	20,844	-	20,844	156	21,000	Not applicable	100	Works complete.

Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Netball Court Design Package	42,000	3,530	-	3,530	-	42,000	60	Not applicable	Scope being defined
Old Pavilion Roller Door Entrance Replacement	15,000	-	-	15,000	-	15,000	85	0	Pool blankets installed
Procurement Building Renovations	100,540	41,404	57,688	99,072	-	100,540	100	100	Works complete.
Replacement of VAC Pool Blankets	60,000	50,319	6,179	56,498	-	60,000	Not applicable	100	Works complete.
Replacement of two Owens LCC	26,000	23,316	-	23,316	-	26,000	Not applicable	100	Works complete.
Tank and Test Machine - Facilities	6,000	-	-	6,000	-	6,000	Not applicable	10	Quotes being obtained.
Facilities Projects Total	1,728,926	1,015,071	136,278	1,151,349	-	1,728,926			
Program: Laidley Saleyards	800,000	48,920	1,280	50,200	-	800,000	90	0	Report presented to Council, reviewing options of works.
Laidley Saleyards Improvement Program	800,000	48,920	1,280	50,200	-	800,000			
Laidley Saleyards Projects Total	800,000	48,920	1,280	50,200	-	800,000			
Total for Group	\$ 40,322,008	\$ 22,197,367	\$ 7,223,221	\$ 29,420,588	\$ 10,901,420	\$ 16,877,730	\$ 23,444,278		
PEOPLE AND BUSINESS PERFORMANCE									
Cost Centre: Governance and Property									
Program: Legal Services Projects									
Land Asset Management Project (LAMP)	146,750	650	4,700	5,350	-	146,750	20	15	The majority of land swaps and VYRG applications have been completed with a few still in progress. Potential reconfiguration of a number of land parcels are expected to be further workstopped with Council in Q4.
Subdivision Gatton Saleyards	1,070,534	19,139	130,572	149,711	-	1,070,534	15		The change application for the new reconfiguration has been approved. Major infrastructure designs complete and application lodged with Council for assessment. Some architectural engineering design works to reflect the change approval are in progress.
Legal Services Projects Total	1,217,284	19,789	135,272	155,061	-	1,217,284			
Cost Centre: Information Communication Technology									
Program: Information Communication Technology Projects									
25/26 Mobile Device Renewals	91,341	41,506	44,345	85,852	-	91,341	100	90	Procurement complete, rollout in progress.
Audio Visual Renewals	86,375	92,324	-	92,324	(5,949)	86,375	100	100	Installation complete.
CCTV Hardware Renewals	84,589	95,946	-	95,946	(11,357)	84,589	90	20	On hold due to cost overrun, will continue next FY.
Endpoint, ICT Hardware Replacement/Renewals 25/26	318,240	296,714	29,883	326,598	(8,358)	318,240	100	100	Works complete.
Firewall Hardware Renewals	40,000	-	-	-	60,000	40,000	40	0	Extending life of low risk assets. On hold until next FY.
ICT Server Room Upgrades	40,000	-	-	-	40,000	40,000	20	0	Working with facilities team to design and schedule work.
Library People Counter Renewals	10,500	-	-	-	10,500	10,500	0	0	On hold. Investigating options with Library Team.
Network Switch Renewals	4,636	-	-	-	4,636	4,636	20	0	Extending life of low risk assets. On hold until next FY.
Shelley Phone Renewals	10,000	-	-	-	10,000	10,000	90	50	In progress.
Server Renewals	29,660	-	-	-	29,660	29,660	90	0	Extending life of low risk assets. On hold until next FY.
UPS Renewal	36,560	-	30,406	30,406	-	36,560	100	0	Procurement complete. Delivery and install expected in June.
Wireless Access Point Renewals	46,000	-	-	-	46,000	46,000	0	0	Extending life of low risk assets. On hold until next FY.
Information Communication Technology Projects Total	817,901	576,491	104,635	631,126	-	817,901			
Cost Centre: Waste Disposal									
Program: Waste Disposal Projects									
Comparator Plate for F100601	20,000	-	-	-	-	20,000	Not applicable	5	Waiting on Quote.
Design and Reconfiguration Gatton site	352,156	-	-	-	-	352,156	Not applicable	0	Reconfigure works for MRF project currently on hold.

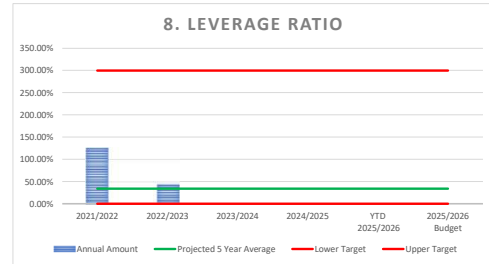
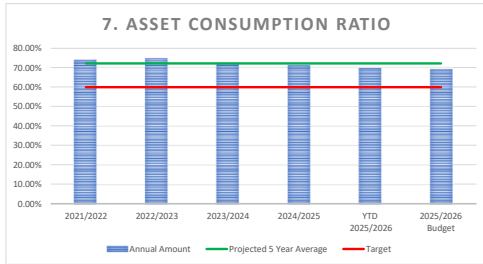
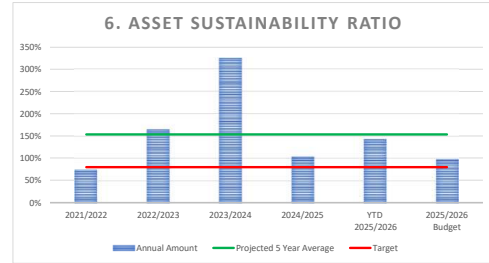
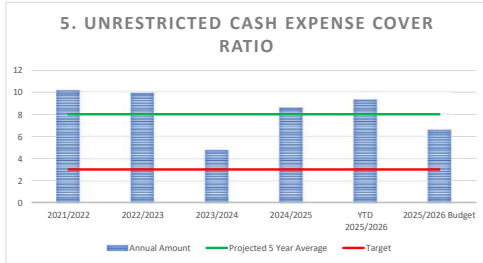
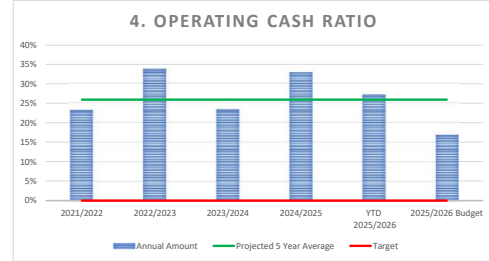
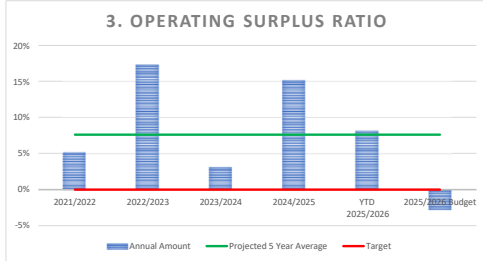
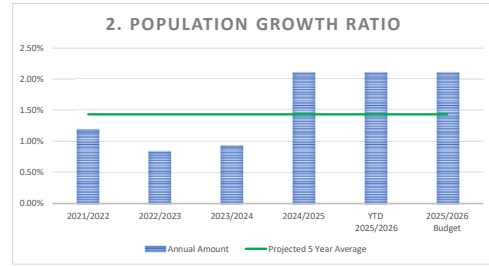
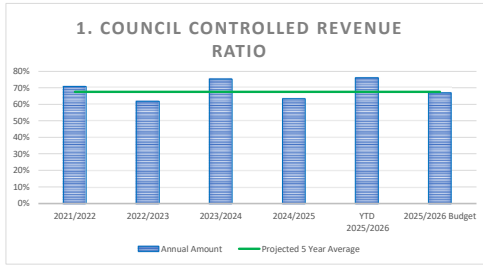
	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Funding	Council Contribution	Design Completion %	Construction Completion %	Comments
Design for Cell 6	200,000	-	171,195	171,195	28,805	-	200,000	5	Not applicable	Purchase order is approved for new cell design and preliminary works have commenced, with aim to have finalised design completed by mid to end of 2026.
Irrigation Pump	30,885	30,484	-	30,484	2,011	-	30,885	100	100	
Ladle/Leachate Tank Replacement	125,000	-	-	-	125,000	-	125,000	Not applicable	100	Tank repaired and operational.
Old Gatton Landfill leachate Trench	736,411	459,047	15,212	474,259	262,152	-	736,411	Not applicable	70	Leachate trench has been installed and further works to prevent damage to flush points. Additional work required to manage leachate levels in sumps.
Track Loader Leased Waste	5,000	30	-	30	4,970	-	5,000	Not applicable	100	Leachate tank repaired and improved. Replacement spreader bar for tracked loader no longer needed.
Waste Disposal Projects Total	1,469,252	489,561	186,407	675,968	793,284	-	1,469,252			
Cost Centre: Transfer Stations										
Program: Transfer Station Projects										
Generator for Treatment Plant Road	9,326	9,326	-	9,326	-	-	9,326	Not applicable	100	Generator received.
HiWare/Comms network upgrade -Waste sites	100,000	-	-	-	100,000	-	100,000	Not applicable	0	This IT equipment is to support the implementation of the new weighbridge software system. The software tender process has been completed and 12 months, targeting new software delivery by end of 2026/27. Acquire additional slips relates to the Material's Handler operation which is currently under review.
Ship Bins	60,000	-	-	-	60,000	-	60,000	Not applicable	0	Works are being carried out.
Tanks/Pumping/Pumps-Waste Site Huts	20,000	-	17,957	17,957	2,043	-	20,000	Not applicable	10	
Tongue Stems Projects Total	189,326	9,326	17,957	27,283	162,043	-	189,326			
Cost Centre: Waste Minimisation										
Program: Waste Minimisation										
Composting Pads Treatment Plant Road	150,000	-	-	-	150,000	-	150,000	Not applicable	0	Project linked to FOGO composting, which was ceased in July 2025.
Waste Minimisation Projects Total	150,000	-	-	-	150,000	-	150,000			
Total for Group	\$ 3,848,763	\$ 1,045,167	\$ 444,271	\$ 1,489,438	\$ 2,359,325	\$ -	\$ 3,848,763			
COMMUNITY AND REGIONAL PROSPERITY										
Cost Centre: Regional Development										
Program: Regional Developments Projects										
Land Acquisition	2,457,198	2,364,859	-	2,364,859	92,339	-	2,457,198	Not applicable	100	Acquisition complete.
Strategic Land Acquisition	50,000	-	3,750	3,750	50,000	-	50,000	Not applicable	0	
Regional Developments Projects Total	2,507,198	2,364,859	3,750	2,368,609	138,589	-	2,507,198	Not applicable	80	
Cost Centre: Tourism Initiatives										
Program: Tourism Projects										
HH Rec Gmnds Park & View Silos (SEDL)	2,085,425	391	-	391	2,085,034	1,650,000	435,425	85	5	
HH Silo Viewing & Camp Areas	138,014	2,723	880	3,602	134,412	-	138,014	Not applicable	0	
Public Art Sculptures Lake Apex	430,000	-	-	-	430,000	430,000	-	Not applicable	0	
Tourism Projects Total	2,653,439	3,113	880	3,993	2,649,446	2,080,000	573,439			
Cost Centre: Community Events										
Program: Regional Developments Projects										

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget	Total Amount of Council Contribution	Design Completion %	Construction Completion %	Comments
Christmas Centrepiece	6,252	-	-	-	6,252	-	Not applicable	100	Complete.
Christmas Garland	14,954	4,127	-	4,127	10,827	-	Not applicable	100	Complete.
Regional Developments Projects Total	21,206	4,127	-	4,127	17,079	-	Not applicable	100	Complete.
Cost Centre: Growth & Policy									
Program: Growth and Policy Projects									
Flood Mitigation Options Laidley	53,879	7,428	8,025	15,453	38,426	-	Not applicable	35	
Laidley Disaster Ready Project Phase 1 (NEMA/QRA)	590,843	621,349	43,040	664,389	(73,546)	278,972	Not applicable	25	
Growth and Policy Projects Total	644,722	628,777	51,065	679,842	(35,120)	278,972		35	
Cost Centre: Community Wellbeing									
Program: Community Wellbeing Projects									
Pest Management All Terrain Vehicle	35,000	-	-	-	35,000	-	Not applicable	0	
Community Wellbeing Projects Total	35,000	-	-	-	35,000	-	Not applicable	0	
Total for Group	\$ 5,986,565	\$ 3,000,877	\$ 55,695	\$ 3,056,572	\$ 2,804,993	\$ 2,358,972			
EXECUTIVE OFFICE									
Cost Centre: Disaster Management									
Program: Disaster Management Projects									
Existing Equipment Upgrades	100,000	31,235	-	31,235	68,765	-	100	100	Base station equipment upgrade. Equipment installation complete. System monitoring for issues identification.
Flood Cameras in new locations (SEOCSP 2024-2027)							100	100	Gatton-ESK Rd camera installed and images displayed on Disaster Dashboard and camera website. Granton-Wharfedale Road camera installed and images displayed on Disaster Dashboard and camera website. Granton-Wharfedale Road camera flooding control to capture image. Gatton-Heldren Road camera to capture Sandy Creek crossing. Gatton-Heldren Road camera has been installed. New cameras now on public display.
Flood Warning Infra Network (QRA-FWIN)	63,357	28,900	-	28,900	34,457	-	100	95	Hardware is installed. Bureau has issued. Commis IDs. Contractor in from 7/05/26 for radio path testing and configuration of five new gauge sites.
Flood Warning System Upgrade (SEOCSP 2024-2027)	138,023	115,693	16,270	131,964	6,059	68,023	100	100	Gatton-Heldren Road flood camera installed and capture image publicly available on Disaster Dashboard and Council website.
New Rain Gauges / Cameras	25,550	14,450	-	14,450	11,100	-	100	100	Flood camera installed to capture images at Sandy Creek (Grantam). Crossing Sandy Creek Road floodway near Bowville Road. Camera installed and capture image publicly available on Disaster Dashboard and Council website.
Disaster Management Projects Total	35,000	36,455	-	36,455	(1,455)	-	100	100	
	361,930	226,733	16,270	243,004	118,926	131,380		230,550	
Total for Group	\$ 361,930	\$ 226,733	\$ 16,270	\$ 243,004	\$ 118,926	\$ 131,380		\$ 230,550	
Total for Council	\$ 50,380,265	\$ 26,470,148	\$ 7,739,458	\$ 34,209,601	\$ 16,170,665	\$ 19,368,082		\$ 31,021,183	

LOCKYER VALLEY REGIONAL COUNCIL
For Period Ended April, 2026

CAPITAL WORKS PROGRAM SUMMARY

	Budget	Actual	Committed	Total (includes committed costs)	Remaining Budget
INFRASTRUCTURE					
Camping Grounds	234,000	113,995	-	113,995	120,005
Capital Program Delivery	25,950,999	16,042,035	2,658,000	18,700,035	7,250,964
Cemetery	294,069	182,876	49,599	232,475	61,594
Depot	230,000	93,589	-	93,589	136,411
DRFA New Event - REPA	6,632,994	2,620,959	2,336,364	4,957,323	1,675,671
Facilities	2,528,926	1,063,991	3	1,063,994	1,464,932
Fleet	3,206,561	1,866,091	1,279,808	3,145,899	60,662
Parks & Open Spaces	1,244,459	213,831	899,447	1,113,278	131,181
Total for Group	\$ 40,322,008	\$ 22,197,367	\$ 7,223,221	\$ 29,420,588	\$ 10,901,420
PEOPLE AND BUSINESS PERFORMANCE					
Governance and Property	1,217,284	19,789	135,272	155,061	1,062,224
Information Communication Technology	817,901	526,491	104,635	631,126	186,775
Transfer Stations	189,326	9,326	17,957	27,283	162,043
Waste Disposal	1,469,252	489,561	186,407	675,968	793,284
Waste Minimisation	150,000	-	-	-	150,000
Total for Group	\$ 3,843,763	\$ 1,045,167	\$ 444,271	\$ 1,489,438	\$ 2,354,325
COMMUNITY AND REGIONAL PROSPERITY					
Community Events	21,206	4,127	-	4,127	17,079
Community Wellbeing	35,000	-	-	-	35,000
Growth & Policy	644,722	628,777	51,065	679,842	(35,120)
Regional Development	2,507,198	2,364,859	3,750	2,368,609	138,589
Tourism Initiatives	2,653,439	3,113	880	3,993	2,649,446
Total for Group	\$ 5,861,565	\$ 3,000,876	\$ 55,695	\$ 3,056,571	\$ 2,804,994
EXECUTIVE OFFICE					
Disaster Management	361,930	226,733	16,270	243,003	118,927
Total for Group	\$ 361,930	\$ 226,733	\$ 16,270	\$ 243,003	\$ 118,927
Total for Council	\$ 50,389,265	\$ 26,470,143	\$ 7,739,458	\$ 34,209,601	\$ 16,179,665



11.2 Annual Valuation Effective 30 June 2027

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

Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to seek Council's direction whether to request the Queensland Valuer-General undertake a valuation of land within the region effective from 30 June 2027.

Officer's Recommendation:

THAT Council request the Queensland Valuer-General undertake a valuation of land within the Lockyer Valley Region to take effect on 30 June 2027.

Executive Summary

The Valuer-General has written to the Chief Executive Officer requesting a response by 22 May 2026 regarding whether a land valuation should be undertaken for the region, to take effect from 30 June 2027. The most recent valuation became effective on 30 June 2026.

It is recommended that Council request the Valuer-General to proceed with a valuation effective for the 2027–2028 financial year. This will help ensure that current economic conditions, market movements, and the influence of recent land sales are accurately reflected in property values. Conducting a timely valuation will also help minimise unexpected fluctuations in rates and provide ratepayers with greater confidence in the fairness and consistency of their assessments.

Proposal

The Department of Resources is responsible for determining the value of rateable land, which forms the basis for general rates levied by Council each year. As land values fluctuate over time, the Valuer-General is required to review these valuations annually. As part of this process, Council is consulted to provide input on whether a revaluation should take place.

The most recent land valuation became effective on 30 June 2026. The table below outlines the recent changes in land values:

Date	Movement
30 June 2026	+55.67%
30 June 2023	+30.1%
30 June 2022	+20.3%
30 June 2019	+15.1%
30 June 2016	+ 4.2%

Extended periods between valuations can result in large shifts in property values, which may cause significant and uneven changes in rates charged to individual ratepayers. Such fluctuations are undesirable and can be mitigated by conducting valuations more regularly, helping to ensure a more stable and predictable rating environment.

Increased market activity and rising property prices in recent years resulted in revaluations taking effect in 2026, leading to an increase of 55.67%. The pace of sales throughout 2024–25 and 2025–26 has remained steady and continues to be strong. Although rates search requests submitted to Council are not a direct measure of property sales, they are closely correlated and provide a useful indicator of market activity.

Month	2019	2020	2021	2022	2023	2024	2025	2026 YTD
January	53	60	108	129	69	88	90	83
February	60	64	119	138	84	97	87	83
March	71	72	158	167	113	102	90	96
April	62	62	100	125	84	94	83	119
May	54	57	120	129	97	106	97	23
June	57	74	141	119	84	100	102	
July	78	129	137	95	107	102	115	
August	58	131	128	98	103	110	107	
September	91	116	144	113	112	102	125	
October	69	128	158	91	97	110	91	
November	79	121	129	84	108	100	114	
December	57	116	205	69	75	65	86	
Total	789	1130	1647	1357	1133	1176	1187	404

Although sales volumes have stabilized, they remain strong relative to historic averages. The market continues to evolve, and it is difficult to determine how this steady activity has affected values across different property types. Considering the size of recent valuation increases, ongoing market movements, and the importance of maintaining current valuations to support equitable rating, it is advisable to request a revaluation effective 30 June 2027.

In light of these considerations, it is recommended that Council request the Valuer-General to conduct a new valuation to take effect from the 2027–28 financial year. The Valuer-General will consider Council's feedback, along with legislative requirements and other relevant factors, before confirming whether a revaluation will proceed.

Options

Council may choose to request that no revaluation is undertaken.

Previous Council Resolutions

Ordinary Council Meeting 21 May 2025

Resolution Number: 24-28/0830

THAT Council request the Queensland Valuer-General undertake a valuation of land within the Lockyer Valley Region to take effect on 30 June 2026

Critical Dates

The Valuer-General requested a response by Friday 22 May 2026.

If the valuation is undertaken, the new values will be supplied by March 2027 and included within the rates modelling for the 2027-2028 budget.

Strategic Implications

Corporate Plan

Leadership and Council

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

Finance and Resource

The budgeted cost of valuations in 2027-28 is approximately \$190,000.00. Council must pay the amount whether a valuation is conducted or not.

If the valuation is undertaken, the new values will be included within the rates modelling for the 2027/2028 budget.

Legislation and Policy

Section 72 of the *Local Government Regulation 2012* requires Council to use the value of the land under the *Land Valuation Act 2010* when calculating its rates for a financial year.

The *Land Valuation Act 2010* requires the Valuer-General to undertake an annual statutory valuation of all rateable land in Queensland except in unusual circumstances or after consideration of:

- a market survey report of the Local Government Area which review sales of land since the last valuation and the probable impact of the sales on the value of land since the last valuation; and
- the results of consultation with the local government for the area, and appropriate local and industry groups.

Risk Management

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

Consultation

Internal Consultation

Portfolio Councillor Consultation

Internal Consultation- Consultation undertaken amongst the Authors of this report

Attachments

There are no attachments for this report.

11.3 Register of Cost Recovery and Commercial Fees and Charges 2026 - 2027

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

Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

This report seeks Council's adoption of the 2026–2027 Fees and Charges Register, to take effect from 1 July 2026.

Officer's Recommendation:

THAT Council adopt the 2026-2027 Cost Recovery and Commercial Fees and Charges, as attached to this report, for the period 1 July 2026 to 30 June 2027.

AND THAT Council endorse the increase to Showgrounds fees and charges effective from 1 January 2027, as outlined in the table below, to allow organisations sufficient time to incorporate the changes into their budgeting processes.

	2025/26 Fee	2026/2027 Fee Effective 01-01- 2027	% increase	\$ increase
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8 – Entire Showgrounds – Show Ring, Grandstand, Camping Grounds & Carpark Booking Fee				
Booking Fee	\$27.00	\$27.00	0.00%	\$0.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Bond				
Bond Without Alcohol	\$250.00	\$250.00	0.00%	\$0.00
Bond With Alcohol	\$500.00	\$500.00	0.00%	\$0.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Show Ring				
Hire Fees per Hour	\$73.00	\$91.00	24.66%	\$18.00
Hire fees per Half Day	\$139.00	\$174.00	25.18%	\$35.00
Hire Fees per Full Day	\$278.00	\$348.00	25.18%	\$70.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Carpark				
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Hour	\$43.00	\$54.00	25.58%	\$11.00
Hire Fees per Full Day	\$144.00	\$180.00	25.00%	\$36.00

Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Lights				
Light Fee per Hour	\$74.00	\$78.00	5.41%	\$4.00
Light Fees per Half Day	\$139.00	\$147.00	5.76%	\$8.00
Light Fees per Full Day	\$278.00	\$295.00	6.12%	\$17.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Speedway				
Speedway	\$803.00	\$1,004.00	25.03%	\$201.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Circus				
Bond	\$1,135.00	\$1,419.00	25.02%	\$284.00
Hire Fee	\$811.00	\$1,014.00	25.03%	\$203.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Caravans & Campers				
Powered Site	\$23.00	\$29.00	26.09%	\$6.00
Unpowered Site	\$23.00	\$29.00	26.09%	\$6.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand First Floor Function Room				
Hire Fees per Hour	\$36.00	\$45.00	25.00%	\$9.00
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Full Day	\$139.00	\$174.00	25.18%	\$35.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand Can Bar				
Hire Fees per Hour	\$36.00	\$45.00	25.00%	\$9.00
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Full Day	\$139.00	\$174.00	25.18%	\$35.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand Kitchen & Dining				
Hire Fees per Hour	\$36.00	\$45.00	25.00%	\$9.00
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Full Day	\$139.00	\$174.00	25.18%	\$35.00

Executive Summary

Adopting the fees and charges is a key component of Council's annual budget process, ensuring that cost recovery fees accurately reflect the actual cost of delivering the associated services. This adoption also guarantees that Council complies with its legislative requirements.

For the 2026–2027 financial year, the forecast revenue from fees and charges is approximately \$6.5 million.

Proposal

Cost recovery fees are generally set to align closely with the full cost of providing the relevant services, with commercial fees adjusted to reflect market conditions and other associated factors. In principle, the cost of services should be borne by those customers who directly benefit from them.

This approach adheres to the cost recovery constraints set out in Section 97 of the Local Government Act 2009, which stipulates that, except for application fees, cost recovery charges must not exceed the actual cost incurred by Council in providing the service for which the fee is levied.

Key items within the 2026–2027 Fees and Charges include:

- Total number of fees and charges: 671
- 9 New Fees
- 3 Discontinued Fees
- 131 Fees increased by 5.5% or more

Planning, Building and Plumbing:

- No major changes
- The majority of fees increased within the Council's indexed percentage of 3.5%
- 4 New fees

Animal Management:

- No Major changes
- 3 year registration to continue

Waste Charges:

- No major changes – changes to the register to improve consistency and readability
- An 8.5% increase applied to most items in line with the Full Cost Pricing model
- 3 Discontinued fees
- 2 New Fees
- 1 Fee to decrease

Pest Management

- Majority of fees to increase by Council index of 3.5%

Health and Regulatory Services:

- No major changes

Art Gallery and Library:

- 14 Fees unchanged
- 10 Fees adjusted by the Council index of 3.5% or slightly higher due to rounding (highest increase: \$5.00)

GIS and Mapping:

- No major changes
- All fees increased by 3.5% or slightly higher due to rounding (highest increase: \$5.00)
- 1 Fee to remain unchanged

Facilities Hall Hire:

- Increased by 25%
- Largest increase Squash courts annual hire - \$675.00 to \$844.00 at \$169.00 increase

Facilities Show Grounds:

- 6% increase until 31 December 2026 – currently shown in the fees and charges register
- 25% increase from 01 January 2027
 - The six-month grace period held for community groups and organisations to budget for the fee increase.

	2025/26 Fee	2026/2027 Fee Effective 01-01- 2027	% increase	\$ increase
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8 – Entire Showgrounds – Show Ring, Grandstand, Camping Grounds & Carpark Booking Fee				
Booking Fee	\$27.00	\$27.00	0.00%	\$0.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Bond				
Bond Without Alcohol	\$250.00	\$250.00	0.00%	\$0.00
Bond With Alcohol	\$500.00	\$500.00	0.00%	\$0.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Show Ring				
Hire Fees per Hour	\$73.00	\$91.00	24.66%	\$18.00
Hire fees per Half Day	\$139.00	\$174.00	25.18%	\$35.00
Hire Fees per Full Day	\$278.00	\$348.00	25.18%	\$70.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Carpark				
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Hour	\$43.00	\$54.00	25.58%	\$11.00
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Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Lights				
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Light Fees per Half Day	\$139.00	\$147.00	5.76%	\$8.00
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Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Speedway				
Speedway	\$803.00	\$1,004.00	25.03%	\$201.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Circus				

Bond	\$1,135.00	\$1,419.00	25.02%	\$284.00
Hire Fee	\$811.00	\$1,014.00	25.03%	\$203.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Caravans & Campers				
Powered Site	\$23.00	\$29.00	26.09%	\$6.00
Unpowered Site	\$23.00	\$29.00	26.09%	\$6.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand First Floor Function Room				
Hire Fees per Hour	\$36.00	\$45.00	25.00%	\$9.00
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
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Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand Can Bar				
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Hire Fees per Full Day	\$139.00	\$174.00	25.18%	\$35.00
Lockyer Valley Regional Council 2 - Commercial Fees & Charges 2.8 - Showgrounds 2.8.1 - Entire Showgrounds - Show Ring, Grandstand, Camping Ground and Carpark Grandstand Kitchen & Dining				
Hire Fees per Hour	\$36.00	\$45.00	25.00%	\$9.00
Hire Fees per Half Day	\$71.00	\$89.00	25.35%	\$18.00
Hire Fees per Full Day	\$139.00	\$174.00	25.18%	\$35.00

Sale Yards:

- No major changes
- All fees increased by 3.5% or slightly higher due to rounding

Cemetery Fees:

- Fees increased by 7%
- No new fees

Other Fees:

- Finance Standard Rate Search: \$235.00 to \$245.00 (increase of \$10.00)
- Urgent Rate Search: \$315.00 to \$325.00 (increase of \$10.00)
- Processing Fee Refund – decreased from \$37.00 to \$27.00
- Processing Fee Refund – decreased from \$37.00 to \$27.00
- 3 Fees remain unchanged:
 - Copy of Prior Year Notices \$7.00 per notice
 - Change of Ownership Fee \$101.00
 - Paper Bill Fee - \$2.00

Options

Option One: Council adopt the Cost Recovery and Commercial Fees and Charges for 2026-2027, as attached, for the period 1 July 2026 to 30 June 2027.

Option Two: Council adopt the Cost Recovery and Commercial Fees and Charges for 2026-2027, as attached, for the period 1 July 2026 to 30 June 2027, with adjustments as proposed by Councillors at the Ordinary Council Meeting.

Option Three: Council do not adopt the Cost Recovery and Commercial Fees and Charges for 2026-2027, as attached.

Previous Council Resolutions

Nil

Critical Dates

Adoption is needed on or before 1 July 2026 for all fees except for animal related fees. Animal related fees need to be set before 21 May 2026 to enable the yearly billing of registration fees to be invoiced and sent out during June 2026.

Strategic Implications

Corporate Plan

Leadership and Council

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

Finance and Resource

The price increase parameter for fees and charges has been set in line with Council's long-term financial plan, while recognising the Council Cost Index developed by the Local Government Association of Queensland.

As the main cost driver for most fees is materials, contracted services and labour, the parameter used is an indicative 3.5% which covers the increase initially proposed for Council's Certified Agreement as well as taking into consideration the current inflation rates being experienced in the economy. Fees and charges in some instances have been set to achieve Council's requirement to have business units generate sufficient income during the year to cover their respective operating costs plus a return on capital. Other adjustments to the fee amount may be the result of changing costs or service levels, where fees have been combined or abolished, or where fees have been rounded for ease of use.

The revenue expected from fees and charges in the 2026-27 financial year of \$6.5 million is an important source of revenue and helps to offset Council's reliance on general rates.

Legislation and Policy

Sections 172 and 193 of the *Local Government Regulation 2012* establish the requirements for Council's Revenue Statement and Revenue Policy in relation to information on fees and charges.

Council's Revenue Statement is also required to outline the criteria used to decide the amount of the cost-recovery fee – Section 172(1)(c) and if Council conducts a business activity on a commercial basis, the criteria used to decide the amount of the charges for the activity's goods and services – Section 172(1).

Risk Management

Key Corporate Risk Category:

FE1

Reference and Risk Description:

Finance and Economic

Financial sustainability to support the achievement of strategy, goals and objectives in the medium to long term.

Consultation

Portfolio Councillor Consultation

Workshops were conducted with Council in regard to the preparation of the fees and charges register.

Internal Consultation

The proposed fees and charges contained in the attachments have been reviewed by relevant Group and Branch Managers.

Attachments

There are no attachments for this report.

11.4 LRAP Endorsement

Author: Kylie Randall, Grants Officer
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to seek Council's endorsement of the organisation-wide priority ranking of the 20 projects listed on the current Local Resilience Action Plan (LRAP) and allow submission to QRA before June 2026.

Officer's Recommendation:

THAT Council endorse the organisation-wide priority ranking of the 20 projects listed on the current Local Resilience action Plan (LRAP) (1 being highest priority, 20 being lowest) and allow submission to The Queensland Reconstruction Authority (QRA) before June 2026.

Executive Summary

The Queensland Reconstruction Authority (QRA) recently redesigned the Local Resilience Action Plan (LRAP) template. The LRAP is a strategic tool that captures and prioritises resilience-building projects based on local needs, aligns them with broader strategies, and provides a pathway to seek and secure resilience funding.

Updates to projects and prioritisation rankings on the LRAP will be made at least annually and/or when significant changes arise, with endorsement sought from Council when this occurs.

Proposal

Securing a current LRAP submission to QRA, is essential to ensure Council remains eligible for any upcoming QRA funding programs offered.

QRA has advised that future funding opportunities will only be offered to Councils with an endorsed LRAP; without one, LVRC may not be considered or approached for funding.

The organisation-wide priority ranking of the 20 projects listed on the current Local Resilience Action Plan (LRAP) are listed in the following table:

Project Title	Priority	Current Phase	Estimated Cost	Accountable Officer
Laidley Flood Mitigation Project	1	Design	\$ 30,000,000	Amanda Pugh - Group Manager Community and Regional Prosperity
Laidley Creek Riparian Stability & Restoration Assessment	2	Delivery Ready	\$ 30,000	Chris Hoffmann – Catchment Coordinator
Flood-Ready Roads: Infrastructure Betterment Project	3	Delivery Ready	\$ 1,000,000	Matt Lennon - Manager Infrastructure Design and Asset Management

Warrego Highway Disaster Recovery & Access Strategy	4	Pre-concept/Feasibility Study	\$ 150,000	Quentin Underwood - Senior Projects Engineer
Bridges & Channels Resilience Project	5	Pre-concept/Feasibility Study	\$ 1,000,000	Matt Lennon - Manager Infrastructure Design and Asset Management
Future-Ready Gatton Drainage Initiative	6	Delivery Ready	\$ 1,000,000	Matt Lennon - Manager Infrastructure Design and Asset Management
Flood Ready Access & Evacuation Initiative – Phase 1	7	Delivery Ready	\$ 200,000	Asok Rao - Principal Growth and Policy (+ Prue & Quentin)
Lockyer Flood Warning Network Enhancement & Upgrade	8	Delivery Ready	\$ 150,000	Quentin Underwood - Senior Projects Engineer
Flood Ready Access & Evacuation Initiative – Phase 2 (Implementation)	9	Pre-concept/Feasibility Study	\$ 500,000	Asok Rao - Principal Growth and Policy (+ Prue & Quentin)
Lockyer Valley Community Resilience Program	10	Pre-concept/Feasibility Study	\$ 80,000	Neil Williamson, Principal Engagement & Communications. H&S Recovery Lead
Community Safety Through SES Reach Expansion – Phase 1	11	Delivery Ready	\$ 75,000	John Holdcroft - Principal Disaster Management
Community Safety Through SES Reach Expansion – Phase 2	12	Pre-concept/Feasibility Study	\$ 250,000	John Holdcroft - Principal Disaster Management
Lockyer Environmental Change Monitoring & Analysis	13	Pre-concept/Feasibility Study	\$ 200,000	Asok Rao - Principal Growth and Policy (+ Prue & Quentin)
Grantham Siren Feasibility Investigation	14	Pre-concept/Feasibility Study	\$ 75,000	John Holdcroft - Principal Disaster Management
Lockyer Valley Resilience Capacity Project	15	Pre-concept/Feasibility Study	\$ 200,000	John Holdcroft - Principal Disaster Management
Lockyer Valley Local Disaster Coordination Centre – Phase 1	16	Delivery Ready	\$ 500,000	John Holdcroft - Principal Disaster Management
Hazard Intelligence Officer	17	Delivery Ready	\$ 200,000	John Holdcroft - Principal Disaster Management
Lockyer Telecommunications Blackspot Action Plan – Phase 1	18	Delivery Ready	\$ 100,000	Safety / Infrastructure
Lockyer Telecommunications Blackspot Action Plan – Phase 2	19	Pre-concept/Feasibility Study	\$ 1,000,000	Safety / Infrastructure
Lockyer Valley Local Disaster Coordination Centre – Phase 2	20	Pre-concept/Feasibility Study	\$ 9,500,000	John Holdcroft - Principal Disaster Management

Options

1. Council endorse the current LRAP.
2. Council do not endorse the current LRAP and risk not being considered for future funding from QRA.

Previous Council Resolutions

N/A

Critical Dates

To be submitted to QRA before June 2026.

Strategic Implications

Corporate Plan

Lockyer Nature	Advocate and deliver funding to support environmental projects.
Lockyer Planned	Undertake strategic infrastructure planning to guide the provision of infrastructure across the region
Lockyer Planned	Plan, design and deliver essential infrastructure for roads, drainage, walkways and cycle paths for connectivity across the region.
Lockyer Planned	Provide access to up-to-date flood data and information.

Finance and Resource

If the LRAP is endorsed/submitted and Council were to receive an offer of funding, the same process would apply as with other grant funded projects. Before any application is submitted, consultation will be sort with the Accountable Project Officer and consideration given to the project details, budget and schedule, along with any funding guidelines provided at the time.

Legislation and Policy

There is no policy implications associated with this report.

Risk Management

There is no risk management associated with this report.

Consultation

Portfolio Councillor Consultation

Councillors were consulted at the Councillor Workshop held on 28 April 2026.

Internal Consultation

- Grants Officer
- Grants Support Officer
- Acting Manger Financial Services
- Executive Leadership Team
- Group Manager People, Customer and Corporate Services
- Group Manager Infrastructure
- Group Manager Community and Regional Prosperity
- Manager Infrastructure Design and Asset Management
- Manager Infrastructure Delivery
- Principal Engagement and Communications
- Principal Disaster Management
- Principal Growth and Policy, Planning, Policy and Community Wellbeing
- Senior Projects Engineer, Planning, Policy and Community Wellbeing
- Catchment Project officer

External Consultation

- Lesa Butler - Senior Resilience and Recovery Officer - Operations (QRA)

Attachments

1 [↓](#) QRA LRAP 3.0 - draft 4 Pages

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Action ID	Line of Resilience	Resilience Project Funding Status	Resilience Project Funding Source	Resilience Project Title	Resilience Project Description/Scope	Resilience Project Outcomes	Current Project Phase	Project from LRAP	Hazard Addressed	Primary QRN Objective linkage	Estimated Project Cost	Priority	Project Responsibility	Project Origin	Accountable Officer (Internal)	Additional Information
LYRIC-BR02	Built	Proposed	QRIFP	Laidley Flood Mitigation Project	Implementation of Stages 1 and 2 of Laidley Flood Mitigation project. The aim of the project is to reduce the risk of above flooding in the township of Laidley, building resilience and improving emergency access and safety. The project comprises four (4) stages, however, funding is only being sought for stages 1 and 2. It should be noted that \$5 million has been made available by the QRN for delivery of the project under stage 1 of the QRN to deliver a total area of 200-400 hectares of flood protection. Elwood (retired) on 8 March 2025, in relation to an additional \$15 million required to complete stages 1 and 2.	Delivery of Stages 1 and 2 of the Laidley Flood Mitigation Program will reduce flood risk, improve emergency access, and enhance protection for properties and infrastructure, resulting in safer communities, reduced economic impacts, and increased resilience to future flood events.	Stage 1 Stage 2	Water Network	Flooding	3. We seek new opportunities to reduce disaster risk	\$ 30,000,000	1	Council	Original LRAP	Aminda High-Group Manager and Community and Regional Prosperity	Council has purchased 15 parcels of privately owned land in order to facilitate the flood mitigation option. Hydraulic model of the proposed mitigation solution has been completed. CAD design is being completed. DNR and QRN have been engaged. Plan has been prepared. Council Officers are working collaboratively with DNR and QRN staff in relation to the completion of the Laidley Flood Mitigation Scheme - QRANV/282232
LYRIC-EV01	Environment	Proposed	Nil	Laidley Creek Riparian Stability & Restoration Assessment	Under a riparian stability assessment of riparian streambank within sections of Laidley Creek where erosion is occurring and threatening assets and infrastructure. The study will include analysis of riparian vegetation, bank stability, erosion processes and channel conditions, geomorphic unit mapping and a summary of erosion processes and recommendations. The outcomes will support identification of erosion issues affecting assets and infrastructure and inform the development of high-level management and stabilisation recommendations. Detailed design and construction scoping would be subject to further investigation.	The project will provide an evidence-based understanding of riparian streambank erosion issues along sections of Laidley Creek where erosion is occurring and threatening assets and infrastructure. The study will include analysis of riparian vegetation, bank stability, erosion processes and channel conditions, geomorphic unit mapping and a summary of erosion processes and recommendations to inform future management, stabilisation and restoration planning. The outcomes will support prioritisation of future works and underpin that funding submissions aimed at reducing erosion risk and associated flood impacts.	Riparian Streambank Erosion	Flooding	1. We understand and reduce the potential disaster risks we face	\$ 30,000	2	Council	Council Identified Priority	Chris Hoffmann - Catchment Coordinator		
LYRIC-FR01	Roads and Transport	Proposed	Nil	Flood Heavy Roads: Infrastructure Detriment Project	Identify at-risk floodways and culverts and undertake resilience building/betterment projects to improve the overall resilience of the regional road network, with provisions to risk-mitigation measures such as awareness signage, gates and access controls.	Investing in this project will identify at-risk floodways and culverts and implement betterment upgrades to strengthen the regional road network. These improvements will reduce the likelihood of road closures during flood events, ensuring reliable access for emergency services and essential transport. The benefits include minimized disruption to economic activity, safer travel routes, and improved community stability during disasters, including risk-mitigation measures such as awareness signage, gates and access controls.	Roads - Highways	Flooding	3. We seek new opportunities to reduce disaster risk	\$ 1,000,000	3	Council	Original LRAP	Matt Lennon - Manager Infrastructure Design and Asset Management		
LYRIC-FR02	Roads and Transport	Proposed	Nil	Warrego Highway Disaster Recovery & Access Strategy	Council to articulate the role of the resilience / betterment of the Warrego Highway to national food security, and uses with DNR to improve road opening/closures to access the road network during flood events (e.g. DNR sign off on road stability post event).	Supporting this project will ensure that critical access routes across the Lockyer Valley remain open during emergencies, enabling safe evacuation and recovery for communities. By improving the structure and addressing vulnerabilities, the initiative will reduce isolation risks, maintain supply chains, and enhance disaster response efficiency. The benefits include faster recovery, improved safety for residents, and stronger regional resilience aligned with the Brisbane River Strategic Floodplain Management Plan.	Roads - Highways	Flooding	4. We continually improve our response to and reduce disaster risk	\$ 150,000	4	Council	Original LRAP	Quentin Underwood - Senior Projects Engineer		

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LYNC-BJ03 Roads and Transport	Proposed	Nil	Bridges & Channels Resilience Project	Advance the Whitford - Jacobo 2014 report recommendations which outline mitigation bridges and channels in the locality.	Advancing mitigation works such as bridges and channels improves flood impact in high-risk areas, and provides essential services and reducing economic disruption during flood events.	Pre-concept/feasibility Study	Roads - Local Roads	Flooding	3- We seek new opportunities to reduce disaster risk	\$ 1,000,000	5	Council	Original LRAP	Matt Lemon - Manager Infrastructure Design and Asset Management
LYNC-BJ01	Built	Nil	Future Ready/evacuation Drainage Initiative	Continue to seek funding for the international drainage scheme for the water drainage risk within town	Securing funding for the Galton central drainage scheme will enable critical upgrades to stormwater infrastructure, reducing water drainage risks within the town. These improvements will protect residential and commercial properties from flooding, and improve emergency response during flood events. By addressing long-standing drainage challenges, the project strengthens urban resilience and supports sustainable growth for Galton.	Delivery Ready	Flood Resilience Infrastructure	Flooding	3- We seek new opportunities to reduce disaster risk	\$ 1,000,000	6	Council	Original LRAP	Matt Lemon - Manager Infrastructure Design and Asset Management
LYNC-BJ03	Built	Nil	Food Ready Access & Evacuation Initiative - Phase 1	Food Emergency of Access Strategy (FEAS). Complete the food emergency access planning study early underway, including identifying more potential emergency access points and emergency routes that can be used during flood events across the Lockyer Valley. This phase will focus on assessment, analysis and prioritisation to develop an implementation study program of works, aligned with the Lockyer Valley Local Floodplain Management Plan.	Completing the evacuation planning study and developing a prioritised program of food improvement projects will significantly enhance the ability of the community to respond and recover during flood events. This initiative will identify critical access points and provide a clear evidence base to inform future implementation of projects. Benefits include safer and more effective evacuations and reduced risk to the local food events.	Delivery Ready	Flood Warning Infrastructure	Flooding	2- We work together to better manage disaster risk	\$ 200,000	7	Council	Original LRAP	Ashley - Principal Growth and Policy (Ashley & Quantin)
LYNC-BJ04	Built	Nil	Lockyer Flood Warning Network Enhancements & Uplifts	Undertake coordinated enhancements to the Lockyer Flood Warning Network, including the installation of new and additional gauging and camera locations, upgrades to sensors and supporting infrastructure, and refinement of flood intelligence tool, awareness program and camera coverage, to improve the flood intelligence system. This program will strengthen the adequacy, accuracy, and reliability of the flood warning system.	Upgraded gauges, sensors, and the installation of reliable and weathering flood intelligence across the Lockyer Valley. These improvements will enhance situational awareness for emergency services, support faster and more effective response during flood events, and reduce the risk of loss through earlier and clearer warnings. Expanded camera coverage will strengthen community confidence in the warning system and contribute to a resilient culture of preparedness and resilience.	Delivery Ready	Water Network	Flooding	3- We seek new opportunities to reduce disaster risk	\$ 150,000	8	Council	Original LRAP	Quentin Underwood - Senior Project Engineer
LYNC-BJ05	Built	Nil	Food Ready Access & Evacuation Initiative - Phase 2 (Implementation)	Implement priority food ready access and evacuation infrastructure upgrades identified through Phase 1 of the Food Ready Access & Evacuation Initiative. This phase will focus on the delivery of physical works to improve emergency access routes, access points and supporting infrastructure across the Lockyer Valley, including upgrades to roads, signage, and other disaster management planning. Works may include upgrades to road access, evacuation routes and associated infrastructure required to improve safety, functionality and reliability during flood events, subject to detailed design, prioritisation and available funding.	Implementation of priority food ready access and evacuation upgrades will improve the safety, reliability and effectiveness of evacuation routes across the Lockyer Valley during flood events. Physical infrastructure improvements will support safer and faster evacuations, improve access for emergency services, and reduce risk to the community. This program will also enhance the community's ability to respond to and recover from flood events, contributing to a resilient culture of preparedness and resilience.	Pre-concept/feasibility Study	Flood Warning Infrastructure	Flooding	3- We seek new opportunities to reduce disaster risk	\$ 500,000	9	Council	Council-identified Priority	Ashley - Principal Growth and Policy (Ashley & Quantin)
LYNC-BJ01	Human and Social	Proposed	Nil	Lockyer Valley Community Resilience Program	Deliver a coordinated community resilience program that will increase community awareness and self-reliance across the Lockyer Valley. Activities include community education, culturally appropriate engagement, targeted support for vulnerable cohorts (including CALD and migrant workers), strengthening neighbour and community networks, and building the capability of local groups and service providers to support resilience across multiple hazards.	Pre-concept/feasibility Study	Community Members	Flooding	4- We seek new opportunities to respond to and recover from disasters	\$ 60,000	10	Council	Original LRAP	Neil Williamson - Project Manager Engagement & Communications, H&S Recovery Lead

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LWRC-BU12	Built	Proposed	NIL	Community Safety Through SES Hazard Expansion – Phase 1 Undertake a feasibility study to assess options to expand SES based on response coverage across the Lockyer Valley region. This may include upgrading existing SES facilities in the Lockyer Valley region and in areas where additional SES capability may be required to support population growth and increasing demand, particularly along the highway corridor and in areas including Pinaland and Glenore Grove. The study will assess operational demand, service gaps, location stability and infrastructure options to identify the most effective model and location for a supplementary SES presence. This includes	Delivery Ready	Food Resilience Infrastructure	Flooding	2-Work together to better manage disaster risk	\$ 75,000	11	Council	Original LRAP	John Holdcroft - Principal Disaster Management
LWRC-BU13	Built	Proposed	NIL	Community Safety Through Lockyer Valley Region – Phase 2 Subject to feasibility outcomes, implement improvements to increase SES reach across the Lockyer Valley region. This may include upgrading existing SES facilities in a suitable location on the western side of the region. Works could involve facility upgrades, additional personnel support and the provision of vehicle, trailer and food box to enable operational capability.	Pre-concept/feasibility Study	Flood Resilience Infrastructure	Flooding	2-Work together to better manage disaster risk	\$ 250,000	12	Council	Original LRAP	John Holdcroft - Principal Disaster Management
LWRC-BU07	Built	Proposed	NIL	Lockyer Environmental Change Monitoring & Analysis Develop integrated data monitoring networks to assess the availability of landscape behaviours and change over time. Scope includes programs that provide long term data for comprehensive monitoring of landscape and hazard behaviour across the region, such as water flow, rainfall, post events, debris and vegetation cover, soil and land use. Data will be used to inform decision making and to assess change over time, and capture historic records such as the Garton Cattle Road landslip. Work includes reviewing new landslip and hazard analysis with high risk soil assessments, and developing evidence based policy controls	Pre-concept/feasibility Study	Flood Resilience Infrastructure	Flooding	1-We understand the potential disaster risks we face	\$ 200,000	13	Council	Original LRAP	Aashir - Principal Growth and Policy (1+ Risk & Quant)
LWRC-BU10	Built	Proposed	NIL	Garrath Stream Feasibility Investigation Conduct a survey and evaluate the existing Garrath stream warning system to determine whether a benefit or process undertaken to improve the system. The study will assess the operational condition and remaining service life, community understanding, behavioural responses, and whether its activation supports or hinders timely evacuation. The study will consider factors that influence the reliability of the warning, including coverage and audibility limitations such as the impact of wind direction, as well as the ongoing maintenance requirements and costs associated with the system. The evaluation will	Pre-concept/feasibility Study	Flood Resilience Infrastructure	Flooding	2-Work together to better manage disaster risk	\$ 75,000	14	Council	Council Identified Priority	John Holdcroft - Principal Disaster Management
LWRC-BU11	Built	Proposed	NIL	Lockyer Valley Resilience Capacity Project Identify programs of work (disaster resilience, disaster management, project implementation) that can form the basis of advocating for seeking increase personnel and resources for disaster projects and drive effort for examples, seek dedicated resilience officers and champion disaster projects. This will include identifying environmental and infrastructure projects, etc.	Pre-concept/feasibility Study	Flood Resilience Infrastructure	Flooding	2-Work together to better manage disaster risk	\$ 200,000	15	Council	Original LRAP	John Holdcroft - Principal Disaster Management

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Item ID	Category	Status	Priority	Description	Impact	Phase	Other	Build	Funding	Cost	Score	Council	Original LRAP	Staff	Notes
LYVC-BU08	Built	Proposed	Nil	Lockyer Valley Local Disaster Coordination Centre - Phase 1	Undertake a feasibility study to assess the stability, location, functional requirements and operational arrangements for the proposed coordination centre for the Lockyer Valley Region. This support local and regional disaster coordinators. This includes analysis of the options, service and design considerations, integration with regional disaster management arrangements and cost implications to determine whether the project should proceed to full design and construction.	Severe	2-Workwork	4-We continually improve our preparedness and recovery from disasters	\$	500,000	16	Council	Original LRAP	John Holcott - Principal Disaster Management	Aligns to QRA hazard and risk methodology currently under construction. Supports integration of rain gauge network data, multi-agency hazard management and strategic responses to strengthen operational decision-making.
LYVC-BU09	Built	Proposed	Nil	Lockyer Valley Local Disaster Coordination Centre - Phase 2	Subject to the outcome of the feasibility study, deliverable full design and construction of a multi-person Local Disaster Coordination Centre for the Lockyer Valley Region to support local and regional disaster operations. This phase includes completing detailed design, constructing the facility, undertaking internal fit-out, and installing the communications, ICT, emergency power and operational systems required for a functional disaster coordination centre. The facility will be located at the Lockyer Valley Regional Emergency Operations Centre and provide a multi-agency disaster coordination across all disaster phases.	Severe	2-Workwork	4-We continually improve our preparedness and recovery from disasters	\$	5,500,000	20	Council	Original LRAP	John Holcott - Principal Disaster Management	
LYVC-BU14	Built	Proposed	Nil	Lockyer Telecommunications Backstop Action Plan - Phase 1	Understate a review of the existing Lockyer Telecommunications Backstop Action Plan to confirm whether implementation is viable, cost effective and aligned with current priorities. The review will undertake a gap analysis, assess current technical requirements and update cost estimates to determine whether investment implementation should proceed.	Severe	1-We understand the potential disaster risks we face	\$	100,000	18	Council	Original LRAP	Safety / Infrastructure		
LYVC-BU15	Built	Proposed	Nil	Lockyer Telecommunications Backstop Action Plan - Phase 2	Implementation will address priority backstop identified in the Action Plan, improving connectivity, straightening emergency communications and reducing community isolation during disaster events.	Severe	1-We understand the potential disaster risks we face	\$	1,000,000	19	Council	Original LRAP	Safety / Infrastructure		

11.5 Annual Review of Council's 3-year Internal Audit Plan and Performance of Internal Audit**Author:** Madonna Brennan, Risk, Audit and Corporate Planning Advisor**Responsible Officer:** Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to seek Council's adoption of its revised 3-year Internal Audit Plan (2026/27 to 2028/29), and to inform Council of the outcome of the annual review of performance of Council's internal audit function conducted by the Audit and Risk Management Committee (ARMC).

Officer's Recommendation:**THAT Council:**

- 1. Adopt the revised three-year Internal Audit Plan (2026/27 to 2028/29), as attached to this report.**
- 2. Receive and note the outcome of the 2026 review conducted by the Audit and Risk Management Committee on the performance of Council's internal audit service provider, O'Connor Marsden and Associates, as attached to this report.**

Executive Summary

Council has a statutory requirement to establish an efficient and effective internal audit function, prepare and adopt an internal audit plan and carry out internal audits each financial year. Council's internal audit function is delivered by an independent contractor, O'Connor Marsden and Associates (OCM) in conjunction with Council's Risk, Audit and Corporate Planning Advisor. The role of internal audit is to provide independent, objective and consulting services to Council.

Council's 3-year Internal Audit Plan has been reviewed by the Executive Leadership Team and the Audit and Risk Management Committee and is presented to Council for adoption along with the findings of the annual review of performance of the internal audit function.

Proposal**Annual Review of Council's 3-year Internal Audit Plan**

An annual review of Council's Internal Audit Plan (the Plan) is conducted to ensure it meets the requirements outlined in the *Local Government Regulation 2012* and to ensure the identified internal audits are being undertaken at a fit for purpose time within the organisation. As part of the annual review of the Plan, a session was conducted with the Executive Leadership Team on 10 February 2026 and with the Audit and Risk Management Committee (ARMC) at its Annual Planning Day on 19 February 2026. The Plan was updated from the outcomes of these sessions and endorsed by the ARMC at its meeting held on 30 March 2026.

The revised audit schedule for the 2026-2027 financial year is as follows:

Revised Audits for 2026-2027	Reason for inclusion
Project Management Controls and Assurance	Ineffective project planning and execution can lead to delays, cost overruns and quality issues, directly impacting Council's financial sustainability, service delivery, community expectations and reputation.
Financial Sustainability – Budget Management Processes	Weaknesses in Council's budget management processes increase the risk of inaccurate forecasting, poor financial decision-making and misalignment with strategic priorities. Ineffective controls may lead to budget overruns, insufficient funding for critical services, reduced financial sustainability and diminished community confidence.
Procurement	Without strong procurement practices, governance and oversight, Council may face financial inefficiencies, probity concerns, reputational damage and reduced confidence in procurement integrity
Other Inclusions in the Audit Plan	Reason for inclusion/benefit identified
Review of Outstanding Audit Recommendations	This process will be conducted on 2 occasions throughout the financial year to assist with addressing outstanding recommendations on Council's audit register. This process has proved to be successful with addressing outstanding audit recommendations in the past.

The draft revised 3-year Internal Audit Plan (2026/27 to 2028/29) is attached to the report for adoption by Council.

Annual Review of Performance of Internal Audit

As part of its assurance role for Council, the ARMC is required to conduct an annual review of the performance of Council's internal audit function and report to Council the outcomes of this review.

The annual review was conducted in accordance with Council's Internal Audit Charter and initiated by OCM completing a self-assessment questionnaire. The completed questionnaire was provided to the ARMC at its meeting held on 30 March 2026 to determine the level of service OCM provides based on the following criteria:

- Displayed a strong understanding of LVRC's business, goals and local government sectors and takes a genuine interest in Council's success.
- Developed prior to the beginning of the financial year a risk based annual internal audit plan.
- Coordinated the implementation of the approved annual internal audit plan.
- Reported significant issues related to the processes for controlling the activities of LVRC.
- Provided recommendations on how to rectify or improve any deficiencies identified in the processes for controlling activities of LVRC.
- Provided information on the status and results of the annual audit plan and the sufficiency of department resources.
- Provided necessary updates and presentations to the ARMC on the annual internal audit plan and internal audit reports.
- Supplied professional audit staff with sufficient knowledge, skills, experience and professional qualifications to meet the requirements of the Internal Audit Charter.

The outcome of this review conducted by the ARMC determined that two components of internal audit services OCM provide to Council were above expectations and seven met the expectations of the ARMC. The detailed information on this review is attached to this report.

Previous Council Resolutions

Ordinary Meeting 18 June 2025 (24-28/0324)

THAT Council:

- 1. Adopt the revised three-year Internal Audit Plan (2025-26 to 2027-28), as attached to these minutes.*
- 2. Adopt the revised Internal Audit Charter Version 3, as attached to these minutes, and approve the repealing of the Internal Audit Policy version 3.*
- 3. Receive and note the outcome of the 2025 review conducted by the Audit and Risk Management Committee on the performance of Council's internal audit service provider, O'Connor Marsden and Associates, as attached to these minutes.*

Critical Dates

1 July 2026 – delivery of the 2026-2027 internal audit schedule will commence.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council Outcome:

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

Finance and Resource

A submission has been made as part of the 2026-2027 budget to fund the delivery of the 2026-27 component of the Internal Audit Plan.

Legislation and Policy

Section 105 of the *Local Government Act 2009* requires Council to establish an efficient and effective internal audit function. Section 207 of the *Local Government Regulation 2012* determines the requirements of the internal audit function.

This report and recommendations align with the Internal Audit Charter (version 3.0) ensures the ARMC's compliance with the ARMC Charter (version 12).

Risk Management

Maintaining an efficient and effective internal audit function, which annually reviews and delivers planned internal audits ensures that Council is meeting its statutory obligations under the *Local Government Act 2009* and its *Regulation 2012*.

This approach supports Council's commitment to a cautious appetite for Compliance, Governance, and Legal risk management. By adhering to an established audit schedule and review of performance, Council demonstrates its commitment to upholding robust governance standards, maintaining transparency, and mitigating risks within its operations.

Consultation

Portfolio Councillor Consultation

Cr Chris Wilson and Cr Dave Neuendorf, the appointed Councillor Members of the Audit and Risk Management Committee participated in the review of the three-year internal audit plan. Cr Chris Wilson participated in the annual performance of internal audit.

Internal Consultation

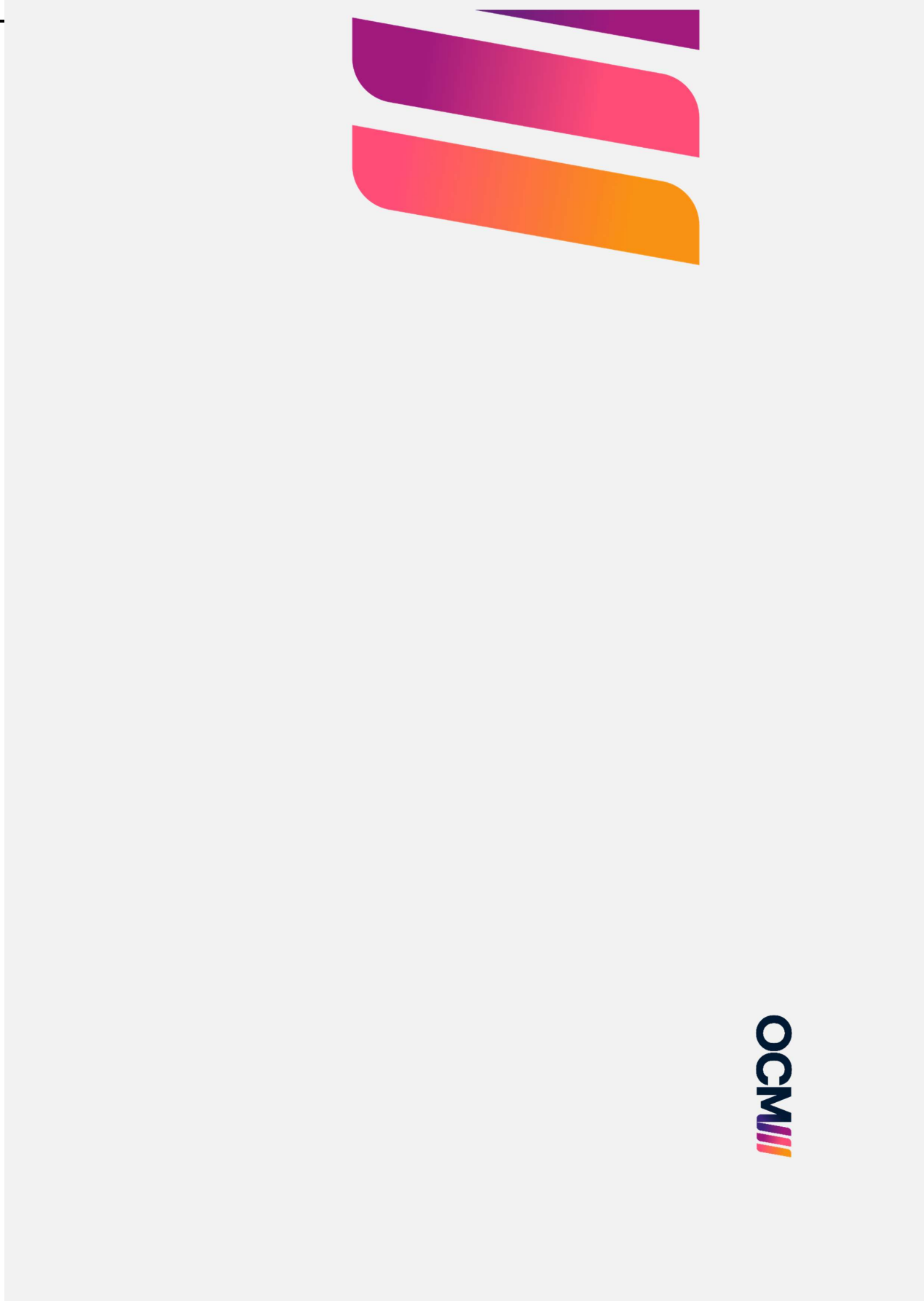
The Executive Leadership Team (ELT) were consulted on the annual review of the Internal Audit Plan as part of the annual internal audit planning workshop conducted by OCM and the ARMC annual planning session.

External Consultation

A review of the 3-year Internal Audit Plan and the performance of internal audit was conducted by the Audit and Risk Management Committee which includes external members.

Attachments

- [1](#) [↓](#) Draft Revised 3-year Internal Audit Plan 24 Pages
- [2](#) [↓](#) 2026 Review of Performance of Internal Audit 1 Page





Lockyer Valley Regional Council

Strategic Internal Audit Plan

2026/27 to 2028/29



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1 Introduction

We are pleased to present the Lockyer Valley Regional Council's (Council) Strategic Internal Audit Plan (1 July 2026 to 30 June 2029). This plan includes a detailed Annual Internal Audit Plan for the financial year ending 30 June 2027.

Aim of Internal Audit

Internal Audit is an independent, objective assurance and consulting function, designed to: determine whether the governance, risk management and control process of the LVRC, as designed and represented by management, are adequate and functioning in a manner to provide a reasonable level of confidence:

- Significant key risks are appropriately identified and managed
- Significant financial, managerial and operating information is accurate, reliable and timely
- Employees' and Councilors' actions comply with policies, standards, procedures, laws and regulations
- Resources are acquired economically, used efficiently, and protected adequately
- Programs, plans and objectives are achieved
- Quality and continuous improvement are fostered in the LVRC's control process, and
- Significant legislative or regulatory issues impacting LVRC are recognised and addressed properly.



Methodology to Prepare Audit Plan

While this plan covers a three-year period, to ensure that it remains consistent with the Council's needs, it will be reviewed and revised each year. This plan has been constructed through the following activities to identify the right reviews at the right time:

- Review of the Council's Community Plan 2017-2027, Corporate Plan 2022-2027 and the Operational Plan 2025-2026
- Communication with key stakeholders (Committee members, Executive Leadership Team members, external audit)
- Review of key documents such as strategic plans, risk registers, previous annual reports, etc
- Consideration of core business processes
- Consideration of key changes and trends occurring at the Council
- Legislative requirements facing the Council
- Root causes of findings arising from external audit, internal audit and other assurance providers, and
- Trends in the local government industry and the wider government environment.



This plan has been updated from the 2026 – 2029 Strategic Internal Audit Plan following consultation with the Executive Leadership Team and Audit and Risk Committee.



Strategic Internal Audit Plan Coverage

The purpose of the plan is to identify the proposed internal audit scope areas for the financial years 1 July 2026 to 30 June 2029. To ensure that the nominated Internal Audit scope areas remain in-line with the Council's strategic outlook and operations, the plan is developed on a rolling three-year basis, reviewed and updated annually. In developing the plan, we have taken a holistic approach to the Council's control environment by working with key stakeholders throughout the Council to consider the key strategic priorities, objectives, risks, prior reviews, trends, etc., with a view to identifying and nominating a three-year program of works.

Key Corporate Plan Objectives and Strategies

Strategic Theme and High-Level Objectives	Key Strategies / Focus Areas	Internal Audit Coverage
<p>Lockyer Community - Build a safe, healthy, inclusive and resilient community.</p>	<p>Support community wellbeing; strengthen local services; enhance liveability; promote safety; deliver community facilities and programs.</p>	
<p>Lockyer Business, Farming & Livelihood - Support a strong, diverse and sustainable local economy.</p>	<p>Enable business growth; support agriculture; encourage investment; improve economic resilience; promote local employment.</p>	
<p>Lockyer Nature - Protect and enhance the region's natural assets and environmental sustainability.</p>	<p>Manage natural resources; protect biodiversity; improve environmental resilience; support sustainable land and water management.</p>	



Strategic Theme and High-Level Objectives

Key Strategies / Focus Areas

Internal Audit Coverage

Lockyer Planned - Plan and deliver infrastructure that supports growth, liveability and long-term sustainability.

Effective land-use planning; infrastructure planning and delivery; transport network improvements; growth management; disaster resilience.

Lockyer Leadership & Council - Provide transparent, responsible and community-focused governance.

Strengthen financial sustainability; improve customer service; enhance organisational capability; ensure responsible budgeting; uphold good governance and compliance.

Risk Categories

The Council's risk categories are summarised below:

1. Health and safety
2. Financial sustainability
3. Compliance, governance and legal
4. Environment
5. Digital assets, systems and cyber
6. Community
7. Reputation and public trust
8. People and culture
9. Assets and infrastructure
10. Service delivery and strategic objectives

Risk Category Coverage

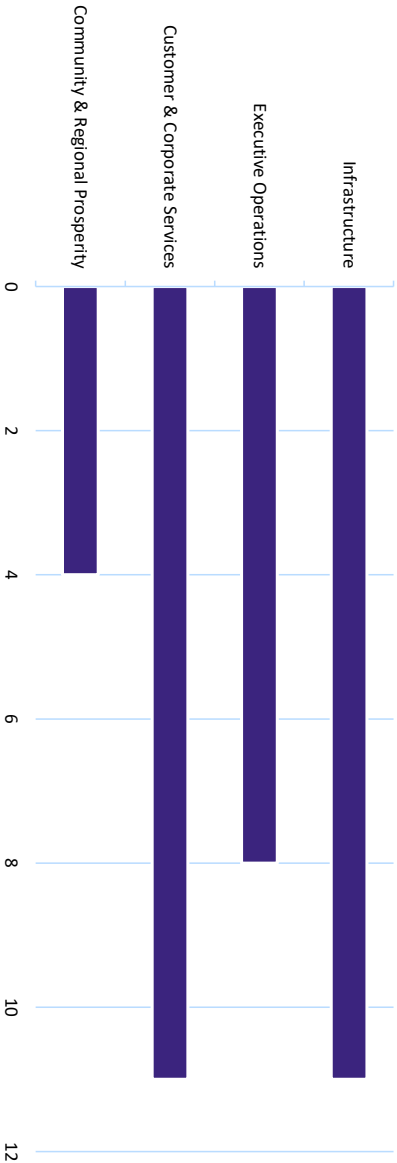
The following chart identifies the planned internal audit coverage by risk category.





Business Unit Coverage

The plan's coverage across the Council's business units is summarised in the chart below.





Strategic Internal Audit Plan Snapshot

Audit Topics	Risk Addressed	Theme	Business Unit
2026/2027 Financial Year			
Project Management Lifecycle and Assurance	Service delivery and strategic objectives	Infrastructure	Executive Operations
Financial Sustainability – Budget Management Processes	Financial sustainability	Financial Sustainability	Executive Operations
Procurement	Compliance, governance and legal	Financial Sustainability	Executive Operations
2027/2028 Financial Year			
Workforce Management including attraction, recruitment and retention	People and culture	Workforce Management	Customer & Corporate Services
Data Governance and Artificial Intelligence	Digital assets, systems and cyber	Infrastructure	Customer & Corporate Services
Rates Revenue Management	Financial sustainability	Financial Sustainability	Executive Operations
2028/2029 Financial Year			
Contract & Partnership Management	Compliance, governance and legal	Governance	Executive Operations
Asset Maintenance (Roads & Transport)	Assets and infrastructure	Infrastructure	Infrastructure
Project Management Planning and Execution	Service delivery and strategic objectives	Infrastructure	Infrastructure



Audit Topics	Risk Addressed	Theme	Business Unit
Watchlist (Not Prioritised)			
Asset Capitalisation Processes	Financial sustainability	Infrastructure	Infrastructure
Asset Condition Assessments	Assets and infrastructure	Infrastructure	Infrastructure
Asset Management	Assets and infrastructure	Infrastructure	Infrastructure
Business Continuity Planning	Service delivery and strategic objectives	Continuity	Customer & Corporate Services
Cemetery Services	Community	Community Services	Infrastructure
Change Management Processes	Compliance, governance and legal	Governance	Executive Operations
Collections Management	Community	Community Services	Community & Regional Prosperity
Corporate Governance	Compliance, governance and legal	Governance	Customer & Corporate Services
Credit Card Management	Financial sustainability	Financial Sustainability	Executive Operations
Cyber Security	Digital assets, systems and cyber	Cyber Security	Customer & Corporate Services
Exercise of Delegations	Compliance, governance and legal	Governance	Customer & Corporate Services
Implementation of the Rating Strategy	Financial sustainability	Financial Sustainability	Executive Operations
Implementation of the Waste Strategy	Environment	Infrastructure	Customer & Corporate Services
Information Security – ICT General Controls	Digital assets, systems and cyber	Cyber Security	Customer & Corporate Services
Knowledge Management	Service delivery and strategic objectives	Governance	Customer & Corporate Services
Library Management	Community	Community Services	Community & Regional Prosperity



Audit Topics	Risk Addressed	Theme	Business Unit
Levels of Service – Built Environment	Community	Financial Sustainability	Infrastructure
Natural Disaster Management	Service delivery and strategic objectives	Community Services	Community & Regional Prosperity
Payroll	People and culture	Financial Sustainability	Executive Operations
Planning Scheme & Development Applications	Community	Community Services	Community & Regional Prosperity
Preparing for Natural Disasters	Community	Continuity	Infrastructure
Risk Management Framework	Compliance, governance and legal	Governance	Customer & Corporate Services
Unmaintained Roads Maintenance	Assets and infrastructure	Infrastructure	Infrastructure
Water Collaborative	Governance, Accountability and Sustainability	Infrastructure	Infrastructure
Work Health & Safety	Health and Safety	Workforce Management	Customer & Corporate Services



Annual Internal Audit Plan

The following table summarises the resource allocation and schedule for the FY 2026 Annual Internal Audit Plan.

#	Activity	Days	Indicative Schedule			
			Qtr 1	Qtr 2	Qtr 3	Qtr 4
Internal Audit Projects						
1	Project Management Controls and Assurance	18				
2	Financial Sustainability – Budget Management Processes	18				
3	Procurement	16				
Administrative Support						
4	Internal Audit Planning	2				
5	Follow up of Audit Recommendations	2				
6	Audit Committee Meetings & Preparation	4				
Total	Days	60				
	Amount (Excluding GST)		\$xxx,xxx			

Internal Audit Scoping Internal Audit Fieldwork Internal Audit Exit Meeting and Management Responses Internal Audit Administration



2 Detailed Three Year Internal Audit Plan

2026/2027 Financial Year Internal Audit Plan

Audit Name	Justification for Audit Topic	Objective	Days
Project Management Controls and Assurance	Ineffective project planning and execution can lead to delays, cost overruns and quality issues, directly impacting Council's financial sustainability, service delivery, community expectations and reputation.	Assess whether Council's project management controls and assurance processes support the effective delivery of projects within approved time, cost and quality parameters. The audit will identify the key controls underpinning project delivery including: <ul style="list-style-type: none"> Roles, responsibilities, delegations and decision-making controls Planning, business cases, cost estimation, budget management and scheduling practices Risk management, change control and issue escalation Procurement and contract management interfaces Quality assurance, gateway reviews and oversight mechanisms, and Monitoring, reporting and performance tracking. 	18
Financial Sustainability – Budget Management Processes	Weaknesses in Council's budget management processes increase the risk of inaccurate forecasting, poor financial decision-making and misalignment with strategic priorities. Ineffective controls may lead to budget overruns, insufficient funding for critical services, reduced financial sustainability and diminished community confidence.	Assess whether Council's financial sustainability is supported by robust, transparent and well-governed budget management processes that align with legislative requirements, strategic priorities and long-term financial planning. The audit will review: <ul style="list-style-type: none"> Budget development, approval and alignment with strategic and operational plans Revenue and expenditure forecasting, assumptions and modelling Monitoring, variance analysis and financial reporting processes Roles, responsibilities, delegations and governance oversight Integration with long-term financial sustainability frameworks Controls supporting accuracy, transparency and accountability in budget management 	18



Audit Name	Justification for Audit Topic	Objective	Days
Procurement	Without strong procurement practices, governance and oversight, Council may face financial inefficiencies, probity concerns, reputational damage and reduced confidence in procurement integrity	<p>Assess whether Council's procurement and contract management controls are effective, compliant and support value-for-money outcomes, with appropriate governance, capability, behaviours and oversight across the procurement lifecycle. The audit will review:</p> <ul style="list-style-type: none"> • Governance, policies, procedures and alignment with Queensland local government requirements • Procurement planning, sourcing, evaluation and contract award processes • Handover of contracts to contract manager post contract negotiation and signing • Material spend analysis, supplier and commodity risk • Staff capability, behaviours and compliance with procurement frameworks • Segregation of duties, approval controls and documentation quality • Transparency, probity and value-for-money outcomes across the procurement lifecycle. 	16



2027/2028 Financial Year Internal Audit Plan

Audit Name	Justification for Audit Topic	Objective	Days
<p>Workforce Management including attraction, recruitment and retention</p>	<p>Impact on Council's financial sustainability, inability to attract and retain necessary skills and knowledge, inability to meet community expectations for service, inability to deliver projects</p>	<p>Assess whether Council's workforce planning, attraction, recruitment and retention practices are effective, well-governed and aligned with organisational objectives, ensuring Council can source, develop and retain the capability needed to deliver services. The audit will review:</p> <ul style="list-style-type: none"> • Workforce planning processes, position approvals and alignment with strategic and operational needs • Attraction strategies, recruitment practices, candidate assessment and matching of skills to role requirements • Timeliness, efficiency and compliance of recruitment processes • Retention strategies, turnover analysis and workforce risk management • HR capability, systems, policies and monitoring of workforce metrics • Controls for managing hard-to-fill roles and mitigating talent shortages. 	16
<p>Data Governance and Artificial Intelligence</p>	<p>Weak data governance or uncontrolled AI use can lead to privacy breaches, inaccurate insights, biased or opaque decisions, cyber vulnerabilities, and non-compliance with legislative and ethical obligations</p>	<p>Assess whether Council's data governance and artificial intelligence (AI) arrangements are effective, well-controlled and aligned with legislative, ethical and organisational requirements, ensuring data is accurate, secure, responsibly used and supports informed decision-making. The audit will review:</p> <ul style="list-style-type: none"> • Data governance framework, policies, standards and alignment with Queensland public sector expectations • Data ownership, stewardship, roles, responsibilities and accountability structures • Data quality controls, lifecycle management and information classification • Privacy, security and ethical safeguards for data and AI use • AI governance arrangements, including transparency, explainability and risk assessment processes • Controls for AI model selection, deployment, monitoring and human oversight • Integration of data and AI practices with corporate systems, decision-making and service delivery, and • Monitoring, reporting and continuous improvement mechanisms for data and AI governance. 	18
<p>Rates Revenue Management</p>	<p>Weaknesses in Council's rate revenue management processes increase the risk of incorrect rating calculations, billing errors, revenue</p>	<p>To provide assurance that revenue management processes for general rates operate effectively, safely, economically and efficiently and that the internal control framework governing rates revenue management is adequate. The audit will review:</p>	18



Audit Name	Justification for Audit Topic	Objective	Days
	leakage and non-compliance with legislative requirements. Ineffective controls may undermine financial sustainability, reduce community confidence and expose Council to reputational and financial sustainability concerns.	<ul style="list-style-type: none"> • Rating setting and policy compliance – revenue strategy, rating setting and approvals, rate categories and charges • Billing and collection processes – accuracy and completeness of data, valuations and billing, billing systems and practices, collection practices including debt management • Internal controls and risk management – segregation of duties, delegations and system access, fraud risk management • Revenue recognition and financial reporting – financial disclosures, accounting standards, reconciliations • Community engagement and transparency – communication of rating decisions, public reporting and engagement. 	

2028/2029 Financial Year Internal Audit Plan



Audit Name	Justification for Audit Topic	Objective	Days
Contract and Partnership Management	Weaknesses in Council's contract and partnership management processes increase the risk of unclear obligations, poor performance oversight, value-for-money failures and non-compliance with legislative or contractual requirements. Ineffective governance may lead to service delivery disruptions, financial loss, reputational damage and reduced confidence in Council's ability to manage third-party relationships responsibly.	<p>To assess the adequacy, effectiveness, efficiency, and economy of contract administration management processes. The audit will review:</p> <ul style="list-style-type: none"> • Policies and Procedures - Availability of adequate policies and procedures for contract management, which are current and that personnel responsible are aware of and complying with these policies and procedures. • Administration - Review of Contract administration process and record keeping, including the maintenance of a contracts register, currency and management of bank guarantees, insurances, OH&S obligations, and key contract documentation pertaining to contract management including any correspondence, meetings and actions items are adequately documented and maintained. • Monitoring - Adequate contract monitoring and review of performance KPIs including the frequency and documentation is in place to ensure contract deliverables are met. • Variations - Contract variations are monitored and appropriately approved. 	16
Asset Maintenance (Roads & Transport)	Weaknesses in Council's asset maintenance processes for roads and transport infrastructure increase the risk of deteriorating asset condition, unsafe networks, inefficient use of maintenance funding and non-compliance with service standards. Poor planning, prioritisation or execution may lead to higher long-term costs, reduced network reliability, community dissatisfaction and reputational damage.	<p>To assess the adequacy of design and operating effectiveness of internal controls for the oversight, management and execution of asset maintenance planning processes. The audit will review:</p> <ul style="list-style-type: none"> • Relevant policies and procedures exist and are regularly reviewed • Key asset maintenance processes – planning, customer requests, scheduling, project management, work order management, completion, condition assessments, handovers, compliance management, asset register management • Budgeting/cost management – Monitoring, cost management, expense versus capitalisation, third party/contractor engagement, monitoring and close out, • Controls in place to monitor asset maintenance, such as management reporting, monitoring of backlogs and delay, trend analysis, cost reporting, asset breakdowns/root cause analysis, preventative versus corrective, and 	18



Audit Name	Justification for Audit Topic	Objective	Days
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Project Management Planning and Execution	Ineffective project planning and execution can lead to delays, cost overruns and quality issues, directly impacting Council's financial sustainability, service delivery, community expectations and reputation.	<ul style="list-style-type: none"> • People - Roles and responsibility definition, delegations of authority, consideration of organisational structures, training and knowledge transfer. 	18
		<p>Assess whether Council's project planning and execution practices are effective, well-controlled and consistently applied, and whether improvements from the previous project management lifecycle and assurance audit have been embedded to support delivery within approved time, cost and quality parameters. The audit will review control effectiveness for a sample of projects, including:</p> <ul style="list-style-type: none"> • Integration of prior audit recommendations into project planning and assurance processes • Project planning quality, including business cases, scope definition, cost estimation and scheduling • Governance, roles, responsibilities, delegations and decision-making controls • Risk management, change control, issue escalation and contingency planning • Procurement and contract management interfaces during planning and delivery • Project execution practices, monitoring, reporting and performance tracking • Application of assurance activities, gateway reviews and oversight mechanisms. 	



Watchlist for the Internal Audit Plan

Audit Name	Justification for Audit Topic	Priority	Objective
Asset Capitalisation Processes	Impact on Council's financial sustainability, service delivery and community expectations	Medium	To assess that that Council is effectively managing its asset capitalisation processes, specifically: <ul style="list-style-type: none"> • Allocations of capitalisation versus expenses of costs is in-line with the relevant Australian Accounting Standards and Council's Policies and FMPPM • Effective management and upkeep of Council's asset register • Identification and capitalisation of costs/assets in a timely manner • Effective management of the various programs of work (roads, waste, developer contributed assets, buildings, parks, etc) across Council from a capitalisation perspective.
Asset Condition Assessments	Impact on the sustainability of Council's built environment.	Medium	To assess if the asset condition management process of the Council is appropriately designed, implemented and are operating effectively. Areas of scope may include the processes to: <ul style="list-style-type: none"> • Evaluate the Effectiveness of the Asset Condition Assessment Process • Adopt a Risk-Based Approach for Asset Inspections • Adequately Document Inspection Results, and • Utilise Assessment Results in Whole-of-Life Cycle Management.
Asset Management	Impact on Council's financial sustainability, service delivery and community expectations	High	To provide assurance that Council manages its assets effectively, economically and efficiently and that the internal control framework governing community facility asset management is adequate. This audit has not been included in the 2023/2024 and 2024/2025 audit plans as recommendations from the 2021/2022 internal audit of property management related to asset management are still being implemented.
Business Continuity Planning	Impact on Council's ability to recover its operations due to a disaster or event	Low	To provide assurance that internal controls are adequate and effective in ensuring the currency of the business continuity plan. Further, that the BCM aligns with all the relevant elements of recognised good practice, including: <ul style="list-style-type: none"> • AS ISO 22301:2017 Societal security - Business continuity management systems – Requirements • AS ISO 22313:2017 Societal security - Business continuity management systems – Guidance • SA TS ISO 22317: 2017 Technical Specification – Societal Security – Business continuity management systems – Guidelines for business impact analysis (BIA), and



Audit Name	Justification for Audit Topic	Priority	Objective
Cemetery Services	Risk that cemetery services are not managed in a manner that meets community expectations, while managing financial outcomes.	Low	<ul style="list-style-type: none"> AS/NZS 5050:2010 Business continuity - Managing disruption-related risk. <p>The objectives of this review will be to identify the range of compliance and regulatory requirements placed upon Council by the various Acts and Regulations, assess the adequacy of Council's systems, procedures and accountable mechanisms in place for complying with those legislative responsibilities, and identify non-compliance and recommend areas for improvement. Areas in scope may include:</p> <ul style="list-style-type: none"> Financial management – fee structures, revenue collection and fund management Maintenance and operations – grounds maintenance, burial services, equipment and facilities management Record keeping and documentation – burial records, digital and physical records management, compliance with retention and disposal requirements Compliance and governance – compliance with legislation and policies, oversight and monitoring <p>Customer service and community engagement – responsiveness to public inquiries and complaints, transparency of pricing, services and availability of information.</p>
Change Management Processes	Risk that adequate change management processes are not in place for organisational changes, impacting on the effectiveness of the change.	Low	<p>To assess the design and effectiveness of the controls for the execution of changes planned and implemented by Council during change. The change management approach will be assessed for readiness, stakeholder engagement, communication effectiveness, empowerment and resourcing of change leaders, operational enablement of new processes or technology, and whether changes are holistically embedded and supported by sustainable, long-term methodologies.</p>
Collections Management	Risk that collections are not managed appropriately, resulting in loss of assets, including loaned items	Low	<p>To assess the collections management framework to evaluate whether governance arrangements, service delivery models, and operational practices support the effective, efficient, and sustainable delivery of library services to the community. The scope of this audit will include:</p> <ul style="list-style-type: none"> Governance and strategic alignment Service delivery and operations Financial and resource management Asset, collection and facilities management (including heritage and/or loaned collections/items) Information, systems and data, and Performance monitoring and continuous improvement.



Audit Name	Justification for Audit Topic	Priority	Objective
Corporate Governance	Ineffective governance processes impact decision making and management of risks	Medium	To assess the effectiveness, efficiency and timeliness of Council's control environment underpinning its "Governance Framework including application of the Local Government Principles, reporting processes and controls, decision making processes, committee, roles/responsibilities, and gaps in governance processes and controls.
Credit Card Management	Risk of misuse of credit cards and non-compliance with procurement rules	Low	Assess whether Council's credit card framework ensures compliant, efficient and transparent use of corporate cards in line with Queensland local government requirements. The audit will examine governance controls, card issuance, transaction approval, monitoring, acquittals, policy alignment, segregation of duties, misuse detection, and reporting processes. Testing will cover a sample of cardholders, transactions and oversight practices to evaluate control design and operating effectiveness.
Cyber Security	Information security risks continue to escalate, impacts on Council operations, services and data	High	The audit will assess Council's approach to protecting digital assets and ensuring confidentiality, integrity, and availability of information assets, including whether Council appropriately classifies and protects sensitive information, provides timely and secure access, detects and mitigates cyber threats, and effectively manages ICT systems to ensure the secure, continuous delivery of government services.
Exercise of Delegations	Council operational delegation management is complex and could be prone to errors leading to poor decision making.	Low	To provide assurance as to compliance with the requirements in the Law as to the appointment of delegated officers and the monitoring of, and control environment for, the discharge of delegations by authorised officers of their functions and powers under the Law.
Implementation of the Rating Strategy	Impact on Council's financial sustainability	Medium	Assess whether Council has effectively implemented its Rating Strategy in a manner that is compliant, transparent, financially sustainable, and aligned with strategic objectives and community expectations. The audit will review governance arrangements, implementation planning, stakeholder engagement, communication of rating changes, data integrity, system configuration, monitoring processes, and alignment with legislative requirements. It will assess whether rating decisions are applied consistently, supported by accurate modelling, and embedded into operational practices to achieve intended strategic and financial outcomes.
Implementation of the Waste Strategy	Impact on Council's financial sustainability	Medium	Assess whether Council has effectively implemented its Waste Strategy in a manner that is compliant, sustainable, financially responsible, and aligned with Queensland waste management frameworks, circular-economy principles, and community expectations. The audit will examine governance and oversight of implementation, project planning, stakeholder engagement, community education, operational changes, data quality, system and process updates, contract and service-provider alignment,



Audit Name	Justification for Audit Topic	Priority	Objective
Information Security – ICT General Controls	Information security risks continue to escalate, impacts on Council operations, services and data	High (noting CISO has recently been engaged)	To assess the design and effectiveness of the controls to protect the confidentiality, integrity and availability of Council's systems and data. Areas to include in scope may include access controls, application/database controls, backup/recovery processes, cyber security awareness, monitoring and reporting of performance and physical security.
Knowledge Management	Provide assurance over Council's process to manage corporate knowledge	Low	To assess the effectiveness of the Council's knowledge management framework, including the policies, processes, systems, and culture that support the creation, capture, sharing, and use of knowledge.
Levels of Services – Built Infrastructure	Unsustainable expectations from the Community on service levels for built infrastructure impacts Council's financial sustainability	Medium	To review the Council's processes to identify and evaluate service levels for built infrastructure, including processes for establishing Community expectations and linkages to Council's budgeting, asset management planning and long-term planning processes.
Library Management	Risk that library collections are not managed appropriately, resulting in lost collections (including heritage collections), additional costs, and poor outcomes for the community	Low	<p>To assess the library management framework to evaluate whether governance arrangements, service delivery models, and operational practices support the effective, efficient, and sustainable delivery of library services to the community. The scope of this audit will include:</p> <ul style="list-style-type: none"> • Governance and strategic alignment • Service delivery and operations • Financial and resource management • Asset, collection and facilities management (including heritage items) • Information, systems and data, and • Performance monitoring and continuous improvement.
Natural Disaster Management	Risk that Council is unable to assist the Lockyer community to respond to	Medium	Assess whether Council's natural disaster management arrangements effectively support preparedness, response and recovery, and comply with Queensland disaster management requirements. The audit will



Audit Name	Justification for Audit Topic	Priority	Objective
Payroll	and recover from a disaster or event Payroll is increasingly complex with increased scrutiny over modern slavery and underpayments, and complex enterprise agreements and awards.	Medium	evaluate planning, communication, community engagement, coordination, resourcing, and activation processes to determine whether controls are robust, timely and responsive to community needs. To assess if the Council's internal control framework governing compliance and policy management is adequate. To achieve the above objective, the review will address the following specific objectives and related risks:
Planning Scheme & Development Applications	A new Qld Government Planning Framework, with which the Council will need to comply, is being implemented. The Council's plans and planning processes will need to be reviewed	Medium	To assess the Planning Scheme and development application processes and decisions to ensure they are compliant with the Planning Act 2016 and the Queensland Government Planning Framework. Processes that may be assessed include plan-making, development assessment, infrastructure planning and dispute resolution.
Risk Management Framework	Risk management framework has been reviewed and updated. Management request to review progress of implementation.	Medium	To review Council's Risk Management Framework for implementation of key processes and controls. Key focus areas include processes to identify, monitor and report on risks across Council, to consider the Council's current risk management maturity level and the application of better practice principles in the Framework.
Unmaintained Roads Maintenance	Review processes to assess if roads not normally maintained by Council are maintained	Medium	The audit will assess the adequacy of governance, planning, risk management, and community impact related to unmaintained roads within the Council.
Water Collaborative	Risk that the Council will not meet the obligations under the Water Collaborative Agreement.	Medium	Assess whether Council's governance, oversight and compliance arrangements for its participation in the Lockyer Valley and Somerset Water Collaborative are effective, transparent, and aligned with legislative, strategic and partnership requirements. The audit will examine Council's governance structures, delegations and decision-making processes for the Collaborative, along with compliance with legislation, agreements, funding conditions and reporting



Audit Name	Justification for Audit Topic	Priority	Objective
Work Health & Safety	Non-compliance with WHS legislation could result in worker injuries or worse, investigations, fines, and reputation damage	Medium	To provide limited assurance that the Work Health and Safety (WHS) Management Framework is appropriately designed and is operating effectively; by assessing if WH&S activities are effectively planned and targeted to high-risk areas and that a documented, measurable approach to WH&S management is in place. In addition, there is a need to determine if this Framework is allowing for WHS legislative compliance and what steps are required to close any gaps identified.



Appendix A: Internal Audit Requirements for Planning

Definition of Internal Auditing

The Definition of Internal Auditing, from the Institute of Internal Auditors, states the fundamental purpose, nature, and scope of internal auditing:

An independent, objective assurance and advisory service designed to add value and improve an organisation's operations. It helps an organisation accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of governance, risk management, and control processes.

Internal Auditing Standards for Planning

The Institute of Internal Auditors (IIA) International Professional Practices Framework establishes the Global Internal Audit Standards for the delivery of internal audits. Principle 9 Plan Strategically required the chief audit executive (CAE) to plan strategically to position the internal audit function to fulfill its mandate and achieve long-term success. This requires the CAE to understand the organisation's governance, risk and control processes, establish methodologies to guide the internal audit function in a systemic and disciplined manner, and create an internal audit plan that supports the achievement of organisational objectives while considering other assurance activities.

The Information Systems Audit & Control Association (ISACA) Standard 11 specifies that an appropriate risk assessment technique or approach should be used to develop the overall IS audit plan and determine the priorities.

Legislative Basis

Section 15 of the Local Government Act 2009 requires that:

- 1) *Each local government must establish an efficient and effective internal audit function.*
- 2) *Each large local government must also establish an audit committee.*
- 3) *A large local government is a local government that belongs to a class prescribed under a regulation.*

- 4) *An audit committee is a committee that monitors and reviews the integrity of financial documents; the internal audit function; the effectiveness and objectivity of the local government's internal auditors; and makes recommendations to the local government about any matters that the audit committee considers need action or improvement.*

Section 207 of the Local Government Regulation 2012 requires that:

- 1) *For each financial year, a local government must prepare an internal audit plan; carry out an internal audit; prepare a progress report for the internal audit; and assess compliance with the internal audit plan.*
- 2) *A local government's internal audit plan is a document that includes statements about the way in which the operational risks have been evaluated; the most significant operational risks identified from the evaluation; and the control measures that the local government has adopted, or is to adopt, to manage the most significant operational risks.*

Self-Review Question - Internal Audit	Internal Audit Assessment	Internal Auditor Comments	ARMC Assessment	Audit and Risk Management Committee Comments
Displayed a strong understanding of LVFC's business goals and local government sectors and takes a genuine interest in Council's success	3 - Exceeds Expectations 2 - Meets Expectations 1 - Requires Improvement	This is achieved from a long association with Council participation in LIT and ARF planning days and meetings, and from continuity of OCM staff serving LVFC.	3 - Exceeds Expectations 2 - Meets Expectations 1 - Requires Improvement	
Developed prior to the beginning of the financial year a risk based annual internal audit plan	2 - Met Expectations	OCM's Strategic Plan 2025-26 to 2027-28 last saved by LVFC on 26 June 2025 (ECM 5069825); therefore it was developed prior to the start of the financial year 2025-26.	2 - Met Expectations	
Coordinated the implementation of the approved annual internal audit plan	3 - Exceeds Expectations	OCM works with the Risk, Audit and Corporate Planning Advisor to commence planned audits, organise site visits and meeting and access to information. Plan remains flexible to meet Council needs across the financial year. For example, asset maintenance audit has been postponed at management request, with grants management audit approved instead. TOR developed and provided within 2 weeks of ARMC approval for the change.	2 - Met Expectations	
Reported significant issues related to the processes for controlling the activities of the LVFC	3 - Exceeds Expectations	Audit reports provide details on issues identified during audits, along with value adding recommendations. Significant issues are raised and escalated quickly through the Risk, Audit and Corporate Planning Advisor. Issues are discussed with stakeholders during the fieldwork and reporting processes, and recommended actions are consulted and negotiated. Progress of implementation is followed up quarterly.	2 - Met Expectations	
Provided recommendations on how to rectify and/or potential improvements for any deficiencies identified in the processes for controlling activities of the LVFC	2 - Met Expectations	Audit reports provide value added recommendations and issues are negotiated with management during the fieldwork and reporting processes. Recommended actions are consulted and negotiated with management. Progress of implementation is followed up quarterly.	2 - Met Expectations	
Provided information on the status and results of the annual audit plan and the sufficiency of department resources	2 - Met Expectations	From activity reports provided to ARMC meetings. Periodic update meetings held with Risk, Audit and Corporate Planning Advisor to discuss status and results.	2 - Met Expectations	
Provided necessary updates and presentations to the Audit and Risk Management Committee on the annual internal audit plan and internal audit reports	3 - Exceeds Expectations	Attendance in person at each ARMC meeting, planning days and other meetings as scheduled.	3 - Exceeds Expectations	Cathy attends meetings in person which is greatly appreciated by the Council and ARMC members. That helps build the working relationships and improves communication with the committee.
Provided oversight of other control and monitoring functions for LVFC such as risk management and/or fraud	2 - Met Expectations	OCM makes contributions to other functions such as risk management, business continuity planning, etc. as and when requested.	2 - Met Expectations	
Employed professional staff with sufficient knowledge, skills, experience and professional qualifications to meet the requirements of the internal audit Charter	3 - Exceeds Expectations	Partner and Manager are qualified CIAs with professional membership of IIA. Audit staff have more than 20 years experience and are professionally qualified and certified, e.g. CPA, CIA, etc. Continuity of engagement partner and manager.	3 - Exceeds Expectations	The ARMC Committee has confidence in the reports presented by OCM and also appreciates the insights provided by Cathy. In particular, the committee appreciated Cathy's contribution to the annual planning day held in February 2026.
Do you wish to add any further information or feedback on the review process?	No	N/A	No	N/A
Declaration of Independence				
I, Cathy Blunt, on behalf of O'Connor Marsden and Associates (OCMA) declare that as part of this Annual Review of Performance, all representatives from OCMA have carried out all internal audit services and responsibilities for the Lachlan Valley Regional Council (LVRC) in an unbiased manner and with an unbiased attitude. I confirm that all representatives have conducted their duties objectively and in the best interests of LVFC, free from any conflicts.				
Cathy Blunt - 16 March 2026				
Brett de Chastel (acting Chair) 30 March 2026				
Rating & Assessment Criteria				
Rating Definition		Rating		
Performance exceeds requirements in most areas		3 - Exceeds Expectations		
Performance meets all key requirements to an acceptable standard. Consistent and reliable.		2 - Met Expectations		
Some requirements are met, but improvement is required in key areas. Performance is inconsistent.		1 - Requires Improvement		

11.6 Application for Permit to Occupy - Bore Site within Lot A on Crown Plan AP6111 situated in Hansens Road, Woodbine Road Reserve

Author: Julie Lyons, Senior Property Officer
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this report is to consider an application for a Permit to Occupy over a Bore Site within Lot A on Crown Plan AP6111 situated in Hansens Road, Woodbine Road Reserve.

Officer's Recommendation:

THAT with respect to the request received from the owner of Land No's 156391, 156411, 156421, 156431 and 156401 for Council's views in relation to the proposed Application for a Permit to Occupy over a Bore Site within Lot A on Crown Plan AP6111, Council resolve to respond to the Applicant by completing the LA30 Statement and advise that Council has no objection to the proposed Application for a Permit to Occupy over a Bore Site within Lot A on Crown Plan AP6111.

Executive Summary

The purpose of this report is to consider an Application for a Permit to Occupy over a Bore Site within Lot A on Crown Plan AP6111 situated in Hansens Road, Woodbine Road Reserve (the bore) and for Council to provide its views in relation to the proposed Application for a Permit to Occupy by completing the LA30 Statement with its views so that the relevant form can be submitted with the application.

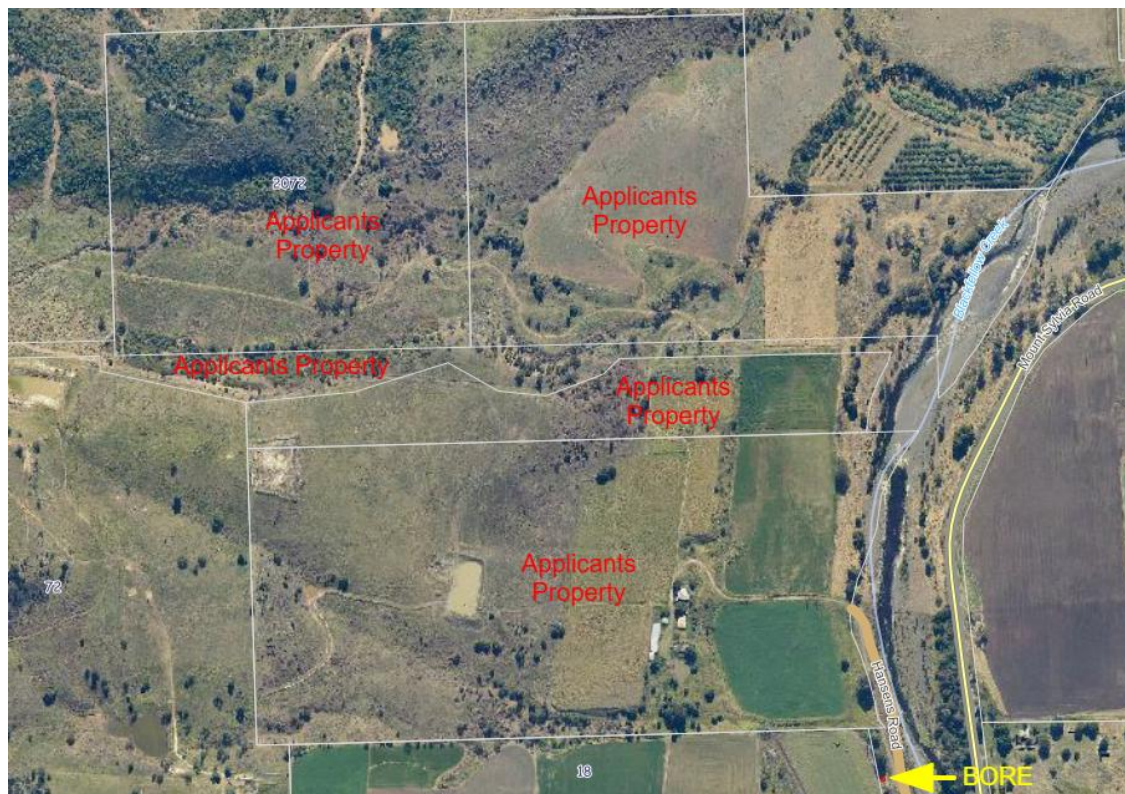
Proposal

Council has received a request from the Solicitors of the owner of Land No's 156391, 156411, 156421, 156431 and 156401 (the Applicants) for Council to provide its views in relation to the proposed Application for a Permit to Occupy over the bore. This is a pre-requisite step before an application can be lodged with the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the Department) for consideration. Council is required to complete the LA30 Statement with its views so that the relevant form can be submitted with the application.

The Solicitors advised the Applicant has recently purchased Land No's 156391, 156411, 156421, 156431 and 156401 with the previous owners (Parents) holding a permit to occupy over the bore. The Applicant would now like to have the permit to occupy issued to them. The bore is used for irrigation purposes.

The bore area is shown below:

Area	25 m2
Tenure	Lands Lease



A Permit to Occupy may be issued over unallocated State Land, a reserve or a road although this tenure cannot be sold, sublet or mortgaged. It does not create an interest in land or provide exclusive occupation.

Generally, before a Permit to Occupy is granted for a bore site, the Applicant needs to demonstrate that it is not possible to locate the bore on their own land. As the bore is an existing bore used by the previous owners, it is implied that these issues have been considered and resolved. Permits to Occupy are the appropriate short-term tenure when occupation of State-controlled land is required. A Permit to Occupy may be cancelled at short notice (generally 3 months) with no compensation.

The recommendation in this report will enable the Applicant to make a formal application for a Permit to Occupy to the Department for consideration. Whether or not the application is approved is a decision that rests with the Department.

The Department is responsible for publishing the proposed Permit to Occupy and engaging with any other interested parties and agencies to determine whether there are any objections to the application.

Any objections received by the Department may be viewed by other parties interested in the proposed Permit to Occupy in accordance with the provisions of the *Right to Information Act 2009*.

Options

- Option 1 Council doesn't object to the proposed Permit to Occupy application.
- Option 2 Council objects to the proposed Permit to Occupy application and provides reasons.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Excellence in customer service
- Compliant with relevant legislation

Finance and Resource

No financial or resource implications for Council have been identified.

Legislation and Policy

Council's consideration of this application, and the issue of the completed LA30 Statement with Council's views, comply with the Departments policy requirements for the assessment of such application.

If successful, the Applicant will be required to pay an annual occupation fee to the Department. The Applicant will also be required to obtain public liability insurance in respect of the Permit to Occupy area.

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

Key Corporate Risk Code and Category: IA1

Key Corporate Risk Descriptor: Infrastructure and Assets
Planning, managing and maintaining assets for the future

Consultation

Internal Consultation

- ✓ Planning, Policy and Community Wellbeing
- ✓ Infrastructure
- ✓ Facilities
- ✓ Finance

Attachments

There are no attachments for this report.

11.7 Land Asset Management Plan - Sale to Adjoining Landowner

Author: Julie Lyons, Senior Property Officer
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this Report is to seek Council's endorsement to dispose of Land No. 318200 to the adjoining landowner.

Officer's Recommendation:

THAT Council approve disposal of Council land situated at Citrus Street, Grantham described as Land No. 318200 in accordance with Section 236(1)(c)(iv) of the *Local Government Regulation 2012*.

Executive Summary

The purpose of this Report is to seek Council's endorsement to dispose of Council land situated at Citrus Street, Grantham described as Land No. 318200 (the Land) to the adjoining landowner of 17 Citrus Street, Grantham described as Property No. 133010 (adjoining landowner).

Proposal

The Land comprises a portion of VHBB land, with most of the land being land swap land. The Land is located within the High Hazard Flood Risk Area.

Engagement was undertaken with all adjoining landowners in April 2025 however none expressed interest in purchasing the Land and amalgamating into their land. As a result, Council's Property Team amalgamated the parcels to form a single lot for disposal by way of Tender.

On 8 April 2026 Council's Property Team received correspondence from the adjoining landowners of 17 Citrus Street, Grantham advising they were now interested in purchasing the land. The adjoining landowners have submitted an offer of \$55,000.00, which meets the current market valuation, and have confirmed they are agreeable to amalgamating the lots to create a single parcel.

The Land is shown below outlined in red:

Area	Approximately 4.088ha (40,880m ²)
Tenure	Freehold
Zoning	Limited Development



Options

- Option 1 - Dispose of the land to the adjoining landowner by entering into a REIQ Contract and commence the amalgamation to create one lot.
- Option 2 - Do nothing and retain the Land.

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Excellence in customer service
- Compliant with relevant legislation

Finance and Resource

Disposal of the Land will generate revenue for Council while reducing ongoing management and maintenance responsibilities. Council's Senior Property Officer will be responsible for preparing the Contract of Sale, facilitating the amalgamation to create a single lot, and undertaking the conveyancing associated with the sale of the Land.

As a portion of the Land is VHBB land (6,421m²) a portion of the purchase price (\$8,638.82) is required to be returned to Queensland Reconstruction Authority.

Legislation and Policy

Council may dispose of the land subject to section 236(1)(c)(iv) of the *Local Government Regulation 2012* which states that a local government may dispose of a valuable non-current asset other than tender or auction if the land is disposed of to a person who owns adjoining land if:

- the land is not suitable to be offered for disposal by tender or auction for a particular reason, for example the size or the existence of particular infrastructure on the land; and
- there is not another person who owns other adjoining land who wishes to acquire the land; and
- it is in the public interest to dispose of the land without tender or auction; and
- the disposal is otherwise in accordance with sound contracting principles.

Risk Management

Key Corporate Risk Code and Category: FE2

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

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

Internal Consultation

- ✓ Planning, Policy and Community Wellbeing
- ✓ Infrastructure
- ✓ Facilities
- ✓ Finance

Attachments

There are no attachments for this report.

11.8 Request for Renewal of Trustee Lease over Property No. 206040 situated at Beutel Road, Laidley Creek West

Author: Julie Lyons, Senior Property Officer
Responsible Officer: Dan McPherson, Group Manager People, Customer and Corporate Services

Purpose:

The purpose of this Report is to discharge Council's statutory obligations to enable a new Trustee Lease to be offered to the current Lessee on terms satisfactory to Council.

Officer's Recommendation:

THAT with respect to the request to enter into a new Trustee Lease over Property No. 206040 to the current Lessee, Council resolves to:

- a) Apply the exception contained in Section 236(1)(c)(iii) of the Local Government Regulation 2012 and offer a new Trustee Lease to the current Lessee on terms satisfactory to Council; and**
- b) Delegate authority to the Chief Executive Officer to do all things necessary to give effect to this resolution.**

Executive Summary

The purpose of this Report is to seek Council's direction regarding a request from the current Lessee to renew the Trustee Lease for stock grazing purposes over Property No. 206040, located at Beutel Road, Laidley Creek West (the Land). The Report further seeks Council's approval to apply the exception from tendering under section 236(1)(c)(iii) of the *Local Government Regulation 2012*, to enable the offer of a new Trustee Lease.

Proposal

The Lessee has leased the land for stock grazing purposes since November 2015.

The Lessee's current Trustee Lease over the Land expires on 14 June 2026. The Lessee has requested the grant of a new Trustee Lease over the Land for a further term of five (5) years.

Renewing a grazing lease with an existing Lessee offers clear land management, financial and risk reduction benefits. The Lessee has demonstrated reliability by consistently paying the annual rental on time and is actively working with Council's Pest Management Team to manage declared weeds on the property.

The Land is shown below:

Area	Approximately 7.5 hectares
Tenure	Reserve
Zoning	Conservation



Options

Option 1 – Apply the exception contained in Section 236(1)(c)(iii) of the Local Government Regulation 2012 and offer a new Trustee Lease to the current Lessee.

Option 2 – Advise the Lessee that the request has been denied, and a new Trustee Lease will not be granted. (Council may wish to test the market and advertise the land for lease by way of Tender)

Strategic Implications

Corporate Plan

Lockyer Leadership and Council

- Excellence in customer service
- Compliant with relevant legislation

Finance and Resource

The Lessee currently pays an annual rental of \$1,305.49 (inclusive of GST), which is subject to a 2% annual increase. It is recommended that the commencing annual rental remain at this amount, with future annual increases adjusted to 5%. This approach considers the average CPI increase for Brisbane over the past 12 months and takes into account the uncertainty in the global economy while keeping the rent affordable for long-term lease sustainability.

The Lessee will be responsible for all outgoing, maintenance, and lease registration costs, and must also obtain and maintain appropriate Public Liability Insurance.

No additional costs to Council are anticipated, as the Trustee Lease documentation can be prepared internally by Council's Senior Property Officer.

Legislation and Policy

Section 236(1)(c)(iii) of the Local Government Regulation 2012 provides an exception from the requirement to go to tender if the disposal is for the purpose of renewing a lease to the current Lessee.

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

Internal Consultation

- ✓ Planning, Policy and Community Wellbeing
- ✓ Infrastructure
- ✓ Facilities
- ✓ Finance

Advice from Council's Finance Team confirms that rental payments have been received on time throughout the lease term.

An inspection undertaken by Council's Pest Management Team in February 2025 identified a high density of Lantana and low levels of Fireweed, Groundsel Bush, and Mother of Millions on the land. Subsequently, a two-year Pest Management Plan was implemented to address the declared weeds. A follow-up inspection conducted on 30 April 2026 observed that the Lessee has made significant progress in controlling the restricted weeds.

Attachments

There are no attachments for this report.

12. COMMUNITY & REGIONAL PROSPERITY REPORTS

12.1 Round 3 of the 2025/26 Regional Arts Development Fund (RADF) Grant Program

Author: Jaclyn Kernke, Coordinator Libraries and Galleries

Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to provide Council the recommendations of the Regional Arts Development Fund (RADF) 2025/26 Round 3 grant program, and the unconfirmed minutes of the RADF committee meeting on 28 April 2026.

Officer's Recommendation:

THAT Council:

1. Endorse the recommendations of the Regional Arts Development Fund (RADF) Committee and allocate RADF funds totalling \$13,829 to the following applications:
 - Leanne Ballschmieter \$5,550
 - Stephen Hogarth \$2,500
 - Griffith University / Dr Alex Philp \$2,879
 - Dr Charlie Thomson \$2,900
2. Receive and note the unconfirmed minutes of the RADF Committee meeting held on 28 April 2026.

Executive Summary

Applications for Round 3 of the 2025/26 Regional Arts Development Fund (RADF) opened on Monday 16 March 2026 and closed on Friday 24 April 2026. A total of five applications were received, requesting a funding total of \$16,154.46. The RADF Committee have assessed the applications and have recommended four of the five applicants receive the requested funding. The four recommended applications meet the funding guideline criteria. The fifth application which is not being recommended for funding does not meet the criteria and is not suitable for this funding round.

Proposal

Each application was assessed against the eligibility criteria as well as Local and State RADF priorities. At its meeting on 28 April, the Committee assessed each project and have made the following recommendations:

Applicant	Project Title	Budget total	Funding request	Conflict of Interest	Funding Allocated
Leanne Ballschmieter	Aussie Quick Quilt Quilting Workshop	\$15,960	\$5,550 34.8%	Nil	\$5,550

App ID: 121RADF

Project brief: This grant will be used to bring professional tutors, with proven records of success, into the community to share skills allowing everyone to complete a quilt in just one day.					
Discussion/Comments: Interesting and unique artform, this project is targeting novices to give them the skills to join a quilting group as a peer which is positive. The cost for attendees is higher than usual, however the committee discussed that this is a proven model and the price is reasonable for this artform, in comparison with the cost of materials. This is an appropriate cost in this instance. Recommendation: Fully fund					
Stephen Hogarth	Country in Steel: Cultural Learning Through Contemporary Aboriginal Metal Art	\$10,850	\$3,500 32.3%	Nil	\$2,500
App ID: 122RADF Project brief: Through this project, the artist will develop specialist fabrication capability and produce Authentic Aboriginal Art steel installations for educational, cultural and community spaces across the Lockyer Valley region plus more.					
Discussion/Comments: This project is a unique medium. Clarification is to be sought on what schools are involved to ensure they're within the Lockyer Valley community, and their level of knowledge and support for the project and upkeep costs related to the installation. Recommendation: Partially fund, pending clarification. The installations located within the Lockyer Valley will be funded, it is recommended the artist seek funding elsewhere for projects outside the Lockyer Valley community, and approach local schools for future RADF projects so they're within scope of the grant.					
Griffith University / Dr Alex Philp	Writing the Lockyer Valley: Creative Writing Workshops & Literary Salon	\$4,554.46	\$2,879.46 63.2%	Nil	\$2,879
App ID: 123RADF Project brief: This project delivers 4 x creative writing workshops and 1x literary salon event, where Lockyer Valley residents will develop skills to write and share stories inspired by where they live.					
Discussion/Comments: Sounds fantastic, suggestion to raise the charge of attendees to \$10 to value the expertise and value of this workshop. Recommendation: Fully fund					
Kaysei Krzewina	Writer's Intensive - 'a gift in human form' poetry book	\$2,575	\$1,325 51.5%	Nil	\$0
App ID: 125RADF Project brief: This funding will cover accommodation and travel costs associated with the applicant's writer's intensive in June, granting the opportunity to complete her poetry book about matrescence/motherhood.					
Discussion/Comments: Recommendation to apply for PD round for this project, the committee would like to support the creation of new work, however the application is not suitable for this round. The artist will need to source a quote, details on the organiser, and provide a breakdown of costs. The committee recommends applying for the Professional Development \$500 grant to attend a workshop (the guidelines do not fund accommodation or travel).					

Recommendation: Do not fund					
Dr Charlie Thomson	LIBRARY LOOPS - Hip-Hop Music Workshops	\$4,790	\$2,900 60.5%	Nil	\$2,900
App ID: 126RADF					
Project brief: You will not be shushed in the library! Record sounds from the library to write and produce your own original hip-hop song with industry professionals, The Educator and Master Wolf!					
Discussion/Comments: The committee would suggest charging participants a small fee to attend as this shows value in the offering. Great use of spaces, and interesting concept.					
Recommendation: Fully fund					

The minutes of the Committee meeting held on 28 April 2026 are attached to this report and include discussion notes about the applications.

Options

1. Council endorse the recommendations of the RADF Committee.
2. Council endorse the recommendations of the RADF Committee for funding, subject to amendments.
3. Council does not provide RADF funding for these projects.

Previous Council Resolutions

Ordinary Council Meeting 18 February 2026:

THAT Council:

1. *Endorse the recommendations of the Regional Arts Development Fund (RADF) Committee and allocate RADF funds totalling \$26,602 to the following applications:*
 - *Neil Moorhead* \$5,498
 - *Tracey Schaeper* \$2,304
 - *ImmersionArts* \$1,350
 - *Lockyer Community Centre* \$11,450
 - *Noosa Film Academy* \$6,000

2. *Receive and note the unconfirmed minutes of the RADF Committee meeting held on 3 February 2026.*

Moved By: Cr M Hagan Seconded By: Cr J Reck

Resolution Number: 24-28/0494

CARRIED 7/0

Critical Dates

The earliest a project funded under this round can commence is 25 May 2026. The funded projects will be delivered in:

- May to September 2026
- July 2026
- August to October 2026
- December 2026

Strategic Implications

Corporate Plan

Lockyer Community

Events and activities that bring together and support greater connectivity in the community.

Finance and Resource

Council's grant application to Arts Queensland for RADF funding included an allocation of \$22,845.18 for Round 3 - \$845.18 of these funds have been rolled over from Round 2 2025/26. As this round has not been fully expended, the remaining funds from Round 3 2025/26 (\$9,016.18) will be reallocated to Round 1 2026/27.

Legislation and Policy

The applications received from Round 3 of the 2025/26 RADF grants program have been assessed by the RADF committee in accordance with the RADF Guidelines.

Risk Management

Key Corporate Risk Code Category: Environment and Community (EC1)
Corporate Risk Category Description: Environment and the community, including sustainable development, social and community wellbeing, relationships, public health, recreation, regional profile and identity.

Consultation

Portfolio Councillor Consultation

Cr Reck and Cr Hagan attended the RADF Committee on 3 February and were involved in assessing the applications.

External Consultation

In addition to the Councillors present, the RADF committee consists of four community members. three attended the meeting. No conflicts of interest were noted during the meeting.

Community Engagement

Round 3 of the 2025/26 RADF grant program was promoted via social media channels and newsletters.

Attachments

[1](#) RADF - Minutes - Committee Meeting - Round 3 - 20260428 4 Pages

Regional Arts Development Fund



RADF Committee Agenda

Date: 28 April 2026

Start: 6.00pm

Minutes: Jackie Kernke

Chair: Cr Julie Reck

Location: Gatton Library

ATTENDEES:				Non-Voting attendees
Cr Michael Hagan	Jess Logan	Luke Willey		Jackie Kernke
Cr Julie Reck	Grace Crichton			
APOLOGIES:				
Sallyann Peacock				Jason Harm

ITEM #	ITEM
1.	<u>WELCOME, ATTENDANCE AND APOLOGIES:</u> Cr Reck welcomed everyone to tonight's meeting.
2.	<u>CONFIRMATION OF MINUTES:</u> Minutes from meeting – 3 February 2026 Moved: Jess Logan Seconded: Cr Julie Reck
3.	<u>BUSINESS ARISING FROM PREVIOUS MINUTES</u> Nil
4.	<u>COUNCIL CORRESPONDENCE, MEETINGS AND NEWS</u> <ul style="list-style-type: none"> Arts and Cultural Group update This is still ongoing Arts Queensland 2026-27 RADF Program and Budget Form has been submitted.
5.	<u>ARTS QUEENSLAND CORRESPONDENCE AND NEWS</u> Conversations have been had with AQ and Flying Arts on how to raise the profile of our PD round.
6.	<u>PROMOTION AND ADVERTISING</u> <ul style="list-style-type: none"> Facebook advertising of Round 3 Advert in Library, Gallery, Community Connect and grants newsletters <p>7 people opened a funding application, and we received 5 completed responses for this round.</p>
7.	<u>ACQUITTALS</u> Acquittals received from: <ul style="list-style-type: none"> Nury Barros Alcohol Ink Masterclasses 56RADF PD Quick Response, 1 Artist Melissa Buccholz Lockyer Valley Concert Series 77RADF 95 attendees, 1 participant, 7 artists, 3 sound technicians, 1 partnership RADF Funding \$8,480 – Project total \$6,080
8.	<u>BUDGET Update</u> Based on applications received, this round has been under-subscribed.

Regional Arts Development Fund



APPLICATIONS

- Applications for Round 3 – 2025/26 – 5 Applications received
- A total of \$16,154.46 has been requested.
- Budget allocation for Round 3 was \$22,845.18

- The Committee to discuss each application and determine funding allocations

Applicant	Project Title	Budget total	Funding request	Conflict of Interest	Funding Allocated
Leanne Ballschiemer	Aussie Quick Quilt Quilting Workshop	\$15,960	\$5,550 34.8%	Nil	\$5,550

App ID: 121RADF

Project brief: This grant will be used to bring professional tutors, with proven records of success, into the community to share skills allowing everyone to complete a quilt in just one day.

Discussion/Comments: Interesting and unique artform, this project is targeting novices to give them the skills to join a quilting group as a peer which is positive. The cost for attendees is higher than usual, however the committee discussed that this is a proven model and the price is reasonable for this artform, in comparison with the cost of materials. This is an appropriate cost in this instance.

Recommendation: Fully fund

Stephen Hogarth	Country in Steel: Cultural Learning Through Contemporary Aboriginal Metal Art	\$10,850	\$3,500 32.3%	Nil	\$2,500
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App ID: 122RADF

Project brief: Through this project, the artist will develop specialist fabrication capability and produce Authentic Aboriginal Art steel installations for educational, cultural and community spaces across the Lockyer Valley region plus more.

Discussion/Comments: This project is a unique medium. Clarification is to be sought on what schools are involved to ensure they're within the Lockyer Valley community, and their level of knowledge and support for the project and upkeep costs related to the installation.

Recommendation: Partially fund, pending clarification. The installations located within the Lockyer Valley will be funded, it is recommended the artist seek funding elsewhere for projects outside the Lockyer Valley community, and approach local schools for future RADF projects so they're within scope of the grant.

Griffith University / Dr Alex Philp	Writing the Lockyer Valley: Creative Writing Workshops & Literary Salon	\$4,554.46	\$2,879.46 63.2%	Nil	\$2,879.46
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Regional Arts Development Fund



	<p>App ID: 123RADF Project brief: This project delivers 4 x creative writing workshops and 1x literary salon event, where Lockyer Valley residents will develop skills to write and share stories inspired by where they live.</p> <p>Discussion/Comments: Sounds fantastic, suggestion to raise the charge of attendees to \$10 to value the expertise and value of this workshop. Recommendation: Fully fund</p>					
	Kaysei Krzewina	Writer's Intensive - 'a gift in human form' poetry book	\$2,575	\$1,325 51.5%	Nil	\$0
	<p>App ID: 125RADF Project brief: This funding will cover accommodation and travel costs associated with the applicant's writer's intensive in June, granting the opportunity to complete her poetry book about matrescence/motherhood.</p> <p>Discussion/Comments: Recommendation to apply for PD round for this project, the committee would like to support the creation of new work, however the application is not suitable for this round. The artist will need to source a quote, details on the organiser, and provide a breakdown of costs. The committee recommends applying for the Professional Development \$500 grant to attend a workshop (the guidelines do not fund accommodation or travel). Recommendation: Do not fund</p>					
	Dr Charlie Thomson	LIBRARY LOOPS - Hip-Hop Music Workshops	\$4,790	\$2,900 60.5%	Nil	\$2,900
	<p>App ID: 126RADF Project brief: You will not be shushed in the library! Record sounds from the library to write and produce your own original hip-hop song with industry professionals, The Educator and Master Wolf!</p> <p>Discussion/Comments: The committee would suggest charging participants a small fee to attend as this shows value in the offering. Great use of spaces, and interesting concept. Recommendation: Fully fund</p>					
9.	<p>QUICK RESPONSE GRANTS No quick response application were received for this meeting.</p>					
10.	<p>GENERAL BUSINESS RADF funded project Joseph and The Amazing Technicolour Dreamcoat by Lockyer Regional Performing Arts Inc is upcoming (Thursday 14 to Saturday 16 May). Information has been shared out with the committee, who are encouraged to attend.</p>					

Regional Arts Development Fund



Lockyer Regional Performing Arts Inc. presents

JOSEPH

AND THE AMAZING TECHNICOLOR DREAMCOAT

LYRICS BY TIM RICE MUSIC BY ANDREW LLOYD WEBBER

TM © 1991 The Really Useful Group Limited.

Gatton Shire Hall
52 North St Gatton

14 May	7pm
15 May	7pm
16 May	1pm Gala Lunch
16 May	7pm

Tickets on sale at www.lrpa.org.au
Enquiries: 0488 113 666

Scan here to book tickets!



BY ARRANGEMENT WITH ORIGIN™ THEATRICAL ON BEHALF OF THE REALLY USEFUL GROUP LIMITED.
The Regional Arts Development Fund (RADF) is a partnership between the Queensland Government and Lockyer Valley Regional Council to support local arts and culture in regional Queensland.

Upcoming RADF funded activities have been shared to committee. Successful applicants will continue to be encouraged to invite committee to events and programs.
RADF Funding Guidelines 2026-2028 and the committee refresh are being developed.

Meeting closed at: 7.09pm

12.2 Request for Road Naming (RDN2026/0001) - Development at 269 Jones Road, Withcott

Author: Tammy Thomas, Technical Planning Officer
Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:

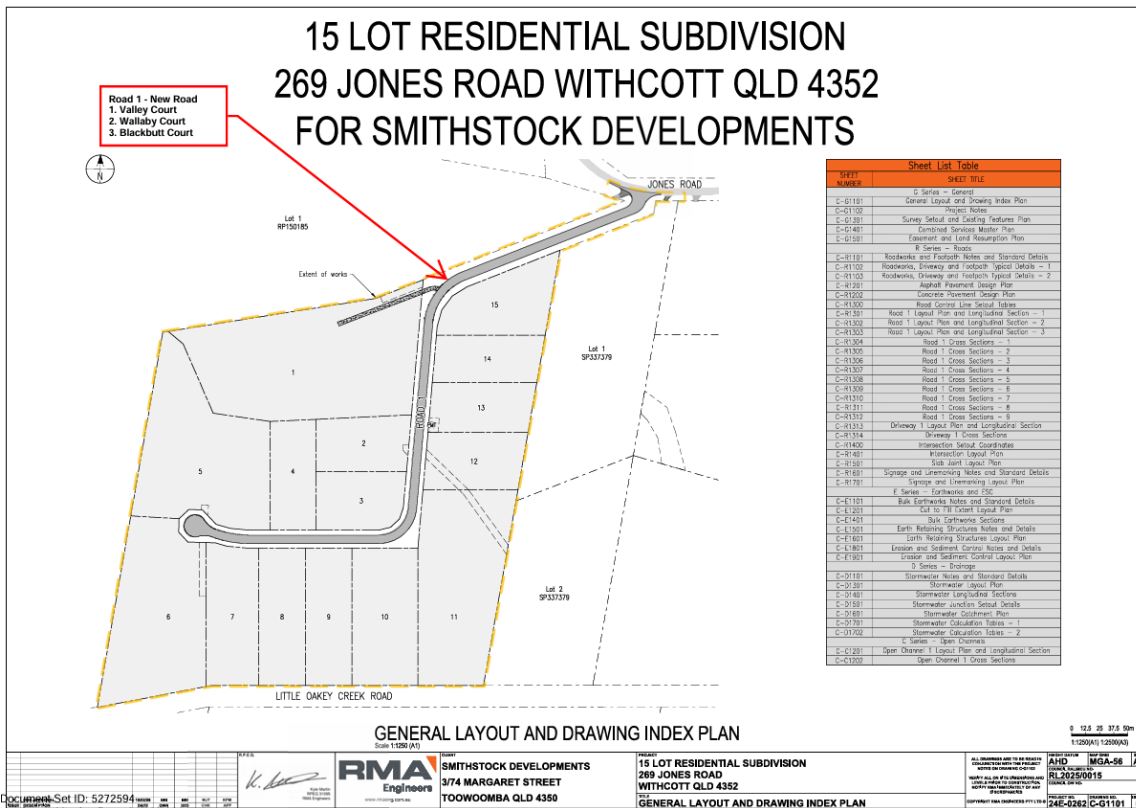
The purpose of this report is for Council to consider a request to name a new road associated with a rural residential development at Jones Road, Withcott.

Officer's Recommendation:

THAT Council approve the name Valley Court for the new road to be created with the subdivision of land at 269 Jones Road, Withcott, as shown on General Layout and Drawing Index Plan C-G1101 by RMA Engineers.

Executive Summary

Council has received a request for the naming of one new road being created with a rural residential development at 269 Jones Road, Withcott.



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. Valley Court – after the Lockyer Valley
2. Wallaby Court – native animal that frequents the area
3. Blackbutt Court – tree that is common in the area

It is recommended that Council approve the name Valley Court.

A search of existing road names has been undertaken to ensure the recommended name is not currently used elsewhere in the region.

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

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 name were provided by the applicant.

Attachments

There are no attachments for this report.

12.3 Request for Road Naming (RDN2026/0002) - Development at 78 Glencoe Road, Withcott

Author: Tammy Thomas, Technical Planning Officer

Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is for Council to consider a request to name three (3) new roads associated with a rural residential development at Glencoe Road, Withcott.

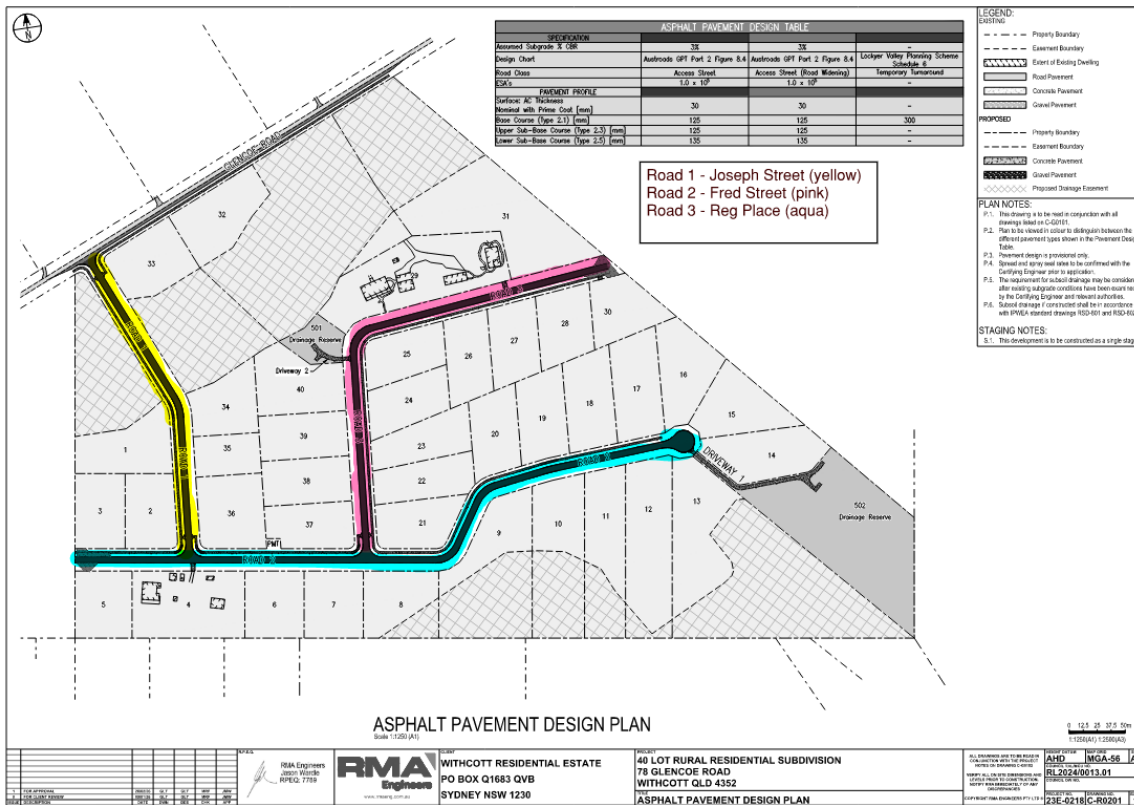
Officer's Recommendation:

THAT Council approve the following names for the new roads to be created with the subdivision of land at Glencoe Road, Withcott, as shown on Asphalt Pavement Design Plan C-R0201 by RMA Engineers, amended by Council.

- **Road 1 – Joseph Street (yellow)**
- **Road 2 – Fred Street (pink)**
- **Road 3 – Reg Place (aqua)**

Executive Summary

Council has received a request for the naming of three (3) new roads being created with a rural residential development at Glencoe Road, Withcott.



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. Marks Way – after Mark Walsh who is a long-term landholder of commercial and industrial land in Withcott and who is very active in supporting local development and community projects including Lockyer Valley Foods’ Withcott Food Processing Facility.
2. Roys Road – after Roy Brook who has for many years owned substantial landholdings in Withcott, including the old Withcott Nursery, and who is very active in supporting local development and community projects.
3. Patrick Street – after Patrick Mulhare, the long-term landowner of the land the street runs through.

The use of names of long-term landholders does not comply with the *Naming of Roads, Park, Landmarks and Facilities Policy*, and there is already a Patrick Street and Patrick Lane in the region. The applicant confirmed that if the proposed names are not acceptable to Council, Council may choose the street names.

The following road names in recognition of the Hughs family are recommended for Council’s approval:

1. Joseph Street (yellow)
2. Fred Street (pink)

3. Reg Place (aqua)

The Hughs family is a historical Withcott family as noted in the Gatton Cultural Heritage Study. Joseph Hughs' grandfather first selected the property at Blanchview Road, Withcott which was passed to Fred Hughs then to Reg Hughs and was operated as a dairy for several generations. The bridge over Monkey Waterhole Springs was named Hughs Bridge in honour of the family.

A search of existing road names has been undertaken to ensure the recommended names are not currently used elsewhere in the region.

The recommended road names and types are considered appropriate and complies with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011.

Options

1. Council approves the road names in accordance with the Officer's recommendation.
2. Council approves road names 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 name were provided by the applicant, however the applicant confirmed that if the proposed names are not acceptable to Council that the developer said Council may choose the street names.

Attachments

There are no attachments for this report.

12.4 Request for Road Naming (RDN2026/0004) - Development off Red Gum Drive, Gatton

Author: Tammy Thomas, Technical Planning Officer
Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:
 The purpose of this report is for Council to consider a request to name four (4) new roads associated with a rural residential development at Red Gum Drive, Gatton.

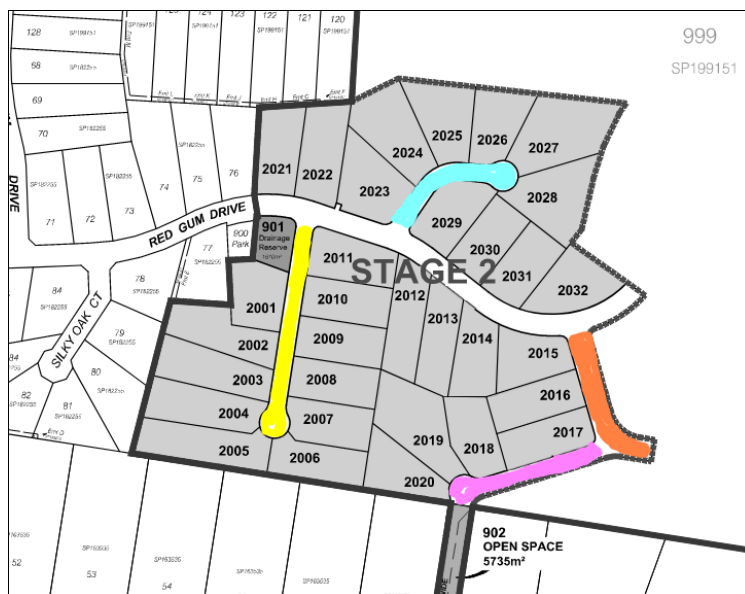
Officer's Recommendation:

THAT Council approve the following names for the new roads to be created with Stage 2 of the subdivision of land at Red Gum Drive, Gatton, as shown on amended Plan BRJD8051-002-47-1 by MNG Landpartners:

- Road 1 – Boonaree Place (pink)
- Road 2 – Bulloak Close (blue)
- Road 3 – Whitewood Court (yellow)
- Road 4 – Nardoo Place (orange)

Executive Summary

Council has received a request for the naming of four (4) new roads being created with Stage 2 of a rural residential development at Red Gum Drive, Gatton.



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:

- Road 1 – Boonaree Place (pink)
- Road 2 – Bulloak Close (blue)
- Road 3 – Whitewood Court (yellow)
- Road 4 – Nardoo Place (orange)

Stage 2 will also involve the extension of Red Gum Drive.

The road names all accord with Council's policy being flora and continuing the existing theme of the development, and the road types are considered appropriate and comply with Council's *Naming of Roads, Park, Landmarks and Facilities Policy* and AS/NZS 4819:2011.

A search of existing road names has been undertaken to ensure the recommended names are not currently used elsewhere in the region. It is recommended Council approve the road names suggested by the applicant.

Options

1. Council approves the road names in accordance with the Officer's recommendation.
2. Council approves road names 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.

12.5 **RL2025/0033 Application for Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 6 Lots) at 22 Tallaringa Drive, Adare**

Author: Tammee Van Bael, Planning Officer
Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to consider an application (RL2025/0033) for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 6 Lots) of Lot 20 RP172388 at 22 Tallaringa Drive, Adare.

The application has been assessed in accordance with the requirements of the *Planning Act 2016* and it is recommended that the application be refused.

Officer's Recommendation:

THAT the application (RL2025/0033) for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 6 Lots) of Lot 20 RP172388 at 22 Tallaringa Drive, Adare, be refused for the following reasons:

- 1. The proposed development does not provide lots of an appropriate size having regard to the minimum lot size for the Large precinct of the Rural residential zone, the environmental values and natural hazard constraints. The lot sizes are significantly less than the minimum lot size of 4ha. The proposed development would result in a noticeable increase in density and does not integrate with the established pattern and character of this area of Gatton Esk Road. The development introduces several environmental risks due to the proposed lot sizes.**
- 2. The development does not comply with the following provisions of the *Lockyer Valley Planning Scheme*:**
 - (a) Strategic framework 3.2.1 Theme 1 – Growing communities:**
 - 3.2.1 Element 1 – Growth management**
 - 7. Development and growth will be sensitively planned and well-designed so it integrates with existing local character and identity.**
 - 3.2.3 Element 3 – Local land use response**
 - 3.2.3.2 Rural residential areas**
 - 1. Subdivision in the Rural residential zone is limited to the Small, Medium and Large lot precincts. Any new lots created are of an appropriate size and shape having regard to the minimum lot size for the precinct, and environmental values and natural hazard constraints.**
 - 3.2.4 Element 4 – Residential density**
 - 1. Development ensures residential density remains consistent with the existing streetscape character. Opportunities for increased residential density are**

encouraged in Urban areas where the site is located within easy walking distance to a range of services and the development is sensitively designed to address amenity impacts on neighbouring uses.

(b) 9.5.1 Reconfiguring a lot code:

9.5.1.2 Purpose

2. The purpose of the code will be achieved through the following overall outcomes:

- a. Development creates lots that are of a size and shape consistent for the zone and, where relevant, the precinct. Any lots created are of an appropriate size and shape having regard to Table 9.5.1-4: Minimum lot size and dimensions, and environmental values and natural hazard constraints.**
- e. Subdivision of land in the Rural residential zone is limited to the Small, Medium and Large precincts. Any lots created are of an appropriate size and shape having regard to Table 9.5.1-4: Minimum lot size and dimensions.**

9.5.1.3 Assessment benchmarks

AO7.1 The size and dimensions of lots created by subdivision comply with Table 9.5.1-4: Minimum lot size and dimensions.

PO7 The size and dimensions of lots created by subdivision are consistent with:

- a. Table 9.5.1-4: Minimum lot size and dimensions;**
- b. the need to accommodate buildings, structures, vehicle access, parking and manoeuvring areas, open space, sport and recreation areas, landscaping and the area required for on-site wastewater treatment system where the lot is not connected to reticulated sewer;**
- c. the physical characteristics of the site including where affected by an overlay.**

(c) Biodiversity overlay code:

8.3.2 Purpose

2. The purpose of the code will be achieved through the following overall outcomes:

- b. Development is designed, located, constructed and operated in a way that avoids adversely impacting matters of environmental significance, ecological connectivity, ecological processes and environmental values.**

8.3.3 Assessment benchmarks

AO1.1 Development (except a Dwelling house) is located outside of areas of matters of environmental significance.

PO1 Development firstly avoids, and then minimises adverse impacts to matters of environmental significance including:

- a. OM3A Biodiversity Ecological areas overlay;
- b. OM3B Biodiversity – Wildlife habitat overlay;
- c. OM3C Biodiversity – Waterways and wetland overlay.

3. The subject land is affected by various overlays including Biodiversity overlay, Bushfire hazard overlay, Flood hazard overlay of the *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI), Infrastructure overlay, and Waterways and water resource catchment overlay. The applicant has not demonstrated a suitable development envelope area for future residential development can be provided on each lot (including Dwelling house, ancillary outbuildings, and effluent treatment and disposal areas) having regard to all overlays/constraints. The development does not comply with the following provisions of the *Lockyer Valley Planning Scheme* and *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI):

(a) Reconfiguring a lot code:

9.5.1.3 Assessment benchmarks

AO7.3 New lots are created only on that part of the site that is free from development constraints and existing site features are protected and retained in a single lot.

PO7 The size and dimensions of lots created by subdivision are consistent with:

- a. Table 9.5.1-4: Minimum lot size and dimensions;
- b. the need to accommodate buildings, structures, vehicle access, parking and manoeuvring areas, open space, sport and recreation areas, landscaping and the area required for on-site wastewater treatment system where the lot is not connected to reticulated sewer;
- c. the physical characteristics of the site including where affected by an overlay.

AO17.4 Each lot has a development envelope area in one location that is consistent with the requirements in Table 9.5.1-6: Minimum development envelope and dimension

PO17 Development envelope areas approved as part of a subdivision ensure that there is sufficient area to accommodate future intended uses and have regard to:

- a. existing and future infrastructure;
- b. adjacent rural activities;
- c. natural hazards;
- d. biodiversity and habitat;
- e. cultural heritage;
- f. scenic amenity;
- g. water quality.

(b) 8.12 Waterways and water resources overlay code

8.12.3 Assessment benchmarks

AO27.2 Development envelope areas ensure that there is sufficient area to accommodate future intended uses which avoid flood hazard areas as much as practicable and:

- a. includes an envelope which caters for:
 - i. infrastructure required for the intended use;
 - ii. an access location to the required standard;
 - iii. signage as required;
 - iv. any construction features;
 - v. consistent with Table 11: Flood immunity - Site works;
- b. demonstrates that works in association with the development can achieve an acceptable risk level for future intended purposes;
- c. provides information on mitigation methods required for future uses to maintain and/or achieve an acceptable risk level.

PO27 Reconfiguring a lot locates and designs all lots to:

- a. achieve an acceptable risk and flood immunity;
- b. minimise the exposure of people and property to an intolerable flood risk hazard;
- c. minimise damage to property and essential utilities;
- d. facilitate safe and efficient evacuation.

4. The proposed development has not demonstrated how water quality will be managed to protect and improve the environmental values and water quality objectives. The development does not comply with following provisions of the *Lockyer Valley Planning Scheme*:

8.12 Waterways and water resources overlay code**8.12.2 Purpose**

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects and improves the environmental values and water quality objectives of waterways and the following water supply storages:
 - i. Lake Atkinson;
 - ii. Lake Clarendon;
 - iii. Lake Dyer;
 - iv. Seven Mile Lagoon.
 - b. Development protects and improves the drinking water supply environmental values and water quality objectives of the Lockyer Creek Catchment and sub-catchments.
 - c. Development improves the quality of surface water and groundwater.

8.12.3 Assessment benchmarks

AO2.1 Water released to ground, or surface waters is consistent with the water quality objectives and environmental values in Environmental Protection (Water and Wetland Biodiversity) Policy, schedule 1 Document for Lockyer Creek.

PO2 Development improves the quality of water entering ground or surface water supply in the local receiving waters.

5. The proposed development will create additional lots on flood affected land. The proposed development does not demonstrate the risk to people and property from flooding is mitigated to a tolerable level and that development envelopes with appropriate flood immunity can be provided on each lot, and does not demonstrate the filling of the dam will not cause adverse impacts from flooding to other properties. The development does not comply with the following provisions of the *Lockyer Valley Planning Scheme* and *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI):

(a) 6.15 Rural residential zone code

6.15.2 Purpose and overall outcomes

2. The purpose of the Rural residential zone is achieved through the following overall outcomes:

- j. Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including, but not limited to, changing the flood capacity or impeding the flood conveyance function of land.

(b) Flood hazard overlay code

3. Purpose

2. The purpose of the code will be achieved through the following overall outcomes:

- a. All new development in the Low flood hazard area is compatible with the identified flood risk and mitigates the risk to people and property from flood hazard to an acceptable level.
- b. Development in the Medium flood hazard area is avoided, or where not reasonably practicable to avoid, development:
- i. is located in the area of lowest flood hazard;
 - ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood level or as determined by Planning Scheme Policy 4 Flood hazard.
- c. Development in the High flood hazard area is avoided, or where not reasonably practicable to avoid, development:
- i. is located in the area lowest flood hazard;
 - ii. mitigates risk to an acceptable level for all flood events up to and including the defined flood level;
 - iii. does not result in an increase in intensity or scale of development (including excavation and filling).
- j. The natural floodplain function (conveyance and storage) is protected and improved by ensuring development:

- i. does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths;
- ii. maintains flood storage;
- iii. does not, directly or cumulatively, cause or increase adverse impacts from flooding on other properties or land upstream, downstream or adjacent.

Table 5: Flood hazard overlay code - Assessment benchmarks for accepted and assessable development in the Flood hazard overlay

AO1.1 For development in a flood investigation area or overland flow path:

- a. written advice is obtained from Council stating that the latest data available to Council confirms that the site is not subject to flood hazard; or
- b. a site-specific flood risk assessment, prepared by a suitably qualified person, determines that the development site is not located in an area of high, medium or low flood hazard in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments.

PO1 Development in a flood investigation area or overland flow path:

- a. minimises risk from the adverse effects of flooding;
- b. only occurs where the risk can be mitigated to an acceptable or tolerable level;
- c. is designed to respond to the flood hazard category applicable to the site.

AO9.1 Filling to achieve flood immunity does not occur on land within a flood hazard area.

AO9.3 Development does not adversely change the flood risk or flow characteristics within the floodplain as demonstrated by an engineering risk assessment.

PO9 Development does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside or outside the site, including:

- a. loss of flood storage; or
- b. loss of, or changes to, flow paths; or
- c. an increase in water flow velocity or depth; or
- d. reduction in flood warning times; or
- e. an increase in runoff volume; or
- f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.

AO10.2 Development does not change the pre-development profile or interfere with an overland flow path.

PO10 Development within an overland flow path:

- a. maintains the conveyance of floodwaters to allow flow and debris to pass unimpeded through the site;

<ul style="list-style-type: none"> b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent sites; c. will not result in an increase in flood levels or flood risk severity on upstream, downstream or adjacent sites. <p>AO29.2 Development does not adversely change the flood hazard category or flow characteristics of the site or of upstream, downstream or adjacent sites.</p> <p>AO29.3 Development:</p> <ul style="list-style-type: none"> a. does not block or divert floodwaters or overland flow; b. does not result in an increase in the flood extent or flood hazard category of upstream, downstream or adjacent sites. <p>AO29.4 Development that creates new overland flow paths or significantly alters an existing overland flow path, does not:</p> <ul style="list-style-type: none"> a. create an intolerable risk to existing and future uses inside and outside of the site; b. worsen the flood hazard category or flow characteristics outside of the site. <p>PO29 The floodplain function (conveyance and behaviour) is protected or improved by:</p> <ul style="list-style-type: none"> a. maintaining existing ground levels; b. minimising cutting and filling in the floodplain; c. maintaining or improving the existing floodplain storage capacity; d. maintaining or reducing the maximum flow velocity of water or flood depth; e. maintaining or reducing the potential risk of flood damage; f. decreasing runoff volume; g. improving or maintaining floodwater conveyance and behaviour; h. improving or maintaining natural features and vegetation along riparian corridors and overland flow paths.

Executive Summary

A development application has been made to Council for a Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 6 Lots) at 22 Tallaringa Drive, Adare.

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. It is recommended for refusal because of non-compliance with the *Lockyer Valley Planning Scheme* and *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI).

No prelodgement meeting was held in relation to this development proposal with the applicant. Council officers discussed the proposal with the applicant as part of the application process and provided advice that it is contrary to the Planning Scheme and not supported by Council officers.

TABLE 1 - OVERVIEW
APPLICATION DETAILS

Application No:	RL2025/0033
Applicant:	2103 Development Pty Ltd
Landowner:	2103 Development Pty Ltd
Site address:	22 Tallaringa Drive, Adare
Lot and Plan:	Lot 20 RP172388
Proposed development:	Development Permit for Reconfiguring a Lot for Subdivision (1 Lot into 6 Lots)
Number of submissions:	Three (3) properly made submissions
STATUTORY PLANNING DETAILS	
Planning Scheme:	<i>Lockyer Valley Planning Scheme 2024</i>
Zone:	Rural residential zone (large 4Ha precinct)
South East Queensland Regional Plan 2023 (Shaping SEQ) regional land use category:	Rural Living Area
Referral trigger/s under the <i>Planning Regulation 2017</i>:	Land adjoining State controlled roads Clearing of koala habitat in SEQ
TLPI:	<i>Temporary Local Planning Instrument 2024 (Flood Regulation)</i> (effective 22 July 2024) Flood hazard area under the Flood hazard overlay: Overland flow path
Overlays:	<ul style="list-style-type: none"> • Biodiversity overlay • Bushfire hazard overlay • Infrastructure overlay • Steep land overlay • Waterways and water resource catchment overlay
Category of Assessment:	Impact assessable The subject land is located within the Rural residential zone (large 4Ha precinct) which identifies a Reconfiguring a Lot for Subdivision as Impact assessable development under Table 5.6-1 of the <i>Lockyer Valley Planning Scheme 2024</i> as the development proposes lot sizes less than the minimum lot size of 4Ha.

Description of the Site and Surrounds

SITE AND LOCALITY DESCRIPTION	
Land area:	4Ha
Existing use of land:	Dwelling house
Road frontage:	Tallaringa Drive: 400m Gatton Esk Road: 100m
Significant site features:	Vegetated, existing dam in northeast corner
Topography:	Slopes from 95m AHD in southwest corner to 90m AHD at eastern boundary
Surrounding land uses:	Dwelling houses, cropping to southeast, Seqwater raw open channel infrastructure to west



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

Proposal

The application seeks approval for subdivision of land into 6 rural residential lots. The proposed lots range between 6,412m² to 6,939m², are regularly shaped and have direct access to Tallaringa Drive.

Proposed Lot 4 contains the existing Dwelling house and most of the domestic outbuildings. However, the domestic outbuildings cross the proposed new boundary between proposed Lots 3 and 4.

The development requires removal of 93 native trees. To mitigate the impacts to native vegetation, the applicant proposes the following measures:

- A covenant to the rear of each lot for preservation of vegetation;
- Planting of 290 non-juvenile koala habitat trees and 400 understorey shrubs; and
- Maintenance and weed management of the revegetated area for a minimum of 12 months.

The applicant proposes to fill the existing dam located in the northeast corner.



Figure 2. Proposed layout

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Number of Proposed Lots	6
Area of Proposed Lots	Lot 1: 6,721m ² Lot 2: 6,500m ² Lot 3: 6,939m ² Lot 4: 6,789m ² Lot 5: 6,637m ² Lot 6: 6,412m ²
Easements	Nil
Covenants	Environmental covenant to rear of each lot (green hatch in Figure 3 below)



Figure 3. Proposed lots showing covenant areas



Figure 4. Proposed layout showing native trees to be retained and removed

PLANNING ASSESSMENT

Assessment Framework

The proposed development is identified as impact assessment under the Planning Scheme.

Section 45(5) of the *Planning Act 2016* (the Act) states:

An impact assessment is an assessment that—

- (a) *must be carried out—*
 - (i) *against the assessment benchmarks in a categorising instrument for the development; and*
 - (ii) *having regard to any matters prescribed by regulation for this subparagraph; and*
- (b) *may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.*

In accordance with Section 45(5) of the Act, the assessment has been carried out:

- (a) Against the assessment benchmarks of the Planning Scheme and the *Temporary Local Planning Instrument 2024 (Flood Regulation)* (the TLPI).
- (b) Having regard to any other relevant matters.
- (c) Having regard to the matters prescribed by regulation, including:
 - The Regional Plan (in its entirety); and
 - The common material.

Lockyer Valley Planning Scheme 2024

The applicable assessment benchmark for the proposed development is the entire planning scheme, with the following being key assessment benchmarks:

- Rural residential zone code
- Reconfiguring a lot code
- Earthworks, filling and excavation code
- Infrastructure and services code
- Landscaping code

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- Stormwater management code
 - Transport, access and parking code
 - Biodiversity overlay code
 - Bushfire hazard overlay code
 - Infrastructure overlay code
 - Steep land overlay code
 - Waterways and water resource catchment overlay code

Strategic framework

The proposed development has been assessed against the Strategic Framework to determine whether it complies with the strategic planning objectives for the region.

3.2 Theme 1 – Growing Communities

3.2.1 Element 1 – Growth management

7. *Development and growth will be sensitively planned and well-designed so it integrates with existing local character and identity.*

3.2.3 Element 3 – Local land use response

3.2.3.2 Rural residential areas

1. *Subdivision in the Rural residential zone is limited to the Small, Medium and Large lot precincts. Any new lots created are of an appropriate size and shape having regard to the minimum lot size for the precinct, and environmental values and natural hazard constraints.*

3.2.4 Element 4 – Residential density

1. *Development ensures residential density remains consistent with the existing streetscape character. Opportunities for increased residential density are encouraged in Urban areas where the site is located within easy walking distance to a range of services and the development is sensitively designed to address amenity impacts on neighbouring uses.*

The Strategic framework seeks for new lots to be of an appropriate size having regard to the minimum lot size for the precinct. The land is located within the large precinct of the Rural residential zone; the minimum lot size for this precinct is 4ha. The proposed lot sizes range from 6,412m² to 6,939m² which are all significantly below the minimum lot size. This is not an appropriate size for the precinct given the significant departure from the minimum lot size. This does not align with community expectations for the land, i.e. minimum 4ha.

The minimum 4ha lot size for the precinct is sought to manage, in part, the cumulative environmental impacts of rural residential land. Allowing lots less than 4ha introduces several environmental risks including:

- Increased impervious surfaces, which can exacerbate stormwater runoff and degrade water quality;
- Encroachment on areas of environmental significance, potentially disrupting ecological processes; and
- Greater reliance on onsite wastewater treatment systems, increasing the risk of groundwater contamination.

The application did not demonstrate how the development manages environmental risks to support a significant departure from the minimum lot size of 4ha. Therefore, the proposed lots of 6,412m² to 6,939m² are not of an appropriate size for the precinct having regard to the environmental values.

The proposed lot sizes are inconsistent with the existing character of lots fronting Gatton Esk Road (western side) of approximately 4.2km (refer to green area in figure below). The proposed development would result in a significantly higher residential density (1.5 dwellings/ha) compared to the existing character (0.25 dwellings/ha) along the western side of Gatton Esk Road. The increased density would be noticeable through additional built form visible from Gatton Esk Road. The proposed development does not integrate and is inconsistent with the established subdivision pattern and character of the area.

The development does not comply with the Strategic framework.



Figure 5. Aerial image of surrounding area. Red outline shows subject land, green area shows lots of the same size and similar shape to the subject land.

Assessment against Planning Scheme Codes

Rural residential zone code

The Rural residential zone seeks to provide for residential uses and activities on large lots.

Overall outcome j states:

Development is designed and located in response to the physical characteristics and constraints of land, including flooding, steep slopes and bushfire hazard. Development is not located where it will increase the number of people or structures at risk of natural hazards including, but not limited to, changing the flood capacity or impeding the flood conveyance function of land.

As detailed in the assessment against the *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI) below, the development site is affected by flooding. Based on Council’s flood mapping, the site is included in

the indicative flooding extent, however, the applicant has not determined the extent of flooding within this area. Proposed Lots 1 and 6 are located within Council's flood affected area of the Defined Flood Level (DFL) event, and it has not been demonstrated that each lot is provided with a flood free development envelope. This has the potential to increase the number of people and property subject to a flood risk.

Further, the applicant proposes to fill the existing dam, and additional earthworks may be required to provide each lot with a flood free development envelope. These works may change the flood capacity or impede conveyance function of the land.

Council officers are of the view that the development may be able to comply with the Flood hazard overlay code if additional information were provided. However, based on the common material the proposal does not comply with overall outcome j of the Rural residential zone code.

Reconfiguring a lot code

The Reconfiguring a lot code includes a range of overall outcomes. The following overall outcomes are relevant to the proposed development:

- a. *Development creates lots that are of a size and shape consistent for the zone and, where relevant, the precinct. Any lots created are of an appropriate size and shape having regard to Table 9.5.1-4: Minimum lot size and dimensions, and environmental values and natural hazard constraints.*
- e. *Subdivision of land in the Rural residential zone is limited to the Small, Medium and Large precincts. Any lots created are of an appropriate size and shape having regard to Table 9.5.1-4: Minimum lot size and dimensions.*

The land is located within the large precinct of the Rural residential zone which requires a minimum lot size of 4ha under Table 9.5.1-4. The proposed lot sizes are not consistent with the minimum lot size of 4ha. Further, as detailed in the assessment above against the Strategic framework, the lot sizes are not appropriate given the:

- Significant departure from the minimum lot size;
- Potential for increased environmental impacts due to lot sizes significantly below the lot size; and
- Lot sizes are inconsistent and do not integrate with the surrounding streetscape and character of the area.

The proposed development does not comply with overall outcomes (a) and (e) of the Reconfiguring a lot code. An assessment is provided against the non-compliant performance and acceptable outcomes of the Reconfiguring a lot code. The assessment below demonstrates the development does not comply with PO7/AO7.1 & AO7.3, and PO17/AO17.4 of the Reconfiguring a lot code.

Performance Outcome	PO6 Lots that contain existing buildings and structures (excluding fences) to be retained: <ul style="list-style-type: none"> a. are consistent with boundary setbacks for the zone in Table 9.4.2-2: Building scale and bulk requirements; b. are rectangular in shape; c. are consistent with current building boundary setbacks.
Applicant's response:	N/A
Officer's assessment:	The land contains an existing Dwelling house including outbuildings. These buildings are located over the new shared lot boundary between proposed Lots 3 and 4. The applicant did not clarify whether these buildings will be retained or removed, nor did

	<p>they identify whether part of the building could be retained in accordance with relevant setbacks (i.e. 1.5m from side boundaries).</p> <p>This matter could be managed through conditions to comply with PO6 requiring existing structures over or within 1.5m of lot boundaries to be removed.</p>
<p>Acceptable Outcome</p>	<p>AO7.1 The size and dimensions of lots created by subdivision comply with Table 9.5.1-4: Minimum lot size and dimensions.</p> <p>AO7.3 New lots are created only on that part of the site that is free from development constraints and existing site features are protected and retained in a single lot.</p>
<p>Performance Outcome</p>	<p>PO7 The size and dimensions of lots created by subdivision are consistent with:</p> <ol style="list-style-type: none"> a. Table 9.5.1-4: Minimum lot size and dimensions; b. the need to accommodate buildings, structures, vehicle access, parking and manoeuvring areas, open space, sport and recreation areas, landscaping and the area required for on-site wastewater treatment system where the lot is not connected to reticulated sewer; c. the physical characteristics of the site including where affected by an overlay.
<p>Applicant's response:</p>	<p><i>The proposed development relates to reconfiguring a lot for six (6) rural residential lots having areas ranging between 6,412m² to 6,939m² and a minimum frontage width of 60m. Development in the immediate locality consists predominantly of rural residential development on lots varying in area between 7,500m² and 1ha.</i></p> <p><i>The proposed development proposes lots with areas that do not satisfy the minimum lot area of 4ha for the precinct. Notwithstanding that the proposed lots do not satisfy the minimum lot area for the precinct it is considered that the proposed reconfiguring a lot satisfies the Purpose and Overall Outcomes of the Reconfiguring a Lot Code.</i></p> <p><i>Additionally, the proposed development:</i></p> <ul style="list-style-type: none"> • <i>provides lots of a shape, area and dimension suitable for their intended rural residential purpose;</i> • <i>efficiently extends existing infrastructure networks in a manner that minimises whole of life cycle costs and facilitates safe and efficient provision of, and equitable access to, infrastructure and services;</i> • <i>has been designed to be responsive to the local environment, including natural drainage systems, flood and bushfire hazards and the character of the streetscape; and</i> • <i>maintains and enhances a sense of place in the locality.</i>
<p>Officer's assessment:</p>	<p>Lot Sizes</p> <p>AO7.1 and PO7(a) require lots to be consistent with Table 9.5.1-4, which seeks the following minimum lot size and dimensions for the Rural residential zone Large precinct:</p> <ul style="list-style-type: none"> • Minimum lot size: 4ha • Minimum frontage: 60m • Minimum rectangle: 40m x 60m <p>The development complies with the minimum frontage and rectangle requirements, however, does not comply with the minimum lot size of 4ha as all lots are between 6,412m² to 6,939m². The development does not comply with PO7(a) or AO7.1 as it does not comply and is not consistent with the minimum lot size.</p>

	<p><i>Physical characteristics of the land</i></p> <p>The land is affected by several development constraints including the Biodiversity overlay, Bushfire hazard overlay, Flood hazard overlay, Infrastructure overlay, Steep land overlay, and Waterways and water resource catchment overlay. These constraints impact the entirety of the land to varying degrees, and the development does not avoid these constraints or protect the constraints on a single lot. Therefore, the development does not comply with AO7.3.</p> <p>PO7(b) and (c) seek to ensure lots can accommodate future use of the lot, e.g. buildings, access, on-site effluent disposal. The future lots are most likely to be developed for Dwelling houses. As the land cannot be connected to Urban Utilities’ sewerage network, this will require an on-site effluent disposal system on each lot.</p> <p>The submitted Ecological Assessment Report, prepared by Range Environmental, identified a development envelope on each lot. The development envelopes only considered the Biodiversity overlay/covenant for ecological matters. The development envelopes did not address any other overlays or constraints. Further, the application was not supported by an on-site effluent disposal report to demonstrate suitable area on each lot for effluent disposal. It has not been demonstrated that each lot can accommodate future buildings (e.g. Dwelling house) and associated on-site wastewater system.</p> <p>Therefore, the development does not comply with PO7(b) and (c) as it has not been demonstrated lots can accommodate future use or are consistent with the physical characteristics of the site.</p> <p>The proposed development does not comply with PO7, AO7.1 and AO7.3 as it has not been demonstrated all lots comply with the minimum lot size of 4ha for the large precinct of the Rural residential zone. Further, it has not been demonstrated each lot provides a suitable area to accommodate future use of the land considering the constraints and overlays. The development cannot be conditioned to comply with these requirements as the existing lot size is already at the minimum of 4ha.</p>
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Acceptable Outcome	AO17.4 Each lot has a development envelope area in one location that is consistent with the requirements in Table 9.5.1-6: Minimum development envelope and dimension.
Performance Outcome	PO17 Development envelope areas approved as part of a subdivision ensure that there is sufficient area to accommodate future intended uses and have regard to: <ul style="list-style-type: none"> a. existing and future infrastructure; b. adjacent rural activities; c. natural hazards; d. biodiversity and habitat; e. cultural heritage; f. scenic amenity; g. water quality.
Applicant’s response:	N/A
Officer’s assessment:	Table 9.5.1-6 requires a minimum ‘development envelope area’ of 2,500m ² and minimum dimension of 20m in the Rural residential zone. The Planning Scheme defines a ‘development envelope area’ as “ <i>the three-dimensional extent of where a buildings or structures and ancillary activities may be constructed on a site after consideration of suitable zone and overlay constraints</i> ”.

	<p>The development envelope plan submitted as part of the Ecological Assessment Report prepared by Range Environmental, identifies a minimum 3,790m² on each lot. This development envelope has considered the Biodiversity overlay only. The development envelopes shown have not addressed other overlays or constraints including the Bushfire hazard overlay, Flood hazard overlay, Infrastructure overlay (bulk water asset buffer), building setback requirements, or on-site wastewater system requirements.</p> <p>The development does not comply with PO17 as it has not been demonstrated each lot can accommodate future intended uses (i.e. Dwelling house) having regard to the physical constraints and overlays.</p>
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Acceptable Outcome	<p>AO29.1 Where not already existing, the following infrastructure is provided along the full frontage of the site:</p> <ol style="list-style-type: none"> a. full width sealed road; b. concrete kerb and channel; c. forming and grading to footpaths; d. vehicular kerb and footpath crossings; e. a constructed cycleway/s; f. a constructed footpath/s; g. stormwater drainage; h. any necessary changes to service infrastructure.
Performance Outcome	<p>PO29 Development is provided with external works along the full extent of the frontage of the site to a standard that has regard to the specified function of the road.</p>
Applicant’s response:	<p>N/A</p>
Officer’s assessment:	<p>The roads fronting the land are not currently provided with concrete kerb and channel or constructed footpaths/cycleways.</p> <p>Gatton Esk Road is a State-controlled road. No upgrades to Gatton Esk Road are required by SARA’s referral response (refer to Referral section below). Therefore, it is considered no external works are required to Gatton Esk Road.</p> <p>There is an existing swale drain along the full length of the Tallaringa Drive frontage. The introduction of kerb and channel would require significant changes to stormwater drainage for the site and surrounding area. The road verge on the northern side of Tallaringa Drive contains existing overhead electricity infrastructure and a swale drain. The existing infrastructure and services along the northern side would constrain a footpath/cycleway along the development frontage.</p> <p>Given no new roads are proposed, the development provides rural residential lots larger than 5,000m² and significant changes to stormwater management that would be required, it is considered no kerb and channel, footpaths or cycleways is consistent with the standard of the surrounding area and function of the road.</p>

Earthworks, filling and excavation code

Acceptable Outcome	<p>AO1.2 Earthworks are minor filling or excavation works, only.</p> <p>AO1.5 Earthworks, excavation or filling is not undertaken:</p> <ol style="list-style-type: none"> a. within the defined flood level; b. on a slope more than 15%;
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	c. on a site that is a Local or State heritage place.
Performance Outcome	<p>PO1 The positioning and design of earthworks:</p> <ul style="list-style-type: none"> a. mitigate and manage soil loss caused by sheet, rill or gully erosion; b. mitigate and manage sediment and water contamination due to releases from the site; c. maximise stormwater harvesting while minimising adverse impacts on the stormwater system; d. manage concentrated stormwater flows to ensure the stormwater system has sufficient capacity and is structurally stable before and after each rainfall event; e. ensure all site surfaces are effectively stabilised before development starts; f. avoid negative character and amenity issues.
Applicant’s response:	<i>Minimal earthworks are required to facilitate the proposed development.</i>
Officer’s assessment:	<p>The proposal includes the filling of the existing dam on the land. This dam is located within the defined flood level and on a slope more than 15%, which is not ‘minor filling or excavation’, therefore does not comply with AO1.2 of AO1.5.</p> <p>The filling of the dam is consistent with AO36.1 of the Reconfiguring a lot code and AO18.1 of the Earthworks, filling and excavation code, which seeks for dams to be removed in the Rural residential zone.</p> <p>The application was supported by an Infrastructure Report, prepared by Baker Rossow, which considered the proposal to remove the dam. The report stated that “it is not expected the dam removal would increase the stormwater modelling results as the existing dam is not for detention purposes”.</p> <p>This dam is a mapped overland flow path under the Flood hazard overlay. No information was provided to demonstrate the filling of the dam will maintain the existing overland flow paths as free draining. The filling of the dam could be managed through an Operational Works development application to ensure the works comply with PO1.</p>

Biodiversity overlay code

Acceptable Outcome	AO1.1 Development (except a Dwelling house) is located outside of areas of matters of environmental significance.
Performance Outcome	<p>PO1 Development firstly avoids, and then minimises adverse impacts to matters of environmental significance including:</p> <ul style="list-style-type: none"> a. OM3A Biodiversity – Ecological areas overlay; b. OM3B Biodiversity – Wildlife habitat overlay; c. OM3C Biodiversity – Waterways and wetland overlay.
Applicant’s response:	<p><i>The development proposes the reconfiguration of one (1) lot into six (6) rural residential lots. The development proposes the removal of vegetation within an area containing biodiversity overlay area. Development minimises and mitigates impacts to matters of environmental significance including:</i></p> <ul style="list-style-type: none"> <i>a. The majority of the development has been located in cleared areas to the greatest extent practical. Building envelopes have been identified for Lots 1-6 that are in proximity to Tallaringa Road.</i> <i>b. The development proposes retention and rehabilitation of vegetation onsite with weed management and revegetation across 1.6ha of retained vegetation. The development proposes the reestablishment of 290 native trees and 400 native shrubs within the covenant areas.</i>

	<p>c. The development contains mapped areas of wildlife habitat in association with core koala habitat mapping in the northern extent of the site. The majority of mapped wildlife habitat areas are proposed to be retained within the covenant area on Lots 3 and 4. The majority of this area will be rehabilitated with revegetation works proposed across the covenant areas.</p> <p>d. The proposed building envelopes are located in areas which achieve an existing BAL-12.5 without needing additional clearing (Range Environmental BMR, J002449 dated 27/08/2025).</p> <p>e. A significant site restoration outcome is proposed to enhance and restore site ecological values.</p>																								
<p>Officer's assessment:</p>	<p>The development is located within matters of environmental significance (MES), therefore does not comply with AO1.1.</p> <p>The application was supported by an Ecological Assessment Report, prepared by Range Environmental Consultants. The Report determined there are two (2) vegetation communities (VC) on the land:</p> <ul style="list-style-type: none"> • VC1 (green area on figure 6 below): canopy species consistent with RE 12.9-10.2/12.9-10.7 and mown understorey • VC2 (yellow area on figure 6 below): mown lawn with limited canopy <div data-bbox="451 943 1474 1496"> <table border="1" data-bbox="1332 943 1474 1496"> <thead> <tr> <th colspan="2">Figure 8 Vegetation Communities</th> </tr> </thead> <tbody> <tr> <td colspan="2">Project: EAR 22 Tallaringa Drive, Adare</td> </tr> <tr> <td colspan="2">Client: 2103 Developments Pty Ltd</td> </tr> <tr> <td colspan="2">Project No.: J002717</td> </tr> <tr> <td colspan="2">Compiled by: Gabe Leavy Date: 10/10/2025 Approved by: WES Gibson Date: 10/10/2025</td> </tr> <tr> <td colspan="2">Metres 0 20 40</td> </tr> <tr> <th colspan="2">Legend</th> </tr> <tr> <td></td> <td>Cadastre</td> </tr> <tr> <td></td> <td>Roads</td> </tr> <tr> <td></td> <td>Site boundary</td> </tr> <tr> <td></td> <td>VC1</td> </tr> <tr> <td></td> <td>VC2</td> </tr> </tbody> </table> <p>Figure 6. Vegetation communities (extract from Ecological Assessment Report)</p> <p>The development involves clearing of 93 trees located within the MES; 15 of these trees can currently be cleared under existing exemptions (e.g. within 20m of the existing Dwelling house).</p> <p>To mitigate these impacts, the following measures are proposed:</p> <ul style="list-style-type: none"> • Limiting the extent of clearing to the 93 trees identified for removal; • Establishing a 3m wide landscape buffer along the western boundary of Lot 1 and eastern boundary of Lot 2; • Creating an environmental covenant over part of each lot; • Establish 290 koala habitat trees and 400 native shrubs within the covenant areas; • Any pools or fencing to be in accordance with the Koala Sensitive Design Guideline; </div>	Figure 8 Vegetation Communities		Project: EAR 22 Tallaringa Drive, Adare		Client: 2103 Developments Pty Ltd		Project No.: J002717		Compiled by: Gabe Leavy Date: 10/10/2025 Approved by: WES Gibson Date: 10/10/2025		Metres 0 20 40		Legend			Cadastre		Roads		Site boundary		VC1		VC2
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	<ul style="list-style-type: none"> Identifying vegetation to be retained; Carrying out clearing as per the Koala Management Plan; A fauna spotter to oversee all clearing works; Clearing in accordance with Sections 10 and 11 of the <i>Nature Conservation (Koala) Conservation Plan 2017</i>; Conducting a flora survey in accordance with Flora Survey Guideline Protected Plants; and Applying for and obtaining a low-risk species management plan. <p>The proposal does not comply with PO1 because it fails to seek to avoid impacts to MES. If the development complied with other relevant assessment benchmarks, e.g. minimum lot size, impacts to MES could be avoided.</p>
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Bushfire hazard overlay code

Acceptable Outcome	AO8.1 The subdivision layout does not create lots within bushfire prone areas and avoids ridgelines, saddles and crests on steep slopes and very steep slopes mapped on OM11 Steep land overlay (roads or open space may be in these areas).
Performance Outcome	PO8 The subdivision layout avoids creating lots on slopes and landforms that expose people or property to an intolerable risk to life or property.
Applicant’s response:	<p><i>Sufficient area is available in each development envelope such that a future dwelling may be located to achieve Bushfire Attack Levels (BAL) in the order of BAL-12.5 to BAL-29 for lots 1-4, BAL12.5 for Lot 5 and BAL-12.5 to BAL-Low for Lot 6, dependent on the final location of a dwelling, extent of vegetation management undertaken, and separation distances achieved and maintained.</i></p> <p><i>Areas mapped under the steep slope overlay are present on the site associated with the retaining banks of the existing on site dam. The remainder of the site occurs on lands with underlying slopes in the order of 2%. The site does not otherwise contain ridgelines, saddles and crests.</i></p>
Officer’s assessment:	<p>The proposed development for subdivision creates additional lots within bushfire prone areas therefore does not comply with AO8.1. A Bushfire Management Report (BMR) prepared by Range Environmental Consultants was submitted with the application.</p> <p>The slope of the land and surrounding area is predominantly less than 5%. All lots will have frontage to Tallaringa Road allowing for safe and unhindered access during a bushfire.</p> <p>The BMR includes several mitigation measures to reduce the bushfire risk to a tolerable level, including:</p> <ul style="list-style-type: none"> A building envelope has been nominated on all lots and achieves a BAL of 29 or less. Any future dwelling must be constructed in accordance with AS3959 and subject to a site specific bushfire assessment; Establishing an asset protection zone (APZ) adjacent any building envelope; Weed management across the subject site; Connection to reticulated water supply; Utilising suitable landscaping species; Implementation of a bushfire emergency plan by residents; and Ongoing management of the above measures.

Acceptable Outcome	AO9.1 The subdivision layout results in lots that are sited so that they are separated from the nearest edge of adjacent medium, high, or very high potential bushfire intensity areas, at the development envelope areas or lot boundary and achieves a radiant heat flux level of 29kW/m ² or less based on a FFDI of 65 as a minimum.
Performance Outcome	PO9 The subdivision layout locates the asset protection zone between the lot boundary or development envelope area and hazardous vegetation, to reduce risk to an acceptable or tolerable level.
Applicant’s response:	<p><i>Sufficient area is available in each development envelope such that a future dwelling may be located to achieve Bushfire Attack Levels (BAL) in the order of BAL-12.5 to BAL-29 for lots 1-4, BAL12.5 for Lot 5 and BAL-12.5 to BAL-Low for Lot 6 (Appendix A), dependent on the final location of a dwelling, extent of vegetation management undertaken, and separation distances achieved and maintained.</i></p> <p><i>A Bushfire Management Plan has been prepared for the site which identified the standard of building required, emergency fire-fighting water supplies and ingress and egress requirements. A ‘worst case scenario’ was adopted with an FDI of 65 used in BAL calculations. Each lot has sufficient area available for future dwellings to achieve setback from hazardous vegetation with a minimum separation distance of 18m which is sufficient to achieve a BAL of no greater than BAL29. Elements least susceptible to fire such as tennis courts and swimming pools are to be located closest to the bushfire hazard.</i></p>
Officer’s assessment:	<p>The development envelope plan submitted as part of the Ecological Assessment Report prepared by Range Environmental does not entirely achieve a radiant heat flux level of 29kW/m² or less for Lots 1 to 4. Therefore, the development does not comply with AO9.1.</p> <p>The submitted Bushfire Management Report (BMR) prepared by Range Environmental Consultants identified a minimum 20m asset protection zone as being required between any future dwelling house and the hazardous vegetation. The asset protection zone in conjunction with other mitigation measures (refer to assessment against PO8 above) will reduce the bushfire risk to a tolerable level.</p>

Infrastructure overlay code

Acceptable Outcome	<p>AO2.1 Sensitive land uses (excluding Dwelling houses), and Reconfiguring a lot that facilitates sensitive land uses, located within a buffer mitigates and minimises adverse effects on human health, amenity and wellbeing by:</p> <ol style="list-style-type: none"> a. providing a dense screening landscaping between the development and the existing or future infrastructure or activity that is a minimum of 5m wide and includes trees and shrubs that will grow to a minimum of 10m high; b. setting back sensitive land uses from existing and future noise sources a minimum of 50m; c. orientating buildings so bedrooms face away from existing and future noise sources; d. positioning outbuildings between the impact activity and living spaces; e. positioning the development on the windward side (prevailing south-east winds) of the high impact activity; f. positioning barriers or fences between the development and the high impact activity.
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Performance Outcome	<p>PO2 Sensitive land uses (excluding Dwelling houses), and Reconfiguring a lot that facilitates sensitive land uses, avoids locating or intensifying within the existing or planned:</p> <ul style="list-style-type: none"> a. vacant corridor/s or assets sites; b. High pressure gas pipeline buffer; c. Major electricity infrastructure buffer; d. Raw water intake buffer; e. Sewage treatment plant buffers; f. Substation buffer; g. Waste facilities buffers; h. Water bore buffer; i. Weir buffer.
Applicant's response:	<p><i>The proposed development relates to reconfiguring a lot for six (6) rural residential lots having areas ranging between 6,412m² to 6,939m² and a minimum frontage width of 60m.</i></p> <p><i>The subject site is affected by the Infrastructure Overlay and in particular the bulk water asset buffer which affects the western portion of the site.</i></p> <p><i>It is considered that future residential development on proposed Lot 1 will be required to be setback a minimum of 10m from the bulk water asset buffer. As such, the impact of this overlay on the proposed development will be minimal.</i></p> <p><i>It is considered that the development satisfies the requirements of the Infrastructure Overlay Code.</i></p>
Officer's assessment:	<p>The land is located within a bulk water asset buffer due to adjoining Seqwater's raw open channel infrastructure to the west. Council sought Third Party Advice from Seqwater in relation to this infrastructure. Refer to the referral section below for further information on their response.</p> <p>The development does not comply with AO2.1 as it proposes a 3m wide landscape buffer and not the required 5m wide buffer as per AO2.1(a). This requirement could be conditioned.</p>

Waterways and water resources overlay code

Acceptable Outcome	<p>AO2.1 Water released to ground, or surface waters is consistent with the water quality objectives and environmental values in <i>Environmental Protection (Water and Wetland Biodiversity) Policy</i>, schedule 1 Document for Lockyer Creek.</p>
Performance Outcome	<p>PO2 Development improves the quality of water entering ground or surface water supply in the local receiving waters.</p>
Overall Outcomes	<ul style="list-style-type: none"> a. Development protects and improves the environmental values and water quality objectives of waterways and the following water supply storages: <ul style="list-style-type: none"> i. Lake Atkinson; ii. Lake Clarendon; iii. Lake Dyer; iv. Seven Mile Lagoon. b. Development protects and improves the drinking water supply environmental values and water quality objectives of the Lockyer Creek Catchment and sub-catchments. c. Development improves the quality of surface water and groundwater.

Applicant's response:	<p>The subject site is affected by the Waterways and Water Resources Overlay (Lockyer Creek water resource catchment). The development will create rural residential lots greater than 6,000m² in area. The lots are suitable shape, area and dimension to accommodate a dwelling house and an on-site effluent treatment and disposal system that complies with the requirements of the Queensland Plumbing and Drainage Code.</p>
Officer's assessment:	<p>The application did not demonstrate how the development achieves the water quality objectives and environmental values of the <i>Environmental Protection (Water and Wetland Biodiversity) Policy</i>, therefore, does not comply with AO2.1.</p> <p>The development will result in increased impervious surfaces (through future Dwelling houses and associated infrastructure on each lot) and additional on-site wastewater treatment systems. No information was provided demonstrating how the development improves quality of water.</p> <p>The increased impervious surface has the potential to degrade water quality and additional wastewater treatment systems will increase the risk of groundwater contamination. The adverse impact to water quality is of particular concern given the development proposes lot sizes well below the minimum lot size for the precinct (4ha).</p> <p>The developments' impact on water quality may necessitate additional works on the land or changes to the lot layout, therefore cannot be managed through conditions. It has not been demonstrated that the proposal protects and improves environmental values and water quality objectives, therefore the proposal does not comply with overall outcomes a-c, performance outcome PO2 or acceptable outcome AO2.1.</p>

Temporary Local Planning Instrument 2024 (Flood Regulation) (TLPI)

The land is located within the Flood hazard overlay and a review of Council's internal flood mapping confirms the site is subject to flood inundation. Refer to the map below.

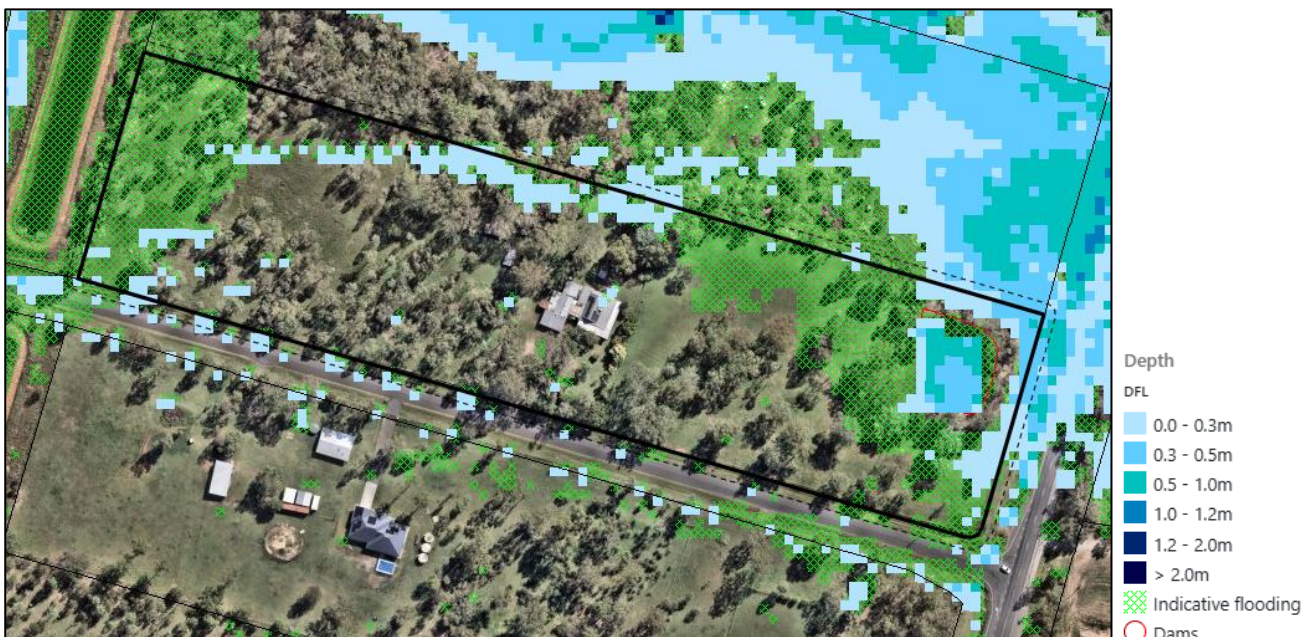


Figure 7. Defined Flood Level (DFL) event depth mapping (source LVRC Flood Information Portal)

The Flood hazard overlay code includes a range of overall outcomes. The following overall outcomes are relevant to the proposed development:

- a. *All new development in the Low flood hazard area is compatible with the identified flood risk and mitigates the risk to people and property from flood hazard to an acceptable level.*
- b. *Development in the Medium flood hazard area is avoided, or where not reasonably practicable to avoid, development:*
 - i. *is located in the area of lowest flood hazard;*
 - ii. *mitigates risk to an acceptable level for all flood events up to and including the defined flood level or as determined by Planning Scheme Policy 4 Flood hazard.*
- c. *Development in the High flood hazard area is avoided, or where not reasonably practicable to avoid, development:*
 - i. *is located in the area lowest flood hazard;*
 - ii. *mitigates risk to an acceptable level for all flood events up to and including the defined flood level;*
 - iii. *does not result in an increase in intensity or scale of development (including excavation and filling).*

- j. *The natural floodplain function (conveyance and storage) is protected and improved by ensuring development:*
 - i. *does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths;*
 - ii. *maintains flood storage;*
 - iii. *does not, directly or cumulatively, cause or increase adverse impacts from flooding on other properties or land upstream, downstream or adjacent.*

The land is located within the Flood hazard overlay and affected by flooding in the Defined Flood Level (DFL) event. Council's DFL mapping identifies indicative flooding over part of the land. The application was not supported by a flood risk assessment to determine the extent of flooding impacts or the hazard category (low, medium or high) of these areas. As this assessment was not provided, it has not been demonstrated that the flood risk is mitigated to an acceptable level and avoids any high flood hazard areas.

The proposal for subdivision increases the number of lots impacted by flooding, in particular proposed Lots 1 and 6. Whilst a development envelope is identified on each lot, this is in response to the Biodiversity overlay only and has not demonstrated a flood free area on each lot. Therefore, the proposal may increase the number of persons and property subject to flood risk.

The applicant proposes to fill the existing dam and to address flood immunity requirements, which may require additional earthworks to provide a flood free area on each lot. These earthworks may result in adverse changes to flood conveyance and storage, and cause adverse impacts external to the site. The application was not supported by a technical engineering assessment to demonstrate the filling required complies with overall outcome (j).

The proposed development does not comply with overall outcomes (a)-(c) and (j) of the Flood hazard overlay code. An assessment is provided below against the non-compliant performance and acceptable outcomes of the Flood hazard overlay code. The assessment below demonstrates the development does not comply with PO1/AO1.1, PO9/AO9.1 & AO9.3, PO10/AO10.2, PO27/AO27.2 and PO29/AO29.2-29.4 of the Flood hazard overlay code.

However, it is acknowledged that the flooding on the land does not appear to be high risk and even though compliance with the code has not been demonstrated, this may have been possible through additional application material.

Acceptable Outcome	<p>AO1.1 For development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. written advice is obtained from Council stating that the latest data available to Council confirms that the site is not subject to flood hazard; or b. a site-specific flood risk assessment, prepared by a suitably qualified person, determines that the development site is not located in an area of high, medium or low flood hazard in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments.
Performance Outcome	<p>PO1 Development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. minimises risk from the adverse effects of flooding; b. only occurs where the risk can be mitigated to an acceptable or tolerable level; c. is designed to respond to the flood hazard category applicable to the site.
Applicant’s response:	<p><i>The subject site partially affected by a disconnected Overland Flow Path in proximity to the existing dam in the northeast corner of the site. It is unclear how the mapped area forms part of an overland flow path when it is not connected to any other flow path or a waterway. In any case, the existing dam is proposed to be filled as part of the development. It is considered the Flood Hazard Overlay is not relevant to assessment of the development.</i></p>
Officer’s assessment:	<p>The subject land is identified as being subject to flooding in the Defined Flood Level (DFL) event and part of the land is affected by the indicative flooding (estimated flooding, requires further investigation). A site-specific flood risk assessment was not provided. The development does not comply with AO1.1.</p> <p>The development will create additional lots within the flood affected and indicative flooding areas. The submitted information has not determined the extent of flooding over the land or demonstrated that each lot provides a suitable development envelope above the DFL. Of particular concern, is proposed Lots 1 and 6 which are almost entirely affected and may result in increased flooding impacts to person and property.</p> <p>This cannot be conditioned as it may result in additional works or changes to the lot layout.</p>

Acceptable Outcome	<p>AO9.1 Filling to achieve flood immunity does not occur on land within a flood hazard area.</p> <p>AO9.3 Development does not adversely change the flood risk or flow characteristics within the floodplain as demonstrated by an engineering risk assessment.</p>
Performance Outcome	<p>PO9 Development does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside or outside the site, including:</p> <ul style="list-style-type: none"> a. loss of flood storage; or b. loss of, or changes to, flow paths; or c. an increase in water flow velocity or depth; or d. reduction in flood warning times; or e. an increase in runoff volume; or f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.
Officer’s assessment:	<p>The development proposes to fill the existing dam on the land which is located within Council’s Flood hazard overlay and affected by flooding in the DFL event. No</p>

	<p>information was submitted on the extent of earthworks or demonstrating that the works will not adversely change the flood risk or flow characteristics.</p> <p>The filling of the dam has the potential to cause an adverse change to the flood risk or flow characteristics which does not comply with PO9. Further, as a result of other performance and acceptable outcomes of the Flood hazard overlay code, additional earthworks may be required to provide each lot with a flood free development envelope. These additional works may also result in an adverse change to flood risk or flow characteristics.</p>
<p>Acceptable Outcome</p>	<p>AO10.2 Development does not change the pre-development profile or interfere with an overland flow path.</p> <p>AO29.2 Development does not adversely change the flood hazard category or flow characteristics of the site or of upstream, downstream or adjacent sites.</p> <p>AO29.3 Development:</p> <ul style="list-style-type: none"> a. does not block or divert floodwaters or overland flow; b. does not result in an increase in the flood extent or flood hazard category of upstream, downstream or adjacent sites. <p>AO29.4 Development that creates new overland flow paths or significantly alters an existing overland flow path, does not:</p> <ul style="list-style-type: none"> a. create an intolerable risk to existing and future uses inside and outside of the site; b. worsen the flood hazard category or flow characteristics outside of the site.
<p>Performance Outcome</p>	<p>PO10 Development within an overland flow path:</p> <ul style="list-style-type: none"> a. maintains the conveyance of floodwaters to allow flow and debris to pass unimpeded through the site; b. does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent sites; c. will not result in an increase in flood levels or flood risk severity on upstream, downstream or adjacent sites. <p>PO29 The floodplain function (conveyance and behaviour) is protected or improved by:</p> <ul style="list-style-type: none"> a. maintaining existing ground levels; b. minimising cutting and filling in the floodplain; c. maintaining or improving the existing floodplain storage capacity; d. maintaining or reducing the maximum flow velocity of water or flood depth; e. maintaining or reducing the potential risk of flood damage; f. decreasing runoff volume; g. improving or maintaining floodwater conveyance and behaviour; h. improving or maintaining natural features and vegetation along riparian corridors and overland flow paths.
<p>Officer’s assessment:</p>	<p>The development involves filling of the existing dam which is identified as an overland flow path.</p> <p>No information was submitted to demonstrate that the works will maintain conveyance of floodwaters, not concentrate or divert floodwater, and not result in increased flood levels or flood risk.</p>
<p>Acceptable Outcome</p>	<p>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:</p>

	<ul style="list-style-type: none"> a. includes an envelope which caters for: <ul style="list-style-type: none"> i. infrastructure required for the intended use; ii. an access location to the required standard; iii. signage as required; iv. any construction features; v. consistent with Table 11: Flood immunity - Site works; b. demonstrates that works in association with the development can achieve an acceptable risk level for future intended purposes; c. provides information on mitigation methods required for future uses to maintain and/or achieve an acceptable risk level.
<p>Performance Outcome</p>	<p>PO27 Reconfiguring a lot locates and designs all lots to:</p> <ul style="list-style-type: none"> a. achieve an acceptable risk and flood immunity; b. minimise the exposure of people and property to an intolerable flood risk hazard; c. minimise damage to property and essential utilities; d. facilitate safe and efficient evacuation.
<p>Officer’s assessment:</p>	<p>Table 11 requires each lot to be provided flood free area with a minimum 2,250m² in size, of a regular shape with access to Tallaringa Drive. Whilst a development envelope has been identified on each lot, this development envelope area only accounts for the Biodiversity overlay and has not addressed the Flood hazard overlay.</p> <p>Based on Council’s flood mapping, the development envelope on proposed Lots 1 and 6 is affected by flooding. The applicant did not provide a technical flood assessment to demonstrate all lots are provided with a flood free development envelope. This may result in additional persons and property being exposed to flooding i.e. an intolerable flood risk.</p> <p>This cannot be conditioned to comply as it may require additional works on the lots to achieve flood immunity which causes an adverse change to flooding, which would not comply with other outcomes of the Flood hazard overlay code.</p>

Summary of Planning Scheme and TLPI Assessment

Council’s planning assessment against the local planning instruments identified non-compliance with important provisions which weighs towards refusing the development application. These non-compliances are summarised as follows:

- The development results in lot sizes significantly less than the minimum lot size (4ha) for the large precinct of the Rural residential zone code. The Planning Scheme places significant emphasis on the minimum lot size in the Rural residential zone.
- The development would result in a significant increase in density in comparison to the other lots along the western side of Gatton Esk Road surrounding the subject land. This would be a noticeable change in built form and character from Gatton Esk Road.
- The development could result in increased environmental risks from increased impacts to water quality, encroachment into matters of environmental significance and increased reliance on on-site wastewater systems.
- The land is affected by multiple constraints and overlays. The applicant has not demonstrated a suitable development envelope can be provided on each lot having regard to these constraints and overlays.
- The land is included in the Flood hazard overlay. The applicant did not provide information to determine the extent of flooding impacts, demonstrate how the increased flood risk to persons and property is

managed, demonstrate each lot has a flood free development envelope, nor demonstrate any works will not cause external impacts.

State Planning Requirements

South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Rural Living Area. The development proposal is for an activity which is consistent with the Rural Living Area, and there are no referral requirements in the *Planning Regulation 2017*.

The Rural Living Area is intended to be used for rural residential development, of which the development provides for rural residential development. The development is compatible with the goals, themes and strategies (grow, prosper, connect, sustain and live) of Shaping SEQ.

The proposal complies with the South East Queensland Regional Plan.

Other Relevant Matters

As the development is impact assessable, section 45(5) of the *Planning Act 2016* provides the mechanism for Council as assessment manager to consider any other relevant matter, other than a person's personal circumstances, financial or otherwise.

The applicant identified the following relevant matters as supporting approval of the development:

1. *The proposed development will advance the purpose of the Act by:*
 - a. *Providing opportunities for the community to be involved in making decisions (PA 2016, Section 5(2)(b));*
 - b. *Providing for housing choice, diversity and affordability (PA 2016, Section (5)(d)(f));*
 - c. *Encouraging investment, economic resilience and economic diversity (PA 2016, Section (5)(2)(g));*
 - d. *Avoiding, if practicable, or otherwise minimising the adverse environmental effects of the development (PA 2016, Section (5)(j));*

Council officer response: Section 5 of the *Planning Act 2016* requires an entity to perform a function in a way that advances the purpose of the Act (e.g. Council as assessment manager for development applications). A development proposal must not compromise the purpose of the Act. Section 5(2) identifies how to advance the purpose of the Act. The development does not advance the purpose of the Act in the following ways:

- Section 5(2)
 - (a) *following ethical decision-making processes that—*
 - (i) *take account of short and long-term environmental effects of development at local, regional, State and wider levels;*
 - (j) *avoiding, if practicable, or otherwise minimising the adverse environmental effects of development (climate change, urban congestion or declining human health, for example).*

The minimum lot size for the large precinct of the rural residential zone is 4ha. The Strategic framework seeks to ensure lots in the Rural residential zone are of an appropriate size for their precinct and the environmental values. As detailed in the assessment against the Planning Scheme above, the proposed development increases the environmental risk through increased impervious area, encroachment of

areas of environmental significance and increased on-site wastewater systems. Therefore, the development does not take account of the environmental effects of the development at a local level.

2. *The proposed development will facilitate a development outcome commensurate with what is expected in the Rural Residential Zone.*

Council officer response: As detailed in the assessment against the Planning Scheme above, the proposed development is not commensurate with the expectations of the Rural residential zone and large (4ha) precinct. The Planning Scheme places great emphasis on minimum lot sizes for subdivision with these requirements expressed from the acceptable outcomes up through to the strategic framework.

3. *The development complements and is sympathetic to the form of development in the immediate locality.*

Council officer response: The development would result in an inconsistent form to other land along the western side of Gatton Esk Road. The subject site is part of an approximate 4.2km area fronting Gatton Esk Road providing a consistent lot size and shape. The proposal to create 6 rural residential lots (6,412m² to 6,939m²) significantly smaller than these lots (~4ha) and would be a noticeable increase in density and change to built environment compared to the surrounding lots.

4. *The nation, state and Lockyer Valley Region are currently experiencing a housing shortage. The locational characteristics of the site makes this an ideal site to contribute to the provision of additional dwellings on underutilised rural residential land within the local government area.*

Council officer response: Housing issues are being experienced at the local, state and national levels. The *Lockyer Valley Planning Scheme* includes a range of zones and precincts with varying lot sizes and densities sufficient to accommodate a significant amount of growth. The Planning Scheme seeks to ensure subdivision is provided for in a sustainable manner and provides opportunities for increased housing in appropriate locations. As detailed in the assessment against the Planning Scheme above, the proposed development is not of an appropriate size for the precinct or environmental values.

Summary

The applicant has identified a range of other relevant matters. However, as detailed above, these other relevant matters do not warrant approval of the proposal due to the significant level of non-compliance with important provisions of the Planning Scheme.

Referrals

Internal

The application was internally referred to Council's engineer and strategic planner. Relevant comments have been included the assessment and recommendation.

External

Planning Regulation 2017 Referrals

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

Referral status	Referral Agency	Referral trigger of <i>Planning Regulation 2017</i>	Referral response

Concurrence	DSDIP (SARA)	Schedule 10, part 10, division 3, subdivision 3, table 1, item 1 - Development interfering with koala habitat in koala habitat areas outside koala priority areas Schedule 10, part 9, division 4, subdivision 2, table 1, item 1– Reconfiguring a lot near a state transport corridor Schedule 10, part 9, division 4, subdivision 2, table 3, item 1 – Reconfiguring a lot near a state-controlled road intersection	25 February 2026 (Reference No. 2512-49824 SRA).
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SARA’s referral response included conditions relating to:

- Any earthworks, retaining walls, stormwater management measures or other works involving ground disturbance must not encroach or de-stabilise the state-controlled road;
- Stormwater management must not cause worsening to the operating performance of the state-controlled road;
- No direct access to Gatton Esk Road is permitted;
- Interfering with koala habitat and undertaking rehabilitation in accordance with the approved plans and documents;
- Fencing to be installed as per the approved plans and documents and *Koala Sensitive Design Guideline*;
- Implement measures and undertake works as per the approved plans and documents;
- Notification to the State Government of clearing works; and
- Entering into a preservation covenant with the State Government as per the approved plans and documents.

Other Referrals

Council sought Third Party Advice from Seqwater due to the land adjoining the Seqwater raw open channel infrastructure and being in close proximity to Seqwater’s Lake Clarendon dam. Seqwater provided their response on 2 April 2026 and included the following recommendations:

- Any future work must not interfere with Seqwater’s ability to construct additional infrastructure, make repairs or impose loading on existing or future infrastructure;
- Written consent from Seqwater is required prior to commencement of any works that impact Seqwater’s assets under the *Water Supply (Safety and Reliability) Act 2008*;
- Recommended inclusion of the following conditions:
 - No encroachment of works or activities into the adjoining Seqwater land;
 - Seqwater’s land cannot be used for storage of materials, heavy vehicular movements, car parking and/or site facilities; and
 - No extraction of water from the open channel in Seqwater’s land;
- A property note placed on the file requiring on-site sewerage facilities for future dwellings on the land submitted to Seqwater for consideration;
- Any fire trails must be on the subject land and cannot encroach on Seqwater owned land; and
- The covenant areas shown on the land may prevent fire trail access on the subject land. Seqwater recommended the Ecological Assessment Report be amended to incorporate a fire trail as necessary.

The subject land is included in the Infrastructure overlay (Bulk water asset buffer) due to proximity to Seqwater’s channel. The Infrastructure overlay code seeks to ensure development protects infrastructure, therefore, it would be reasonable and relevant to manage Seqwater’s recommendations through conditions.

Infrastructure Charges

As the development application is recommended for refusal no infrastructure charges apply. If it were approved, a levied charge would be applicable under the *Lockyer Valley Adopted Infrastructure Charges Resolution (No. 9) 2025* at a rate of \$18,335.35 per lot. Accounting for any credits, the total amount payable for a 6 lot subdivision would be \$91,676.75.

Trunk Infrastructure

The development is adequately serviced by trunk infrastructure and does not require any additional trunk infrastructure or upgrades of trunk infrastructure. Further, no trunk infrastructure upgrades are identified in Council's Local Government Infrastructure Plan (LGIP).

Public Notification

The application was impact assessable and was publicly notified for a minimum 15 business days between 27 February and 20 March 2026. On 21 March 2026, Council received the notice of compliance confirming public notification has been carried out in accordance with the requirements of the *Planning Act 2016*.

Council received (3) properly made submissions. All submissions were in objection to the proposal. The following table provides a summary and assessment of the issues raised by the submitters.

ISSUES	COMMENTS
Confirmation that public notification has been undertaken in accordance with legislative requirements.	Council received a notice of compliance on 21 March 2026 confirming that public notification was undertaken in accordance with legislative requirements.
The development should be refused if it does not comply with the zone intent, assessment benchmarks or where it would set an undesirable precedent. The development should only be approved if it complies with the minimum lot size.	The development does not comply with the Strategic framework and various assessment benchmarks of the Planning Scheme and TLPI, including the minimum lot size which is an important provision of the Planning Scheme. The proposal is recommended for refusal.
The development is overly dense and visually intrusive and can result in loss of privacy and overshadowing, visual bulk and dominance inconsistent with the prevailing built form, and reduction in open space and landscaping.	The development results in significant intensification of density which is inconsistent with the built form and character along the section of Gatton Esk Road. This is one reason for the recommendation for refusal.
The development will cause increased amenity impacts including: <ul style="list-style-type: none"> • Construction noise and vibration; • Operational noise from traffic, plant or commercial activities; • Light pollution affecting night-time amenity and ecological values; • Construction damage to neighbouring properties; and • Loss of rural appeal and aesthetics to neighbouring properties. 	There are requirements under the <i>Environmental Protection Act 1994</i> in relation to construction noise. The development does not include any commercial activities. The development does not involve any works to neighbouring properties. If it were approved, the likely future use would be for Dwelling houses, consistent with the surrounding area.

<p>It is requested the applicant undertake a social impact assessment and enter into a community benefit agreement. The developer should be required to engage with all neighbouring properties and the community.</p>	<p>The <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i> includes requirements for some developments to undertake a social impact assessment and enter into a community benefit agreement. These provisions do not apply to subdivision of land. It would be unreasonable for Council to require this to be undertaken.</p> <p>Public notification was undertaken in the manner required by legislation. There is no requirement for the developer to undertake additional community engagement.</p>
<p>The assessment should be informed by technical assessments including:</p> <ul style="list-style-type: none"> • Environmental impact assessment; • Traffic impact assessment; • Infrastructure capacity assessment; and • Social impact assessment. 	<p>The application was supported by an Ecological Assessment Report, Bushfire Management Report and Traffic Impact Statement.</p> <p>It would not be reasonable or relevant to require the other assessments as identified due to the legislation not requiring these assessments for this type of the development or the matter relating to another entity (e.g. water and sewerage networks capacity is a responsibility of Urban Utilities).</p>
<p>The development must consider the additional demand placed on community infrastructure including schools, health services, emergency services and recreational facilities.</p>	<p>Schools, health services and emergency services are managed by the Queensland State Government. There are no specific requirements under the <i>Planning Regulation 2017</i> or Planning Scheme in relation to these services.</p> <p>Council's Local Government Infrastructure Plan (LGIP) does not identify any new or upgraded recreational facilities at the subject site.</p>
<p>The proposed development has the potential to result in:</p> <ul style="list-style-type: none"> • Clearing of native vegetation; • Disturbance to watercourses and wetlands; and • Introduction of invasive species and edge effects. <p>No Environmental Impact Statement (EIS) was provided and there is insufficient information to adequately assess environmental risks.</p> <p>Significant clearing has already occurred on the land.</p>	<p>As detailed in the assessment above, the development results in increased environmental risks, and this forms part of the reasons for refusal.</p> <p>The submitted Ecological Assessment Report addressed the Biodiversity overlay code including impacts to vegetation on the land and measures to mitigate these adverse impacts. The development does not avoid matters of environmental significance and impacts native vegetation, which forms part of the reasons for refusal.</p> <p>The existing clearing of land was subject to a previous complaint and subject to investigation by Council's Development Compliance section.</p>
<p>The proposed development may increase impervious surfaces, alter drainage patterns, and contribute to flooding or water pollution if not properly managed.</p>	<p>The development may cause adverse impacts to water quality and flooding. The submitted information from the applicant has not demonstrated how water quality and risk of flooding</p>

The application must demonstrate how stormwater management has been implemented.	is managed. This forms part of the reasons for refusal.
The land is subject to flooding, bushfire risk and other natural hazards, which the application must address. Any deficiencies in the hazard assessment mitigation measures are grounds for refusal.	The development does not comply with the Flood hazard overlay code. This non-compliance cannot be managed through conditions, and therefore forms part of the reasons for refusal.
<p>The development will result in additional traffic in the area and safety risks if no measures are put in place. No Traffic Impact Assessment was provided.</p> <p>The design of access points must comply with relevant Australian Standards. The development should demonstrate how it supports active transport and minimises adverse impacts to the broader network. The developer should be required to construct a footpath for safety of pedestrians.</p> <p>The increased traffic from the development, including from construction may accelerate pavement degradation and increase maintenance costs to Council and the community.</p>	<p>The application was supported by a Traffic Impact Statement (TIS), which was reviewed by Council's development engineer. The TIS determined the traffic generation from the development does not warrant any upgrades to Tallaringa Drive.</p> <p>As detailed in the assessment against PO29 of the Reconfiguring a lot code, no upgrades to Tallaringa Drive are warranted. A footpath on the development side of Tallaringa is not desired given the existing overhead electricity infrastructure and swale drain.</p> <p>If approved, conditions would include construction of a driveway crossover to prior to sealing of the plan of subdivision. This would ensure driveway crossovers are constructed as per relevant standards and achieve appropriate sight distance.</p> <p>The impact of the development on Gatton Esk Road would have been considered by SARA as part of their referral agency assessment.</p>
The cumulative impact of multiple developments may strain existing capacity of water and sewerage networks.	The reticulated water supply and sewerage networks are managed by Urban Utilities. The land is not located within an area serviced by Urban Utilities' sewerage network. If it were approved, an application for separate water connections for each lot would be required, and as part of this process Urban Utilities would consider capacity of the network and upgrade requirements.
The developer must pay all necessary infrastructure charges and where required enter into infrastructure agreements to fund or deliver upgrades.	<p>If the proposal was approved, infrastructure charges would be payable in accordance with the <i>Lockyer Valley Adopted Infrastructure Charges Resolution (No. 9) 2025</i>.</p> <p>No upgrades to infrastructure are identified Council's Local Government Infrastructure Plan (LGIP).</p>

Conclusion

The proposed development:

- Does not comply with the minimum lot size of the large precinct of the Rural residential zone;
- Conflicts with the Strategic framework which seeks subdivision in the Rural residential zone to provide lot sizes of an appropriate size for the precinct and environmental values;

-
- Does not demonstrate a suitable development envelope on each lot having regard to natural hazards and environmental constraints;
 - Does not appropriately manage the flood risk to persons and property or demonstrate flooding will not cause external impacts; and
 - Does not provide any other relevant matters that warrant approval despite non-compliance with stringent provisions of the Planning Scheme and *Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI).

It is therefore recommended the development application be refused in accordance with section 60 of the *Planning Act 2016*.

Options

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

Critical Dates

A decision on this application must be made by 28 May 2026 in accordance with the *Planning Act 2016* and *Development Assessment Rules 2017*.

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 the appropriate assessment of the application in accordance with legislative requirements.

Consultation

The Portfolio Councillor was briefed on the development application shortly after lodgement and again prior to the Council meeting.

Other internal referrals are detailed in the 'Referrals' section of the Report.

Attachments

1	RL2025/0033 Proposal Plan	1 Page
2	RL2025/0033 Development Envelope Plan (Biodiversity overlay)	1 Page
3	RL2025/0033 Vegetation Clearing Plan	1 Page
4	RL2025/0033 Bushfire Radiant Heat Flux Levels	1 Page

CONCEPT PLAN OF SUBDIVISION



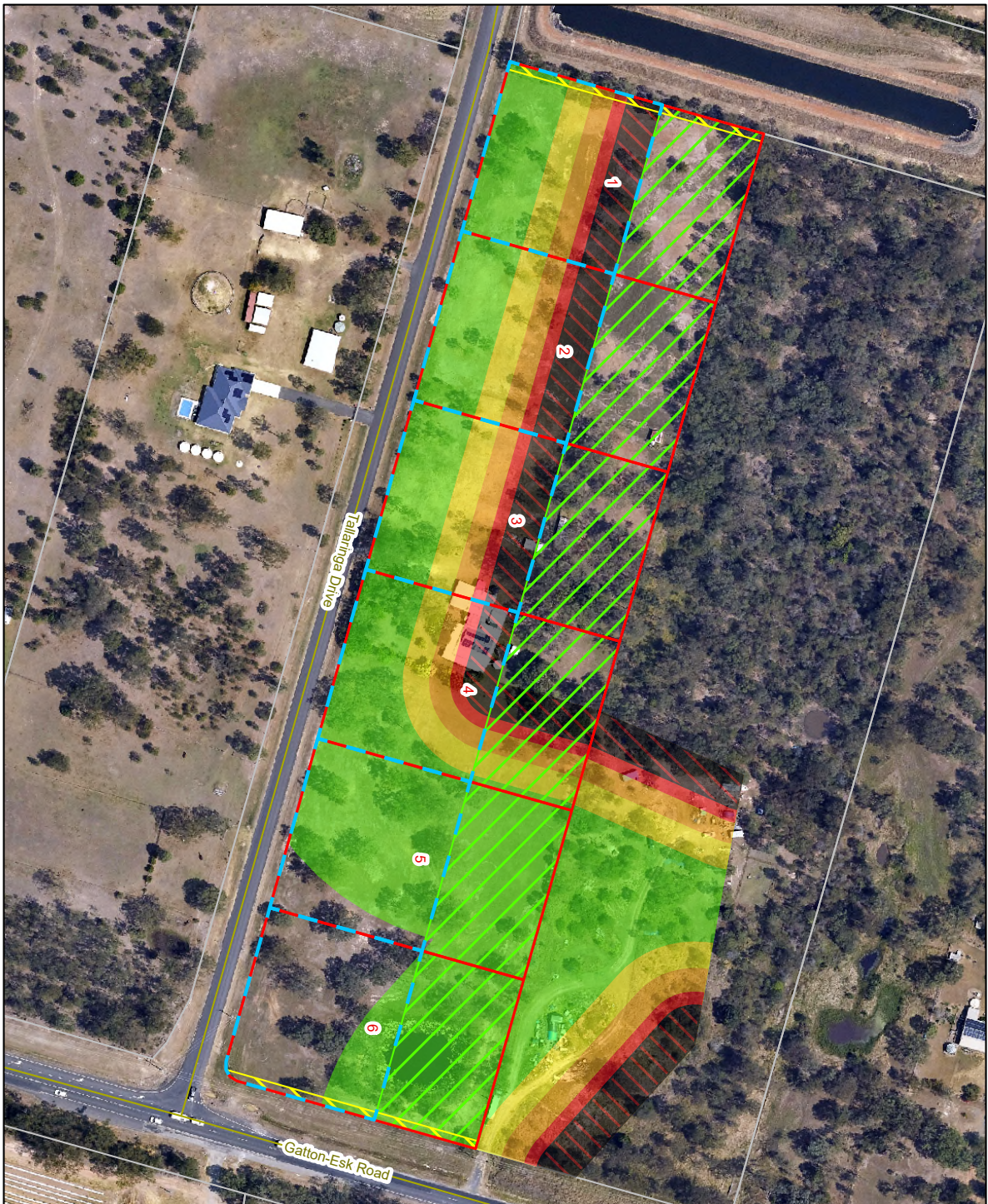
 SKIWI NORTH	CONCEPT PLAN OF SUBDIVISION	TITLE	SCALE	DATE	A AS SHOWN AND EXHIBIT	 REVISION	REVOLUTION TOWN PLANNING
		REG. PLAN AND DEVELOPMENT PERMIT	1:1750	11/20	11/20		



<p>Figure 2 Proposed Development</p>	
<p>Project: EAR 22 Tallaringa Drive, Adare Client: 2103 Developments Pty Ltd</p>	
<p>Project No.: J002717</p>	
<p>Compiled by: Galilery, Date: 13/01/2026 Approved by: Will Gleason Date: 13/01/2026</p>	
<p>0 20 40 Metres</p>	
<p>Legend</p> <ul style="list-style-type: none"> Cadastre Roads Lot layout Development envelope Covenant Landscaping buffer (3m width) 	
<p><small>The content of this document is the intellectual property of Range Environmental Consultants. Range Environmental Consultants does not guarantee the accuracy of such data. Source: Cadastre data sourced from DNRME (2025). Aerial imagery sourced from Nearmap (2025).</small></p>	



<p>Figure 15 MLES Biodiversity Area Impact Assessment</p>	
<p>Project: EAR 22 Tallaringa Drive, Adare</p>	
<p>Client: 2103 Developments Pty Ltd</p>	
<p>Project No.: J002717</p>	
<p>Compiled by: Galilenny Date: 14/01/2026 Approved by: Will Gibson Date: 14/01/2026</p>	
<p>Legend</p> <ul style="list-style-type: none"> Cadastre Roads Lot layout Development envelope Covenant Existing exempt clearing extent OM3A MLES Biodiversity area Retain native tree (87) Remove native tree (Development Envelope) (78) Existing exemption (remove native tree) (13) NRZ Impacted - retain (2) Existing exemption (NRZ Impacted) (2) 	
<p>The content of this document is the property of Range Environmental Consultants Pty Ltd. Source: Environmental Consultants does not guarantee the accuracy of such data. Source: Cadastre data sourced from DNRME (2025). Aerial imagery sourced from Nearmap (2025).</p>	



<h2 style="text-align: center;">Appendix A Bushfire Attack Levels</h2>	
Project: 22 Tallaringa Drive, Adare	
Client: 2103 Developments Pty Ltd	
Project No.: J002717	
Compiled by: Galilary, Date: 14/01/2026 Approved by: Will Gibson Date: 14/01/2026	
0 20 40 Metres	
Legend	
	Cadastral
	Roads
	Lot layout
	Development envelope
	Covenant
	Landscaping buffer (3m width)
	BAL-12.5
	BAL-19
	BAL-29
	BAL-40
	Flame Zone

The accuracy of this document is based on the data provided to us. Range Environmental Consultants does not guarantee the accuracy of such data. Source: Cadastral data sourced from DNRME (2025). Aerial imagery sourced from Nearmap (2025).



12.6 RL2025/0021 - Development Application for Reconfiguring a Lot for Subdivision (62 Lots) - Plant Street and School Street, Helidon

Author: Scott Hambleton, Contract Planner
Responsible Officer: Michael Dargusch, Acting Group Manager Community and Regional Prosperity

Purpose:

The purpose of this report is to consider a development application for a Development Permit for Reconfiguring a Lot for Subdivision (1 lot into 62 lots) at 40 Plant Street, Helidon, described as Lot 66 SP355999.

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 the application for a Development Permit for a Reconfiguring a Lot for Subdivision (62 Lots) at 40 Plant Street, Helidon, described as Lot 1 & 2 SP332992 (now Lot 66 SP355999), be approved subject to the following conditions.					
No.	Condition				Timing
APPROVED PLANS AND DOCUMENTS					
1.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents, including any amendments where in red on the approved plan(s) or document(s):				At all times.
	Title	Plan No.	Revision/Amended	Date	Prepared By
	Proposed Subdivision Layout Plan	002553_ST2	G	06/05/2025	B Planned
	Agricultural Buffer Assessment	-	-	24/11/2025	Gilbert & Sutherland
2.	CONDITIONS OF APPROVAL AND APPROVED PLANS 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 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 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				At all times.

	All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	
6.	WORKS – DEVELOPER RESPONSIBILITY 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 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 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.	ENDORISING OR RELEASE OF SURVEY PLAN Undertake all below actions prior to Council endorsing or releasing the Survey Plan for this development: (a) All conditions attached to this development approval have been fulfilled; (b) All outstanding rates and charges relating to the site have been paid; (c) A statement demonstrating compliance with all conditions has been submitted to Council.	Prior to approval of the plan of subdivision.
PROPERTY		
10.	COVENANT (a) Enter into a covenant with Council under section 97A of the <i>Land Title Act 1994</i> , for the 19m x 19m vegetated agricultural buffer area identified on the approved plans. (b) Submit to Council the covenant for endorsement. The covenant must detail the responsibilities, liabilities, measures, remedies and intents as necessary to fulfil the requirements of a permanent vegetated buffer to mitigate risks potentially generated from Lot 35 CSH1417. (c) Lodge the endorsed Covenant Form 31 with the Queensland Titles Registry. (d) Submit to Council, a copy of the registered Covenant Form 31. (e) Carry out the responsibilities, liabilities, measures, remedies and intents to achieve a permanent vegetated buffer to mitigate risks potentially generated from Lot 35 CSH1417.	(a) Prior to approval of the plan of subdivision. (b) Prior to approval of the plan of subdivision. (c) Within 3 months of approval of the plan of subdivision. (d) Within 2 weeks of the registration of the covenant. (e) As indicated.
11.	LAND DEDICATION GENERALLY Dedicate land shown as follows: (a) land identified as road must be dedicated to the State as road reserve, including the 10m proposed pathway; and (b) land identified as drainage reserve must be dedicated to the Council as freehold land.	With request for approval of the plan of subdivision.
ENGINEERING		

12.	OPERATIONAL WORK - GENERAL Obtain a Development Permit for Operational Work for bulk earthworks, sediment and erosion control, stormwater drainage works and roadworks.	Prior to the commencement of any site works.
13.	OPERATIONAL WORK – MASTER SERVICES PLAN Submit a master services plan which includes the following: <ul style="list-style-type: none"> • Conceptual driveway locations • Bin collection locations • Street tree locations • Underground infrastructure 	With the first operational works application.
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
14.	STORMWATER DRAINAGE WORKS – DESIGN, CONSTRUCTION AND MAINTENANCE 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 for stormwater drainage works.	Prior to the commencement of any stormwater works and at all times thereafter.
15.	STORMWATER DRAINAGE WORKS – LOCKYER CREEK OUTLET Design the external stormwater drainage within existing road reserves to service the development which includes an outlet to Lockyer Creek. The drainage system east of Lot 15 CA313 is to include post-developed pipe capacity for the highest and best use of the adjacent Lot 3 SP332992, Lot 65 SP355999 and Lot 15 CA313 to achieve an ultimate no-increase in stormwater surface flows to School Street and Trost Street for all storm events 1EY to 1% AEP. Such drainage works must be designed by a Registered Professional Engineer Queensland (RPEQ) and constructed in accordance with the Queensland Urban Drainage Manual 2017 and the provisions of a Development Permit for Operational Work for stormwater drainage works.	Prior to the commencement of any stormwater works and at all times thereafter.
16.	SUBMIT STORMWATER MANAGEMENT PLAN Submit to Council for approval, a detailed site-based stormwater management plan certified by a Registered Professional Engineer of Queensland. In addition to other relevant stormwater quantity and quality management issues, the report must include the following: <ol style="list-style-type: none"> (i) A suitably scaled plan showing the stormwater catchment and sub-catchments for pre-development and post-developed scenarios; (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; (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; and (iv) If stormwater detention basin/s or retention system/s are proposed, incorporate details of ongoing maintenance and management 	At the same time as a development application for Operational Work.

	<p>actions required about any proposed detention basin and retention systems.</p> <p>The stormwater management plan must demonstrate the development:</p> <ul style="list-style-type: none"> (i) Achieves no actionable nuisance; and (ii) Provides stormwater quality treatment measures meeting the design objectives listed in the planning scheme. <p>All land adjoining the development must be protected at all times from ponding or actionable nuisance from stormwater resulting from the development.</p> <p><i>Note: The stormwater system is to include the design of the external stormwater infrastructure along School Street and Trost Street with an outlet to Lockyer Creek.</i></p>	
EROSION AND SEDIMENT CONTROL		
17.	<p>SUBMIT EROSION AND SEDIMENT CONTROL PLAN</p> <p>Submit a ‘For construction’ Erosion and Sediment Control Plan (ESCP) with the Operational Works application. The ESCP must:</p> <ul style="list-style-type: none"> (i) be prepared by suitably qualified and experienced Register Profession Engineer of Queensland and/or Certified Professional in Erosion and Sediment Control; (ii) relate to each phase of the works (including but not limited to, clearing, earthworks, manage, flows and capture sediment; <p><i>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.</i></p> <ul style="list-style-type: none"> (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; (iv) provide sufficient detail to ensure compliance with all conditions of this permit relating to erosion and sediment control is achieved; (v) include details of the proposed flocculants and automatic dosing systems for sediment basins, including jar testing results. (vi) demonstrate the suitability of the proposed flocculants having regard to the downstream receiving environment and water quality; and (vii) include the results of all soil investigations undertaken for the whole development site. 	As indicated.
18.	<p>IMPLEMENT EROSION AND SEDIMENT CONTROL PLAN</p> <p>The ESCP is to be implemented and maintained for the duration of the construction works, and until such time as all exposed soil areas are permanently stabilised (e.g. turfed, hydro mulched, concreted or landscaped etc.).</p>	As indicated.
GENERAL WATER AND SEWERAGE INFRASTRUCTURE		
19.	<p>WATER AND SEWERAGE – GENERAL</p> <p>Ensure that each lot is serviced by water distributor-retailer’s water supply and sewerage infrastructure. Submit to Council evidence of connection from the relevant service provider.</p>	Prior to approval of the plan of subdivision.
TELECOMMUNICATION AND ELECTRICITY		

20.	ELECTRICITY AND TELECOMMUNICATIONS Connect each lot to reticulated electricity and telecommunications to the standard of the relevant service provider. Submit to Council evidence of connection from the relevant service provider.	Prior to approval of the plan of subdivision.
21.	ELECTRICITY INFRASTRUCTURE Electricity infrastructure must be provided underground. No new overhead powerlines are permitted.	Prior to approval of the plan of subdivision.
ENGINEERING WORK – ACCESS		
22.	VEHICULAR CROSSOVERS Provide each small lot with a vehicular crossover in the crossover locations shown on the master services plan, constructed in accordance with the IPWEA Standard Drawing RSD-100 and RSD-101.	Design with the operational works application. Construct prior to approval of the plan of subdivision.
23.	ACCESS DRIVEWAY Design and construct a minimum 3.0m wide concrete access driveway to Lot 61 to provide Refuse Collection Vehicle (RCV) turning manoeuvres for the end of the 16m road. A vehicle turning path assessment is to be provided to confirm the location of the driveway can satisfy the RCV turn-around.	Design with the operational works application. Construct prior to approval of the plan of subdivision.
24.	BIORETENTION BASIN ACCESS Provide a 3.0m minimum concrete access driveway to all bio-retention basins inclusive of timber bollards and locking rails to prevent through traffic movements. The concrete driveway shall be located to provide Refuse Collection Vehicle (RCV) turning manoeuvres for the end of the 16m road.	Design with the operational works application. Construct prior to approval of the plan of subdivision.
25.	BIN PADS Design and construct concrete bin pads to service Lots 23, 24 and 62. Sufficient space is to be designed and constructed to store two (2) x 240L refuse bins for each lot.	Design with the operational works application. Construct prior to approval of the plan of subdivision.
26.	PEDESTRIAN PATHWAY Design and construct a 2.0m concrete footpath within the 10m pathway, generally in accordance with IPWEA Standard Drawing PCD-101. Provide appropriate lighting in accordance with Lockyer Valley Planning Scheme Policy SC6.6.7 Infrastructure Works.	Design with the operational works application. Construct prior to approval of the plan of subdivision.
ENGINEERING WORK – ROAD WORKS		
27.	INTERNAL ROAD WORKS – DESIGN AND CONSTRUCTION Design and construct the following roads internal to the site 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 a Development Permit for Operational Work for roadworks: <ul style="list-style-type: none"> • Classification – 18m road identified on the approved plan to be constructed as a Minor Collector (No bus service). • Classification – 16m road identified on the approved plan to be constructed as an Access Street. 	Design with the operational works application. Construct prior to approval of the plan of subdivision.

28.	<p>EXTERNAL ROAD WORKS – DESIGN AND CONSTRUCTION</p> <p>Design and construct the external frontage roads 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 Operational Work for roadworks:</p> <ul style="list-style-type: none"> • Classification – Plant Street, School Street and Lockyer Creek Road to be constructed as Minor Collectors (Bus service) with full 8m wide pavement. <p>The works must extend for the full development frontage to tie in with the existing cross section of the road.</p>	Design with the operational works application. Construct prior to approval of the plan of subdivision.
29.	<p>ENGINEERING WORK – INTERSECTION WORKS</p> <p>Design and construct the intersection at Plant Street and the New 18m Road in accordance with the approved plans, AUSTRROADS 2009 Guide to Road Design, Part 4A, Unsignalised and Signalised Intersections and the provisions of a Development Permit for Operational Work for roadworks.</p>	Design with the operational works application. Construct prior to approval of the plan of subdivision.
30.	<p>TEMPORARY TURNAROUNDS</p> <p>A temporary sealed turnaround must be provided at the end of all roads which temporarily terminate at property boundaries. The turnarounds must be able to accommodate a Refuse Collection Vehicle and be constructed in accordance with the provisions of a Development Permit for Operational Work for roadworks.</p>	Design with the operational works application. Construct prior to approval of the plan of subdivision.
31.	<p>LIGHTING – DESIGN AND CONSTRUCTION</p> <p>Design and construct street lighting to a minimum of “P4” Standard in accordance with AS/NZS 1158.3.1:2015 - Lighting for Roads and Public Areas. Lighting is to be designed and certified by a Registered Professional Engineer of Queensland.</p>	Design with the operational works application. Construct prior to approval of the plan of subdivision.
ENGINEERING WORK – EARTHWORKS, EXCAVATING AND FILLING		
32.	<p>OPERATIONAL WORK – EARTHWORKS PLAN</p> <p>Provide an earthworks plan that clearly identifies the following:</p> <ol style="list-style-type: none"> The location of cut and/or fill; The type of fill to be used and the compaction standards; The quantum of fill to be deposited or removed and finished cut and/or fill levels; Retaining structures (if necessary); and Surface and sub-surface drainage controls (if applicable). 	As part of a development application for Operational Work (Excavating and Filling).
LANDSCAPING		
33.	<p>LANDSCAPING – STREET TREES</p> <p>Submit as part of the first Operational Works application a Streetscape Landscaping Plan, prepared by a suitably qualified Landscape Architect generally in accordance with the approved plans and documents and the following:</p> <ol style="list-style-type: none"> The species outlined in Planning Scheme Policy 6.7 - Landscaping, Appendix 3: Preferred street tree species; The design standards in the Landscaping Code and Planning Scheme 6.7 – Landscaping; IPWEA standard drawing GS-010 Street Tree planting details including root barriers; 	As indicated.

	<p>(d) IPWEA standard drawing GS-012 Landscaping - street tree planting details narrow median;</p> <p>(e) Spacing of 1 street tree for every 15m of road frontage;</p> <p>(f) Each street tree is minimum 45 litre pot plant stock size;</p> <p>(g) Quality requirements specified in the NATSPEC Guidelines: Specifying Trees;</p> <p>(h) Details of the planting of the 19m x 19m Agricultural Land Buffer covenant area which ensure maintenance obligations by the future landowner are reduced as much as possible through species selection and initial planting requirements.</p> <p>The landscaped plan must include a water and maintenance plan for the duration of the establishment phase, and an ongoing maintenance and replanting programme.</p>	
34.	<p>FENCING</p> <p>Install property boundary fencing along the entire eastern boundary of the development. Unless an alternative is agreed to with the adjoining neighbour and approved by Council, the boundary fence is to be a 1.8m high timber paling fence with no gaps.</p>	Prior to approval of the plan of subdivision.

Advisory Notes

1. Council will issue an Infrastructure Charges Notice. These charges are required to be paid prior to the approval of the plan of subdivision.
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. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.
7. **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.
8. **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.

9. Fire ants

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

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

The Fire Ant Restricted Area as well as general information can be viewed on [the Department of Agriculture and Fisheries website](#).

10. 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](#).

11. 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.

12. 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).

13. 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.

14. 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

Executive Summary

Council has received a development application for a Development Permit for Reconfiguring a Lot for Subdivision (62 lots) at 40 Plant Street, Helidon, described as Lot 66 SP355999.

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.

TABLE 1 - OVERVIEW	
APPLICATION DETAILS	
Application No:	RL2025/0021
Applicant:	Fernvale Land Co Pty Ltd
Landowner:	Fernvale Land Co Pty Ltd
Site address:	40 Plant Street, Helidon
Lot and Plan:	Lot 1 & 2 SP332992 (now Lot 66 SP355999)
Proposed development:	Development Permit for Reconfiguring a Lot for Subdivision (62 lots)
STATUTORY PLANNING DETAILS	
Planning Scheme:	<i>Lockyer Valley Planning Scheme 2024</i>
Zone:	Low Density Residential Zone (Suburban Precinct)
South East Queensland Regional Plan 2023 (Shaping SEQ) regional land use category:	Urban Footprint
Referral trigger/s under the <i>Planning Regulation 2017</i>:	SARA – Transport thresholds
TLPI:	<i>Temporary Local Planning Instrument 2024 (Flood Regulation)</i> (effective 22 July 2024) Flood hazard area under the Flood hazard overlay: <ul style="list-style-type: none"> Investigation area
Overlays:	<ul style="list-style-type: none"> Agricultural land Bushfire hazard Waterways and water resource catchment
Category of Assessment:	Impact assessable The subject land is located within the Low Density Residential Zone which identifies a Reconfiguring a Lot for Subdivision as Impact assessable development where less than 75% of the lots comply with the minimum lot size under Table 5.6-1 of the <i>Lockyer Valley Planning Scheme 2024</i> .

DESCRIPTION OF THE SITE AND SURROUNDS

SITE AND LOCALITY DESCRIPTION	
Land area:	4.086 hectares
Existing use of land:	Vacant
Road frontage:	355m to Plant Street 113m to Lockyer Creek Road and School Street
Significant site features:	Nil
Topography:	Flat at 139m AHD
Surrounding land uses:	North – McGovern Park East – Residential dwellings on large lots South – Rural land West – Suburban residential dwellings

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

DEVELOPMENT APPROVAL	ASSESSMENT
RL2021/0044	Development Permit for Reconfiguring a Lot for Subdivision (1 into 3 lots) approved on 1 June 2022
RL2021/0044.01	Minor Change to Development Permit for Reconfiguring a Lot for Subdivision (1 lot into 3 lots) approved on 30 January 2023
RL2025/0022	Development Permit for Reconfiguring a Lot for Boundary Realignment (2 lots) approved on 19 August 2025. This was approved following the lodgement of the 62-lot subdivision application on original Lots 1 & 2 SP332992. The new title has been issued; accordingly the development is proposed over current Lot 66 SP355999.

DESCRIPTION OF PROPOSAL

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Number of Proposed Lots	62 residential lots plus drainage reserve
Area of Proposed Lots	<ul style="list-style-type: none"> 39 lots are 'small residential lots' between 400m² and 600m², equating to 63% of the development 23 lots are standard lots between 601m² and 961m², equating to 37% of the development A 1845m² drainage reserve lot
Easements	Nil
Covenants	19m x 19m vegetated covenant for agricultural separation.
Access	Includes new 18m wide Minor Collector (no bus services) and 16m wide Access Streets. New 10m wide pathway. Specifically, the proposed access arrangements are: Lots 1 to 20 – Plant Street Lots 21 & 22 – Lockyer Creek Road Lots 23-38 and 46-62 – new 16m wide internal road Lots 39, 44 and 45 – new 18m wide internal road Lots 40-43 – School Street



Figure 3. Proposed agricultural buffer covenant

PLANNING ASSESSMENT

Lockyer Valley Planning Scheme 2024

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

- Low density residential zone code
- Agricultural land overlay code
- Bushfire hazard overlay code
- Waterways and water resources overlay code
- Earthworks, filling and excavation code
- Infrastructure and services code
- Landscaping code
- Stormwater management code
- Transport, access and parking code
- Reconfiguring a lot code

Assessment against Planning Scheme Codes

The proposed development complies with all Acceptable outcomes of the relevant codes, except those addressed below.

Agricultural land overlay code

Acceptable Outcome	<p>AO1.1 Development, other than Cropping or Animal husbandry, is:</p> <ol style="list-style-type: none"> a. not located on ALC Class A & B soils; and b. not within the ALC Class A & B - Separation area. <p>AO2.1 Where a sensitive land use cannot be located outside the ALC Class A & B - Separation area or ALC Class A & B soils, it is separated by:</p> <ol style="list-style-type: none"> a. 100m over open ground; or b. a buffer of at least 50m wide that includes a 25m wide vegetated buffer for dust dispersion. <p><i>Note—Existing areas external to the site may be used in calculating the necessary separation distances where the tenure ensures that the land will remain as a separation area or a</i></p>
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	<p><i>vegetated separation (for example the land is used as a road or Park in public ownership or in the Conservation zone).</i></p> <p>AO3.2 The mapped separation area is retained as screen landscaping when undertaking a subdivision to ensure that adverse effects from the rural activities are mitigated and managed.</p>
Performance Outcome	<p>PO1 Rural activities avoid fragmentation, loss and diminished productivity and degradation of the continuing operational efficiency of ALC Class A & B soils. Any other development avoids locating in ALC Class A & B soils or ALC Class A & B - Separation area unless it is demonstrated by a technical report that:</p> <ol style="list-style-type: none"> an overriding need exists for the development in terms of public benefit; no suitable alternative site exists for the development; loss or fragmentation of ALC Class A & B soils is minimised to the greatest extent possible. <p><i>Note—Compliance with this Performance Outcome may be demonstrated by providing a report, prepared by a suitably qualified professional, that the site does not have ALC Class A & B soils as mapped on OM1 Agricultural land overlay.</i></p> <p>PO2 Development is designed and located to:</p> <ol style="list-style-type: none"> avoid creating land use conflicts; reduce the uses exposure to agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash; protect the existing and continuing viability of rural activities on ALC Class A & B soils. <p>PO3 Reconfiguring a lot on or adjacent to ALC Class A & B soils:</p> <ol style="list-style-type: none"> results in a more productive use and management of ALC Class A & B soils; does not lead to increased fragmentation of ALC Class A & B soils; does not increase the potential conflict between agricultural and non-Rural activities. <p><i>Note—Minimum lot sizes for each lot must allow continued agricultural viability. Minimum lot sizes should ensure that resulting farm sizes are large enough to support for a range of agricultural options over the long-term.</i></p>
Applicant’s response:	-
Officer’s assessment:	<p>The site does not contain any ALC Class A & B soils, but contains a separation area. The development is within 100m of ALC Class A & B soils, and a 19m wide vegetated buffer in width is proposed in lieu of 25m wide buffer.</p> <p>The applicant has provided an Agricultural Buffer Assessment and Land Use Conflict Risk Assessment. The report determines that a 19m x 19m vegetated agricultural separation buffer is required within proposed Lot 61 to minimise potential current and future adverse impacts and to provide 50m separation from agricultural activities occurring on Lot 35 CSH1417 to the south-east. The outcomes of the report are recommended as conditions. The technical report demonstrates ALC Class A & B soils is not lost, land use conflicts are avoided, exposure is reduced to agricultural activity impacts the potential for land use conflict is not increased.</p>
Officer’s recommendation:	Determine the proposal complies with PO1, PO2 and PO3, subject to conditions.

Reconfiguring a lot code

Acceptable Outcome	AO7.1 The size and dimensions of lots created by subdivision comply with Table 9.5.1-4: Minimum lot size and dimensions.
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<p>Performance Outcome</p>	<p>PO7 The size and dimensions of lots created by subdivision are consistent with:</p> <ul style="list-style-type: none"> a. Table 9.5.1-4: Minimum lot size and dimensions; b. the need to accommodate buildings, structures, vehicle access, parking and manoeuvring areas, open space, sport and recreation areas, landscaping and the area required for on-site wastewater treatment system where the lot is not connected to reticulated sewer; c. the physical characteristics of the site including where affected by an overlay.
<p>Applicant's response:</p>	<p><i>Importantly, the revised design not only reduces lot yield, but also redistributes lot sizes in a manner that improves the relationship between density, streetscape character and accessibility to community facilities, open space, sport and recreation and centre zones. Smaller lots are generally concentrated in locations that are better accessible to services, while larger lots are more prevalent in areas further from the nearby centre.</i></p> <p><i>In this respect, the revised layout improves the proportion and placement of smaller lots. The previous design comprised 81% of allotments within the small lot size range (being lots generally between 400m² and 600m²). By contrast, the revised layout reduces this proportion to approximately 60%. Further, approximately 70% of these smaller lots are located within an 800m walking distance of the nearby centre zone, thereby supporting convenient access to services, community facilities sport and recreation and open space zoned land. Conversely, most larger lots are located outside the 800m walking catchment, which is an appropriate and strategically responsive distribution.</i></p> <p><i>The revised subdivision pattern also contributes positively to streetscape outcomes. By interspersing smaller lots with larger lots, and by increasing lot frontages, the layout avoids a uniform or repetitive subdivision pattern and will result in greater visual variation because of future variation in built form. This assists in achieving a more interesting and desirable streetscape character, consistent with the broader intent of the planning scheme to provide well designed residential neighbourhoods.</i></p> <p><i>From a density perspective, the proposed development remains commensurate with the intended outcomes for the Low density residential zone. The development achieves a residential density of approximately 15 dwellings per hectare, which falls within the density range identified in the zone's overall outcomes (15 to 25 dwellings per hectare). Notably, the proposal sits toward the lower end of that range, reinforcing that the development remains consistent with the low-density character envisaged for the area while still contributing to efficient use of urban land.</i></p>
<p>Officer's assessment:</p>	<p>The proposal incorporates 39 small residential lots, or 63% of the entire development. Relevantly, this has been reduced by the applicant in response to Council's Further Advice letter, following the public notification period. The minimum lot size prescribed by Table 9.5.1-4 for the zone is 600m². Accordingly, assessment against the Performance outcome is required.</p> <p>Table 9.5.1-4 contemplates lot frontages of 15m for standard lots, or 10m for small lots. All standard and small lots comply with the minimum frontage requirements for the zone. Furthermore, the table requires a minimum rectangle of 10m x 15m for standard lots, or 8m x 12m for small lots, which is also achieved. Only the minimum lot size aspect of Table 9.5.1-4 is not complied with for all the proposed lots, however the table clearly anticipates small residential lots given the frontage, rectangular dimension provisions. Also Overall Outcome (f) of the Low Density Residential Zone Code states "Some housing choice is provided in this zone to allow people to remain</p>

	<p>within their local community throughout their life. Dwelling houses, Dual occupancies, Rooming accommodation and small-lot housing, are expected to be the dominant forms of housing”. Therefore, the size and dimensions of created lots are consistent with the Planning Scheme. As the lots can comfortably accommodate the minimum rectangle, the proposal provides adequate areas for buildings, structures, vehicle access, parking and manoeuvring areas, open space, sport and recreation areas and landscaping on each lot.</p> <p>The proposal is not significantly affected by the overlays. Proposed Lot 61 includes a 19m x 19m covenant for agricultural separation. Accordingly, the layout responds to the physical characteristics of the site.</p>
Officer’s recommendation:	Determine the proposal complies with PO7.

Acceptable Outcome	<p>AO8.1 For residential subdivision within the Low density residential zone, a minimum of:</p> <ul style="list-style-type: none"> a. 20% of the lots are 800m² or more; b. 20% of the lots are between 450m² to 600m².
Performance Outcome	<p>PO8 Development within residential zones provides for a diversity of lot sizes consistent with Figure 9.5.1-4: Mix of residential lot size and densities to improve housing choice and contribute to an interesting streetscape.</p>
Applicant’s response:	<p><i>Compliance with PO8 is achieved by the reduction in total yield from 68 lots to 62 lots, which enables the inclusion of larger allotments and facilitates a broader distribution of lot sizes across the development. The revised plan incorporates a combination of smaller lots, generally in the 400m² to 600m² range, together with larger lots (greater than 600m²), thereby achieving a varied lot size that is consistent with the planning scheme’s illustrative intent as depicted in Figure 9.5-4. In turn, this lot mix will support a broader range of future dwelling typologies, built form outcomes and household needs, thereby improving housing choice within the locality.</i></p> <p><i>In addition to lot size diversity, the amended layout adopts regular-shaped allotments where practicable, consistent with the principles illustrated in Figure 9.5-4. The provision of regular lot configurations improves flexibility for future residential development, including the siting of dwellings, landscaping, private open space, and access arrangements. As a result, the proposed lots are not only varied in size but are also functional and capable of accommodating appropriate residential development outcomes.</i></p> <p><i>The distribution of lot sizes throughout the subdivision has been arranged to avoid a repetitive or monotonous streetscape presentation. Smaller lots are interspersed amongst standard and larger lots, which will assist in generating variation in future built form, frontage rhythm and dwelling articulation as the estate develops. This integrated lot pattern is expected to contribute to a more visually varied and engaging streetscape character, consistent with the intent of the Planning Scheme.</i></p>
Officer’s assessment:	<p>As 63% of the proposed lots are between 400m² and 600m², compliance with AO8.1 is not achieved. Figure 9.5-4 seeks a variety and distribution of lot sizes, with rectangular shapes and orientation to the primary street frontage. As proposed, no more than four small lots adjoin one another along a street frontage, due to the distribution of standard residential lots over 601m² in size. This creates an interesting streetscape with a variety of lot sizes that are well distributed throughout the subdivision. Furthermore, all lots are of a rectangular shape and address the primary street frontage. Therefore, the proposal is consistent with Figure 9.5-4.</p>

Officer's recommendation:	The proposal complies with PO8.
Acceptable Outcome	<p>AO14.1 Small residential lots are:</p> <ul style="list-style-type: none"> a. located within 800m walking distance of a centre zone; b. no more than 25% of lots in any street block; c. located on land with slopes less than 10%; d. not located at the end of a T-intersection or at a bend in the road; e. not located at the end of a cul-de-sac; f. not created by further subdividing a rear access lot.
Performance Outcome	<p>PO14 Small residential lots may be created to assist urban consolidation and increase housing diversity consistent with Figure 9.5.1-1: Diversity in housing choice and configuration where:</p> <ul style="list-style-type: none"> a. located within walking distance of a centre zone; b. consistent with the preferred character for the zone or local area; c. the small residential lots are distributed among larger lots and do not dictate the streetscape pattern; d. the site is not subject to topographical constraints; e. lots with frontages of 10m or less are dispersed through the development minimising impact of pedestrian safety and street parking.
Applicant's response:	<p><i>In total, 33 lots are located within this walkable catchment, representing approximately 52% of the total proposed lots. This demonstrates that a substantial proportion of the subdivision is positioned to benefit from convenient pedestrian access to services and facilities associated with the centre.</i></p> <p><i>Within the 800m walking distance of the nearby centre, the lot mix comprises both smaller and larger allotments, reflecting a deliberate planning response rather than a uniform density outcome. Specifically, 23 of the 33 lots within this 800m walking catchment are small lots, with the balance comprising larger lots. The revised layout has intentionally concentrated the majority of small lots within walking distance of the centre to align with intended planning outcomes sought for land within walking distance of centre zoned land.</i></p> <p><i>The overall number of small lots in the proposed development has been reduced to 38 small lots or 60% of all lots. The overall outcomes of the Low density residential zone code provide that development is to incorporate:</i></p> <ul style="list-style-type: none"> - <i>Low-rise residential development predominantly 1 or 2 storeys in a variety of housing styles and designs to meet the needs of the community - overall outcome 2(a).</i> - <i>Development maintains a low density detached housing character in which tourist activities, other than small scale Short-term accommodation, are not accommodated - overall outcome 2(b).</i> - <i>Development achieves a density commensurate with the low-density nature of the area and between 3 to 5 dwellings (where unsewered) and 15 to 25 dwellings (where connected to sewer) to a hectare while always remaining compatible with the existing character - overall outcome 2(c).</i> - <i>Some housing choice is provided in this zone to allow people to remain within their local community throughout their life. Dwelling houses, Dual occupancies, Rooming accommodation and small-lot housing, are expected to be the dominant forms of housing - overall outcome 2(f).</i>

	<p><i>The proposed subdivision pattern and layout are consistent with the intended low density residential character of the area and will facilitate low-rise residential development predominantly comprising 1 to 2 storeys. The subdivision is designed to accommodate a variety of housing styles and built form outcomes to meet the needs of the community.</i></p> <p><i>The proposed development achieves a density of 15 dwellings per hectare, which is at the lower end of the density range nominated by the Low density residential zone code (15–25 dwellings per hectare). In this regard, the proposal maintains a low density residential character while remaining consistent with the density framework of the LDRZ code.</i></p> <p><i>The anticipated dominant housing forms within the subdivision include Dwelling houses, Dual occupancies and small lot housing aligned with the housing choice guided by Low density residential zone code. Accordingly, for the reasons outlined above, the proposed reconfiguration is considered to appropriately respond to the intended outcomes of the Low density residential zone code with respect to preferred character.</i></p>
<p>Officer’s assessment:</p>	<p>Compliance with AO14.1 is not achieved as some of the small residential lots are located more than 800m walking distance of a centre zone and comprise more than 25% of lots in a street block.</p> <p>Figure 9.5-1 seeks housing diversity through large allotments on corner sites, distribution of larger lots in between smaller lots, pedestrian linkages and a diverse mix of housing types. The development achieves all of these aspects.</p> <p>70% of proposed small residential lots are within 800m walking distance of the centre zone, the remaining 30% of small lots would be no greater than 1km walking distance from the centre zone, which is appropriate in the context given the flat terrain and existing footpath to the Helidon centre.</p> <p>The preferred character for the Low density residential zone is defined by the zone overall outcomes as being dominated by dwelling houses, dual occupancies and small-lot housing developed at 15 to 25 dwellings per hectare. As proposed, the subdivision allows for approximately 15.4 dwellings per hectare, which is at the lower scale of the desired density outcome. Furthermore, the proposed lots will enable the development of dwelling houses, including on smaller lots. Therefore, the proposal is consistent with the preferred character for the zone.</p> <p>No more than four small lots adjoin one another along a street frontage, due to the distribution of standard residential lots over 601m² in size. The small lots are not subject to topographical constraints, and there are no small lots with a frontage of 10m or less.</p>
<p>Officer’s recommendation:</p>	<p>The proposal complies with PO14.</p>

TLPI

The site is located within the Flood investigation area and a review of Council’s Flood Information Portal confirms the site is subject to flood inundation. Refer to the map below.

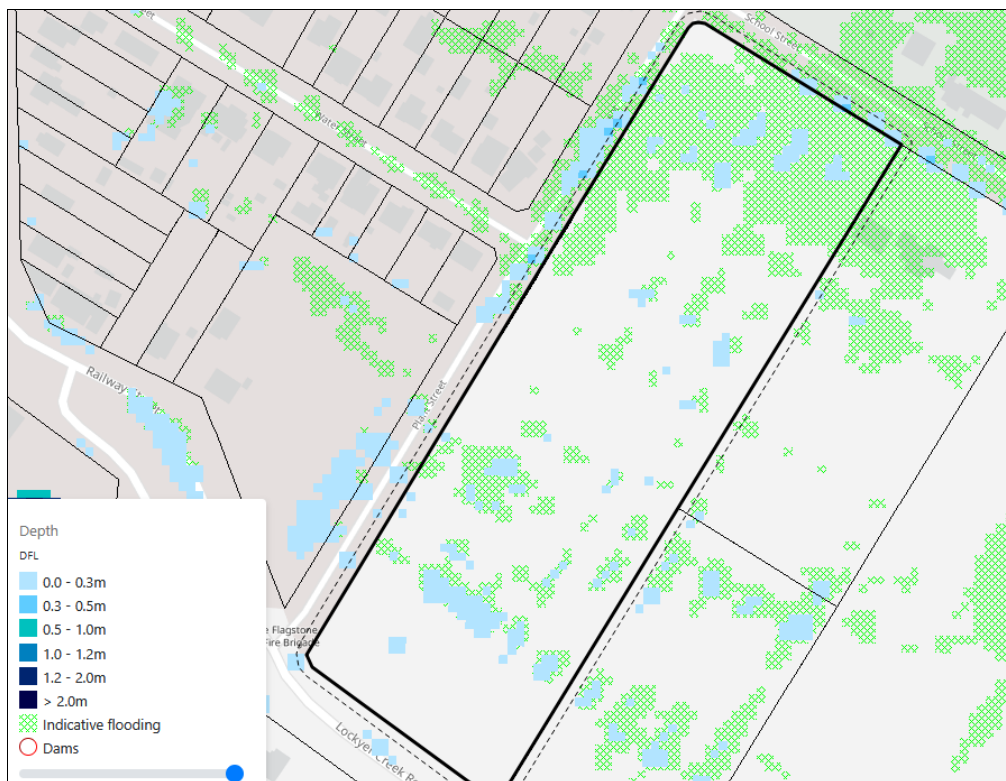


Figure 4. Defined flood level mapping

<p>Acceptable Outcome</p>	<p>AO1.1 For development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. written advice is obtained from Council stating that the latest data available to Council confirms that the site is not subject to flood hazard; or b. a site-specific flood risk assessment, prepared by a suitably qualified person, determines that the development site is not located in an area of high, medium or low flood hazard in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments. <p>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</p>
<p>Performance Outcome</p>	<p>PO1 Development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. minimises risk from the adverse effects of flooding; b. only occurs where the risk can be mitigated to an acceptable or tolerable level; c. is designed to respond to the flood hazard category applicable to the site.
<p>Applicant's response:</p>	<p>-</p>
<p>Officer's assessment:</p>	<p>The identified flood hazard is a consequence of the rain-on-grid modelling approach and is not reflective of genuine river and creek flooding, or overland flow. It is proposed to manage the shallow local ponding (up to 80mm depth at 0.6m/s) through the new stormwater drainage system for the development. Accordingly, the proposal minimises risk for the adverse effects of flooding and responds to the level of flood hazard risk applicable to the site.</p>
<p>Officer's recommendation:</p>	<p>The proposal complies with PO1.</p>

Due to the nature of flooding on the site as explained above, it is determined that further assessment against the Flood hazard overlay code of the TLPI is not necessary in this instance.

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 urban activity in the Urban Footprint, and there are no requirements in the *Planning Regulation 2017* applicable to the development proposal.

State Planning Policy (SPP)

The Planning Scheme integrates the current SPP, as identified in Section 2.1 of the Planning Scheme, therefore, an assessment of the proposal against the SPP is not required.

REFERRALS

Internal

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

Council's Growth and Policy team were consulted in relation to trunk infrastructure and the LGIP.

External

Planning Regulation 2017 Referrals

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

Referral status	Referral Agency	Referral trigger	Referral response
Concurrence	DSDIP (SARA)	Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) – Development impacting on state transport infrastructure	10/12/2025 Reference No. 2507-47161 SRA.

SARA's referral response had no requirements.

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. If the application is approved, an infrastructure charges notice will be issued.

Charge Type	Demand Unit	No. of Demand Units	Rate	TOTAL
PROPOSED DEMAND				
Charge	New Allotment	62	\$18,335.35	\$1,136,791.70
TOTAL PROPOSED DEMAND				\$1,136,791.70
EXISTING DEMAND				

Credit	Existing Allotment	1	-\$18,335.35	-\$18,335.35
TOTAL EXISTING DEMAND CREDIT				-\$18,335.35
TOTAL AMOUNT PAYABLE				\$1,118,456.35

TRUNK INFRASTRUCTURE

The development is required to deliver trunk stormwater infrastructure including stormwater infrastructure identified in Council’s LGIP as SW08.

SW08	Pipe	2026 to 2031	\$2,292,000
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Figure 5. LGIP mapping

The original concept for this infrastructure on the alignment above would pose construction and ongoing maintenance issues for Council due to depth of the stormwater pipes. For this reason, an alternate alignment of the stormwater infrastructure generally as shown below (in blue) is to be delivered with the development.

Figure 6. Alternate LGIP alignment proposal

The infrastructure will be suitably sized to cater for the fully developed Low Density Residential Zone in the catchment, as determined through an Operational Works application.

It is anticipated the developer will request Council to enter into an infrastructure agreement to recognise an offset/refund for the trunk infrastructure (SW08, however on the alternate alignment identified in Figure 6). This has not yet occurred. For this reason, the conditions recommended are non-trunk infrastructure conditions.

PUBLIC NOTIFICATION

The application was impact assessable and was publicly notified for a minimum 15 business days between 28 November 2025 and 18 December 2025. On 22 December 2025 Council received the notice of compliance confirming public notification has been carried out in accordance with the requirements of the *Planning Act 2016*. 124 properly made submissions regarding the proposed development were received.

The issues identified included those below, which have been considered in the assessment of the development application:

Key Theme	Council Officer Response
<p><u>Traffic, road safety and access</u></p> <ul style="list-style-type: none"> Increased traffic volumes on existing local roads. Safety risks for children within the township. Safety concerns for pedestrians, cyclists and horse riders using local roads. Increased accident risk due to unfamiliar drivers entering the area. Change to existing traffic conditions in a small township setting. Additional access points and intersections reducing road safety 	<p>The items raised in submissions are acknowledged.</p> <p>The development is consistent with the density expectations for the zone and precinct and is supported by a traffic impact assessment that demonstrates traffic generation does not exceed capacities of local roads.</p> <p>Conditions are recommended for road upgrades including footpaths to the frontage roads, and new internal roads to improve pedestrian and other road user safety.</p> <p>Matters related to driver behaviour should be reported to Queensland Police.</p>

	Traffic, road safety and access have been determined to be suitable for the proposed development.
<p><u>Infrastructure and services capacity</u></p> <ul style="list-style-type: none"> Capacity of existing infrastructure to service the proposed number of dwellings. Concern that infrastructure provision would not keep pace with development. Emergency vehicle access within the subdivision and surrounding road network. Ambulance response times and access to hospital services. Pressure on local services due to population increase. 	<p>Existing Council infrastructure has been determined to be suitable to cater for the proposed development.</p> <p>The growth caused by the development is in line with the planning assumptions for the zone.</p> <p>Water supply and sewerage networks are the responsibility of Urban Utilities. Emergency services are the responsibility of the State government.</p>
<p><u>Design-specific safety and subdivision layout issues</u></p> <ul style="list-style-type: none"> Objections to dead-end roads within the subdivision. Road termination points adjoining or facing existing dwellings. Stormwater discharge points located near existing properties. Safety risks arising from proximity of new roads and infrastructure to existing buildings. Potential for dumping or informal use at road ends. Perceived lack of connectivity within the subdivision layout. 	<p>The layout has been assessed against the requirements of the Planning Scheme and is a suitable design recognising the longer-term development opportunities of adjacent eastern parcels.</p> <p>Conditions are recommended for boundary fencing to the east to manage interface issues.</p> <p>Road ends have high visibility from public areas and future houses to discourage crime.</p> <p>The subdivision layout complies with the planning scheme.</p>
<p><u>Environmental impacts and Lockyer Creek</u></p> <ul style="list-style-type: none"> Impacts on Lockyer Creek from increased development. Increased stormwater runoff entering the creek system. Erosion of creek banks and downstream land. Water quality impacts from additional impervious surfaces. Removal of vegetation associated with subdivision works. Cumulative environmental impacts. 	<p>The subject site is not subject to any environmental overlays.</p> <p>There are no environmental impacts identified through the assessment of the development application.</p> <p>Stormwater has been addressed adequately through the submitted stormwater management plan which demonstrates water quality objectives are achieved.</p> <p>Conditions are recommended for erosion and sediment control.</p>
<p><u>Precedent, cumulative impact and planning scheme conflict</u></p> <ul style="list-style-type: none"> Approval would set a precedent for similar development, and it would be more difficult to refuse future applications. Cumulative impact of multiple subdivisions over time. Assertions that the proposal conflicts with the planning scheme intent. Inconsistency with the Strategic Framework for the locality. 	<p>Every development application is assessed on its merits, having regard to the planning framework.</p> <p>Cumulative impacts are considered in the assessment of this development application through an ultimate assessment of the traffic and stormwater networks to ensure the proposed development does not prejudice future development outcomes and the provisions of adequate infrastructure.</p> <p>The proposed development has been determined to comply with the Planning Scheme and is recommended for approval.</p>

<p><u>Township character and residential amenity</u></p> <ul style="list-style-type: none"> • Loss of existing rural or township character. • Change to established scale of development. • Reduced amenity for existing residents. • Development out of character with the area. • Pace of change impacting community cohesion. 	<p>The development has been assessed against the Planning Scheme and determined to be consistent with the density requirements of the zone, compatible with the existing character, and an appropriate use of land in the Low Density Residential zone.</p> <p>The development complies with the character requirements of the Planning Scheme.</p>
<p><u>Stormwater, drainage and flood-related matters</u></p> <ul style="list-style-type: none"> • Adequacy of stormwater management infrastructure. • Drainage capacity during heavy rainfall events. • Flood behaviour across the site and adjoining land. • Potential downstream flooding impacts. • Uncertainty regarding long-term stormwater management. 	<p>Stormwater, drainage and flooding issues have been reviewed by Council's DA Engineers who are satisfied the proposal will not cause adverse off-site impacts.</p> <p>A detention basin is proposed, along with external stormwater infrastructure upgrades to deliver improved stormwater infrastructure to the locality.</p> <p>These matters are suitably addressed by the proposed development.</p>
<p><u>Lot size, density and yield</u></p> <ul style="list-style-type: none"> • Number of lots is considered excessive. • Proposed lot sizes are considered too small. • Density is inconsistent with surrounding development. • Perception of overdevelopment of the land. 	<p>Refer to assessment in the Reconfiguring a lot code.</p> <p>Lot size, density and yield are determined to be suitable for the proposed development and complies with the Planning Scheme.</p>
<p><u>Rural interface and land-use conflict</u></p> <ul style="list-style-type: none"> • Potential conflict between residential lots and existing rural activities. • Reverse amenity impacts on surrounding rural properties. • Compatibility issues between residential development and agricultural or horse-related uses. 	<p>The adjacent lands are included in the Low Density Residential Zone. There are no land use conflicts introduced by compatible residential development.</p> <p>Potential impact to the rural land to the south is addressed through the assessment against the Agricultural Land Overlay Code.</p> <p>Rural interface and land use conflict issues have been considered and the proposed development is determined to be suitable in this regard.</p>
<p><u>Crime and antisocial behaviour</u></p> <ul style="list-style-type: none"> • Increased population density may lead to higher crime. • Concerns regarding antisocial behaviour. • Impacts on community safety in a small township context. 	<p>These are not development assessment matters, however it is noted the proposed layout provides good visibility of dwellings and an increased population will provide for increased surveillance of public areas which may reduce potential for criminal activity.</p>

CONCLUSION

The proposal:

- Protects agricultural land from adverse reverse amenity impacts through a vegetated landscape buffer.
- Provides lots of a size and dimension which are compliant with the objectives of the Planning Scheme.
- Provides a residential density which is compliant with the Planning Scheme and compatible with the existing character.
- Provides infrastructure upgrades to comply with infrastructure standards, including an LGIP item.
- Is not unduly affected by overlays/constraints.

-
- Achieves compliance with Planning Scheme and State planning requirements through the imposition of development 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. Council approves the development application subject to reasonable and relevant conditions.
2. Council approves the development application in part subject to reasonable relevant conditions.
3. Council refuses the development application.

Critical Dates

A decision on the application is due to be made by 20 May 2026 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.

Consultation

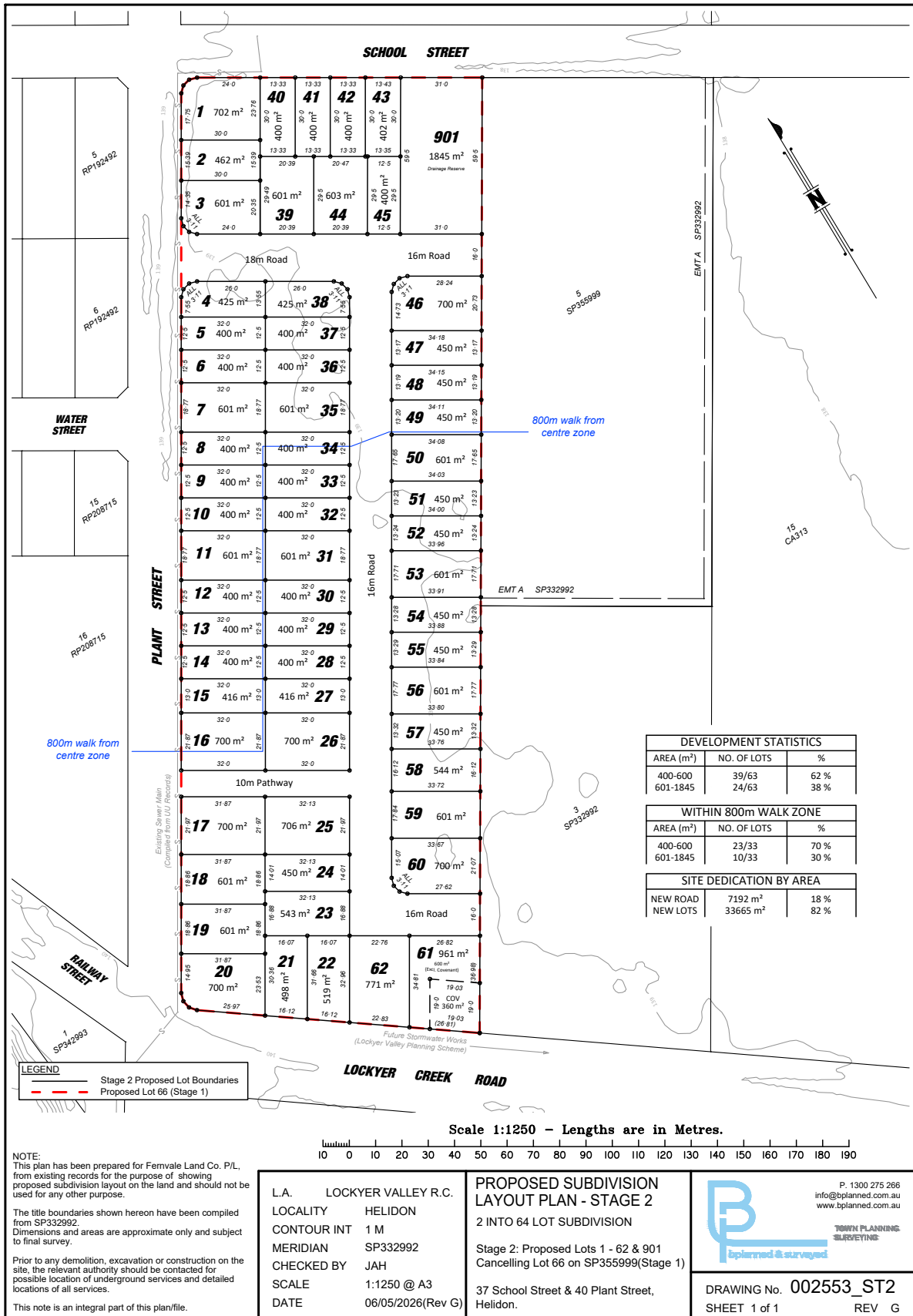
The Portfolio Councillor was briefed on the development application at various stages of the assessment process.

A Workshop was conducted on 5 May 2026 to inform Councillors about the development application.

Other internal referrals are detailed in the 'Referrals' section of the Report.

Attachments

- | | | |
|-------------------|-------------------------------------------------|----------|
| 1 | RL2025.0021 Plan to be approved | 1 Page |
| 2 | RL2025.0021 Agricultural Land Buffer Assessment | 24 Pages |





24 November 2025

Fernvale land Co Pty Ltd
c/ - Bplanned & Surveyed Pty Ltd
PO Box 58
CAMP HILL QLD 4152

Attention: Daniel Zilli – Director

Dear Daniel,

**Re: Agricultural Buffer Assessment/ Land Use Conflict Risk Assessment – 40
Plant Street and 37 School Street, Helidon, Queensland**

Thank you for instructing Gilbert & Sutherland Pty Ltd (G&S) to complete an Agricultural Buffer Assessment (ABA)/Land Use Conflict Risk Assessment (LUCRA) for a proposed subdivision of Lot 1 and 2 SP 332992, located at 40 Plant Street, Helidon, and 37 School Street, Helidon, Queensland (referred to herein as 'the site'). The site location is shown on Drawing 12398_001 provided in Attachment 1.

Background

It is understood a development application has been submitted to Lockyer Valley Regional Council (LVRC) to seek approval for 'Reconfiguring a Lot for Subdivision '(2 into 66 lot Subdivision)', considered 'Stage 1', at 40 Plant Street, Helidon, and 37 School Street, Helidon.

Under State Planning Policy (SPP) spatial mapping, the site is both mapped as containing Class A and B Agricultural Land and Important Agricultural Areas (IAA). Queensland Globe (Qld Globe) indicates the entirety of the site is mapped as B Class Agricultural Land (ALC B). Additionally, the site is mapped within an ALC Class A and B – Separation Area, as per Lockyer Valley Planning Scheme under the Planning Act 2016. Whilst the site itself is zoned as Low Density Residential Zone, the site intersects with Rural Zoning via separation areas, proximally to both the north-east and south-west of the site, as per the Planning Scheme.

Following submission of the development application, the LVRC issued an Information Request (IR) dated 29 July 2025, seeking further works be undertaken to assess the

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Agriculture. Water. Environment.



extent of site specific agricultural buffers.

Item 1 (b) of Council's IR with respect to an agricultural buffer assessment is reproduced as follows:

Submit an Agricultural Buffer Assessment which demonstrates the extent of the proposed development avoids creating land use conflicts. The assessment is to include but not be limited to potential exposure to agricultural activities including chemical spray drift, odour, noise, dust, smoke and ash.

To address these requirements, G&S completed a combined LUCRA and ABA to consider ways in which the development may be incompatible with existing, approved, or likely potential uses for the adjoining land. The LUCRA and ABA identified the required buffer to mitigate the potential conflict between the development and surrounding agricultural land uses. The assessment was undertaken to be consistent with Part E, Section 3, *Separation areas between agriculture and non-agricultural land use* within the State Planning Policy for Agriculture (April 2016) guideline established by the Department of Infrastructure, Local Government and Planning.

LVRC Planning Scheme

Low Density Residential Zone

The site is zoned Low Density Residential Zone under the Planning Scheme. The purpose of the Low Density Residential Zone is to *provide for a variety of low density dwelling types and community uses, along with small scale services facilities and infrastructure, to support local residents.*

As outlined within the Planning Scheme – Low Density Residential Zone code, specifically, 6.8.2.2 – (e), *development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, fumes, odours, overlooking, public health and safety. New residential activities are located and buffered to minimise impacts from existing incompatible uses such as transport corridors, agriculture, industry and major community facilities.*

Agricultural Land Overlay Code

Whilst the site (under the Planning Scheme) is not zoned within the Agricultural Land Overlay Code, the site does in part impinge on areas that are subject to elements of the Overlay Code, specifically under:

- 8.2.2.1 (c), minimise the potential for land use conflicts and other uses on ALC Class A and B soils; and
- 8.2.2.2 (c), ensure that development for sensitive land uses includes a landscaped separation buffer to ALC Class A & B soils to minimise reverse amenity impacts.

Site characteristics

The site is formally described as Lot 1 and 2 SP 332992 and has a total area of approximately 4 hectares (ha). The site is bounded by School Street to the north, Plant



Street to the west and Lot 3 SP332992 to the southeast, along Lockyer Creek Road (Drawing 12398_002 in Attachment 1). A primary dwelling and ancillary structure are located within Lot 1 SP332992. The site is predominantly cleared of vegetation, except for trees lining the northern boundary along School Street and isolated and limited number (14)¹ of single trees within the site. There is no mapped regulated vegetation or watercourse(s) on the site.

The surrounding land use zoning is summarised below and depicted in Drawing 12398_002 (in Attachment 1):

- The lot (19 SP903641) to the north is zoned as Sport and Recreation.
- The lot (16 CA313) to the north-east is zoned as rural and appears to undertake agricultural activities.
- The lot (15 CA313) to the east, abuts the site along part of the eastern boundary of the site and is zoned as Low Density Residential.
- The lot (3 SP332992) to the south-east bounds the south-eastern portion of the site and is zoned as Low Density Residential.
- The lot (35 CSH1417) to the south of the site, separated from the site by Lockyer Creek Road, is zoned as rural and appears to undertake agricultural activities.
- To the south-west, the 21 CSH1581 is zoned as rural and appears to undertake agricultural activities.
- Lots to the east of the site are zoned as Low Density Residential.

A brief historical imagery analyses (dating back to 2010, using Nearmap), indicates the site has been maintained but not used for any discernable agricultural activity. Imagery suggests indicates there were no dwelling on the site until one becomes evident from August 25, 2023. By October 4, 2024, development on the site consists of a primary dwelling and an ancillary structure with water tanks. It appears the dwelling was constructed as an “as of right” for each lot to contain a residence.

LIDAR data for site shows elevations range from 139 metres Australian Height Datum (mAHD) across the middle portion of the site to 138 mAHD on the most north-eastern portion of the boundary of the site.

A review of the relevant regional geological maps² indicated that the site is underlain by Quaternary aged stratified alluvium (Qa) with lithology summarised as *Clay, silt, sand and gravel; flood-plain alluvium*.

In accordance with the Australian Soil Classification (ASC), mapping shows the site as containing Sodosols.

¹ number counted from Google Earth Pro aerial dated 04/2023

² Nambour Special - 1:100 000 Sheet 9444 and part 9544, QLD Department of Natural Resources, Mines and Energy.

Agricultural Overlays

Per SPP, the site is mapped as being of ALC A and B, however under Queensland Globe, the entirety of the site is mapped as ALC Class B, defined as limited crop land, and not suitable for a wide range of crops (broadacre and/or horticulture), but is suitable for a narrow range of crops or crops with specialised requirements (generally suitable for three or fewer crop types of local commercial significance). LVRC Mapping does not denote the site to consist of ALC A or B and is only zoned as Low Density Residential.

Further to the SPP, the site is partially mapped as containing Important Agricultural Land (IAA), which has been identified through the Queensland Agricultural Land Audit 2013. IAA is defined as *an area that has all of the requirements of agriculture to be successful and sustainable, is part of a critical mass of land with similar characteristics and, is strategically significant to the region of the state*. The Audit produced maps and information suitable for strategic state-wide and regional planning, it does not map specific locations at a level suitable for identifying development opportunities at local or fine-scale level. An agricultural land assessment would be required to confirm the mapping.

Whilst the site does not contain ALC A or B land, the north-eastern and south-eastern portions of the site intersect with the ALC Class A and B separation areas as identified in LCRC Planning Scheme mapping, with the separation area extending approximately 50 metres in width from the mapped ALC land and into the site across two sections. However, spatial data from LVRC reveals some minor variation between the mapping and the actual activities on the land, for instance ALC Class A and B mapped land appears to include sections of Lockyer Creek Road and School Road. The purpose of the separation zone is to separate the farming activities from the low density residential and would more properly be mapped as being from the activity (the farming lot boundary). Accordingly, the separation area has been remapped from the boundary of the farming lots. A drawing depicting extent of the separation zone as under LVRC is depicted in Drawing 12398_003 (in Attachment 1).

Mitigation measures

The Queensland Planning Guidelines for Separating Agricultural and Residential Land Uses (1997)⁴ identify the likelihood of potential land use conflicts between agricultural operations and surrounding residential land use and propose mitigation measures for managing those risks with buffer design criteria. Table 2 of the QLD Planning Guidelines summarizes buffer area design criteria and is reproduced as Figure 1 on the following page for ease of reference.

⁴ Planning Guidelines: Separating Agricultural and Residential Land Uses – August 1997. Department of Natural Resources and Department of Local Government and Planning, Queensland.

	Duration threshold	Min. default distance (m)	Min. design distance with buffer element(m)
Chemical spray drift	None	300	40
Intermittent odour	>88 hrs/yr	500	500*
Intermittent noise**	>10 hrs/yr<50 hrs/yr	60 (d) 1000 (n)	15 (d) 250 (n)
Long term noise **	>50 hrs/yr	500 (d) 1000# (n)	120 (d) 1000# (n)
Dust, smoke and ash	None	150	40

- * Minimum design distance for an odour buffer area may be reduced on consideration of site factors and nature of odour
- ** Based on source noise level of 90 dB(A) (L_{Amax,T}) at 7.5 m
- d = Noise occurring in day-time (6 a.m.–10 p.m.)
- n = Noise occurring in night-time (10 p.m.–6 a.m.)
- # = Long-term noise occurring between 10 p.m.–6 a.m. is likely to be considered intrusive and therefore unreasonable. Such noise sources may be ameliorated by a combination of enclosing or muffling the source of the noise, by provision of a buffer area and attention to residential design.

Figure 1. Summary of buffer area design criteria – Planning Guidelines, Separating Agricultural and Residential Land Uses, Department of Natural Resources, Queensland.

In accordance with Figure 2 of the QLD Planning Guidelines (depicted below), the minimum design distance for a vegetated buffer element is a 40 m separation, including a 20 m vegetated component and 10 m on either side of the vegetation to provide for an adequate fire break.

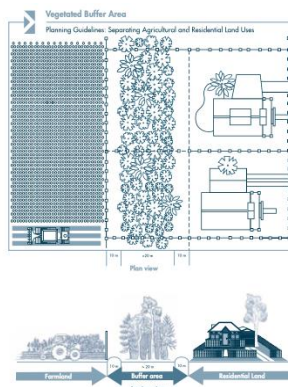


Figure 2. Vegetated buffer element – Planning Guidelines, Separating Agricultural and Residential Land Uses, Department of Natural Resources, Queensland.

Vegetated buffers have ecological benefits (such as enhancing habitat areas for wildlife) and may favourably influence the micro-climate whilst being aesthetically pleasing.

Land use conflict risk assessment

In the absence of a QLD specific risk assessment for land use conflict, the risk



assessment principles from the NSW Department of Primary Industries Land Use Conflict Risk Assessment Guide (LUCRA Guide) have been utilised. Specifically, a LUCRA aims to accurately identify and address potential land use conflict issues and their risk of occurrence (the risk criteria are included in Attachment 2). Where necessary, mitigation strategies to help minimise the potential for land use conflicts are proposed. The LUCRA results are provided in Table 1.

The site and its surroundings were assessed for potential conflicts. The assessment identified two Lots that are considered to come into potential conflict with the proposed development, outlined below.

No conflict

The western boundary along Plant Street and immediate northern boundary along School Street of the site are zoned as urban uses, residential and recreation (park, community center and pony club) respectively. No buffer is required between the proposed development and these areas.

Temporary land use of adjacent land

The eastern boundary with adjacent lots 3 SP332992 and 15 CA313, are zoned low density residential but at the present time appears to be used for the making of hay from time to time over the past 20 years. The soils of these lots are mapped as stockyard creek soils which are grey and brown sodosols. The irrigation suitability mapping of the site indicates these soils are unsuitable for irrigation (Class 4) due to limitations that at present not able to be overcome. The 2002 report allocated ALC C to the stockyard creek soils. The making of hay appears to be opportune and intermittent and is unlikely to represent a land use conflict.

Potential Conflict

Within the north-east portion of the site and separated by School Street, Lot 16 CA313 is in proximity and appears to undertake limited agricultural activities of which historically appears to be production of Lucerne (*Medicago sativa*) or other similar irrigated pastures.

The southern boundary, whilst separated by Lockyer Valley Creek Road, is in proximity to Lot 35 CSH1417, which appears to undertake various low intensity agricultural activities such as limited and intermittent cattle grazing and intermittent production of Lucerne or similar hay or fodder crops

For these reasons, the cropping to the north-east and south/southeast is the subject of the LUCRA. To inform the likely hazards from the neighboring areas of potential conflict, the Queensland *guide to managing livestock on small properties* and the New South Wales Department of Primary Industries *Lucerne varieties factsheet* and *Lucerne for pasture and fodder factsheet* were reviewed to inform farm management of the production of Lucerne (or similar) and minor cattle grazing alongside possible areas of conflict.

Table 1. Land use conflict risk assessment



Crop	Hazard	Current mitigating factors	Probability	Consequence	Score	Further controls	Likelihood	Consequence	Revised score
Lot 16 CA313	Spray drift	<ul style="list-style-type: none"> 50m separation area No arial spraying required for crop. Crop height limited to ~ <1m. Limited to intermittent foliar spraying by hand to ground level. Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥0 and <10km/h; 10% coming from W direction, wind speed >10 <20. School street road reserve imposes a mandatory 20m separation Separation of land use caused by dwelling sited in north-east portion of site (balance lot) 	Level D – Unlikely	Level 4 – Minor	5	<ul style="list-style-type: none"> Acceptable score achieved 	Level D – Unlikely	Level 4 – Minor	5
	Odour	<ul style="list-style-type: none"> 50m separation area Intermittent activities that generate odour would not exceed 88 hrs/per year. Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥0 and <10km/h; 10% coming from W direction, wind speed >10 <20. School street road reserve imposes a mandatory 20m separation Separation of land use caused by dwelling sited in north-east portion of site (balance lot) 	Level D – Unlikely	Level 4 – Minor	5	<ul style="list-style-type: none"> Acceptable score achieved 	Level D – Unlikely	Level 4 – Minor	5
	Noise	<ul style="list-style-type: none"> 50m separation area Intermittent cropping activities would occur day time only Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥0 and <10km/h; 10% coming from W direction, wind speed >10 <20. School street road reserve imposes a mandatory 20m separation Separation of land use caused by dwelling sited in north-east portion of site (balance lot) 	Level C – Possible	Level 4 – Minor	8	<ul style="list-style-type: none"> Acceptable score achieved 	Level C – Possible	Level 4 – Minor	8



	Dust, Ash and Smoke	<ul style="list-style-type: none"> • 50m separation area • Intermittent dust from cultivation, tilling and nitrogen fixing activities. • No notable activities that produce emissions such as smoke and ash occur. • Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥ 0 and < 10 km/h; 10% coming from W direction, wind speed > 10 < 20. • School street road reserve imposes a mandatory 20m separation • Separation of land use caused by dwelling sited in north-east portion of site (balance lot) 	Level D – Unlikely	Level 4 – Minor	5	<ul style="list-style-type: none"> • Acceptable score achieved 	Level D – Unlikely	Level 4 – Minor	5
Lot 35 CSH1417	Spray drift	<ul style="list-style-type: none"> • 50m separation area • Majority of paddocks separated by distance > 40 m with buffering • No arial spraying required for crop. • Crop height limited to $\sim < 1$ m. • Limited to intermittent foliar spraying by hand to ground level. • Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥ 0 and < 10 km/h; 10% coming from W direction, wind speed > 10 < 20. • Lockyer Creek road, road reserve imposes a mandatory 20m separation 	Level C – Possible	Level 3 – moderate	13	<ul style="list-style-type: none"> • Implement design distance with buffer element (19m x 19m) within site boundary as part of 50m set back area 	Level D – Unlikely	Level 4 – Minor	5
	Odour	<ul style="list-style-type: none"> • 50m separation area • Intermittent activities that generate odour would not exceed 88 hrs/per year. • Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥ 0 and < 10 km/h; 10% coming from W direction, wind speed > 10 < 20. • Lockyer Creek road, road reserve imposes a mandatory 20m separation 	Level C – Possible	Level 3 – moderate	13	<ul style="list-style-type: none"> • Implement design distance with buffer element (19m x 19m) within site boundary as part of 50m set back area 	Level D – Unlikely	Level 4 – Minor	5
	Noise	<ul style="list-style-type: none"> • 50m separation area • Intermittent cropping activities would occur day time only • Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥ 0 and < 10 km/h; 10% coming from W direction, wind speed > 10 < 20. • Lockyer Creek road, road reserve imposes a mandatory 20m separation 	Level B – Likely	Level 3 – moderate	17	<ul style="list-style-type: none"> • Implement design distance with buffer element (19m x 19m) within site boundary as part of 50m set back area 	Level C – Possible	Level 4 – Minor	8



	Dust, Ash and Smoke	<ul style="list-style-type: none"> • 50m separation area • Intermittent dust from cultivation, tilling and nitrogen fixing activities. • No notable activities that produce emissions such as smoke and ash occur . • Notable wind direction: (AM) calm 3%, predominantly 15% coming from W direction, wind speed ≥ 0 and < 10km/h; 10% coming from W direction, wind speed > 10 < 20. • Lockyer Creek road, road reserve imposes a mandatory 20m separation 	Level C – Possible	Level 3 – moderate	13	<ul style="list-style-type: none"> • Considered alongside spray drift • Implement design distance with buffer element (19m x 19m) within site boundary as part of 50m set back area 	Level D – Unlikely	Level 4 – Minor	5
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Notes:

- 1 A vegetative buffer is a specific design for spray drift interception and consists of vegetation with fine long leaves (e.g. *Casuarina sp.*) and an additional understory using smaller shrub species with similar leaf characteristics. These types of buffers are permeable so the breeze (air) may filter through the buffer vegetation. A fire break may be required but is not included as part of this assessment.
- 2 Bureau of Meteorology University of Queensland (Gatton) Station wind rose used for wind direction.

The site and Lot 16 CA313

The Bureau of Meteorology provides wind direction data, informing the likely spread of impact from spray drift, odour and noise caused by the agricultural activities associated with the two lots that exhibit potential land use conflict. The dominate wind direction was determined to occur from the west. Lot 16 CA313 is located downwind of the proposed development, thus reducing potential conflicts occurring from spray drift, odour, noise and dust.

The predominant and likely land use determined for this lot was Lucerne cropping. An activity that is considered low intensive and intermittent, in addition to being considered a daytime activity in terms of operations. It is argued that in a practical sense and due to the size of the crop itself, and with the absence of any apparent large scale ancillary structures, the activity of cropping Lucerne would pose a minor nuisance level to the proposed development. In terms of the site, whilst it is acknowledged that northeast part of which sits within the LVRC 50m set back area, features no proposed development and is part of a 'balance lot', with the established dwelling in this portion of the site to remain. The established dwelling remaining further separates any potential for land use conflicts by separating land uses. In considering the above, no buffer is determined to be required in this portion of the site.

Assessment benchmark (Agricultural land overlay code)

The proposed revised separation area meets the Acceptable Outcomes (AO) of Performance Outcomes (PO) as outlined in Table 8.2.1 of the LVRC. The buffer requires a minimum setback of 50m width from the boundary of the receptor where on ALC A and B land. Existing areas external to the proposed development and instigating Lot under this AO code (Code AO2.1) are also considered. The external area features School Street and the easements on either side of the street. Consequently, from the Lot 13 CA313 boundary, only approximately 30m of separation area is located within the bounds of the proposed development, whilst the remaining 20m of the total minimum 50m separation area exists externally to the 30m area. The presence of the established

dwelling as part of the 'balance lot' and the above mitigating factors determines no proposed development within this northeastern area of the site would be required. As such, no buffer is proposed as the setbacks outlined above are determined to mitigate potential conflicts effectively and in our opinion, meet the above benchmarks just as adequately.

The site and Lot 35 CSH1417

The Bureau of Meteorology provides wind direction data, informing the likely spread of impact from spray drift, odour and noise caused by the agricultural activities associated with the two lots that exhibit potential land use conflict. The dominant wind direction was determined to occur from the west. Lot 35 CSH1417 is located downwind of the proposed development, thus reducing potential conflicts occurring from spray drift, odour, noise and dust.

The predominant and likely land use determined for this lot was Lucerne cropping. An activity that is considered low intensive and intermittent, in addition to being considered a daytime activity in terms of operations. It is argued that in a practical sense only a small portion of the entire crop is in proximity to the proposed development, with the remaining crop buffered by distance and vegetation, and with the absence of any apparent large scale ancillary structures, the activity of cropping Lucerne would pose a moderate nuisance level to the proposed development. However, taking into the account the above information and the 50m setback area assigned by LVRC, only 19m of the setback occurs within the site bounds itself. Furthermore, the southern boundary of the site largely runs parallel with the primary dwelling and ancillary structure featured on Lot 35 CSH1417. This area of Lot 35 CSH1417 largely separates the majority of potential conflicts between noted agricultural activities from the affecting lot and the site. This level of mitigation is further increased considering a very small portion of Lot 35 CSH1417 features direct agricultural activities, of which its impact would be considered moderate at best. As such, using the most southeast corner of the site (the area of the site closest to where the most likely number of agricultural activities to occur is located) is considered the most efficient place to create an agricultural buffer. In this instance, a vegetated area of 19m x 19m would be deemed sufficient. This buffer would reduce the moderate nuisance level to an overall minor nuisance level. The buffer layout is depicted in Drawing 12398_004 (in Attachment 1).

Assessment benchmark (Agricultural land overlay code)

The proposed buffer meets the Acceptable Outcomes (AO) of Performance Outcomes (PO) as outlined in Table 8.2.1 of the LVRC. The buffer requires a minimum setback of 50m width from the boundary of the receptor where on ALC A and B land. Existing areas external to the proposed development and instigating Lot under this AO code (Code AO2.1) are also considered. The external area features Lockyer Creek Road and the easements on either side of the road. Consequently, from the Lot 35 CSH1417 boundary, only approximately 19m of separation area is located within the bounds of the proposed development, whilst the remaining 31m of the total minimum 50m separation area exists externally to the 19m area. The 19m x 19m area is further delineated to be confined to the south-east corner, in considering the separation of land uses by the established



dwellings on Lot CSH1417. The buffer would be designed with appropriate distances and vegetated component to maintain a minor nuisance level, meeting AO2.1 (b) and AO3.2. The vegetated component is further detailed below in the agricultural buffer section of this advice and the buffer design is provided in Drawing 12398_004 and 12398_005 (in Attachment 1).

Agricultural Buffer Assessment

Regarding Lot 35 CSH1417 (southeast buffer)

Buffer Porosity

An essential component in terms of mitigating effects within a vegetated buffer, is porosity. Meaning the openness of the vegetated component and of which is measured using a term called optical porosity. It is a key determinant in capturing drift spray from agricultural practices, in addition to assisting in reducing other potential conflicts arising from farming practices. A suitably porous vegetated buffer can encourage drift spray to move through the buffer, subsequently capturing and filtering potential spray drift.

The SPP Guidelines refer to a porosity of 0.5 when giving guidance on buffers. Multiple guidelines and studies were consulted when considering the optimum porosity in relation to the site. For instance, "Design Principles for Farm Forestry (1997)" indicate a porosity of 0.3 (30%) or less is optimum for vegetated shelter belts whilst "Trees for Shelter: A guide to windbreaks on Australian Farms (2003)" outlines the ideal optical porosity in terms of achieving the largest deposition of spray droplets from chemical spray as being 0.2 (20%).

Trees for Shelter: A guide to windbreaks on Australian Farms (2003) further states:

A windbreak with an optical porosity of about 0.2 (20%) is optimal in terms of achieving the largest deposition of spray droplets. More dense windbreaks cause too much air to flow over the top of the break, while more porous windbreaks are not as efficient at trapping the droplets.

Consequently, the vegetation buffer on southeast corner of boundary within the site is to be both designed and managed in a way that achieves an optical porosity of approximately 20% to effectively capture spray droplets from farming practices such as chemical spray drift. This is in line with recommendations given in both the Design Principles for Farm Forestry (1997) and Trees for Shelter: A guide to windbreaks on Australian Farms (2003) guidelines. It must be noted that optical porosity is a parameter for aerosol capture and is independent of buffer width.

Buffer Location

The buffer is located in the southeast corner of the boundary of the proposed development. This is the most direct side adjoining the Lucerne Crop and sits within the remaining separational area within the site. It is therefore the closest point that the buffer can intercept and mitigate potential conflicts from agricultural practices as outlined in the

LUCRA. Furthermore, in considering the prevailing winds as outlined in the LUCRA, the placement of the Buffer puts Lot 35 CSH1417 on the leeward side of the buffer element, with the instigating lot downwind of the proposed development. It is further mitigated due to the location of the buffer and the affected cropping being located indirectly opposed to the buffer, further reducing possible conflict.

Buffer layout

The layout will be confined to the separation area occurring within the proposed development. The layout will adhere to a suitable arrangement where 0.2 porosity is maintained and the ability to maintain it is met. In this regard, spacing through planted rows between 2.5m to 3m is planned. For the southeastern corner of the site boundary, the buffer will present a 19m x 19m vegetated buffer, filling the 19m of setback area that encroaches into the site boundary. This layout adequately addresses AO2.1(b).

Further to this, a multiple row layout is adopted, as supported by key guidelines such as the Native Shelterbelt Factsheets (1999) as the most effective solution in designing a buffer to mitigate conflicts. The multi row layout will exhibit 8 – 10 rows of planted vegetation, ranging from 2m to 3m in width, per plant (at semi maturity). In regard to the southeastern buffer within the site, parallel rows that align with the boundary would be sufficient. The specific layout for the planting of the vegetated component may be further specified by a Landscape Architect.

Buffer Width

For the southeastern buffer, the width of the vegetated buffer component is proposed to be 19m deep and 19m wide at its most mature at a porosity of 0.2. The internal layout of the width in respect to design is detailed above. Collectively this achieves 19m total width and is approximately in line with the SPP regarding buffer guidance. Whilst it doesn't specifically achieve the outcome set out under AO2.1 (b), where a reduction from 25m to 19m is designed due to there only being 19m remaining of the separation area, the mitigation effects attained at 19m are argued to be just as effective due to the decrease in porosity (and increase in density). Buffer width and its design are to be specified in detail with a landscape architect.

Buffer Height and Length

As noted in the Native Shelterbelts Factsheet (1999), height is what determines what area of the land will be protected (also considered its 'length'), with a buffers minimum length expected to be approximately 12 times the greatest height of the buffer. Studies also suggest height is the primary determinant when considering mitigation effects from conflicts such as spray.

The Lucerne Australia website General Information section (2025) suggests Lucerne can grow up to 1m. For the proposed agricultural buffer to mitigate potential conflicts from farming practices, the height of the vegetated component will need to be higher than the crop and consequently higher than any related farming practice conflicts such a chemical spray. The Native Shelterbelts Factsheet (1999) suggests any buffering should be



between 1.5 to 2 x the height of the tallest target crop. In this regard, the vegetated buffer component should be designed to range from a minimum of 1.5 and up to 2 x the height of an approximately matured 1m Lucerne crop, where practicable.

It is essential that the height of the buffer is expedited to enable early development of site. However, since the minimum height of the vegetated buffer is considered to only be 1.5m, it is envisioned planting arrangements using semi-mature species can generally accommodate this height without significant landscaping.

G&S notes the length of the proposed buffer runs only for 19m along the southern boundary and for 19m along the southeastern boundary. This effectively gives a buffer length of 38m. Given the proposed buffer's total length is estimated to be approximately 20m beyond the recommendation by the factsheet respectively, it is argued the height and length of the vegetated buffer design is adequate to mitigate any potential conflicts arising from the activities within the orchard relating to spray, odour and noise.

Outcomes

Spray drift capture and mitigation is greatly enhanced due to the decrease in porosity from 0.5 porosity as outlined in the State Planning Guidelines to a more adequate porosity of 0.2 as outlined in the Trees for Shelter Guideline. Conflicts with spray drift are further reduced by the combination of planting arrangement, row design and height of the buffer and placement against prevailing wind. The height (considered the primary determinant in terms of mitigation from spray conflicts) of the buffer would be designed to a minimum 1.5 times higher than the maximum growth height of approximately 1m in regard to mature Lucerne. For the southeastern buffer, the overall width is noted to be reduced from 40m, with a vegetated component of 20m as outlined in the State Planning Guidelines to a fully vegetated 19m within the site. It is our view for that the buffer is still an acceptable width to mitigate spray drift coming into conflict to the site and effectively utilises the appropriate separating area applied to the site, (of which is 50m, including the road). It is also noted when consulting further studies, width is considered a secondary determinant when mitigating conflicts from farming practices. Within the southeastern corner, the proposed buffer location and length also further reduce the potential for conflicts from spray drift by covering the most affecting area of the southeastern boundary of the site, with the instigating lot being on the leeward side (in terms of prevailing winds) of the buffer. It is our view spray drift is mitigated to an acceptable level in the proposed buffer, when considering design criteria and recommended buffer distances in the State Planning Guidelines.

Odour and Dust

Conflicts from farming practices from the Lucerne crop that have potential to cause minor odour and dust issues for the proposed development are largely mitigated by the prevailing winds, overall buffer design and the buffer location. The crop is on the leeward side of the buffer and considering prevailing winds, places the crops downwind of the proposed development. Overall, the various guidelines consulted on Lucerne production suggests the main form of odour that arises from Lucerne farming is chemical spraying. In



this regard, we consider the mitigation provided by the proposed buffers for chemical spraying (outlined above) to be just as effective for odour and dust.

Noise

The various factsheets and guidelines consulted on Lucerne production, specifically the Separating Agricultural and Residential Land Uses Planning Guide (1997), indicate various cropping activities for Lucerne may create conflicts in regard to noise. In respect to noise at this location, noise generated by activities are considered intermittent (greater than 10 hours but less than 50 hours in a given year) and occur in the daytime. The daytime threshold for intermittent noise is a maximum of 75 dB(A), the results of the LUCRA suggest the activities of Lucerne production would occur within this range. Therefore, a minimum buffer design distance of 15m is recommended. In this regard and considering the practicality of activities, and the size of the affecting crops themselves centred around Lot 35 CSH1417, that all production activities that generate noise would be mitigated to an adequate level by the 19m vegetated buffer, located along the southeastern boundary.

The placement of the agricultural (vegetated) buffer within the subdivision layout is provided in Drawing 12398_006 (Attachment 1).

Additional general buffer guidance

Buffer Vegetation Characteristics

Species proposed for the planting to erect the vegetated component are outlined in the Landscape Design report prepared by Covey Associates.

Acoustic provisions

It is understood provisions may be given for the design and construction of an acoustic fence. Whilst specific acoustic analysis is beyond the scope of this advice, considering daytime activities for cropping activities (as outlined above in the LUCRA assessment) do not exceed 75dB(a) during daytime activities as outlined above, this is not warranted.

Summary

This Agricultural Buffer Assessment and Land Use Conflict Risk Assessment (LUCRA) has evaluated the proposed subdivision at 40 Plant Street and 37 School Street, Helidon, in relation to surrounding agricultural land uses. The assessment identified two lots—Lot 16 CA313 and Lot 35 CSH1417—as presenting potential land use conflicts due to the likely production of Lucerne and the subsequent activities associated with it. In terms of buffering from these potential conflicts within the site, it is proposed no buffering from Lot 16 CA313 to the northeast is required. However an appropriate vegetated buffer was designed to mitigate risks potentially generated from parts of Lot 35 CSH1417, such as spray drift, odour, noise, and dust, resulting in a vegetated buffer of 19m x 19m in the southeastern portion of the site —of which incorporates optimal porosity, height, and layout to reduce moderate nuisance levels to minor, aligning with State Planning Policy and Lockyer Valley Regional Council's acceptable outcomes.



We trust that this information is of assistance. Please do not hesitate to contact this office if you require any further details or elaboration.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'P. Matthew'.

Dr Phil Matthew
Principal Agricultural Scientist
BAgSc DURP MResSc PhD MAIST

A handwritten signature in blue ink, appearing to be 'B. McGill'.

Blake McGill
Environmental Technician

Authors Blake McGill
Our Reference 12398_ADV_LUCRA and ABA_BM2F.docx
Your Reference
By Courier Email Facsimile Post
Enclosures 1 (Drawings)

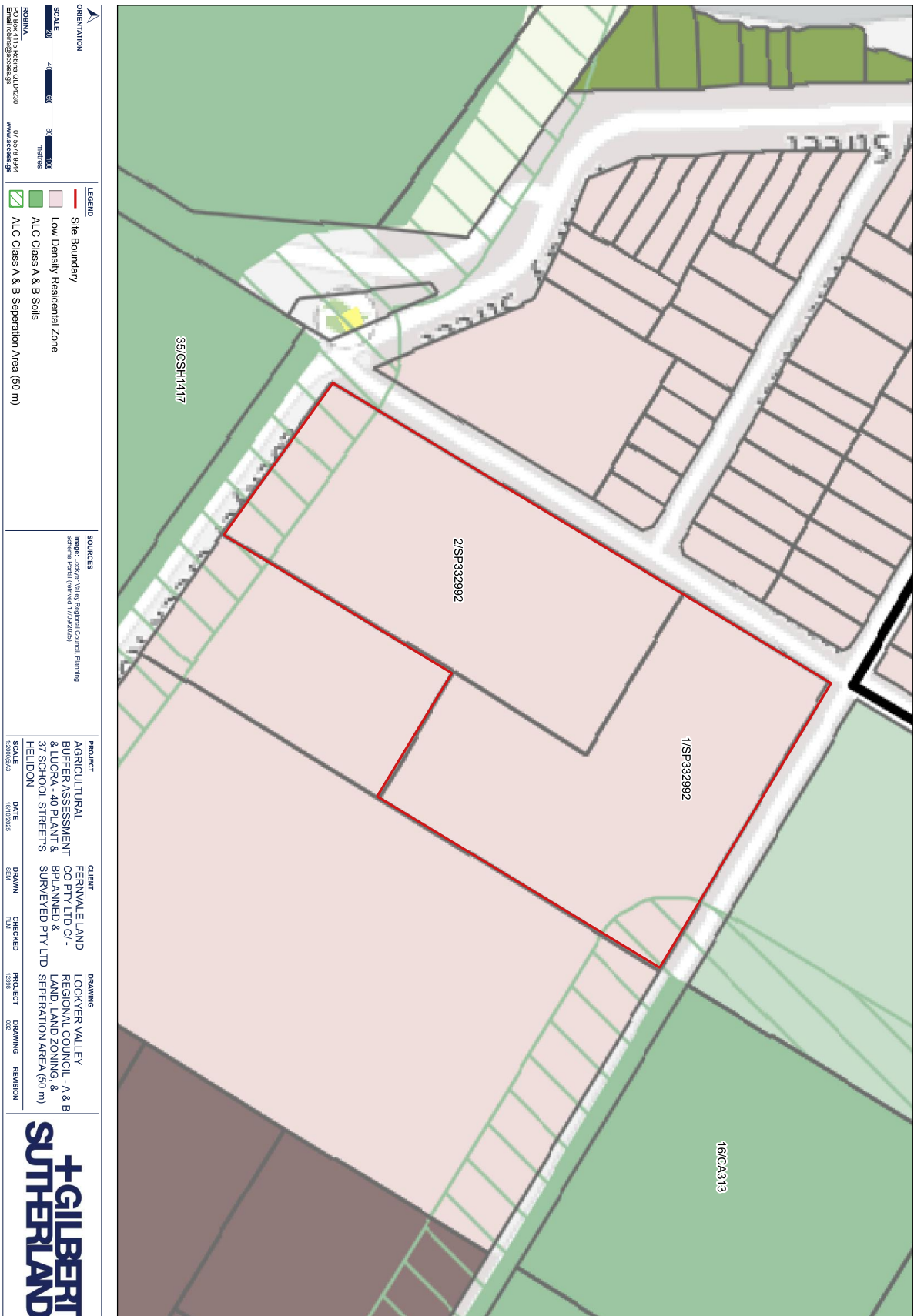


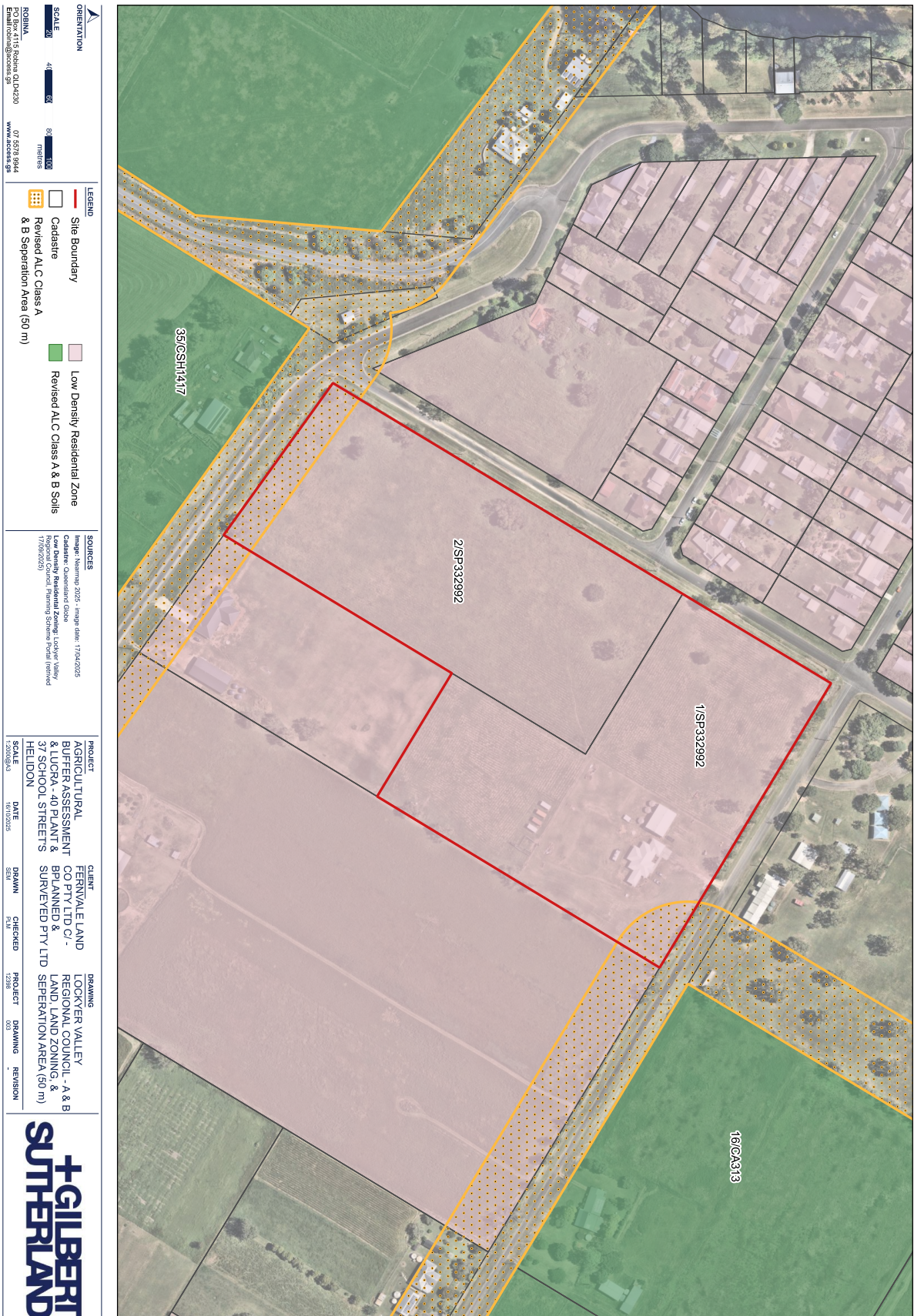
Attachment 1 – Drawing/s

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 <p>ORIENTATION</p>	
<p>SCALE 1:200</p> <p>50M 100M 200M METRES</p>	
<p>ROBINA 25 Mitchell St, Robina QLD 4226 Email: robina@sgs.com.au WWW.SGS.COM.AU</p>	
<p>LEGEND</p> <p> Site Boundary</p>	
<p>SOURCES</p> <p>Image: Imagery 2025 - Imagery date: 08/07/2025</p>	
<p>PROJECT</p> <p>AGRICULTURAL BUFFER ASSESSMENT & LUCRA - 40 PLANT & 37 SCHOOL STREETS HELLDON</p>	<p>CLIENT</p> <p>FERRIVALE LAND CO PTY LTD C/- BPLANNED & SURVEYED PTY LTD</p>
<p>SCALE 1:2000(9/03)</p> <p>DATE 16/09/2025</p>	<p>DRAWN</p> <p>CHKD</p>
<p>PROJECT 12308</p> <p>DRAWING 001</p> <p>REVISION</p>	
	







ORIENTATION
SCALE
 1:2000
 0 40 80 METRES
ROBINA
 25 Robinson Rd QLD 4230
 07 4579 8844
 Email: info@robina.qld.gov.au
 www.robina.qld.gov.au

LEGEND
 Site Boundary
 Cadastre
 Revised ALC Class A & B Separation Area (50 m)
 Low Density Residential Zone
 Revised ALC Class A & B Soils

SOURCES
 Planning Scheme 2025 - Interim Draft: 17/04/2025
 Cadastre Queensland Geospatial
 Low Density Residential Zoning: Lockyer Valley Regional Council Planning Scheme Final (revised 17/04/2025)

PROJECT
 AGRICULTURAL BUFFER ASSESSMENT & LUCRA - 40 PLANT & 37 SCHOOL STREETS HEILDON

CLIENT
 FERRIVALE LAND CO PTY LTD C/- BPLANNED & SURVEYED PTY LTD

DRAWING
 LOCKYER VALLEY REGIONAL COUNCIL - A & B LAND ZONING & SEPERATION AREA (50 m)

SCALE 1:2000 (A3)
DATE 16/10/2025
DRAWN [Name]
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PROJECT 12308
DRAWING 001
REVISION





<p>ORIENTATION</p> <p>SCALE 20 40 60 80 METRES</p> <p>REGINA 250000 500000 07 2578 884 www.sutherland.ca</p>		<p>LEGEND</p> <p>Site Boundary</p> <p>Cadastral</p> <p>Vegetated Component (19x19 m)</p> <p>Agricultural Buffer (19x19 m)</p>		<p>SOURCES</p> <p>Image: November 2023 - High Res - 17/10/2023</p> <p>Cadastral: Saskatchewan CADL</p>		<p>PROJECT</p> <p>AGRICULTURAL BUFFER ASSESSMENT & LICRA - 40 PLANT & 37 SCHOOL STREETS HEILDON</p>		<p>CLIENT</p> <p>FERNVALE LAND CO PTY LTD C/- PLANNED & SURVEYED PTY LTD</p>		<p>DRAWING</p> <p>AGRICULTURAL BUFFER</p>			
SCALE	1:50000	DATE	10/10/2025	DRAWN	SEA	CHECKED	PLM	PROJECT	12308	DRAWING	001	REVISION	



ORIENTATION
 SCALE 1:2000
 0 40 80 METRES
 REGINA 141 Ralston QLD 4230
 27 257th Road
 Email: info@sgs.com.au
 WWW: www.sgs.com.au

LEGEND
 Site Boundary
 Cadastre
 Revised ALC Class A
 & B Separation Area (50 m)
 Agricultural Buffer (19x19 m)
 Vegetated Component (19x19 m)

SOURCES
 Imagery: Bing Maps 2025 - August date: 17/04/2025
 Cadastre: Queensland Online

PROJECT
 AGRICULTURAL
 BUFFER ASSESSMENT
 & LUCRA - 40 PLANT &
 37 SCHOOL STREETS
 HEILDON

CLIENT
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 SURVEYED PTY LTD

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 REVISION

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REVISION

+GILBERT SUTHERLAND



ORIENTATION

SCALE 20 40 80 meters

REVISIONS
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 02 27/01/2025
 03 28/01/2025
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 344 31/12/2025

LEGEND

- Site Boundary
- Proposed Layout
- Cadastre
- Vegetated Component (19x19 m)
- Agricultural Buffer (15x15 m)

SOURCES

Image: 24/11/2025 - Image date: 17/04/2025
 Cadastre: Queensland Cadastre
 Proposed Subdivision Layout Plan: 13/04/2025
 Surveyor: drawing no. 002553, STZ dated 13/11/2025

PROJECT

AGRICULTURAL
 BUFFER ASSESSMENT
 & LUCRA - 40 PLANT &
 37 SCHOOL STREETS
 HEILDON

CLIENT

FERNVALE LAND
 CO PTY LTD C/-
 BPLANNED &
 SURVEYED PTY LTD

DRAWN

SCALE 1:5000(A3)
 DATE 24/11/2025
 DRAWN
 CHECKED
 PROJECT 12308
 DRAWING 001
 REVISION

PREPARED

RSUP & AGRICULTURAL
 BUFFER

+GILBERT SUTHERLAND



Attachment 2 – Risk Assessment tables

Table A1 Risk Ranking Matrix

PROBABILITY	A	B	C	D	E
Consequence					
1	25	24	22	19	15
2	23	21	18	14	10
3	20	17	13	9	6
4	16	12	8	5	3
5	11	7	4	2	1

Table A2 Probability Table – to score the likelihood of the consequence occurring

Level	Descriptor	Description
A	Almost certain	Common of repeating occurrence
B	Likely	Known to occur, or 'it has happened'
C	Possible	Could occur, or 'I've heard of it happening'
D	Unlikely	Could possibly occur in some circumstances, but not likely to occur
E	Rare	Practically impossible

Table A3 Measure of consequence

Level 1	Descriptor: Severe
Description	<ul style="list-style-type: none"> Severe and/or permanent damage to the environment Irreversible Severe impact on the community Neighbours are in prolonged dispute and legal action involved
Example/implication	<ul style="list-style-type: none"> Harm or death to animals, fish, birds or plants Long term damage to soil or water Odours so offensive some people are evacuated or leave voluntarily Many public complaints and serious damage to Council's reputation Contravenes Protection of the Environment & Operations Act and the conditions of Council's licenses and permits. Almost certain prosecution under the POEO Act
Level 2	Descriptor: Major



Description	<ul style="list-style-type: none"> • Serious and/or long-term impact to the environment • Long-term management implications • Serious impact on the community • Neighbours are in serious dispute
Example/implication	<ul style="list-style-type: none"> • Water, soil or air impacted, possibly in the long term • Harm to animals, fish or birds or plants • Public complaints. Neighbour disputes occur. Impacts pass quickly • Contravenes the conditions of Council's licenses, permits and the POEO Act • Likely prosecution
Level 3	Descriptor: Moderate
Description	<ul style="list-style-type: none"> • Moderate and/or medium-term impact to the environment and community • Some ongoing management implications • Neighbour disputes occur
Example/implication	<ul style="list-style-type: none"> • Water, soil or air known to be affected, probably in the short term • No serious harm to animals, fish, birds or plants • Public largely unaware and few complaints to Council • May contravene the conditions of Council's Licenses and the POEO Act • Unlikely to result in prosecution
Level 4	Descriptor: Minor
Description	<ul style="list-style-type: none"> • Minor and/or short-term impact to the environment and community • Can be effectively managed as part of normal operations • Infrequent disputes between neighbours
Example/implication	<ul style="list-style-type: none"> • Theoretically could affect the environment or people but no impacts noticed • No complaints to Council • Does not affect the legal compliance status of Council
Level 5	Descriptor: Negligible
Description	<ul style="list-style-type: none"> • Very minor impact to the environment and community • Can be effectively managed as part of normal operations • Neighbour disputes unlikely
Example/implication	<ul style="list-style-type: none"> • No measurable or identifiable impact on the environment • No measurable impact on the community or impact is generally acceptable

12.7 MC2026/0022 - Development Application for Material Change of Use for Public Utility (Cemetery) under the Superseded Planning Scheme

Author: Scott Hambleton, Contract Planner
Responsible Officer: Michael Dargusch, Acting Group Manager Community and 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 Public Utility (Cemetery) at 2 Southern Street, Laidley, described as Lot 1 CC2623.

Approval was previously granted for the development application to be lodged under the superseded *Laidley Shire Council Planning Scheme 2003*.

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 the application for a Development Permit for a Material Change of Use for Public Facility (Cemetery) at 2 Southern Street, Laidley, described as Lot 1 CC 2623, be approved subject to the following conditions:

No.	Condition	Timing																									
APPROVED PLANS AND DOCUMENTS																											
1.	<p>APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents, including any amendments where in red on the approved plan(s) or document(s):</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Plan No.</th> <th>Revision / Amended</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Layout Plan</td> <td>GS783-LC</td> <td>A</td> <td>23/01/2026</td> <td>GenEng Solutions Pty Ltd</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Title</th> <th>Document No.</th> <th>Revision / Amended</th> <th>Date</th> <th>Prepared By</th> </tr> </thead> <tbody> <tr> <td>Engineering Services Report</td> <td>-</td> <td>1</td> <td>Feb 2026</td> <td>GenEng Solutions Pty Ltd</td> </tr> <tr> <td>Review of Environmental Factors Report</td> <td>24763</td> <td>1</td> <td>30/04/2024</td> <td>Redleaf Environmental</td> </tr> </tbody> </table>	Title	Plan No.	Revision / Amended	Date	Prepared By	Layout Plan	GS783-LC	A	23/01/2026	GenEng Solutions Pty Ltd	Title	Document No.	Revision / Amended	Date	Prepared By	Engineering Services Report	-	1	Feb 2026	GenEng Solutions Pty Ltd	Review of Environmental Factors Report	24763	1	30/04/2024	Redleaf Environmental	At all times.
Title	Plan No.	Revision / Amended	Date	Prepared By																							
Layout Plan	GS783-LC	A	23/01/2026	GenEng Solutions Pty Ltd																							
Title	Document No.	Revision / Amended	Date	Prepared By																							
Engineering Services Report	-	1	Feb 2026	GenEng Solutions Pty Ltd																							
Review of Environmental Factors Report	24763	1	30/04/2024	Redleaf Environmental																							
2.	<p>CONDITIONS OF APPROVAL AND APPROVED PLANS 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.</p>	At all times.																									
GENERAL																											
3.	COMPLIANCE WITH CONDITIONS	At all times.																									

	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 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 All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (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 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 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 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.	MAINTAIN APPROVED DEVELOPMENT The development is to be constructed and maintained in accordance with the approved drawing(s) and/or document, and any relevant approvals.	At all times.
ENGINEERING WORK – STORMWATER DRAINAGE WORKS		
10.	STORMWATER DRAINAGE WORKS – LAWFUL POINT OF DISCHARGE Discharge all minor stormwater flows that fall or pass onto the site to the lawful point of discharge without causing annoyance or nuisance to any person or property in accordance with the Queensland Urban Drainage Manual (QUDM).	At all times.
11.	STORMWATER DRAINAGE WORKS – DESIGN, CONSTRUCTION AND MAINTENANCE 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 Stormwater Code such that the overall drainage system caters for a storm event with a 1% annual exceedance probability (AEP).	Prior to the commencement of any stormwater works and at all times thereafter.
EROSION AND SEDIMENT CONTROL		
12.	SUBMIT EROSION & SEDIMENT CONTROL PLAN Submit a ‘For construction’ Erosion and Sediment Control Plan (ESCP) as part of the Operational Works application. The ESCP must:	As indicated.

	<p>(i) be prepared by suitably qualified and experience Register Profession Engineer of Queensland and Certified Professional in Erosion and Sediment Control;</p> <p>(ii) relate to each phase of the works (including but not limited to, clearing, earthworks, manage, flows and capture sediment;</p> <p><i>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.</i></p> <p>(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;</p> <p>(iv) provide sufficient detail to ensure compliance with all conditions of this permit relating to erosion and sediment control is achieved;</p> <p>(v) include details of the proposed flocculants and automatic dosing systems for sediment basins, including jar testing results.</p> <p>(vi) demonstrate the suitability of the proposed flocculants having regard to the downstream receiving environment and water quality; and</p> <p>(vii) include the results of all soil investigations undertaken for the whole development site</p>	
13.	<p>IMPLEMENT EROSION AND SEDIMENT CONTROL PLAN Implement and maintain the Erosion and Sediment Control Plan (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 or landscaped etc.). The ESCP must be available on-site for inspection by Council Officers during the works.</p>	As indicated.
ENGINEERING WORK – CARPARKING AND ACCESS		
14.	<p>ON-SITE CAR PARKING 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).</p>	At all times.
15.	<p>ON-SITE CAR PARKING Provide and retain 3 car parking spaces and 1 maintenance vehicle car parking space on-site parallel along the internal driveway. All car parking spaces must be given a concrete surface treatment.</p>	At all times.
16.	<p>ON-SITE CAR PARKING – PEOPLE WITH DISABILITIES Ensure parking spaces for people with disabilities and access to them complies with AS1428.1:2009 Design for access and mobility – General</p>	At all times.

	requirements for access – New building work and AS/NZS 2890.6:2009 Parking facilities - Off-street parking for people with disabilities.	
17.	DRIVEWAYS AND ON SITE MANOUERVING 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.	At all times.
18.	SIGNAGE AND LINE MARKING 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.
19.	VEHICULAR ACCESS Design, construct and maintain the vehicular access, as per the approved plans and documents, in accordance with the IPWEA Standard Drawing RS-056 inclusive of a concrete or AC finish, unless otherwise approved in writing by Council.	At all times.
20.	VEHICULAR ACCESS - DESIGN 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.
EXCAVATING AND FILLING		
21.	OPERATIONAL WORK – EARTHWORKS PLAN Provide an earthworks plan that clearly identifies the following: (i) The location of cut and/or fill; (ii) The type of fill to be used and the compaction standards; (iii) The quantum of fill to be deposited or removed and finished cut and/or fill levels; (iv) Retaining structures (if necessary); (v) All proposed batters are to be constructed at a maximum gradient of 1(v):6(h) and fully turfed to prevent erosion OR batters with a maximum gradient of 1(v):4(h) may be accepted where they are fully landscaped with low-maintenance shrub planting; and (vi) Surface and sub-surface drainage controls (if applicable).	As part of a development application for Operational Work (Excavating and Filling).
22.	EXCAVATING AND FILLING Carry out excavating (cut) and filling activities in accordance with the AS3798-2007 Guidelines on earthworks for residential and commercial developments, the approved plans and the provisions of a Development Permit for Operational Work (Excavating and Filling).	At all times.
23.	EARTHWORKS No earthworks (change to ground level) are to be undertaken within areas impacted by the current Temporary Local Planning Instrument 2024 (Flood Regulation) except for earthworks identified on the approved plans and approved in an operational works application.	At all times.
AMENITY – LIGHT		

24.	AMENITY - LIGHTING Maintain outdoor lighting to comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting.	At all times.
25.	AMENITY - LIGHTING Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.	At all times.
FLORA AND FAUNA MANAGEMENT		
26.	FLORA AND FAUNA MANAGEMENT Comply with the approved Environmental Report.	At all times
27.	FAUNA MANAGEMENT Ensure that an accredited Fauna Spotter/Wildlife Consultant is present to check all potential habitat prior to vegetation removal or earthworks, which includes: a) Inspect vegetation approved for removal (or any dams to be removed or dewatered) and advise contractors when it is appropriate to commence works; b) be present during topsoil stripping and supervise further earthworks in that area where native fauna may be located (i.e., subterranean species of reptiles or amphibians) c) Clearly mark (flag) vegetation found to contain fauna or fauna habitat (such as tree hollows, arboreal termite mounds, stick nests or possum drays with flagging tape), and visually and verbally communicate this information to the tree feller to ensure flagged trees are not felled until authorised and instructed to by the Fauna Spotter/Wildlife Consultant; d) Where native vertebrate animals are found, clearing must only continue in coordination with a Fauna Spotter/Wildlife Consultant. All native vertebrate animals located within, on and amongst vegetation or areas of vegetation approved for clearing, are only to be managed under the guidance of the Fauna Spotter/Wildlife Consultant; e) Keep and maintain accurate records for the site including: a. the number of and types of habitat features identified prior to clearing, b. how these habitat features were treated during clearing, c. number and species of any animals observed, captured, relocated or injured. d. Treatments rendered, location of treatment, e. Release sites f) submit a pre and post clearing report to Council and other relevant authorities within one month of completion of the project. Advisory note: An accredited Fauna Spotter/ Wildlife Consultant is a person or company holding a current Rehabilitation Permit – Spotter Catcher issued by the Department of Environment and Science under the <i>Nature Conservation (Animals) Regulation 2020</i> .	As indicated
28.	FAUNA MANAGEMENT Limit the felling of habitat and hollow bearing trees to the following methods:	At all times

	<p>a) Segmental removal of the tree, with hollow-bearing limbs being checked by the wildlife spotter and cleared of fauna using a cherry picker;</p> <p>b) Segmental removal of the tree, with hollow-bearing limbs plugged and lowered to the ground for inspection by the wildlife spotter;</p> <p>c) Use of an excavator with vertical grab to lower the main trunk; or</p> <p>d) a combination of the above methods.</p>	
29.	<p>FAUNA MANAGEMENT Preserve valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with an accredited Fauna Spotter/Wildlife Consultant.</p> <p>Advisory note: An accredited Fauna Spotter/ Wildlife Consultant is a person or company holding a current Rehabilitation Permit – Spotter Catcher issued by the Department of Environment and Science under the <i>Nature Conservation (Animals) Regulation 2020</i>.</p>	At all times
30.	<p>TREE PROTECTION Protect trees identified to be retained by implementing tree protection measures in accordance with Australian Standard AS4970-2009 – Protection of Trees on Development Sites.</p>	At all times during clearing

Advisory Notes

1. 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.
2. The development approval will have effect in accordance with Section 71 of the *Planning Act 2016*.
3. 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*).
4. 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*.
5. 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*.
6. Where a condition requires the submission of a document it must be submitted via email to mailbox@lvrc.qld.gov.au.
7. **Waterway Barrier Works**

 A waterway barrier works approval in accordance with the *Planning Act 2016* may be required prior to commencing the development construction.
8. **Fire ants**

Under the *Biosecurity Act 2014* all Queenslanders are required to manage fire ant risks. 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 managed throughout all stages of development. Other fire ant-safe practices include:

- Reporting any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 132 ANT (13 22 68) or using the [online form](#);
- Ensuring contactors and workers are aware of their General Biosecurity Obligation and apply [fire ant safe practices](#);
- Ensure all materials, equipment and items (including building materials, landscaping products, reused infrastructure (e.g. pipes, culverts, traffic cones), machinery, and hire equipment) that may accumulate or carry soil or organic matter are inspected prior to movement and are free of soil, nesting material and live ants before being transported from the site or sourced from fire ant-infested areas;
- 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.

If you are unable to meet the required fire ant-safe practices as required by the Biosecurity Regulation, you must apply for a [Biosecurity Instrument Permit \(BIP\)](#). Visit fireants.org.au for more information.

9. **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](#).

10. **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.

11. **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.

12. **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.

13. 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.

14. 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*, *Melaleuca*, *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.

15. 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).

16. 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.

17. 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

Executive Summary

Council has received a Superseded Planning Scheme Application for a Development Permit for a Material Change of Use for a Public Utility (Cemetery) at 2 Southern Street, Laidley, described as Lot 1 CC2623.

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.

TABLE 1 - OVERVIEW	
APPLICATION DETAILS	
Application No:	MC2026/0022
Applicant:	Lockyer Valley Regional Council
Landowner:	Lockyer Valley Regional Council
Site address:	2 Southern Street, Laidley
Lot and Plan:	Lot 1 CC 2623
Proposed development:	Development Permit for Material Change of Use for Public Utility (Cemetery) under the Superseded Planning Scheme
STATUTORY PLANNING DETAILS	
Planning Scheme:	<i>Laidley Shire Planning Scheme 2003</i>
Zone:	Open Space and Reserves Area
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 <i>Planning Regulation 2017</i>:	Land adjoining State controlled roads
TLPI:	<i>Temporary Local Planning Instrument 2024 (Flood Regulation)</i> (effective 22 July 2024) Flood hazard area under the Flood hazard overlay: <ul style="list-style-type: none"> Overland flow path
Overlays:	<ul style="list-style-type: none"> Overland flow paths Steep and Unstable land Biodiversity/Ecological significance Potential bushfire risk Extractive industries / mineral resources overlay
Category of Assessment:	Code assessable The subject land is located within the Open Space and Reserves Area which identifies a Material Change of Use for Public Facility as Code assessable development under Table 15 of the <i>Laidley Shire Planning Scheme 2003</i> .

DESCRIPTION OF THE SITE AND SURROUNDS

SITE AND LOCALITY DESCRIPTION	
Land area:	27.3416 Hectares
Existing use of land:	The site is currently being used for the Laidley SES facility and a Council operated quarry.

Road frontage:	143m along Southern Street and 1,080m along Rosewood Laidley Road
Significant site features:	The site is heavily vegetated with an access road running from Southern Street towards the quarry in the eastern portion of the site
Topography:	The site slopes significantly, from 178m AHD in the eastern portion of the site down to 130m AHD along Southern Street
Surrounding land uses:	Directly surrounded by rural lots, predominantly with dwelling houses. Existing Laidley Cemetery directly to the north of the site.

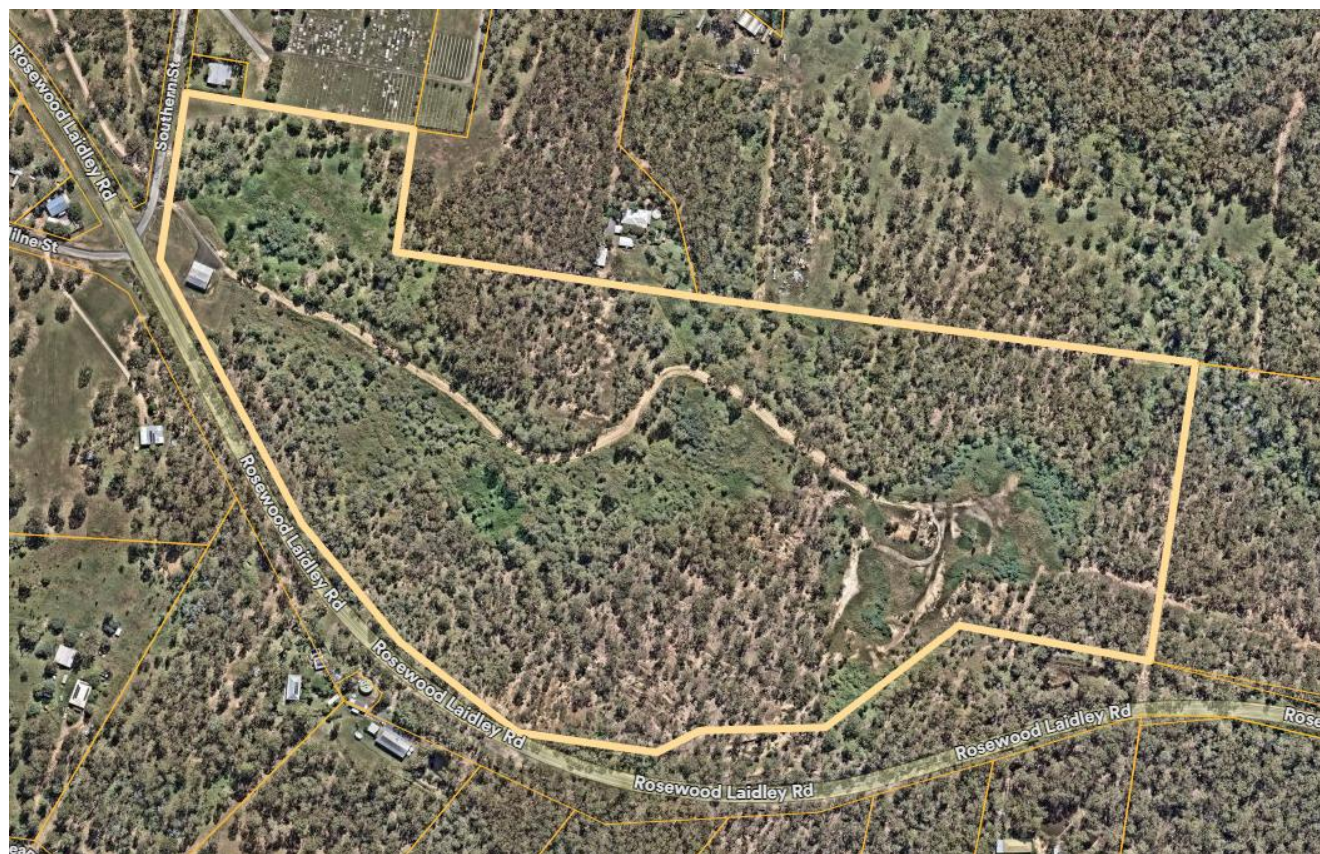


Figure 1. Locality of Subject Site (source LVRC Intramaps)

SITE HISTORY AND BACKGROUND

DEVELOPMENT APPROVAL	ASSESSMENT
SP2025/0033	Superseded planning scheme request approved on 19 August 2025. The development application was lodged within six (6) months after the superseded planning scheme approval.

DESCRIPTION OF PROPOSAL

The proposed development is for an extension to the existing Laidley Cemetery comprising of an additional 811 grave sites. The extension is directly to the south of the existing cemetery.

A new vehicle crossover on Southern Street is proposed which leads to an internal road that runs along the northern boundary of the site to the cemetery expansion area.

The proposed graves are laid out in a grid pattern avoiding the areas of overland flow. Grass footpaths are located throughout the cemetery to provide access between the graves.

Due to the topography of the site the development involves 1 in 4 batters to create a gentle slope between the cemetery and the rest of the site.

MATERIAL CHANGE OF USE	DEVELOPMENT PARAMETERS
	Proposed
Development areas	Total road area: 918m ² Total grave area: 4,861m ² Total area: 5,779m ²
Building height / storeys	N/A
Setbacks	No built form proposed
Site Cover	~2%
Parking	3 car parking spaces and one (1) service vehicle parking space to be conditioned



Figure 2. Proposed development plans

PLANNING ASSESSMENT

Laidley Shire Planning Scheme 2003

The proposed development is identified as code assessment under the Planning Scheme.

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

- Open Space and Reserve Areas Code
- Community Uses Code
- Vehicle Access and Parking Code Areas of Natural and Environmental Significance Overlay Code
- Development Constraints Overlay Code

Assessment against Planning Scheme Codes

The proposed development complies with all Acceptable outcomes of the relevant codes, except those addressed below.

Open Space and Reserve Areas Code

The overall outcomes outline that the Open Space and Reserve Area provide for ‘related community uses’. The use of the land for an extension to the Laidley Cemetery is clearly a community use which is appropriate for the area.

Vehicle Access and Parking Code

Acceptable Outcome	7.1 Vehicle car parking spaces are provided in accordance with the requirements set out in Table 9.
Performance Outcome	7. The number and size of vehicle parking spaces are adequate to meet user requirements.
Applicant’s response:	<i>N/A: The development does not seek approval for on-site carparking. Adequate visitor parking is provided on the adjoining Laidley Cemetery site for future burial services.</i>
Officer’s assessment:	The proposed development does not comply with AO7.1 as no car parking is provided onsite. Under Table 9 – General Parking Requirements development of public facilities must provide 1 car parking space per 15m ² GFA. There is no GFA proposed. Notwithstanding, Council’s DA engineers have recommended 3 visitor spaces and 1 maintenance vehicle space be conditioned along the internal access road to meet user requirements. With the applied condition the proposed development will comply with PO7.
Officer’s recommendation:	Condition bays along internal road to comply with PO7.

Areas of Natural and Environmental Significance Overlay Code

Performance Outcome	<ol style="list-style-type: none"> Nature conservation values of the ecologically significant native vegetation areas are maintained. Significant biodiversity areas are protected through the design and management of the proposed development. Flora and fauna is protected to ensure the maintenance and protection of habitat and wildlife areas / corridors. Development is managed to ensure there is no increase in erosion, sedimentation or salinity.
Applicant’s response:	<i>It is acknowledged the development will require some clearing of mature vegetation; however, it is noted the development site area including the access, is outside mapped Native Vegetation and Koala Habitat Areas identified on the State’s Regulated Vegetation Management Map; refer to Figures 6-7. Reference is also made to the Review of Environmental Factors prepared by Redlef Environmental at Appendix F that</i>

	<i>confirms the development avoids impacts environmentally significant areas and will not adversely affect the ecological values of the site.</i>
Officer's assessment:	<p>The proposed development is mapped as moderate ecological significance and requires some vegetation clearing.</p> <p>An assessment of the impacts to biodiversity values as a result of the development was carried out by Redleaf Environmental. The findings identify that the extent of the development is minimal such that the risk to flora and fauna species is low.</p> <p>The assessment includes mitigation measures around clearing practices which are recommended to be implemented.</p> <p>Subject to conditions, the development can comply with PO4-PO7 by maintaining conservation values across the broader subject land.</p>
Officer's recommendation:	Complies PO4-PO7 through conditions.

Development Constraints Overlay Code

The development is within the Extractive Industry sites layer of this overlay. It is understood there is an historic quarrying activity/ borrow pit which is located approximately 550m from the cemetery expansion area. Recognising that the existing cemetery is adjacent, it is determined there is no greater land use conflict created by the development.



Figure 3. Separation to historic quarrying activities.

Temporary Local Planning Instrument 2024

The site is located within an overland flow path and review of Council’s internal flood mapping confirms the site is subject to flood inundation. Refer to the map below. The proposed development complies with all Acceptable outcomes of the TLPI, except those addressed below.

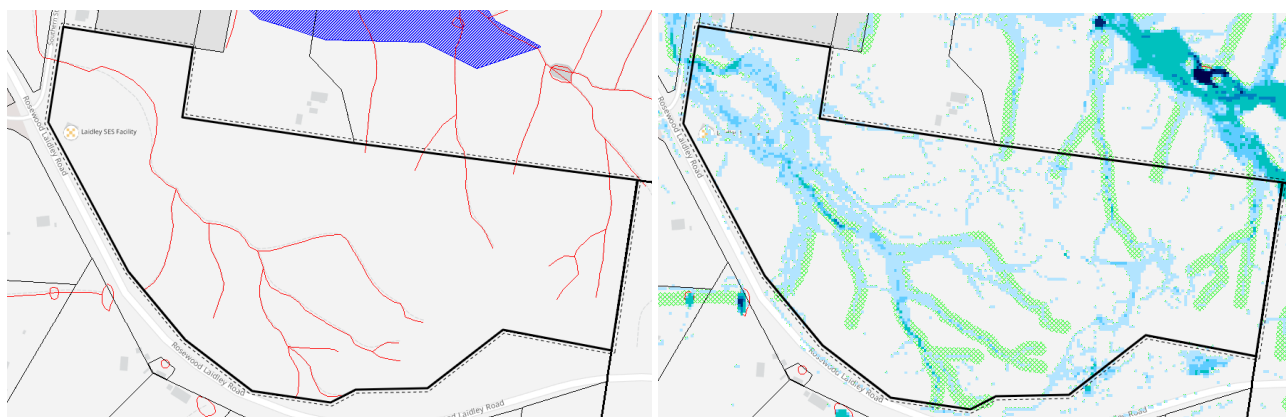
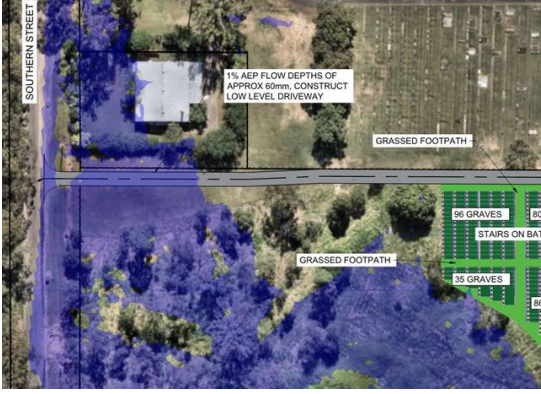



Figure 4. Lockyer Valley Flood Information Portal

<p>Acceptable Outcome</p>	<p>*AO1.1 For development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. written advice is obtained from Council stating that the latest data available to Council confirms that the site is not subject to flood hazard; or b. a site-specific flood risk assessment, prepared by a suitably qualified person, determines that the development site is not located in an area of high, medium or low flood hazard in accordance with Table 4: Flood hazard category parameters for site specific flood risk assessments.
<p>Performance Outcome</p>	<p>PO1 Development in a flood investigation area or overland flow path:</p> <ul style="list-style-type: none"> a. minimises risk from the adverse effects of flooding; b. only occurs where the risk can be mitigated to an acceptable or tolerable level; c. is designed to respond to the flood hazard category applicable to the site.
<p>Applicant’s response:</p>	<p>-</p>
<p>Officer’s assessment:</p>	<p>The proposed development does not comply with AO1.1 as the site is subject to overland flow and inundation and the applicant has not provided a site-specific flood risk assessment.</p> <p>Only the driveway is subject to inundation of approximately 60mm in the Defined Flood Event as identified on the figure below.</p> <p>It is proposed to construct a low level driveway to maintain overland flows across it. Council’s engineers are satisfied that the submission of an operational works application can sufficiently resolve the driveway design in a manner which does not cause impacts off-site. The proposed development complies with PO1 by minimising risk from flooding.</p>

	
<p>Officer's recommendation:</p>	<p>Complies PO1.</p>

<p>Acceptable Outcome</p>	<p>AO9.3 Development does not adversely change the flood risk or flow characteristics within the floodplain as demonstrated by an engineering risk assessment.</p>
<p>Performance Outcome</p>	<p>PO9 Development does not directly, indirectly or cumulatively cause any adverse change in flood risk or flow characteristics inside or outside the site, including:</p> <ul style="list-style-type: none"> a. loss of flood storage; or b. loss of, or changes to, flow paths; or c. an increase in water flow velocity or depth; or d. reduction in flood warning times; or e. an increase in runoff volume; or f. an increase in potential erosion, scour or flood damage on the premise or on other premises, public land, watercourses, roads or infrastructure.
<p>Applicant's response:</p>	<p>-</p>
<p>Officer's assessment:</p>	<p>The proposed development does not comply with AO9.3 as there is no engineering risk assessment.</p> <p>Only the driveway is subject to overland flow of approximately 60mm in the Defined Flood Event as identified on the figure below.</p> <p>It is proposed to construct a low level driveway to maintain overland flows across it. Council's engineers are satisfied that the submission of an operational works application can sufficiently resolve the driveway design in a manner which does not cause impacts off-site. The proposed development complies with PO9.</p> 

Officer's recommendation:	Complies PO9.
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STATE PLANNING REQUIREMENTS

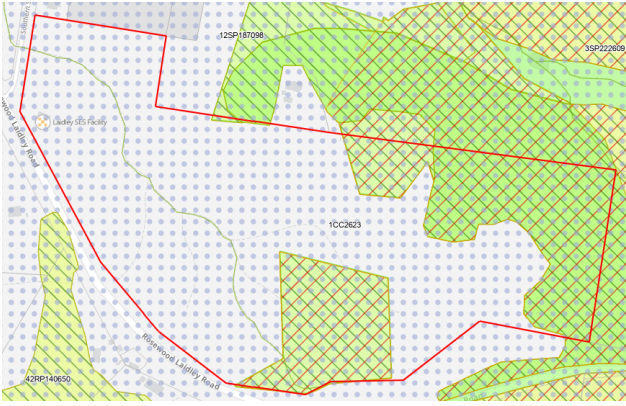





















South East Queensland Regional Plan 2023 (Shaping SEQ)

The site is located in the Urban Footprint. The development proposal is for an urban activity in 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
<p>Liveable communities and housing:</p> <ul style="list-style-type: none"> • Housing supply and diversity • Liveable communities 	Not applicable to proposed development
<p>Economic Growth:</p> <ul style="list-style-type: none"> • Agriculture • Development and construction • Mining and extractive resources • Tourism 	<p><u>Agriculture – Applicable</u></p> <p>The site of the proposed development is identified in the Important Agricultural Areas mapping. Land directly to the north, which is also mapped as an Important Agricultural Area, is currently used as a cemetery and not as agricultural land. Therefore, the proposed development will not have an adverse impact on current or future agricultural land and protects the State interest.</p> 
<p>Environment and heritage:</p> <ul style="list-style-type: none"> • Biodiversity 	<u>Biodiversity – Applicable</u>

<ul style="list-style-type: none"> • Cultural heritage • Water quality 	<p>The proposed development avoids all mapped areas of biodiversity and only results in minimal vegetation clearing. Therefore, the proposed development protects the existing biodiversity of the site.</p> <p><u>Water Quality – Applicable</u></p> <p>The State interest seeks to protect water quality within Queensland. The proposed development is an appropriate and consistent use of the land, and will not have an adverse impact on water quality given it has minimal impervious area. The proposal protects water quality consistent with the State interest.</p>  <table border="0" data-bbox="507 1012 1069 1438"> <tr> <td>MSES - Regulated vegetation (intersecting a watercourse)</td> <td>MSES - Regulated vegetation (category B)</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Water resource catchments</td> <td>MSES - Regulated vegetation (category C)</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>MSES - Wildlife habitat (endangered or vulnerable)</td> <td>MSES - Regulated vegetation (essential habitat)</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>MSES - Wildlife habitat (koala habitat areas - core)</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	MSES - Regulated vegetation (intersecting a watercourse)	MSES - Regulated vegetation (category B)			Water resource catchments	MSES - Regulated vegetation (category C)			MSES - Wildlife habitat (endangered or vulnerable)	MSES - Regulated vegetation (essential habitat)			MSES - Wildlife habitat (koala habitat areas - core)			
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MSES - Wildlife habitat (endangered or vulnerable)	MSES - Regulated vegetation (essential habitat)																
																	
MSES - Wildlife habitat (koala habitat areas - core)																	
																	
<p>Safety and resilience to hazards:</p> <ul style="list-style-type: none"> • Emissions and hazardous activities • Natural hazards, risk and resilience 	<p><u>Natural hazards, risk and resilience - Applicable</u></p> <p>The proposal is identified in the Flood Hazard Area – Local Government Flood Mapping. Review of the consistency of the proposed development with the flood hazard is provided in section 4.2.1 TLPI.</p> <p>The proposed development is also partially located within the potential impact buffer for Bushfire Prone Areas. Due to the lack of significant vegetation, the nature of the activity and the proposed clearing, the development is at low risk of bushfire hazard. Therefore, the proposal is consistent with the State interest.</p>																

<p>Infrastructure:</p> <ul style="list-style-type: none"> • Energy and water supply • Infrastructure integration • Transport infrastructure 	<p><u>Transport Infrastructure – Applicable</u></p> <p>The proposed development is located along Rosewood Laidley Road which is a State-controlled road. No access is proposed from the land to the State-controlled road and the development will not result in a significant increase of traffic along the State-controlled road. Therefore, the proposal is consistent with the State interest.</p>

REFERRALS

Internal

The application was internally referred to Council’s engineer. Relevant conditions have been included in the recommendation.

External

Planning Regulation 2017 Referrals

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

Referral status	Referral Agency	Referral trigger	Referral response
Concurrence	DSDIP (SARA)	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4– premises within 25 metres of a State transport corridor	23 March 2026 (Reference No. 2603-51088 SRA).

SARA’s referral response had no requirements.

INFRASTRUCTURE CHARGES

Infrastructure charges are not applicable to this development because the development is categorised as a 'Minor Use' under the *Lockyer Valley Infrastructure Charges Resolution (No. 9) 2025* for which no charge applies.

OTHER MATTERS

Ordinarily, in circumstances where a land use extends over multiple lots an amalgamation of lots would be required. However, in this instance, that is not proposed because the existing Cemetery is on Reserve land so it is not possible to amalgamate the two (2) land parcels without resolving complicated tenure issues.

CONCLUSION

The proposal:

- Expands an existing public facility in a sensible and logical manner to serve the growing community.
- Maintains and protects existing areas of significant vegetation.
- Avoids natural hazards such as bushfire and flooding.
- Achieves compliance with planning scheme and state planning requirements through the imposition of development 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. Council approves the development application subject to reasonable and relevant conditions.
2. Council approve the development application in part subject to reasonable relevant conditions.
3. Council refuses the development application.

Critical Dates

A decision on the application is due to be made by 20 May 2026 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.

Consultation

Officers from Council's Community Recreation and Facilities branch liaised with officers from Council's Development Assessment team prior to lodgement of the development application.

The Portfolio Councillor was advised that a Report about the development application would be tabled at the May meeting.

Attachments

[1](#)  MC2026 0022 Plan to be approved 1 Page

Options

1. Council endorses the planning assumptions.
2. Council advises Urban Utilities it requires changes to be made to the planning assumptions.

Previous Council Resolution

There are no previous Council resolutions in relation to this request for endorsement from Urban Utilities.

Critical Dates

Urban Utilities has requested Council's endorsement of the planning assumptions within 30 business days of their request. The end of the 30 business days is 21 May 2026.

Strategic Implications

Corporate Plan

Corporate Plan (2022-2027) Chapter 4 – *Lockyer Planned*

Council input into the draft Water Netserv Plan is consistent with the following outcome:

Regional collaboration and targeted advocacy that drives external funding, for timely delivery of key infrastructure and enhanced community outcomes

Finance and Resource

There are no finance and resource implications for Council.

Legislation and Policy

A of the Plan, if the Plan is consistent with the planning assumptions for its local government area.

Risk Management

Key Corporate Risk Descriptor: Infrastructure and Assets
Planning, managing and maintaining assets for the future

Key Corporate Risk Descriptor: Legal Compliance and Liability
Compliance management regulatory or contract compliance, litigation, liability and prosecution

Consultation

External Consultation

In December 2025, Urban Utilities sought preliminary agreement from Council on the proposed extrapolation of data for 2041-2046 based on linear growth assumptions, assuming equal growth between 2036-41 and 2041-46.

Councillors Consultation

In December 2025, advice was emailed to Councillors advising of Urban Utilities' planning assumptions, specifically the extrapolation of data for the years 2041-46.

Community Engagement

Urban Utilities proposes to consult with the community on the Water Netserv Plan in the second half of 2026.

Attachments

- [1](#) Water Netserv Plan (Part A) Plan Assumptions Draft (Draft Version 11 dated 19 February 2026) prepared by Urban Utilities



WATER NETSERV PLAN (Part A)
Planning Assumptions DRAFT

DRAFT Version 11

Drafting Statement

Please note that this document is provided in draft form. Minor refinements to formatting and branding may be made prior to finalisation.

While the presentation of the document may change between this draft and the final version, the underlying technical content and planning assumptions are not expected to materially change.

This draft is current as at 19 February 2026.

DRAFT

2. Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth;
 - (b) the type, scale, location and timing of future development and future growth, including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the connection area and future connection area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date of 2021 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid-2021;
 - (ii) mid-2026;
 - (iii) mid-2031;
 - (iv) mid-2036;
 - (v) mid-2041;
 - (vi) mid-2046;
 - (vii) ultimate; and
 - (b) the development types in column 2 that include the uses in columns 3 to 8 of Table 1.
- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

Table 1 Relationship between development category, development type and LGIP uses

Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses	Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan			
Residential development	Detached dwelling				Caretaker's accommodation Dwelling house		
	Attached dwelling				Dual occupancy Dwelling unit Multiple dwelling Retirement facility Short-term accommodation		
Non-residential development	Other dwelling including accommodation (short term) and accommodation (long term)				Community residence Home-based business Relocatable home park Residential care facility Rooming accommodation Rural workers' accommodation Tourist park Workforce accommodation		
	Retail				Agricultural supplies store Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Sales office Service station Shop Shopping centre Showroom Wholesale nursery		
	Commercial				Club Function facility Hotel Indoor sport and recreation		

Water Netserv Plan (Part A) – Urban Utilities | DRAFT Version 11

Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Locker Valley Uses	Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan			
Industry					Nature-based tourism Nightclub entertainment facility Office Theatre Veterinary services		
					Extractive industry High impact industry Low impact industry Medium impact industry Service industry Special industry Transport depot Warehouse		
Community purposes					Cemetary Childcare centre Community care centre Crematorium Community use Educational establishment Emergency services Funeral parlour Health care services Hospital Motor sport facility Outdoor sport and recreation Park Place of Worship		
Rural and other uses					Air services Animal husbandry Animal keeping Aquaculture Battery storage facility Cropping Environment facility Intensive animal industry Intensive horticulture		

Development category	Development type	Brisbane Uses	Ipswich City Council Uses		Lockyer Valley Uses	Scenic Rim Uses	Somerset Uses
			Ipswich Planning Scheme	Springfield Structure Plan			
					Major electricity infrastructure Permanent plantation Roadside stall Rural industry Substation Telecommunications facility Utility installation Winery		

Water Netserv Plan (Part A) – Urban Utilities | DRAFT Version 11

2.1 POPULATION AND EMPLOYMENT GROWTH

A summary of the assumptions about population and employment growth for this plan's area is stated in Table 2.

Table 2 Population and employment assumptions

Column 1	Column 2						
Description	Assumptions						
	2021 (Base date)	2026	2031	2036	2041	2046	Ultimate
Population							
Brisbane							
Ipswich							
Lockyer Valley	43,835	48,218	52,732	57,225	61,663	66,100	90,068
Scenic Rim							
Somerset							
Total							
Employment							
Brisbane							
Ipswich							
Lockyer Valley	12,555	13,698	14,903	16,169	17,499	18,894	19,922
Scenic Rim							
Somerset							
Total							

2.2 DEVELOPABLE AREA

- (1) The developable area is land zoned for residential (not including rural residential for wastewater), industrial, retail or commercial purposes consistent with the definition of "net developable area" under the Planning Regulation 2017, Schedule 4, Section 8 as per below:

"Net developable area, for premises, means the area of the premises that—

(a) is able to be developed; and

(b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope."

- (2) The planned density for future development is stated in Tables SC9.1 to SC9.5 in Schedule 9.
- (3) A summary of the assumptions about future residential and non-residential development for this plan's area is stated in Table 4.

Table 3 Residential dwellings and non-residential floor space assumptions summary

Column 1	Column 2						
Description	Assumptions						
	2021 (Base date)	2026	2031	2036	2041	2046	Ultimate
Residential dwellings							
Brisbane							
Ipswich							
Lockyer Valley	16,456	18,165	19,935	21,713	23,521	25,329	34,175
Scenic Rim							
Somerset							
Total							
Non-residential floor space (m² GFA)							
Brisbane							
Ipswich							
Lockyer Valley	623,519	688,274	756,449	827,870	902,836	981,346	1,322,712
Scenic Rim							
Somerset							
Total							

Schedules

Schedule 9 Planning Density Assumptions

The planned density for future development as referred to in Section 2.1.2(2) is stated in the below tables.

SC9.3 Lockyer Valley planning density

Table SC9.3 Lockyer Valley planning density

Column 1 Development Type	Column 3 Zone	Column 4 Development Type	Column 5 Planned Density	
			Non-residential (plot ratio)	Residential (dwellings / dev ha)
Residential	Low Density Residential zone, Suburban precinct Low-Medium Density Residential zone	Detached dwelling	-	12.58
		Attached dwelling	-	12.58
		Other dwellings	-	12.58
	Low Density Residential zone, Acreage Precinct	Detached dwelling	-	2.67
	Rural Residential zone, Small precinct	Detached dwelling	-	2.25
	Rural Residential zone, Medium precinct	Detached dwelling	-	0.45
	Rural Residential zone, Large precinct	Detached dwelling	-	0.225
	Rural Zone	Detached dwelling	-	0.009
Township Zone	Detached dwelling	-	2.67	
Non-Residential	Community facilities zone	-	0.8	-
	Industry zone	-	0.6	-
	Limited development zone	-	0.8	-
	Local centre zone	-	0.6	-
	Major centre zone	-	0.8	-
	Mixed use zone	-	0.8	-
	Open space zone	-	0.8	-
	Principal centre zone	-	0.8	-
	Special industry zone	-	0.6	-
	Sport and recreation zone	-	0.8	-

13. INFRASTRUCTURE REPORTS

13.1 Request for Exception to Engage a Sole Provider - Lockyer Locks

Author: Leon Love, Principal Facilities

Responsible Officer: Micah Edwards, Group Manager Infrastructure

Purpose:

The purpose of this report is to seek a Council resolution under Section 235(b) of the Local Government Regulation 2012 to enter into a Tier 2 medium-sized contractual arrangement without first obtaining written quotes or tenders, to allow Council to enter into a contract with Lockyer Locks for the period 21 May 2026 to 30 June 2029.

Officer's Recommendation:

THAT Council in accordance with Section 235(b) of the *Local Government Regulation 2012*, enter into a medium-sized contractual arrangement with Lockyer Locks for the a period from 21 May 2026 to 30 June 2029 to provide restricted master key systems and associated locksmith services due to the specialised nature of the services that are sought and it would be impractical or disadvantageous to invite quotes or tenders.

Executive Summary

Section 228 of the Local Government Regulation 2012 (the Regulation) requires Council to seek three (3) quotes for medium-sized contractual arrangements over \$21,000 and below \$280,000, excluding GST. The Regulation does provide exceptions in certain circumstances, and this report seeks approval to apply the exception contained in Section 235(b), for the provision of restricted masterkey systems and associated locksmith services with Lockyer Locks for the period from 21 May 2026 to 30 June 2029.

Proposal

Council maintains restricted masterkey systems which controls access to all buildings, sites and facilities across the region, except for the Gatton Depot gates. The Murphys Creek Community Centre, Grantham Butter Factory and Laidley Cultural Centre (including squash and cricket club) are not part of the restricted.

Lockyer Locks has been engaged by Lockyer Valley Regional Council (LVRC) and the former Gatton and Laidley Shire Councils to deliver the full range of locksmith services related to the extension and maintenance of the restricted masterkey systems and associated locksmith work since the 1990s. Eg replacing lock sets, padlocks, after hour callouts. They do not provide the electronic swipe access to building but the traditional key systems only.

A Brisbane based locksmith provides a restricted masterkey system for the Gatton Depot gates which would cease upon the installation of electric gates.

Their ongoing engagement over time has seen expenditure trigger the Medium sized contract threshold. The spend from July 2024 until December 2025 is \$46,472. Copies of Restricted keys cost \$25 each from Lockyer Locks with Gatton Depot gate keys costing \$29.50 from the alternate supplier.

As Lockyer Locks are not on Council's Trade Panel or the Localbuy arrangement (nor are any other locksmiths), quotations would need to be sought for the ongoing provision of restricted masterkey systems and associated locksmith services which maintains the restricted master key systems.

The following information was provided by Lockyer Locks to explain our restricted masterkey system and how they work:

Regarding your Master Key System & Restricted Products:

A vast majority of your buildings are now under your Master Key System. One of the main reasons for the system was to ensure the council could easily gain access to all their buildings in case of an emergency. (I think the 2011 floods brought this to light).

We did drop off a A3 Paper displaying the Master Key Tree System to give you a bit of a visual of what buildings have and have not been done.

The Culture Centre at Lake Apex is a different key system due to the builders doing it themselves, through a supply company in Melbourne. In later years we have contacted them and have had the Key System Transferred to us, so that we can easily look after it for you (as in cut keys or change locks if/when required).

How Restricted Key Systems Work:

Restricted Keys stop unauthorized peoples getting keys cut without you knowing. This maintains the security and access to your buildings to only approved key holders.

Restricted Key Systems can be transferred (as in the case with the Lake Apex Culture Centre) if ever required. This also relies a lot on between the relationship of those involved and for this reason we are also Full Member & Certified Practising Locksmiths (CPL) of the LGA (Locksmith Guild of Australia). For Locksmiths to be able to provide the security of Restricted Keys to a business/company/persons, It means that no other Locksmith is allowed to cut another Locksmiths Restricted Keys. If they are found to do so, they can be expelled from the LGA which will also stop their access to future Restricted Products. Possible legal action could be persuaded (but in 26yrs I have never seen a case where this has ever needed to happen).

So, regarding your Restricted Key System. Yes, you do have to engage Lockyer Locks for extra keys & locks.

Lockyer Locks are a locally based supplier that have demonstrated their pricing is competitive, their product is of a high standard and deliver an extremely responsive service. If Council does not proceed as recommended, quotations will need to be sought resulting in significant administrative work and which, given the nature of a restricted masterkey system, would result in Council still needing to engage Lockyer Locks to manage their restricted key system, irrespective of the outcome of the procurement process.

Given the specialised nature of the services (only Lockyer Locks can maintain their restricted key systems) it is appropriate that Council apply the exception under section 235(b) of the Local Government Regulation 2012 to not seek quotations for the supply and maintenance of restricted masterkey systems and associated locksmith services for Council.

Options

1. Apply an Exception under Section 235(b) of the Regulation to enter into a medium-sized contractual arrangement with Lockyer Locks.
2. Do not apply an Exception under Section 235(b) of the Regulation to enter into a medium-sized contractual arrangement with Lockyer Locks.

Previous Council Resolutions

Nil

Critical Dates

Nil

Strategic ImplicationsCorporate Plan

Lockyer Community – Provide and maintain spaces and facilities that are appropriate for the needs of individuals, groups and the community as a whole.

Finance and Resource

The annual operation and maintenance of the Council's facilities are included in Council's budget which are reviewed annually as part of the budget process.

Legislation and Policy

Local Government Act 2009

Local Government Regulations 2012

LVRC Purchasing Policy

Under section 235 of the *Local Government Regulation 2012*, a local government may enter into a medium-sized contractual arrangement (\$21,000 - <\$280,000 exclusive of GST) without first inviting written quotes or tenders if:

- (a) the local government resolves it is satisfied that there is only 1 supplier who is reasonably available; or
- (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- (c) a genuine emergency exists; or
- (d) the contract is for the purchase of goods and is made by auction; or
- (e) the contract is for the purchase of second-hand goods; or
- (f) the contract is made with, or under an arrangement with, a government agency.

In the case of the service to be provided by Lockyer Locks, an exception under Section 235(b) is sought.

Risk Management

Key Corporate Risk Category: FE2

Reference and Risk Descriptor: Finance and Economics – Decision making governance, due diligence, accountability and sustainability.

Financial Risks relate to the costs associated with having different key systems and suppliers within Council's key register.

Consultation*Internal Consultation*

The following business units have been consulted in the preparation of this report:

- ✓ Procurement
- ✓ Facilities

External Consultation

- ✓ Lockyer Locks

Attachments

There are no attachments for this report.

14. ITEMS FOR INFORMATION**14.1 Chief Executive Officer's Monthly Report - April 2026****Author:** Scott Greensill, Chief Executive Officer**Responsible Officer:** Scott Greensill, Chief Executive Officer

Purpose:

This report provides Council with a summary of key operational activities undertaken by the Chief Executive Officer's Group in April 2026.

This document is for Council's information only.


Executive Summary

The activities covered in this report include Strategic Planning, Internal Audit and Risk, Communications, Disaster Management and Community Development and Engagement.

Proposal

That this report be received and noted.

Attachments

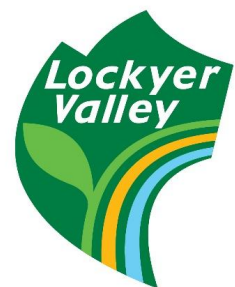
[1](#)  Monthly Group Report - Executive Office - April 2026 15 Pages



Executive Office

MONTHLY GROUP REPORT

April 2026



REGIONAL COUNCIL

BUSINESS IMPROVEMENT & STRATEGY



Audit and Risk Management Committee

The next Audit and Risk Management Committee (ARMC) Meeting is scheduled for Thursday 28 May 2026.



Internal Audit Update – Delivery of Council's Internal Audit Plan

Council has engaged O'Connor Marsden and Associates (OCM) to conduct all internal audits identified on its 3-year Internal Audit Plan.

The status of the remaining deliverable of the 2025-2026 audit schedule is outlined below:

2025-2026 Internal Audit Schedule		
Audit/Review	Objective/Scope	Status
Grants Management	To provide assurance that the internal control framework governing grants management is adequate and enables effective, economic and efficient operation and management of grants.	Representatives from OCM are currently completing documentation reviews and stakeholder meetings.



Audit Register Status Update

This table outlines 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	6	0	4	1	1
Revenue Management Review	12	0	2	1	9
Fuel Management Review	9	0	0	2*	7*
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
Infrastructure Charges Review - NEW	7	2	4	1	0
External Audit Items	18	0	3	1	14
Total	115	2	30	23	60

**Includes items verified as completed awaiting endorsement by the ARMC.*

BUSINESS IMPROVEMENT & STRATEGY CONTINUED...



Corporate Risk Management Update

Stages 2 and 3 of the recommended roadmap for implementing Council’s Corporate Risk Management Framework are currently underway. Details are outlined in the table below:

Stage one – Determination of Risk Appetite/Tolerance		
Completed – Corporate Risk Management Policy and Risk Appetite Statement adopted 18-March-26		
Stage two – Implementation of Strategic Risk (including Risk Appetite Statement)		
Step one -Finalise Strategic Risk Treatment Plans & Update Corporate Risk Management Framework	Step two - Update Strategic Risk Register:	Step three – Strategic Risk Reporting
In Progress	Not yet commenced	Not yet commenced
<ul style="list-style-type: none"> Strategic Risk Treatment Plans are now able to be completed by risk owners with guidance from RACP. This process will include undertaking a risk assessment in line with adopted risk appetite statement and determining and documenting the applicable treatment required. Council’s Corporate Risk Management Framework has been updated to include changes required as a result of Council adopting a new Risk Appetite Statement. This document has been submitted to Governance for approval in accordance with Council’s Policy Framework. 	<ul style="list-style-type: none"> On completion of the strategic risk treatment plans the Strategic Risk Register will be updated to include the applicable information from these plans, this will include: <ul style="list-style-type: none"> Updated risk assessment in line with adopted risk appetite Risk ownership and action ownership 	<ul style="list-style-type: none"> Reporting of Strategic Risk to ELT and Council – frequency of reporting is determined by the Corporate Risk Management Framework, how this reporting is delivered to the ELT and Council has not yet been determined. Further consultation with both stakeholders on the specifics of this matter is required. Reporting of Strategic Risk to ARMC – detailed reporting will be completed as part of the Corporate Risk Management Update to the ARMC.
Stage three – Redevelopment and Implementation Operational Risk (Including Risk Appetite Statement)		
Step one - introduction to Corporate Risk Management to Greater Leadership Group	Step two – redevelopment of aged operational risk registers	Step three – roll out of operational risk registers
Completed	Completed	Not yet commenced
<ul style="list-style-type: none"> Introduce corporate risk management framework with leadership group (ie managers, principals and coordinators). initial introduction completed at Managers/Direct Reports Meeting held on 8 October 2025. 	<ul style="list-style-type: none"> Redevelopment of operational risk registers with previously identified operational risks has been completed. Draft operational risk registers are now ready to roll out to each Group to further identify and record their operational risks. 	<ul style="list-style-type: none"> Roll out of operational risk register will be utilised to undertake further risk awareness education. Risk owners to review and update the registers further by including current operational risks.

BUSINESS IMPROVEMENT & STRATEGY CONTINUED...



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.

The table below shows the status of each project objective:

Business Continuity and Crisis Management Project Deliverables		
Project Objective	Current Status	
Business Continuity Response and Recovery Plans	ICT Response and Recovery Plan	Updated Plan to be developed – this will be completed by ICT.
	Crisis Communication Plan	Draft completed by Principal, Engagement and Communications
	Facility Response and Recovery Plan	To be developed.
	Business-Critical Function BCP's	Drafted awaiting distribution to respective function owners for completion, once date has been confirmed for test exercise.
Training and Education	A request has been made to the CEO to consider scheduling a critical incident exercise facilitated by the Department of Customer Services, Open Data and Small and Family Business in June 2026.	
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.	

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

17 MEDIA RELEASES

3 PAID ADVERTS

Compared to April 2025, Council has had an **INCREASE** of 1 media release, with the **SAME** number of paid adverts.

Media Enquiries

12 RADIO

4 TV

8 PRINT

2 OTHER

Compared to April 2025, Council has had an **INCREASE** of 7 media enquiries.

Online Engagement

	<p style="text-align: center; font-weight: bold; font-size: 24px;">29</p> <p style="text-align: center; font-weight: bold;">FACEBOOK POSTS</p> <p style="text-align: center; font-weight: bold;">Top performing post: Anzac Day Services Promotion</p>				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; font-size: small;"> Viewers: 15,901 </td> <td style="width: 50%; text-align: center; font-size: small;"> Shares: 83 </td> </tr> <tr> <td style="text-align: center; font-size: small;"> Reactions: 53 </td> <td style="text-align: center; font-size: small;"> Comments: 7 </td> </tr> </table>	Viewers: 15,901	Shares: 83	Reactions: 53	Comments: 7
Viewers: 15,901	Shares: 83				
Reactions: 53	Comments: 7				
	<p style="font-size: small;">Compared to April 2025, Council has had a DECREASE of 19 Facebook posts.</p>				
	<p style="text-align: center; font-weight: bold; font-size: 24px;">14</p> <p style="text-align: center; font-weight: bold;">INSTAGRAM POSTS</p> <p style="text-align: center; font-weight: bold;">Top performing post: Warming Up for Easter Eggs</p>				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; font-size: small;"> Viewers: 797 </td> <td style="width: 50%; text-align: center; font-size: small;"> Shares: 2 </td> </tr> <tr> <td style="text-align: center; font-size: small;"> Reactions: 43 </td> <td style="text-align: center; font-size: small;"> Comments: 3 </td> </tr> </table>	Viewers: 797	Shares: 2	Reactions: 43	Comments: 3
Viewers: 797	Shares: 2				
Reactions: 43	Comments: 3				
	<p style="font-size: small;">Compared to April 2025, Council has had a DECREASE of 1 Instagram post.</p>				
	<p style="text-align: center; font-weight: bold; font-size: 24px;">12</p> <p style="text-align: center; font-weight: bold;">X POSTS</p> <p style="text-align: center; font-weight: bold;">Top performing post: 90s Reel Promoting Heritage Festival</p>				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; font-size: small;"> Impressions: 51 </td> <td style="width: 50%; text-align: center; font-size: small;"> Shares: 0 </td> </tr> <tr> <td style="text-align: center; font-size: small;"> Reactions: 0 </td> <td style="text-align: center; font-size: small;"> Comments: 0 </td> </tr> </table>	Impressions: 51	Shares: 0	Reactions: 0	Comments: 0
Impressions: 51	Shares: 0				
Reactions: 0	Comments: 0				
	<p style="font-size: small;">Compared to April 2025, Council has had a DECREASE of 2 X posts.</p>				
	<p style="text-align: center; font-weight: bold; font-size: 24px;">5</p> <p style="text-align: center; font-weight: bold;">LINKEDIN POSTS</p> <p style="text-align: center; font-weight: bold;">Top performing post: Steff Luckman Young Tourism Leader</p>				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; font-size: small;"> Impressions: 1,105 </td> <td style="width: 50%; text-align: center; font-size: small;"> Shares: 0 </td> </tr> <tr> <td style="text-align: center; font-size: small;"> Reactions: 43 </td> <td style="text-align: center; font-size: small;"> Comments: 7 </td> </tr> </table>	Impressions: 1,105	Shares: 0	Reactions: 43	Comments: 7
Impressions: 1,105	Shares: 0				
Reactions: 43	Comments: 7				
	<p style="font-size: small;">Compared to April 2025, Council has had an INCREASE of 2 LinkedIn posts.</p>				

<p style="font-size: 24px; font-weight: bold; margin: 0;">2</p> <p style="font-weight: bold; margin: 0;">PAID SOCIAL MEDIA CAMPAIGNS</p> <p style="font-size: small; margin: 5px 0 0 0;">Paid campaigns help reach new and existing customers, drive engagement, build awareness, and can target specific sub-audiences.</p>	<p>Total Reach: 29,760</p> <p>Total Engagement: 3533</p> <p>Total Link Clicks: 1007</p> <p>Total Investment: \$421.1</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

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. Council News
2. Waste Facilities
3. Planning Scheme

12,037 TOTAL ACTIVE USERS	51.39% ENGAGEMENT RATE
Compared to April 2025, Total Active Users has DECREASED by 8393 users , with the Engagement Rate also DECREASING by 6.55% .	

Corporate Design

18 PROJECTS	44 DESIGNS
Compared to April 2025, Council has had a DECREASE of 5 projects , and a DECREASE of 12 separate designs .	

4 PHOTOSHOOTS
Compared to April 2025, Council has had a DECREASE of 3 photoshoots .

0 INTERNAL	2 EXTERNAL
Compared to April 2025, Council has had a DECREASE of 1 internal video , and a DECREASE of 2 external videos .	

Corporate Fixed VMS Sign



6 VMS ACTIVATIONS
<ul style="list-style-type: none"> Plan for Extra Easter Traffic Happy Easter Heritage Festival Let's We Forget – Anzac Day Be Bushfire Aware Women's Origin Game 1

Council News

TOP 3 READ ARTICLES
1. New CEO Appointed
2. New Animal Laws Passed
3. Footpath and Culvert Works

1529 total recipients
75.74% open rate
41.88% interaction rate <i>(people who clicked multiple links)</i>
Compared to the March-April 2025 edition, there has been an INCREASE of 161 subscribers , a 4.62% DECREASE in the open rate, and a 9.18% INCREASE in the interaction rate.

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**



Burn Workshop

The Disaster Management team provided information packs to be distributed to landholders at the Thornton Plan a Burn Workshop on 18 April as well as the Helidon Hills workshop on 2 May. These packs included the local Get Ready Guide, information on animals in emergencies, the disaster dashboard and opt-in alert notifications.

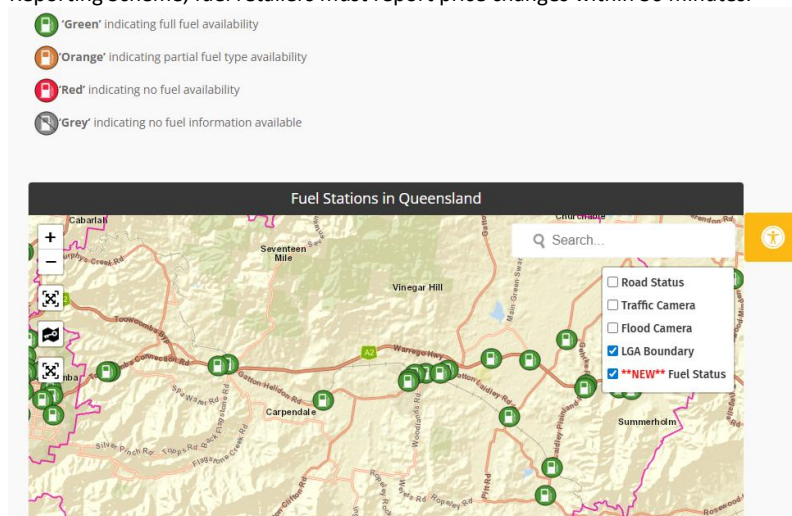
Helidon Council Pop-Up

Disaster management messaging was delivered at the Council Pop-up at Helidon. These regular events provide a great opportunity to share key messaging on preparedness with community members.

Disaster Dashboard Updates

The Disaster Dashboard continues to be updated and enhanced to provide the best service possible to the Lockyer Valley community. The latest updates have included the addition of an improved Flood Camera page within the Dashboard that allows the page to be translated and adjusted to enhance its viewability.

The 'Fuel Supplies' tab on the Dashboard is a handy addition that will assist residents in seeing at a glance fuel availability across the region. This free enhancement, using a feed from the Queensland Government Fuel Prices API, shows reportable changes to fuel availability and prices. Under the Queensland Government Fuel Price Reporting Scheme, fuel retailers must report price changes within 30 minutes.



DISASTER MANAGEMENT CONTINUED...

Early Warning Network Support Cessation

Council will no longer be supporting the EWN service from Friday, 31 July 2026. Since 2011, the EWN has delivered a great service to more than 4000 subscribers across our region, with Council covering the costs for all subscriptions. To ensure the community receives high quality time-sensitive notifications for severe weather, Council is encouraging EWN subscribers to download the BOM Weather app, before 31 July 2026.

The BOM Weather app is Australia's official weather app and was first introduced in late 2016. Overtime, the app has expanded and its features have improved. Council is actively encouraging residents to download the BOM Weather app onto their mobile phone or tablet and, importantly, subscribe to the notification service which can include up to three locations.

The BOM Weather App is at no cost to Council or the community. The extra locations will allow users to monitor weather heading towards family members who live elsewhere.

For FAQs about the transition, visit www.lockyervalley.qld.gov.au/ewn

Training & Exercises



Warnings and Alerts

The purpose of Warnings and Alerts training is to provide relevant Disaster Coordination Centre staff with the knowledge of the methods of warnings and alerts, emergency alert campaign roles and responsibilities, and the process for developing emergency alert campaigns.

Resupply

Resupply operations can be required during disaster response to stranded travellers, isolated individuals or communities. The processes involved in undertaking resupply operations, the responsible agencies, types of resupply and the goods deemed essential were discussed during this training.

Local Disaster Management Group (LDMG)



The Local Disaster Management Group (LDMG) will next meet on Thursday 4th June 2026.

Flood Intelligence System



Flood Warning Infrastructure Network Upgrade (New Gauges)

Council has received Station IDs from the Bureau of Meteorology for the five new gauges installed in 2025. These gauges along the Laidley Creek catchment are at Mulgowie, Laidley (Alexander Street system) and Glenore Grove (billabong). Council's contractor is in the process of configuring the gauges to enable data transmission and display on the Bureau website over the coming weeks.

Enviromon Replacement System

The Bureau of Meteorology's Enviromon platform will be retired in 2026. Council is engaging a contractor who will provide a like for like replacement system (Phase 1) that retains radio path data collection and provides the visualisation and alerting functions required for flood operations. A future Phase 2 is envisaged to be delivered to expand capability to ingest additional data sources, including FTP feeds, APIs and other external data services after Phase 1 is delivered. Council is in the procurement phase of Phase 1 of this project.

DISASTER MANAGEMENT CONTINUED...

State Emergency Service (SES) Monthly Report



The Lockyer Valley SES currently has 34 active members with 3 reserve members, 18 probationary members and an additional 7 prospective members progressing through onboarding.

Active members for each SES group:

- Forest Hill – 9
- Gatton – 16
- Laidley – 9

Membership across the Lockyer Valley SES remains stable and trending positively, with continued growth driven by recruitment and strong engagement. Members progressing through application and onboarding stages.

During the reporting period, SES operational activity across the Lockyer Valley was minimal, with no recorded activations

Lockyer Valley SES Vehicle Handover & Member Awards

The service and professionalism of SES volunteers from Laidley, Gatton and Forest Hill were recognised through service and operational awards, including Emergency Response Medals, Queensland Police Service SES Citations and one- and five-year service milestones. Successful Deputy Group Leader applicants were also formally announced and appointed, strengthening local leadership and operational capability.

Council, in partnership with the Queensland Government, formally handed over a new purpose-fitted Ford Ranger to the Laidley SES. Replacing an ageing 2007 troop carrier, the new vehicle meets contemporary safety and operational standards and enhances volunteer safety, mobility and overall response readiness across the Lockyer Valley.



This has been a highly productive month focused on training, capability development, and community engagement, ensuring members remain current, competent, and operationally ready. A comprehensive training and capability development program was delivered during the reporting period, with multiple specialist courses conducted across operations, safety, communications, leadership, and flood response. This strong level of participation continues to enhance operational readiness, volunteer safety, and overall response capability. SES has maintained a focus on recruitment, with recruitment efforts translating into measurable growth. Strong training participation is supporting member progression and retention. A balanced mix of experienced and developing members is strengthening overall unit capability. Structured onboarding is ensuring new members are safely and effectively integrated into operations.

DISASTER MANAGEMENT CONTINUED...

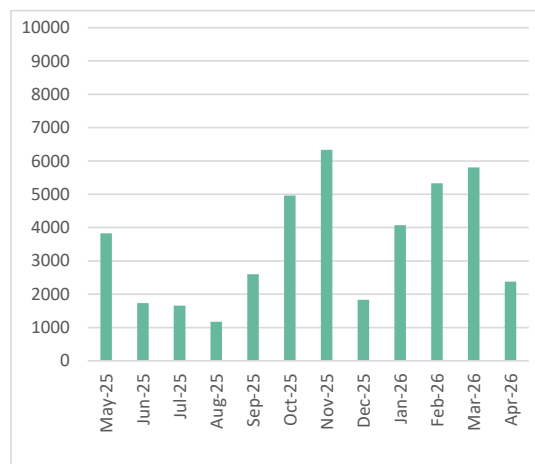
Two billboards have been installed by SES on the Warrego Highway to support recruitment.



Disaster Dashboard

The month of April saw a decrease in Disaster Dashboard views. However, a spike in views was observed when Council announced the addition of a Fuel Supplies tab.

Residents are encouraged to save a link to the Dashboard to their mobile devices or PC to allow them to quickly access important information when required.



COMMUNITY DEVELOPMENT & ENGAGEMENT

Strategic Priority 1 – Engage with the community to ensure the community's views, values and aspirations inform Council decision-making.



10 projects received **engagement support** in April which may include planning for future consultations, or analysing and applying results of recent or previous consultations:

- Lockyer Valley Aquatic Snapshot
- Laidley Flood Mitigation Scheme
- Growth Management Strategy
- William Kemp RV Park
- Forest Hill Silos Mural
- Grantham Siren Test
- Future Public Holidays
- Development assessment projects
- Facilities projects
- Strategic projects

A **Council Pop-Up** stand was held at Soldiers Memorial Park, Helidon on Saturday, 11 April. The pop-up resulted in good engagement from the community and meaningful conversations regarding topics such as disaster management, planning and building, roads, facilities and waste. The next Council Pop-Up is scheduled for Sunday, 24 May at Plainland Country Markets.



Members of the Engagement Team undertake a **liaison role** between other business units and community groups such as progress associations, hall committees and sporting groups to maximise mutually beneficial outcomes.

Strategic Priority 2 – Support community groups to increase their capacity, resilience, and sustainability.



Council collaborated with Anglicare, Kambu Health Service, Mission Australia, Laidley Community Centre and other organisations to deliver a **Laidley Youth Week event** on 15 April. The event provided multiple opportunities for engagement, interaction and connection for local young people, with approximately 35 youth in attendance along with their caregivers. Service providers in attendance expressed positive feedback regarding the event, and initial discussions were held around a potential collaborative approach to Youth Week programming in 2027.

COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED...



Council supported Lockyer Community Centre's **Gatton Youth Week event** on 16 April at Littleton Park. A Council officer attended the event and provided Council's inflatable soccer field to support youth participation and activity. The event was attended by approximately 50 young people and featured a range of interactive activities. The event provided valuable opportunities for informal engagement, with networking conversations occurring between service providers throughout the day, supporting relationship-building and future collaboration across the youth sector.

Community Development support has been provided to eight community organisations: Helidon RSL Sub Branch, PNG Lockyer Valley Community Inc, Lockyer Valley Volunteers, Grantham District Community Inc, Lockyer Community Centre, Pollie Pedal, Kintsugi Ministries, and Kambu Family Services.

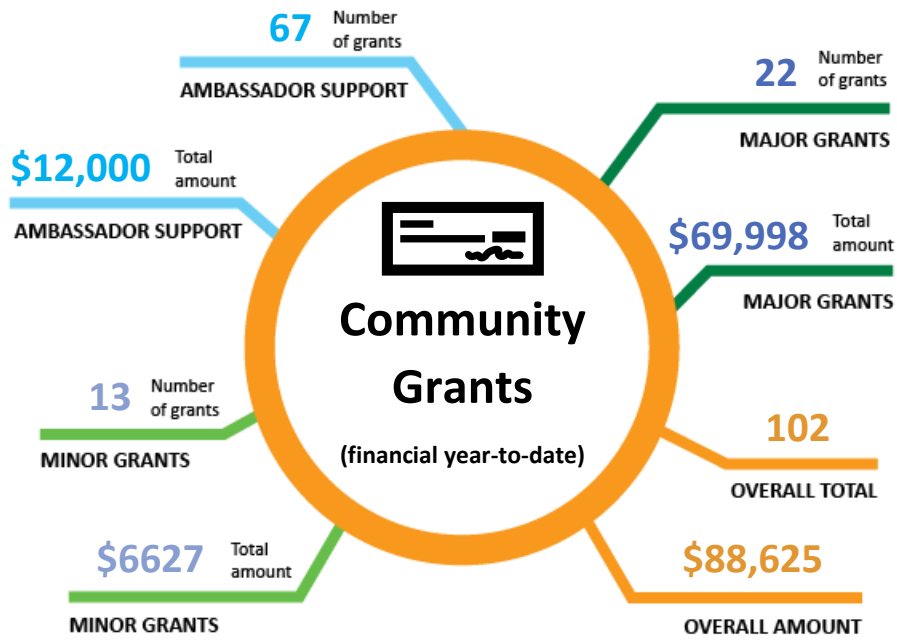
The Engagement Team has **liaised with several agencies** regarding a variety of initiatives including:

- Bowel Screening Team from West Moreton Hospital and Health regarding a Red Apple Day wellbeing initiative
- Department of Families, Seniors, Disability Services and Child Safety Officers regarding planning for a Laidley Seniors Expo
- Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism Officers regarding Traditional Owner and First Nations engagement and collaboration
- Australian Bureau of Statistics regarding the 2026 Census.

Applications for Round 2 of Council's **2025–2026 Major Community Grants Program** were considered by the Community Grants Review Committee on 1 April. A total of 19 applications were received, with 11 applications recommended for funding and later endorsed at the April Council Meeting. All applicants have been notified of the outcome of their applications, with feedback provided to unsuccessful applicants. Successful applicants were:

- Back to the Bush Koalas Ltd - \$4000
- Gatton Swimming Club Inc. - \$4000
- Hatton Vale and District Pony Club Inc. - \$3500
- Laidley District Cricket Club Inc. - \$4000
- Laidley Garden Club Inc. - \$2000
- Laidley Golf Club Inc. - \$2420
- Laidley Recreation Reserve Sports Association Inc. - \$4000
- Lockyer Valley Fish Restocking Association Inc. - \$1650
- Promising Paws Inc. - \$4000
- Ropehill Community Sports Centre Inc. - \$3981
- Withcott Football Club Inc. - \$1448.

COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED...



Newsletters			
<p>Community Connect Newsletter</p>		<p>On the Ball Newsletter</p>	
274	53.28%	62	56.45%
Number of subscribers	Open rate (industry average < 25%)	Number of subscribers	Open rate (industry average < 25%)
TOP THREE ARTICLES		TOP THREE ARTICLES	
1	Aquatic Snapshot Survey	1	Emerging Athletes Program eligible events
2	Subscribe to <i>On the Ball</i>	2	Emerging Athletes Program apply
3	Qantas Regional Grants	3	Lockyer Valley Billy Cart Derby

COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED...





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 been **successful in securing additional funding** for the **2026 Festival of Cultures** through the *Celebrating Multicultural Queensland Events* grant program. Preliminary planning is underway for this event, as well as a collaboration with Lockyer Community Centre on their “Voices of the Valley” video series, which is set to be launched at the festival on Sunday, 9 August.

Community Recovery and Resilience Officer (CRRO) Program Update

Several projects are currently progressing through Departmental review and will be implemented within the community once approvals are finalised. A range of meetings and events were attended to support engagement with community members and service providers. In addition, collaborative work continued with Council’s Disaster Management team to develop new project concepts and supporting resources.

Engagements		Total No.	Details
Interagency Meetings Attended		1	<ul style="list-style-type: none"> Lockyer Valley Service Provider Interagency meeting
Service Provider meetings		3	Individual stakeholder meetings covered various key CRRO focus areas including: <ul style="list-style-type: none"> aged care and disability First Nations.
Events Attended		2	Helidon Council Pop-up <ul style="list-style-type: none"> promoted disaster preparedness and shared key messages with community members Laidley Youth Week Event <ul style="list-style-type: none"> networking opportunity with service providers not previously engaged with.
Upcoming Engagements		7	<ul style="list-style-type: none"> Older Persons Network Group meeting CRRO Connect to Collaborate Day Lockyer Youth Agency Network meeting Under 8s Day – Gatton State School Council Pop-up – Plainland Disaster Dashboard Presentation – Laidley Community Centre Seasonal Workers BBQ event.




Strategic Priority 4 – Strengthen and utilise partnerships with NGOs and government agencies to improve support services and programs for vulnerable members of the community.



An Engagement Officer attended a **disability awareness workshop** on 8 April, which focused on engaging with people who have a disability, specifically in an evacuation centre situation.

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.

COMMUNITY DEVELOPMENT & ENGAGEMENT CONTINUED...

INTERAGENCIES <i>YEAR-TO-DATE</i>		Lockyer Youth Agency Network (LYAN)	Lockyer Valley Service Provider Interagency (LVSPI)
Number of meetings		3	5
Organisations in attendance		39	113
Attendees in total		55	158

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 April:

- Saturday, 25 April – ANZAC Day (red).

The following activations are planned for May:

- Whole of May – Domestic and Family Violence Prevention Month (purple)
- Friday, 8 May – Do It for Dolly Day (blue)
- Friday, 15 May – National Corrections Day (blue)
- Monday, 18 - Sunday, 24 May – National Volunteer Week (red)
- Wednesday, 20 May – Wear Orange Wednesday (orange)
- Friday, 29 May – Fatality Free Friday (yellow).

14.2 Group Manager People, Customer and Corporate Services Monthly Report - April 2026

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 April 2026.

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 group during April 2026. For the first time this report includes reporting on the Finance team as it now forms part of the People, Customer and Corporate Services group.

Proposal

That this report be received and noted.

Attachments

[1](#) Monthly Group Report - PCCS - April 2026 12 Pages

People, Customer & Corporate Services



REGIONAL COUNCIL

GROUP MANAGER MONTHLY REPORT
APRIL 2026



NOTE

Data presented in this report is comparative of the same month each year, unless stated otherwise.

Trending indicates between 2026 and 2025 data.

People and Customer Experience

ORGANISATIONAL DEVELOPMENT AND PAYROLL HIGHLIGHTS

The second Enterprise Bargaining Negotiations meeting was held on 7 April where Council proposed to unions and staff a 12 month administrative agreement, which was not supported via a staff meeting held by the unions on 14 April. A Staff Sentiment Survey was conducted by Council to gather feedback from staff on the process.

Five out of six trainee positions have been filled with recruitment currently underway for the sixth position.

CUSTOMER EXPERIENCE HIGHLIGHTS

Laidley Customer Service Centre had new counter screens installed for security and safety of staff.

Testing of the new CiA customer request management system has commenced.

One team member completed their QGAP training.

SAFETY HIGHLIGHTS

The Safety team are currently undertaking a review of corporate procedures that are due for renewal.

Numerous site visits were conducted during the month of April.

A team member completed the Incident Cause Analysis Method (ICAM) Investigations training, which means all team members now have this certification.

INFORMATION MANAGEMENT HIGHLIGHTS

This month the Information Management team welcomed a new team member who will be undertaking their 12 month traineeship in Business Administration. The team members are looking forward to sharing their skills and knowledge.

UPCOMING

Customer Experience - One staff member is returning from maternity leave in May.

Safety - Verification of Competency (VOC) training is schedule for two days in May, as well as first aid training. Review of Safe Work Method Statements (SWMS) will be undertaken and quarterly hazard inspections are scheduled across the organisation. Flu shots are booked in for staff.

Information Management - The team will begin documenting records which can be authorised for disposal due to retention time ending on 30 June 2026.

OD & Payroll - Enterprise Bargaining negotiations continue. Corporate induction scheduled for 26 May.

People and Customer Experience Statistics

ORGANISATIONAL DEVELOPMENT AND PAYROLL

 **305**
 FULL TIME
 EQUIVALENT
 POSITIONS


In 2025: 300
 In 2024: 307
 Trend: ↑

 **324**
 NUMBER OF
 EMPLOYEES

In 2025: 321
 In 2024: 334
 Trend: ↑

 **24 DAYS**
 AVERAGE TIME
 TO HIRE

In 2025: 22 days
 In 2024: 21 days
 Trend: ↑

 **4%**
 ABSENTEEISM
 RATE


In 2025: 4%
 In 2024: 4%
 Trend: =

 **12%**
 TURNOVER
 RATE


In 2025: 10%
 In 2024: 24%
 Trend: ↑

 **Recruitment Campaigns**

	2026	2025	2024	26/25 Trend
Total Recruitment Campaigns	10	10	21	=
Active Campaigns	6	10	21	↓
Unsuccessful Campaigns	2	0	0	↑

 **Recruitment Stages**

	2026	2025	2024	26/25 Trend
Advertising Stage	2	8	6	↓
Shortlisting Stage	0	0	1	=
Interview & Panel Deliberations	2	0	8	↑
Pre-Employment Screening	0	2	6	↓
Pending Commencement	0	0	0	=
Applicant Appointed	4	0	0	↑

 **Training Events**

	2026	2025	2024	26/25 Trend
Participation Rate	77%	78%	76%	↓
Governance Training	9	9	4	=
Disaster Management Training	16	1	2	↑
Organisational Development Training	3	4	3	↓
Safety and VOC Training	4	3	5	↑
Other Training	1	1	2	=
Total	33	18	17	↑

People and Customer Experience Statistics

SAFETY

18
 NUMBER OF
 DAYS LOST

In 2025: 42
 In 2024: 29
 Trend: ↓

2
 PROPERTY
 DAMAGE
 INCIDENTS

In 2025: 2
 In 2024: 0
 Trend: =

0
 PLANT OR
 VEHICLE
 INCIDENTS

In 2025: 2
 In 2024: 2
 Trend: ↓

Incidents by Type

	2026	2025	2024	26/25 Trend
Injury Related	3	4	3	↓
Asset Related	2	4	2	↓
Environment Related	0	0	0	=
Near Miss	1	2	0	↓
Other	1	0	0	↑
Total	7	10	5	↓

Workplace Injuries

	2026	2025	2024	26/25 Trend
Reportable Only	1	3	2	↓
First Aid	0	0	1	=
Medical Treatment	2	1	0	↑
Lost Time	0	0	2	=

INFORMATION MANAGEMENT

2197
 MAIL AND
 EMAIL ITEMS
 PROCESSED

In 2025: 1747
 In 2024: 2051
 Trend: ↑

24
 REQUESTS
 FOR FILES
 AND BOXES

In 2025: 32
 In 2024: 27
 Trend: ↓

15
 NAME AND
 ADDRESS
 REGISTER AUDIT

In 2025: 52
 In 2024: N/A
 Trend: ↓

1
 RTI
 APPLICATIONS
 RECEIVED

In 2025: 2
 In 2024: 2
 Trend: ↑

488
 FILES SCANNED,
 REGISTERED,
 AUDITED









In 2025: 220
 In 2024: 190
 Trend: ↑


16
 CARTONS
 PROCESSED FOR
 DESTRUCTION





In 2025: 11
 In 2024: N/A
 Trend: ↑

People and Customer Experience Statistics

CUSTOMER EXPERIENCE



 <p>BUSINESS HOURS PHONE CALLS</p>	 <p>1765 CALLS RECEIVED</p> <p>In 2025: 1888 In 2024: 1962 Trend: ↓</p>	 <p>5:19 AVERAGE HANDLING TIME</p> <p>In 2025: 5:06 In 2024: 4:54 Trend: ↑</p>	 <p>88.74% SERVICE LEVEL ACHIEVED</p> <p>In 2025: 85.17% In 2024: 79.64% Trend: ↑</p>
 <p>57 OUT OF HOURS PHONE CALLS</p> <p>In 2025: 44 In 2024: 27 Trend: ↑</p>	 <p>1:28 OUT OF HOURS MAXIMUM WAIT TIME</p> <p>In 2025: 0:58 In 2024: N/A Trend: ↑</p>	 <p>50 TOTAL WEB CHATS</p> <p>In 2025: 48 In 2024: 51 Trend: ↑</p>	 <p>8:42 WEBCHAT HANDLING TIME</p> <p>In 2025: 11:20 In 2024: 9:59 Trend: ↓</p>

 Out of Hours Main Enquiries		
Animals	Number of Enquiries:	37
Roads	Number of Enquiries:	3
Facilities	Number of Enquiries:	3


 <p>1128 TOTAL CRM RECEIVED</p> <p>In 2025: 1233 In 2024: 1176 Trend: ↓</p>	 <p>695 TOTAL EREQUESTS</p> <p>In 2025: 657 In 2024: 713 Trend: ↑</p>	 <p>197 TOTAL RECEIPTS</p> <p>In 2025: 271 In 2024: 249 Trend: ↓</p>
 <p>56.6 TOTAL QGAP HOURS</p> <p>In 2025: 56.8 In 2024: 46.8 Trend: ↓</p>	<p>306 NUMBER OF QGAP TRANSACTIONS</p> <p>In 2025: 319 In 2024: 258 Trend: ↓</p>	<p>11:01 AVERAGE TIME FOR QGAP TRANSACTIONS</p> <p>In 2025: 10:40 In 2024: 10:50 Trend: ↑</p>

Governance and Property

STATISTICS

 Complaints by Type				 Complaints by Status			
	2026	2025	2024		2026	2025	2024
Administrative Action	6	23	11	Substantiated / Partially Substantiated	2	20	10
Information Privacy	0	1	2	Not Substantiated	9	15	13
Staff Complaint	3	4	6	Withdrawn	0	0	1
Human Rights	0	0	0	Discontinued	0	1	2
Internal Review	3	9	4	Awaiting Decision	3	2	0
External Review	1	1	3	Total	14	38	26
Total	13	38	26				

Note: The data in the above tables represents **cumulative** totals for each year. The 2026 data is **year to date**.

 Status of Policies			
	Current	For Review Within 4 Months	Overdue
Statutory Policies	8	5	0
Strategic Policies	30	5	1
Organisational Policies	40	0	3
Procedures and Guidelines	65	1	21

STATE LAND APPLICATIONS - REQUEST FOR COUNCIL VIEWS

 0 FLOATING LAND RESERVATION	 1 PERMIT TO OCCUPY	 0 PURCHASE STATE LAND	 2 ROAD CLOSURE
In 2025: 0	In 2025: 0	In 2025: 0	In 2025: 0
In 2024: 1	In 2024: 0	In 2024: 0	In 2024: 0
Trend: =	Trend: ↑	Trend: =	Trend: ↑

Information Communication Technology

HIGHLIGHTS

Cyber Security Strategy

Information Asset Register – A draft Data Breach Policy has been developed and is currently in the approval process, expected to be finalised by the end of June. The Information Privacy and Other Legislation Act (IPOLA) amended the Information Privacy Act 2009 requiring all Queensland Councils to have a Data Breach Policy and a Register of Eligible Data Breaches in place by 1 July 2026. The Information Asset Register will assist in informing our Information Security Incident Response Team, and Critical Incident Management Team in the event of a data breach.

TechnologyOne Ci to CIA Property & Rating Customer Requests Migration Project

The Project is progressing well, with the design and configuration stages completed. We are currently in the User Acceptance Testing stage, with the project team and all staff involved working well together. The project is currently on track to go live around July-August 2026.

STATISTICS



Note: Some data cannot be trended over consecutive years due to change in systems.

Waste Management

HIGHLIGHTS

Waste Warrior Education Sessions

Council's Waste Education Officer delivered engaging educational sessions focused on waste, recycling, and litter to 39 children at Bright Horizons Hatton Vale Early Learning on 22 April 2026. Continuing these outreach efforts, our Waste Education Officer also visited Withcott Primary School on 29 April 2026, presenting to 73 students in Grades 3 and 4 on the topic of lunch box litter, with Councillor Reck in attendance.

Environmental Monitoring

Last week, the Waste Services welcomed ATC Williams to its waste facilities to undertake routine environmental monitoring. This monitoring included groundwater and surface water sampling, as well as leachate testing. As required by the Department of Environment, Tourism, Science and Innovation, Council undertakes this monitoring three times per year. For this monitoring round, ATC Williams utilised a new groundwater sampling method known as a hydro sleeve—a passive, no purge device that enables efficient groundwater sampling while minimising disturbance.

Design Stage Commenced for New Gatton Landfill Cell

During April, the Waste Services team officially kicked off the new Gatton Landfill Cell 6 project by holding its first onsite meeting with the external consultant engaged to undertake the initial design phase. The development and timing of a new landfill cell is critical to ensuring a waste disposal solution is secured prior to the current landfill Cell 5 reaching the end of its operational life.



WASTE EDUCATION

The Waste Education Officer is scheduled to participate in the Lake Clarendon Under 8s Day on 20 May 2026.





The RecycleMate chatbot and app are currently still in testing with the software developers to refine and improve the accuracy of responses to Lockyer Valley specific waste enquiries.

What's Coming Up

New bin labels are being produced for Council's internal red and yellow bins, clearly outlining correct usage guidelines to support proper waste segregation and reduce contamination.

Waste Management

STATISTICS

 <p>61,593 WASTE BINS COLLECTED</p> <p>In 2025: 57,099 In 2024: 56,813 Trend: ↑</p>	 <p>25,731 RECYCLING BINS COLLECTED</p> <p>In 2025: 24,762 In 2024: 24,707 Trend: ↑</p>	 <p>1666.4 TONNES TO LANDFILL</p> <p>In 2025: 1597.85T In 2024: N/A Trend: ↑</p>	 <p>\$208,208 TOTAL WASTE LEVY PAID</p> <p>In 2025: \$183,692.95 In 2024: N/A Trend: ↑</p>
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Waste Facilities Patrons

	2026	2025	2024	26/25 Trend
Gatton	3053	3356	3447	↓
Laidley	3195	3877	3343	↓
Withcott	831	938	790	↓
Grantham	269	299	295	↓
Murphys Creek	210	195	258	↑
Helidon	182	127	172	↑
Lockyer Waters	180	215	232	↓
Total	7920	9007	8537	↓



Waste Customer Requests

	2026	2025	2024	26/25 Trend
New Bin Requests	27	25	19	↑
Damaged Bin Requests	108	127	114	↓
Additional Bin Requests	8	9	10	↓
Other	46	46	51	=
Total	189	207	194	↓

Finance

HIGHLIGHTS

As of the 30 March the Finance Branch has transitioned to sit under the People, Customer and Corporate Services group. There have been no immediate changes to the roles or responsibilities within the Finance Branch however work has been happening in the background to align the structure and make system changes, with all going well.

The team has been working to develop the 26/27 budget arrangements, presenting regularly to Councillor Workshops, as well as preparing draft proforma financial statements and asset revaluations papers for the upcoming Audit and Risk Management Committee.

External auditors were onsite during the month and we are awaiting their interim report findings.

STATISTICS

Current REPA Programs

	Weather Event	% Complete	Expenditure	Approved Amount	Received Amount
1	2022 SEQ Rainfall and Flooding	96%	\$39,935,287.59	\$37,499,252.92	\$37,820,234.19
2	2024 Tropical Cyclone KIRRILY Rainfall and Flooding	75%	\$7,324,776.27	\$10,188,676.54	\$6,756,075.80
3	2025 Tropical Cyclone ALFRED Rainfall and Flooding	27%	\$1,438,111.05	\$10,805,778.13	\$3,523,741.20

Grants

	Stage	Number	Total Cost	Funded Amount	Third Party Amount	Council Contribution
Possible		4	\$69,060.00	\$69,060.00	-	-
Pending		3	\$4,094,938.00	\$2,975,954.00	-	\$1,118,984.00
Active		49	\$126,292,182.36	\$114,801,876.00	\$15,000.00	\$11,475,306.36
Complete		7	\$1,984,961.66	\$1,904,829.71	-	\$80,131.95
Total		63	\$132,441,142.02	\$119,751,719.71	\$15,000.00	\$12,674,422.31

Finance

STATISTICS


Accounts Receivable Customer Requests

	2026	2025	2024	26/25 Trend
Rate Change	37	56	54	↓
Rates General Enquiry	185	53	117	↑
Outstanding Rates	52	94	94	↓
Pensioners Concessions	0	0	0	=
Total	274	203	265	↑

PROCUREMENT & STORES

Procurement training was delivered to the ICT Branch and specific purchase order training was delivered to a mixed group including library and ICT staff, with further training is being scheduled across the organisation.

A number of procurement enquiries were received and actioned throughout the month. In an ongoing process, seven suppliers have been transitioned from credit card payments to purchase orders. Non-conforming invoices have been addressed with action taken to meet procurement requirements including one Request for Tender process, a report to Council and change of process within a team.



1451
TOTAL NUMBER
INVENTORY
ITEMS

In 2025: 1414
In 2024: 1332
Trend: ↑



43
PURCHASE
ORDERS
GENERATED

In 2025: 30
In 2024: 41
Trend: ↑

\$229,621
TOTAL VALUE OF
ORDERS GENERATED

In 2025: \$356,198
In 2024: \$149,388
Trend: ↓

\$163,213
LARGEST SPEND
TO SINGLE SUPPLIER

In 2025: \$206,976
In 2024: \$97,556
Trend: ↓

Top Suppliers

Supplier	Total Spend
Zischke Fuel Supplies	\$163,213.00
Boral Cons	\$15,972.00
Traffic Control Supplies	\$14,866.00
JNL Industries	\$6,453.00
Precast Civil Industries	\$4,775.00

Note: The data in these tables relates only to Stores inventory items, not organisation wide.

Finance

PROCUREMENT & STORES

Contract Stages		Contracts by Group	
Not Commenced	14	4	EXECUTIVE OFFICE
In Planning	8	30	PEOPLE, CUSTOMER & CORPORATE SERVICES
Out to Market	3	13	COMMUNITY & REGIONAL PROSPERITY
Evaluation	0	31	INFRASTRUCTURE
Negotiation	2		
On Hold	4		
Contract	78		
Total	109		

Current Contract Expiry Distribution

Contract Type	1- 3 Months	4- 6 Months	7- 9 Months	10- 12 Months	12+ Months	24+ Months
Revenue	-	-	-	-	-	-
Tender	2	1	1	1	7	7
Quote	13	6	2	2	2	4
Local Buy	9	3	2	-	3	6
LVRC Panel	1	-	-	-	-	1
State Government Panel	2	1	-	-	1	1
Exception	-	-	-	-	-	1

CONTRACT EXTENSION & COMPLETION RATE

Completion Rate	Extension Rate
47 of 78 = 60.25%	31 of 78 = 39.75%

Community and Regional Prosperity



GROUP MANAGER MONTHLY REPORT
APRIL 2026



Communities Branch

LIBRARIES AND GALLERIES HIGHLIGHTS

School holiday activities

The school holiday activities were well attended, and there were activities every day for families to enjoy. These included:

- a bug-themed scavenger hunt (374 children)
- The Great Duck Hunt (65 families)
- Rock on at the Library with the Lapidary club (90 children)
- LEGO Bridge Building Challenge (31 children)
- Library Underground: Special Dig and Discover Bug Investigation with Brian the Worm Man (40 children)

The Great Duck Hunt was particularly successful, and reached towns in the community we don't generally have the opportunity to connect with. Families from all over the Lockyer Valley brought rubber ducks and cards in that they had found in local parks, many joining the library once they'd received their prize. This will likely become an annual event due to the success and reach of the activity.

Light Horse Art Exhibition

The current exhibition in the Art Gallery is 'Light Horse Art' by Ron and Jennifer Marshall. This talented and moving collection of works tells the stories of the Light Horse men and their horses.

This was partly funded through a RADF grant to bring this high-quality exhibition to the Lockyer Valley community in conjunction with the QTM Open Day and ANZAC Day.

The exhibition closes 21 June 2026.

TOURISM AND EVENTS HIGHLIGHTS

Queensland Transport Museum Open Day

The QTM Open Day attracted over 1,000 attendees, highlighting strong community engagement and interest. The event featured live entertainment from The Gowrie Gals and the Australian Army Band, alongside a cohesive linkage between the QTM Military Exhibit and the Light Horse Art exhibit by Ron and Jennifer Marshall.

Adding to the day's significance, Bootstraps (QTM's entry charity recipient) had a presence on site, along with the 2nd Lighthorse Troop.

The event was further enhanced by themed children's activities, offering an engaging, family-friendly experience that successfully blended heritage, military history, arts and community engagement.

Veterans' Letter Initiative

A media statement promoting the Veterans' Letter Initiative, with letters of thanks placed at the QTM, allowing visitors to write a message of thanks to veterans. These letters are then distributed to recognised veteran service organisations.

The initiative supports veteran recognition and community connection while reinforcing broader industry advocacy around valuing veterans' contributions and strengthening links between tourism, heritage attractions and veteran support networks.

POST EVENT SUMMARY

ANZAC DAY

ANZAC Day services were well attended in the region, with support being provided through marketing of the services, printing programs, providing equipment, and traffic management to RSL's.

Officers printed 2250 programs for the region and provided 2100 hand held Australian flags across the region's services.

Council also assisted 20 schools and multiple community groups in attending the events around the region.

25
APRIL

Communities Statistics

LIBRARIES AND GALLERIES



TOURISM AND SPECIAL PROJECTS



What's Coming Up

6 June: Memoir Writing Workshop

Join us for a half-day workshop that helps first-time writers discover the meaning in their own lives and leave with the beginning of their memoir. Register your spot [here](#).

10 June: Connectivity Literacy and Network Upgrade - Update with NBN Co

An informative session focused on building connectivity literacy and sharing the latest network upgrade updates for Gatton. View more details [here](#).

Planning, Policy and Community Wellbeing Branch

RESILIENT RIVERS HIGHLIGHTS

Lockyer Waters Community Tree Planting Day

A community tree planting event was held at the Lockyer Waters Hall on 18 April 2026, with 900 trees planted for a koala fodder forest in collaboration with local koala carers. This planting will benefit local koala carers by providing fodder, and will ultimately support the local koala population through heal and release.

Lockyer Catchment Action Plan

A workshop on the Lockyer Catchment Action Plan was held on 21 April 2026 at the Lockyer Valley Cultural Centre to discuss and identify updates to the Plan, and to develop technical specifications for the plan.

Other Projects

- A total of 2,200 plants were installed at 7 Mile Lagoon as part of the program of works to revegetate the previously cleared land, increasing wildlife habitat and biodiversity. This was performed by contractors with support from officers, and using Resilient Rivers funding.
- Funding was provided from Resilient Rivers SEQ to continue assisting with the Bunyas to Border project in the Lockyer Valley region. This project works to increase the State recognised biodiversity corridor.
- Officers carried out maintenance and weed control of various sites along Lockyer Creek as part of SEQwater's Source Protection program of works. The aim of the program is to mitigate sediment loss impacting on the water treatment plants.

LAND USE COMPLIANCE HIGHLIGHTS

Council's compliance officers are attending to a range of development compliance matters, with vegetation clearing, transport depots and unlawful earthworks 'trending'. These are emotive issues for the community for different reasons. Reports about vegetation clearing are often driven by concern for the destruction of environmental values; where reports about transport depots and unlawful earthworks tend to occur in response to direct impacts, whether to amenity or property or both.

Officers attended Investigations Training presented by McInnes Wilson Solicitors on 30 April. Ciaran Houston (Principal) and Jaclyn Poulton (Special Counsel) provided:

- an overview of Council's liability in relation to compliance matters and compliance action, with reference to case law and legislation including the *Civil Liability Act 2003* and *Local Government Act 2009*;
- guidance for collecting evidence about compliance matters;
- information about powers of entry and the importance of exercising them in accordance with the relevant legislation.

Compliance statistics

- Currently there are more than 100 development compliance matters with 27 being managed through Show Cause/Enforcement Notices.
- An average of 15 new development compliance matters are being reported monthly.

ENVIRONMENTAL HEALTH UPDATE

Food Licensing: Investigations were undertaken in relation to water carriers and home-based food businesses, with overall compliance remaining strong. There has been an increase in applications for food licenses for home-based businesses. This may be due to current economic conditions. There has been an increase in the number of issues being identified in food premises, resulting in improvement notices being issued where necessary.

Environmental Nuisance: There has been an increase in reports of environmental nuisance; however, most of these were found to be minor or low-risk and did not warrant formal enforcement action. Water testing has been undertaken in relation to wastewater from a business in Plainland. The results of the water testing are being analysed.

Local Laws: There has been an increase in enquiries relating to tiny homes. These matters are primarily being managed in consultation with Planning and Plumbing, as they are generally classified as secondary dwellings.

Planning, Policy and Community Wellbeing Statistics



What's Coming Up

27 May: 1-Year Dog Registration Renewals issued

To find out further information, please visit '[Upcoming Events](#)'.

Infrastructure

GROUP MANAGER MONTHLY REPORT
APRIL 2026



REGIONAL COUNCIL



Infrastructure Delivery Branch

PROJECTS UNDERWAY

Jones Road, Withcott - Footpath Missing Link and Drainage Upgrades

Lockyer Valley Regional Council (LVRC) will be constructing a new footpath on Jones Road, Withcott for the missing link between Parkridge Drive to Shorelands Drive. Funded by the Australian Government’s Active Transport Fund (ATF), construction of this footpath segment will provide a continuous walking path along towards Toowoomba Connection Road to access the local shops, businesses and open spaces ensuring a safe and convenient walking space that is separated from the road, making it more accessible for people of all ages in the community.

The scope of works include:

- Install kerb and channel to join up existing infrastructure
- Footpath construction to link up existing pathways
- Culvert extensions
- Landscaping

Council crews have completed the civil preparation works for the kerb and channel works. The concreting of footpath and driveways have been finalised. Landscaping including tree planting, was undertaken by Council’s Parks, Recreation and Cemeteries staff. Turfing will be undertaken after bitumen sealing works, which is scheduled to take place in May 2026.



Jones Road, Withcott - During



Jones Road, Withcott - During



Jones Road, Withcott - During



Jones Road, Withcott - During

PROJECTS UNDERWAY

Flagstone Creek Road - Culvert Upgrade

The existing culvert on Flagstone Creek Road has reached the end of serviceable life. Lockyer Valley Regional Council has funded the replacement of the culvert with a fit-for-purpose structure that meets legislative and environmental requirements, including Department of Agriculture and Fisheries waterway provisions. Works will focus on the culvert crossing and adjoining road approaches to improve flood immunity and durability.

The construction of the sidetrack began in April 2026, followed by the demolition and removal of the culvert component by the Council crews. The project is now 75% completed, with the footing and base slab works to begin in early May. The apron and wing wall works will begin afterward, with the culvert installation to follow. The project is expected to be completed by the end of June, weather permitting.



Fairway Drive, Hatton Vale - Footpath Missing Link and Drainage Upgrades

Funded by the Australian Government's Active Transport Fund (ATF), this project is aimed at enhancing local infrastructure, promoting safe pedestrian access, and improving drainage systems in the area.

The scope of works include:

- Drainage and culvert upgrades (completed by Lockyer Valley Regional Council crews in December 2025)
- Installation of concrete footpaths with pedestrian ramps
- Upgrades to street lights
- Service relocations
- Installation of kerb and channel
- Landscaping

Driveway, and footpath works were completed in April 2026 by contractors. Tree planting has also been completed by internal staff, with turfing remaining. The project is due to be completed by mid-May 2026.

PROJECTS COMPLETED

Capital Pavement Rehabilitations

Lockyer Valley Regional Council undertook pavement rehabilitation works on the following roads:

- Paroz Road, Laidley
- Ingoldsby Road, Ingoldsby
- Chadwick Road, Gatton

These improvements are aimed at enhancing rideability and safety for motorists and cyclists, and extend the road surface's lifespan, thereby reducing deterioration and the need for frequent maintenance.



Bitumen Reseal & Asphalt Program

Council commenced the bitumen reseal and asphalt resurfacing program in November 2025. 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 now completed and was jointly funding by Council and the Australian Federal Government through the Roads to Recovery Program.

Works comprised of bitumen reseal, mill and fill, asphalt overlay, surface correction, pothole repairs and kerb and channel replacement and linemarking.

UPCOMING PROJECTS FOR CONSTRUCTION

- Capital Pavement Rehabilitations
 - * Manteuffel Road, Woodlands
 - * Ashlands Drive, Helidon Spa
- Mt Berryman Rd, Mt Berryman- Floodway Renewal

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.
- 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.
- Bridge Renewals – Quinn Bridge, Glenore Grove.
- Ma Ma Creek culvert replacement.
- Road Rehabilitations.
- Laidley Township Accessibility.
- Gatton North Feasibility Stormwater Upgrade Project - Assess stormwater / road condition.

ASSET MANAGEMENT HIGHLIGHTS

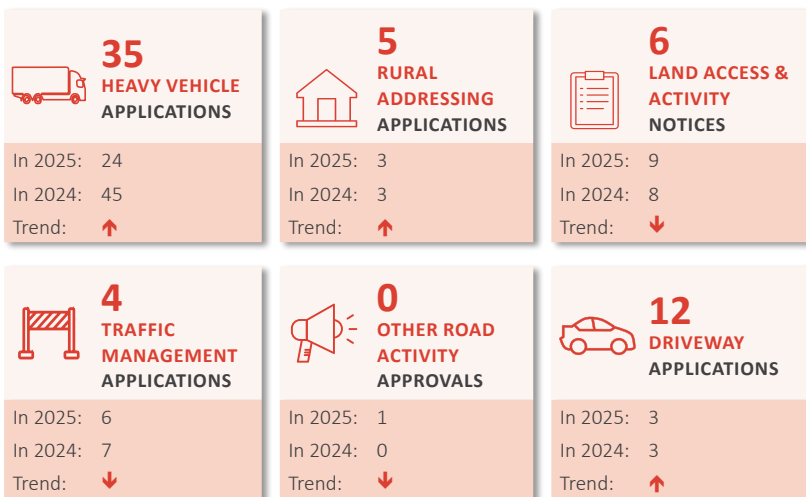
- Asset valuations continue to progress on the below assets and is 95% completed:
 - Bridges
 - Bus stops
 - Crash Barriers
 - Footpath
 - Formation
 - Kerb and Channel
 - Pavement
 - Seals
 - Road Furniture
 - Traffic Management
- Budget and supporting project briefs for 2026/2027 budget have been developed.
- Council will seek funding for Robinsons Road, Gatton, under the Safer Local Roads and Infrastructure Program (SLRIP).
- Council was successful in obtaining Blackspot funding for the following roads/sites:
 - Railway Street / North Street intersection, Gatton
 - Lorikeet Road / Wagtail Drive / Lyrebird Road intersection, Regency Downs
 - Lake Clarendon Way, Lake Clarendon

UPCOMING PROJECTS FOR DESIGN

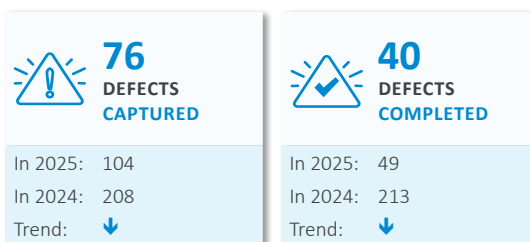
- Designs to be prepared for potential landslips (Summerholm Road, Dolleys Road, Rockmount Road and Blanchview Road).
- Preparing request for quotation documents for Schluter Road floodway, Sutcliffes Road Floodway, Redbank Creek Road floodway and Spa Water Road cross drainage.

Design and Asset Management Statistics

WORKS ON ROADS PERMITS & APPLICATIONS



OPERATIONAL DEFECTS OVERVIEW



Infrastructure Operations Branch

MAINTENANCE WORKS UPDATES

The Infrastructure Operations team is preparing to commence capital gravel resheeting works across the region. The following roads are scheduled to be delivered in the coming months:

- Schadwell Road, Blenheim
- Brassingtons Road East, Carpendale
- Mahons Road, Carpendale
- Crans Road, Flagstone Creek
- Roses Road, Veradilla
- Turner Road, Upper Flagstone
- Morgans Road, Grantham
- Risson Road, Grantham
- Cattos Road (north), Helidon
- Kellys Road, Helidon Spa

In addition to the capital resheeting, the Operations team is collaborating closely with the Design and Asset Management team and the Infrastructure Delivery team to deliver the capital pavement rehabilitation projects. This integrated strategy brings the rehabilitation program forward, reduces pressure on operational expenditure, and ensures the grader crew remains engaged at full capacity.

The selected projects are currently under investigation will be funded under the 2024/25 Pavement Rehab (SEQCSP) and the allocated 2025/26 Capital Pavement Repairs.

Infrastructure Operations Branch Statistics

ROAD MAINTENANCE ACTIVITIES BY DEFECT



Parks, Recreation and Cemeteries Branch

CAPITAL PROJECT UPDATES

Jean Biggs Park, Withcott - Redevelopment

The redevelopment of Jean Biggs Park funded by QLD Government's 2024-27 South East QLD Community Stimulus Program (SEQCSP) include:

- New play equipment – including all accessibility friendly zip-lines and fitness equipment.
- Landscaping
- New walkways
- Updated seating and benches
- New softfall and mulch
- Refreshed half court

Council also acknowledges the significant initiative and contribution of the Withcott community, coordinated through the Withcott & District Progress Association Inc., who have raised funds and advocated for this project.

Earthworks/landscaping have commenced onsite. Resurfacing of the half-court has been completed, including line marking for handball.



Lions Park, Laidley & Littleton Park, Gatton - Upgrades

Funded by the Queensland Government, the equipment has been ordered, with the project expected to commence in May 2026.

Laidley Recreation Reserve Fitness Equipment - Replacement

The existing equipment and rubber softfall are scheduled for removal and replacement with new equipment and rubber softfall, commencing in June 2026.

COMPLETED CAPITAL PROJECTS

Gatton Cemetery Shed Installation

To improve access from the existing road, onsite earthworks and bitumen sealing have been completed.

Laidley Recreation Reserve - Signage

The three (3) new 2500mm x 1500mm signs have been installed on site.



MAINTENANCE UPDATES

Mowing

Weekly mowing conducted at the Laidley Recreation Reserve and the Withcott Sports Centre.

Vacant council owned land in Laidley.

Roadside Slashing

Zone 3 - Summerholm and Plainland

Zones 4 and 5- Laidley, Mulgowie and Thornton

Landscape Maintenance

Laidley, Gatton and Hatton Vale ANZAC parks

Mulching gardens in Gatton CBD, Littleton Park Gatton, Lockyer Valley Cultural Centre, Lions Park Laidley.

Repairs to irrigation at the Gatton Showgrounds and Withcott.

Trimming vegetation and mulching at Forest Hill Place park and the Plainland roundabouts.

Furniture Maintenance

Bollard maintenance at Cahill Park, Gatton carpark

Picnic tables sanded and repainted at ANZAC Park, Grantham

Painting of fences at Hatton Vale Memorial Park.



Tree/Vegetation Maintenance

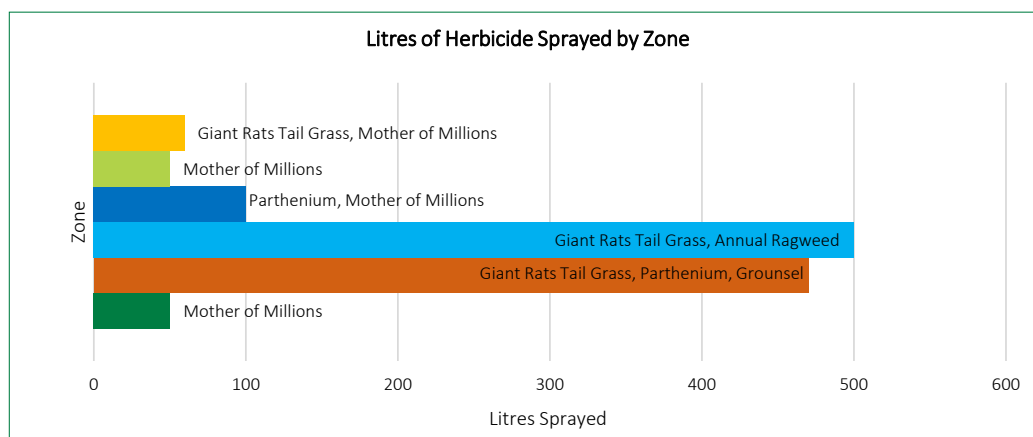
Clearing works at 9 locations across the region.



ANZAC Park, Laidley

Parks, Recreation and Cemeteries Branch Statistics

 <p>13 CEMETERY INTERMENTS</p>	 <p>1230 LITRES HERBICIDE SPRAYED</p>
<p>Gatton: 9 Laidley: 5 Murphys Creek: 1</p>	<p>In 2025: 1575 In 2024: 1375 Trend: ↑</p>



Facilities Branch

CAPITAL PROJECT UPDATES

Gatton Shire Hall - Stage Lift Installation

A concept design and cost estimate has been received. Budget is being requested in the 2026/27 budget.

Gatton Shire Hall - Door Replacement

Scope changes are being investigated to ensure compliance.

Lockyer Indoor Equestrian Centre - Building Compliance

Scope of works being defined. Quotes are being obtained.

FACILITY MAINTENANCE UPDATES

Vandalism

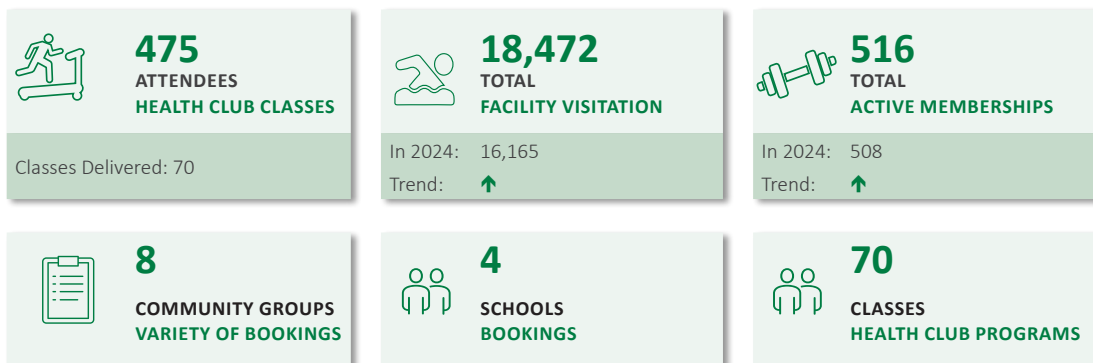
There has been an increase in vandalism in areas near the Gatton CBD, including the North Street amenities and the Gatton Showgrounds amenities. On multiple occasions, wall-mounted syringe disposal units at both sites have been forcibly accessed. In response, Council boilermakers installed brackets to secure the units and prevent them from being opened, which has been effective so far

Dal Ryan Swimming Pool

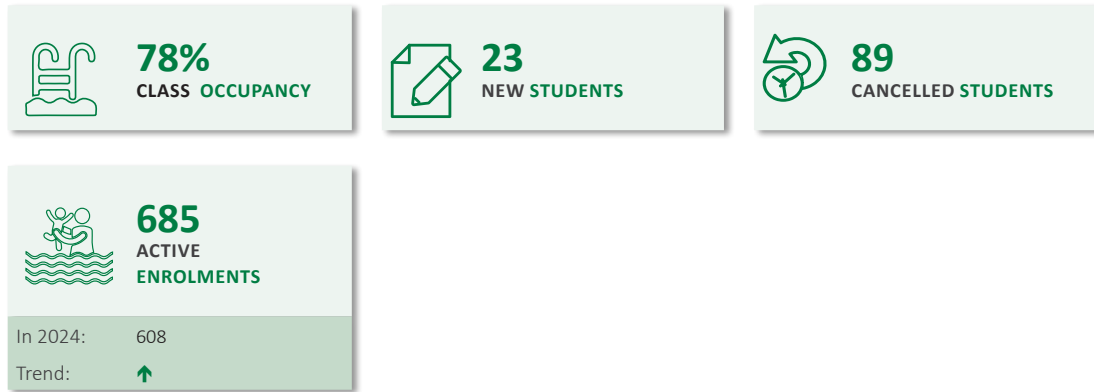
The pool closed at the end of the April school holidays for the off-season. The managing contractor will place the facility into "hibernation," with weekly site visits to carry out testing, super-chlorination, and operate pumps to circulate the water. Planning has begun for routine servicing and defect repairs, including replacement of the pool ladder. The solar heating system has recently been serviced and repaired.

Facilities Branch Statistics

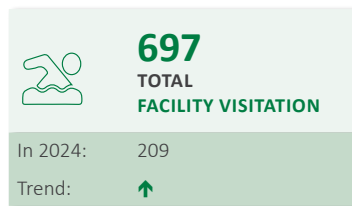
LOCKYER VALLEY AQUATIC CENTRE - MARCH 2026



LEARN TO SWIM PROGRAM - MARCH 2026



DAL RYAN SWIMMING POOL - MARCH 2026



2022 Weather Events

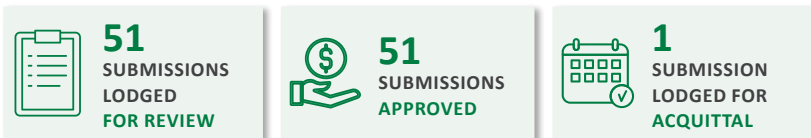
PROGRAM OVERVIEW

- 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 1 MAY 2026



SUBMISSION STATUS



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.
- Sandy Creek Road gabion wall replacement and Laidley Creek West Road major scour projects were released to market for tender.
- Tender for the Goulds Road culvert and flowway package of works has been awarded.

FINANCIAL OVERVIEW - AS AT 1 MAY 2026



SUBMISSION STATUS



2025 Weather Events

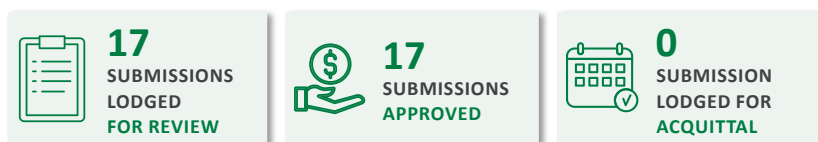
PROGRAM OVERVIEW

- In March 2025, due to Ex-TC Alfred, Council was activated for Counter Disaster Operations, Emergency Works and Restoration of Essential Public Assets (REPA).
- Site works for the 2025 Unsealed Grading Package have been completed in Zones 1 to 9 and 15 and are progressing with works in Zone 10. The program is likely to be completed by the end of May to early June 2026.
- Site works for the Sealed Roads Package has commenced, with complimentary works being conducted around the flood affects sites.

FINANCIAL OVERVIEW - AS AT 1 MAY 2026



SUBMISSION STATUS



14.5 Councillor Portfolio Monthly Update - April 2026

Author: Kayla Gill, Executive Assistant to the Mayor, Deputy Mayor and Councillors
Responsible Officer: Scott Greensill, 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 April 2026.

This document is for Council's information only.

Executive Summary

This report provides an outline of duties undertaken by Councillors during the month of April 2026.

Proposal

During the month, Councillors undertook duties as follows:

Mayor, Cr Tanya MilliganCivic Leadership and Regional Development Portfolio Councillor

- 4WK weekly radio
- Teams meeting re fuel update
- Visit to Gatton Kindy
- Meeting with QPS and community re RV Park issues
- Participate on community grant assessment panel
- Meeting with PNG President
- Disaster Management portfolio meeting
- River 949 weekend radio
- 4WK weekly radio
- Meeting with CEO
- Briefing for Water Collaborative
- Attend Coominya Water Forum
- Attend Lockyer Valley Water Forum
- Agenda catchup for meeting
- Webinar with LGAQ re fuel update
- River 949 weekend radio
- Attend Helidon Pop-up
- Speak and unveil Honour Board Upper Flagstone Rural Fire event
- 4WK monthly news media
- Attend community member funeral
- Catchup with UQ Gatton Director
- Meeting with CEO
- Attend council workshop
- 4WK weekly radio
- Chair Council Meeting

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- Attend the Art Exhibition
 - ABC radio interview re Heritage weekend
 - Open Heritage Festival at Laidley Pioneer Village
 - Attend Das Neumann Haus heritage event
 - Open Heritage Festival at Gatton Pioneer Village
 - Attend the open day of QTM
 - TV interview with Channel 7 re regional hospital
 - Luncheon with Federal Member Scott Buchholz and Senator Anthony Chisholm
 - Meeting with QFD Inspector
 - Portfolio meeting with engagement and communications
 - Attend the ABS update
 - Phone interview with River 949 re regional hospital
 - Attend Lockyer High School ANZAC service
 - Triple M monthly news segment
 - Meeting with the CEO
 - 4WK weekly radio
 - Visit to Lockyer Valley Earth Science Centre
 - Interview with The Chronicle re Water project
 - Meeting with Tourism and Events team
 - Attend discussion with QFD about planning for the future
 - Attend and speak at Growers BBQ
 - Attend Sophia College ANZAC service
 - Attend a discussion with UQ re cycleway
 - Attend QCT networking evening
 - Attend Ridewest welcome at UQ Gatton
 - Attend fire ant discussion with Council and State Member
 - Attend Gatton dawn Service for ANZAC Day
 - Attend and speak at Laidley mid-morning service for ANZAC Day
 - Attend and speak at Ma Ma Creek/Grantham ANZAC Service
 - Radio interview River 949 re water project
 - Meeting with CEO
 - Attend corporate induction welcome
 - Attend council workshop
 - Attend, speak and officiate the handover of the new SES vehicle for Laidley
 - 4WK weekly radio
 - Meeting with Gatton Show representatives
 - Visit and present at Lake Clarendon State School
 - Teams meeting re flood warning infrastructure
 - Attend community meeting re wandering animals
 - Preside over citizenship ceremony
 - Accompany Senator Mulholland on tour of the region

Deputy Mayor, Councillor Chris Wilson

Corporate Services Portfolio Councillor

- Fuel Update Teams Meeting
- Chamber Meeting
- Waste Costings Teams Meeting
- Crime Stoppers Meeting
- Waste Costing update

- Councillor Workshop
- Local Sporting group – Meeting
- Council Meeting
- Heritage Festival
- QTM Opening
- Monthly Portfolio Update – Engagement and Communications
- Monthly Portfolio Update – Finance
- Australian Bureau of Statistics Re 2026 Census UPDATE
- Lockyer Chambers After 5 Networking event
- Fire Ant Discussion with State Members, Council and Farmers
- Laidley Dawn ANZAC Service – Speech and lay wreath
- Gatton Main ANZAC Service - Speech and lay wreath
- Helidon ANZAC Service - Speech and lay wreath
- Monthly meeting with CEO
- Corporate Induction Meet and Greet
- Councillor Workshop
- LAFC Budget meeting
- Gatton Show Society Pre event discussion
- Budget discussion
- Phone Interview with ABC News Re Early Warning Network
- Citizenship Ceremony
- Meeting/Tour with Senator Mulholland

Councillor Michael Hagan

Infrastructure Portfolio Councillor

- Attended teams meeting – updating current fuel supply situation with regard to Council operations
- Distributed Council newsletter to Plainland and Forest Hill businesses
- Onsite meeting with the Manager Infrastructure Operations, Infrastructure Operation & Maintenance Officer and local residents regarding sink hole and embankment erosion - Otto Road, Glenore Grove
- Attended the Lockyer Valley & Somerset Water Collaborative's Grower Engagement Session – Coominya Community Hall
- Site visit – road safety concerns – Summerholm Road, Summerholm
- Site visit – flood damage and culvert issues – Sandy Creek Road, Grantham
- Attended the Lockyer Valley & Somerset Water Collaborative's Grower Engagement Session – Lockyer Valley Cultural Centre
- Attended the Stockyard Creek Community BBQ – Stockyard Creek Hall
- Visited the Ma Ma Creek markets
- Participated in Council's community engagement Pop-up stand at Helidon IGA
- Attended the Upper Flagstone Rural Fire Brigade plaque unveiling ceremony
- Site visit – invasive street lighting and turning lane concerns – Tenthill Creek Road
- I attended the Infrastructure Portfolio monthly meeting
- Attended the Councillor Workshop – Council Chambers
- Attend the Murphys Creek Progress Association's Annual General Meeting
- Attended the April Council Meeting – Council Chambers
- Site visit to Toogoolawah swimming pool with the Manager Facilities, Sports & Recreation Project Officer Facilities and Somerset Regional Council Staff members
- Attended the Property Network Working Group Meeting
- Attended the Opening Function 'Light Horse Art' at the Lockyer Valley Art Gallery

- Participated in the 'Back to the Bush' Koala Fodder planting event at Seven Mile Lagoon, Lockyer Waters
- Visited the Lockyer Valley Heritage Festival at Laidley Pioneer Village and Das Neumann Haus, Laidley
- Attended the Australian Bureau of Statistics 2026 Census Update – Council Chambers
- I attended the Withcott Progress Association's monthly meeting
- Attended the Queensland Fire and Rescue meeting with the Mayor, CEO, Group Manager Community & Regional Prosperity, Principal Disaster Management and Queensland Fire and Rescue, Southern Region, Assistant Commissioner
- I attended the Lockyer Valley Growers Group BBQ – Department of Primary Industries Gatton
- Attended with Council's CEO the 'meet and greet' with the Chief Property Officer for University of Queensland
- Attended the University of Queensland and Lockyer Valley Regional Council's cycleway discussion with the Mayor, Council's CEO, Group Manager Infrastructure, Manager Infrastructure Design and Asset Management, University of Queensland's Director Gatton Campus, Chief Operating Officer, Chief Property Officer and Director Campus Planning
- Site visit – question regarding driveway surface, corner of Turner and Railway Streets Helidon
- I attended the Queensland Country Tourism Networking Event – Porters Plainland
- Attended with Cr Reck the Hatton Vale State School's ANZAC Day Parade
- Meeting with the Mayor and Local Laws Officers regarding urgent livestock issues
- Attend the Fire Ant discussion with Mayor, Councillors, Council Officers, farmer representatives and the Lockyer State Member
- Attended ANZAC Day Services – Gatton Dawn, Hatton Vale, Forest Hill, Gatton March and Main Service, Helidon and Ma Ma Creek
- Teams meeting with Cr Reck, Council Officers and members of Commonwealth Scientific and Industrial Research Organisation (CSIRO) regarding Research & Development of the CSIRO Circular Agri-Aqua Hub Project
- Attended the Corporate Induction Meet and Greet with new Council employees
- Attended Councils Budget Workshop – Council Chambers
- I attended the Rural Arts Development Fund (RADF) Committee Meeting – Gatton Library
- Site visit – Jones Road footpath construction and pothole issues Jones/Bells Road, Withcott
- Attended Gatton Pre-Show meeting with the Mayor, Councillors, Officers and members of the Gatton Show Committee – Council Chambers
- Onsite meeting with the Mayor, Lockyer Valley State Member, Coordinator Community Wellbeing, Local Laws Officer and Kentville community members regarding wondering horses
- Attended the Lockyer Valley Citizenship Ceremony – Gatton Shire Hall
- Attended with Cr Reck the CSIRO Agri-Aqua Hub Workshop – Crowley Vale Site
- Attend on behalf of the Mayor – Launch of the 'Feeding Brisbane 2032 Games' White Paper – Customs House, Brisbane

Cr Cheryl Steinhardt

Environment And Regulatory Services Portfolio Councillor

- CEO and Councillor Teams meeting re Fuel updates
- Monthly Portfolio meeting with officers
- Darling Downs Moreton Rabbit Board Meeting at Warwick – Board member
- Growers Information Evening for Water Collaborative project
- QTC – Griffith Education Toowoomba free training – Financial Management & Service Planning
- Councillor Workshops x 2
- Ma Ma Creek Markets
- Helidon Community Pop-up
- Back to Bush Koala fodder planting at Lockyer Waters

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- Grantham Community Progress Association meeting
 - Opening Evening Function “Light Horse Art” at Lockyer Valley Art Gallery
 - Property Network Working Group meeting
 - Withcott & District Progress Association meeting
 - Monthly Council Meeting
 - Lockyer Valley Heritage Festival – Laidley Pioneer Village & Das Neumann Haus
 - Lockyer Valley Heritage Festival – Qld Transport Museum Open Day & Art Gallery Open Day
 - Census 2026 Catchup with Councillors
 - UniSQ Toowoomba Evening Welcome to Vice Chancellor & President Professor Paul Mazerolle
 - Infrastructure online training x 2
 - Corporate Induction of new Staff Meet and Greet
 - Gatton Drop In Basketball afternoon by QPS & Mens shed
 - Qld Country Tourism Networking Evening Event in Lockyer Valley at Porters Plainland
 - Anzac Day Services at Laidley Dawn, Withcott, Gatton, Ma Ma Creek & Laidley Lutheran Church
 - Gatton Show Society meeting in Council Chambers
 - Inspected required Local Laws property site
 - Citizenship Ceremony at Gatton Shire Hall

Councillor Anthony Wilson

Sport And Recreation Portfolio Councillor

- Onsite Meeting – Old Laidley Gym
- Teams Meeting re Fiel Crisis
- Major Community Grants Panel discussion
- Ambassador Photo
- Helidon Iga Pop Up Stand
- Portfolio Meeting – Sport, Rec and Community Development
- Councillor Workshop
- Council Meeting
- Laidley Rec Reserve Monthly Meeting
- Heritage Festival
- Portfolio Meeting – Parks, Cemeteries and Facilities
- Australian Bureau of Statistics Re 2026 Census UPDATE
- Lockyer Chamber after 5 Networking Event
- Fire Ant Discussion with State Member & Farmers
- Ambassador Photo
- Forest Hill ANZAC Service, - Lay Wreath
- Ambassador Photo x 2
- Corporate Induction
- Councillor Workshop
- Gatton Show Society Pre discussion
- Citizenship Ceremony
- Phone Interview with ABC Re Kemp Park RV Park Fence
- Cahill Park opening event

Councillor Julie Reck

Liveability And Circular Economy Portfolio Councillor

- Laidley Pioneer Village Exec Meeting
- Fuel Update – Teams – Transcript
- Webinar – Long Term Disaster impacts
- Chamber Commerce Meeting

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- Laidley Spring Festival Meeting
 - MCPA Easter Fun Day
 - Laidley Pioneer Village Meeting
 - Monthly Waste Meeting
 - Monthly Portfolio Meeting
 - Laidley Comm Centre – Star Communities
 - Grower Engagement Information Session – Water Collaborative
 - ALGWA Masterclass
 - QTC Education – Financial Management & Service Planning
 - Council Pop-up Stand – Helidon
 - MCNHC – Annual General Meeting
 - CWA Meeting
 - Crime Stoppers Meeting
 - Forest Hil Progress Meeting
 - Workshop
 - Murphys Progress Association – Annual General Meeting
 - Council Meeting
 - Property Network Meeting
 - Opening Light Horse Art – Art Gallery
 - Laidley Pioneer Village– Heritage Festival
 - Das Neumann Haus – Heritage Festival
 - Gatton District Historical Society – Heritage Festival
 - Queensland Transport Museum – Open Day
 - Austn Bureau of Stats – Census 2026
 - Gatton District Historical Society Meeting
 - Withcott Progress Meeting
 - Mayor Tourism Meeting
 - Chamber Commerce – Cahill Park
 - Queensland Country Tourism – meet new CEO
 - Gatton Library – Author Talk – Stella Quinn
 - Helidon RSL – ANZAC Special – Star Community
 - Fire Ant Discussion with State Member & Farmers
 - ANZAC DAY – Murphys Ck – Dawn Service – lay Wreath & speak
 - ANZAC DAY – Withcott Service
 - ANZAC DAY – Murphys Ck Service
 - ANZAC DAY – Helidon Service – lay Wreath LV Crime Stoppers
 - ANZAC DAY – Ma Ma Creek Service
 - Corporate Induction
 - Workshop
 - RADF Cttee Meeting
 - Withcott State School – Waste Warriors
 - CSIRO Forest Hill Workshop
 - Crime Stoppers Meeting – TEAMS

Councillor David Neuendorf
Planning Portfolio Councillor

Attachments

There are no attachments for this report.

15. CONFIDENTIAL ITEMS

No Confidential Items.

16. MEETING CLOSED