



Minutes

Ordinary Meeting

Tuesday, 5 September 2023

Time: 9.15 am

Location: Council Chambers
82 Brisbane Street
BEAUDESERT QLD 4285

Scenic Rim Regional Council
Ordinary Meeting
Tuesday, 5 September 2023
Minutes

| | | |
|----|---|----|
| 1 | Opening of Meeting | 3 |
| 2 | Attendance and the granting of leaves of absence | 3 |
| 3 | Apologies | 3 |
| 4 | Prayers | 3 |
| 5 | Public Question Time | 3 |
| 6 | Declarations of Prescribed or Declarable Conflict of Interest by Members..... | 4 |
| 7 | Announcements / Mayoral Minutes | 4 |
| 8 | Reception of Deputations by Appointment / Presentation of Petitions | 4 |
| 9 | Confirmation of Minutes..... | 4 |
| | Recommendation..... | 4 |
| 10 | Business Arising from Previous Minutes | 4 |
| | 10.1 Question - Ordinary Meeting held on 22 August 2023, Item 11.4, Council Monthly Financial Report for July 2023 | 4 |
| 11 | Consideration of Business of Meeting..... | 5 |
| | Customer & Regional Prosperity | 5 |
| | 11.1 2022-2023 Scenic Rim Community Grants Program - In - Kind Contributions Annual Update..... | 5 |
| | Asset & Environmental Sustainability..... | 6 |
| | 11.2 Reserve Naming - Unnamed Reserve at Boyland Road, Boyland | 6 |
| | 11.3 Road Network Extension - Pamplings Road, Peak Crossing..... | 7 |
| | Additional Items | 9 |
| | 11.4 LATE ITEM - Review of Local Government Infrastructure Plan | 9 |
| 12 | Confidential Matters | 25 |

1 Opening of Meeting

The Mayor, Cr Greg Christensen, as Chair of the Meeting, declared the Meeting open and acknowledged the traditional owners of the lands of the Scenic Rim Regional Council area. The Mayor paid respect to their elders, past, present and future, and extended congratulations to them on their continued nurturing of their culture.

2 Attendance and the granting of leaves of absence

Cr G R Christensen, Mayor
Cr A J Hay
Cr J J S McConnell, Deputy Mayor
Cr V A West
Cr M J Enright
Cr M J Chalk
Cr D A McInnes OAM

Executive Officers

D Keenan, Chief Executive Officer
J Rutledge, Manager Human Resources / Acting General Manager People and Strategy
M Lohmann, Manager Regional Development, Health and Biodiversity /
Acting General Manager Customer and Regional Prosperity
C Gray, General Manager Asset and Environmental Sustainability
O Pring, General Manager Council Sustainability

Staff

J Pukallus, Principal Specialist Governance and Assurance
S Keepence, Governance Officer
S Oberle, Desktop Support Officer, Information Services and Technology
S Osman, Manager Maintenance and Operations (Items 11.2 and 11.3)

3 Apologies

Nil

4 Prayers

Pastor Josh Cocks from Beaudesert Baptist Church offered prayers via teleconference

5 Public Question Time

Nil

6 Declarations of Prescribed or Declarable Conflict of Interest by Members

Nil

7 Announcements / Mayoral Minutes

Nil

8 Reception of Deputations by Appointment / Presentation of Petitions

Nil

9 Confirmation of Minutes**Recommendation**

That the Minutes of the Ordinary Meeting held on 22 August 2023, be adopted.

Moved: Cr Greg Christensen

Seconded: Cr Amanda Hay

Carried unanimously

10 Business Arising from Previous Minutes**10.1 Question - Ordinary Meeting held on 22 August 2023, Item 11.4, Council Monthly Financial Report for July 2023**

Cr Greg Christensen noted there was one query at the Ordinary Meeting held on 22 August 2023, in relation to the alignment of figures in the budget report, pertaining to borrowings.

The General Manager Council Sustainability advised that it relates to the end of year processing, where the breakup between current and non-current borrowings is not necessarily shown until June next year. He added that more detail will be provided in the August financial report at the next Ordinary Meeting.

11 Consideration of Business of Meeting

Customer & Regional Prosperity

11.1 2022-2023 Scenic Rim Community Grants Program - In - Kind Contributions Annual Update

Executive Officer: Manager Regional Development, Health and Biodiversity / Acting General Manager Customer and Regional Prosperity

Attachments: Nil

Recommendation

That:

1. Council note that the 2022-2023 Scenic Rim Community Grants Program - In-Kind contributions are provided to a broad range of not for profit community groups and organisations, representing a total of \$43,895.87, as detailed in the report;
2. Council note that additional In-Kind support was also provided to community groups and organisations in the form of photocopying, tent and marquee hire and banner signage; and
3. Council acknowledge that the 2022-2023 Scenic Rim Community Grants Program - In-Kind contributions is essential in supporting not for profit community groups and organisations to develop and deliver programs that benefit the Scenic Rim community.

Moved: Cr Michael Enright

Seconded: Cr Jeff McConnell

That:

1. Council note that the 2022-2034 Scenic Rim Community Grants Program - In-Kind contributions are provided to a broad range of not for profit community groups and organisations, representing a total of \$43,895.87, as detailed in the report;
2. Council note that additional In-Kind support was also provided to community groups and organisations in the form of photocopying, tent and marquee hire and banner signage; and
3. Council acknowledge that the 2022-2034 Scenic Rim Community Grants Program - In-Kind contributions is essential in supporting not for profit community groups and organisations to develop and deliver programs that benefit the Scenic Rim community.

Carried unanimously

Asset & Environmental Sustainability**11.2 Reserve Naming - Unnamed Reserve at Boyland Road, Boyland**

Executive Officer: General Manager Asset and Environmental Sustainability

Attachments:

1. Locality Map - Road Reserve at Cavell Bridge, Boyland Road, Boyland 
-

Recommendation

That Council name the unnamed reserve situated adjacent to Cavell Bridge on Boyland Road at Boyland, 'Biddaddaba Creek Heritage Reserve'.

Moved: Cr Amanda Hay
Seconded: Cr Jeff McConnell

That Council name the unnamed reserve situated adjacent to Cavell Bridge on Boyland Road at Boyland, 'Biddaddaba Creek Heritage Reserve'.

Carried unanimously

11.3 Road Network Extension - Pamplings Road, Peak Crossing

Executive Officer: General Manager Asset and Environmental Sustainability

Attachments:

1. Proposed Extension to Pamplings Road, Peak Crossing 

Recommendation

That:

1. Council advise the applicant that it is prepared to accept an extension of Pamplings Road, Peak Crossing, by 300 metres, to allow permanent access to property described as Lot 171 CH3188, provided:
 - a. All costs of the road construction are to be borne by the applicant;
 - b. The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
 - c. The road must be designed by a Registered Professional Engineer of Queensland (RPEQ), in accordance with Council's Planning Scheme Policy 1 - Infrastructure Design;
 - d. A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - e. Following the completion of the road, the RPEQ will provide 'as constructed' plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - f. The Defect Liability Period for the road will be a minimum of 12 months; and
2. Council note on completion of the extension, of 300 metres of Pamplings Road, Peak Crossing, that this additional section of Class 5d Rural Access road will added to Council's Road Asset Register.

Moved: Cr Virginia West

Seconded: Cr Duncan McInnes

That:

1. Council advise the applicant that it is prepared to accept an extension of Pamplings Road, Peak Crossing, by 300 metres, to allow permanent access to property described as Lot 171 CH3188, provided:
 - a. All costs of the road construction are to be borne by the applicant;
 - b. The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
 - c. The road must be designed by a Registered Professional Engineer of Queensland (RPEQ), in accordance with Council's Planning Scheme Policy 1 - Infrastructure Design;

- d. A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - e. Following the completion of the road, the RPEQ will provide 'as constructed' plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - f. The Defect Liability Period for the road will be a minimum of 12 months; and
2. Council note on completion of the extension, of 300 metres of Pamplings Road, Peak Crossing, that this additional section of Class 5d Rural Access road will added to Council's Road Asset Register.

Carried unanimously

Additional Items

11.4 LATE ITEM - Review of Local Government Infrastructure Plan

Executive Officer: General Manager Asset and Environmental Sustainability

Attachments: Nil

Motion

That the following documents:

- Appointed Reviewer Statement; and
- Proposed High-level Local Government Infrastructure Plan Amendment Project Schedule and Timeline;

be received and tabled for consideration with this report, Item 11.4, and included in the Minutes of this Ordinary Meeting.

Moved: Cr Greg Christensen

Seconded: Cr Jeff McConnell

Carried unanimously

Recommendation

That:

1. Council note the outcomes of the review of the Local Government Infrastructure Plan outlined in the attached Reviewer Statement; and
2. Council prepare an amendment to the Local Government Infrastructure Plan in accordance with the *Planning Act 2016* and Minister's Guidelines and Rules.

Moved: Cr Greg Christensen

Seconded: Cr Michael Enright

That:

1. Council note the outcomes of the review of the Local Government Infrastructure Plan outlined in the attached Reviewer Statement; and
2. Council prepare an amendment to the Local Government Infrastructure Plan in accordance with the *Planning Act 2016* and Minister's Guidelines and Rules.

Carried unanimously


Attachments

- 1 Appointed Reviewer Statement.
- 2 Proposed High-level Local Government Infrastructure Plan Amendment Project Schedule and Timeline.

Appointed reviewer statement template
Approved form MGR5.2 under the Planning Act 2016

Five Year Statutory review of Scenic Rim Regional local government infrastructure plan

Prepared by: 2EH Consulting Pty Ltd

| Version | Date | Reviewer name and signature |
|---------|-----------------|---|
| Final | 23 January 2023 | Lau Chean Piau  |

Introduction

2EH Consulting has been engaged by Scenic Rim Regional Council to undertake a 5 year statutory review of its proposed Local Government Infrastructure Plan (LGIP) or amendment to a current LGIP.

2EH Consulting is required to:

- (1) evaluate whether a proposed LGIP or amendment complies with the requirements outlined under the *Planning Act 2016* and the Minister's Guidelines and Rules, including:
 - (a) the SOW model requirements in Schedule 7 of the Guideline and Rules;
 - (b) the LGIP template;
 - (c) the approved form MGR5.1 – LGIP Review Checklist; and
- (2) comply with the fundamental ethical principles of integrity, objectivity, professional competence, due care and professional behaviour when reviewing the LGIP; and
- (3) provide a written statement and the completed checklist to the local government detailing the findings of the compliance check.

Scope exclusions

The following items are outside the scope of this review:

- A verification of the accuracy of individual inputs used in the preparation of an LGIP.
- A review of the local government's Long Term Financial Forecast (LTFF) or asset management plan (AMP) other than to determine the extent of their alignment with the LGIP.

Compliance check process

The process used for the compliance check is as follows:

| Stage | Description |
|---------------------|--|
| Engaged | <ul style="list-style-type: none"> Documents and other information requested from Scenic Rim Regional Council on 5 October 2022 Documents and other information provided by Scenic Rim Regional Council on 28 October 2022 |
| Review | <ul style="list-style-type: none"> Review commenced on 1 November 2022 Meeting held with local government on 11 & 23 January 2023. |
| Final report | <ul style="list-style-type: none"> Final report issued on 23 January 2023 |

The following local government personnel were involved in the compliance check:

| Name | Date of discussion (s) | Scope of discussion |
|---|------------------------|--|
| Udaya Kharel – Infrastructure Planning Engineer Alvin Valle – Principal Specialist Asset Management Heather Nelson – Principal Specialist Strategic Planner Adrienne Jeuda – Strategic Planner | 5 October 2022 | <ul style="list-style-type: none"> Provided an overview of the statutory review and 2EH Consulting approach to the review process. Discussed required documentation, relevant extrinsic materials, and data for the review. Project team provided a detailed status update regarding Council's draft growth management strategy work. |
| Vasu Pardeshi – A/Manager Capital Works & Asset Management Mark Lohmann, Manager Regional Development, Health and Biodiversity Udaya Kharel – Infrastructure Planning Engineer Asset Management Heather Nelson – Principal Specialist Strategic Planner Adrienne Jeuda – Strategic Planner | 1 December 2022 | <ul style="list-style-type: none"> Presented to the findings and preliminary recommendations of the review. |
| Chris Gray – General Manager Asset and Environmental Sustainability Vasu Pardeshi – A/Manager Capital Adrienne Jeuda – Strategic Planner | 11 January 2023 | <ul style="list-style-type: none"> Presented draft report, findings & recommendations. Discussed preparation for Council Executive Leadership and Councillors' briefing on the review. |
| David Keenan – Chief Executive Officer Debra Howe - General Manager Customer and Regional Prosperity Chris Gray – General Manager Asset and Environmental Sustainability Oliver Pring - General Manager Council Sustainability | 23 January 2023 | <ul style="list-style-type: none"> Presented the review report, findings & recommendations. |

Compliance check findings

The attached LGIP Review Checklist should be used as a guide by the council in preparing the amendment to the LGIP.

Conclusions

This review has identified that SRRC's current LGIP is no longer fit for purpose having regard to the currency and accuracy of the base information used to originally develop the LGIP. A key and critical finding has been that the planning assumptions originally developed are now dated, with comparison against Census 2021 showing that growth within the SRRC area has been lower than anticipated.

The growth of population has been substantially lower than anticipated when benchmarked against Census 2021. While employment growth has been less than predicted, the differences between forecast and actual growth are less marked than for population.

Discussions with SRRC have also revealed that some of the planning assumptions relating to residential development densities may also not have been achieved as lot sizes in new subdivisions have been larger than expected.

Given that population and employment growth are a fundamental building block of the planning assumptions, the determination of infrastructure demand and subsequent planning for trunk infrastructure, including timing for delivery, the inaccuracies of the current projections in the LGIP have impacted on the currency of infrastructure planning and timing in the LGIP.

In addition, it is recognised that there have been significant escalations in construction costs in recent times and the costings used to develop the SOW model are dated. This requires a refresh of costings used in the SOW model.

Furthermore it is noted that the infrastructure modelling used to develop the LGIP is also dated and needs to be revised in light of changes that have occurred since modelling was completed.

Key infrastructure networks, not controlled by but, influencing growth in the SRRC area are the transport network controlled by the Department of Main Roads and the water and sewer networks controlled by Urban Utilities.

During the LGIP review discussions were held with both of these agencies. SRRC project team provided an overview of the proposed timing of the LGIP amendment and key components that will require collaboration and technical support from these agencies such as reviewing the planning and growth assumptions, timing & prioritisation of the critical proposed trunk infrastructure projects, and identification of concerns that may affect the realisation of SRRC Growth Management Strategy objectives.

A further factor that dates the LGIP growth projections is the fact that SRRC has recently prepared a Growth Management Strategy which sets growth targets above trend that are also not aligned with the planning contained in the current LGIP. As infrastructure will be a key enabler for the implementation of the Growth Management Strategy it is appropriate that a new LGIP is prepared aligned with the Growth Management Strategy.

Recommendations

2EH Consulting recommends to the that the LGIP should amended to improve the currency and accuracy of the LGIP.

The LGIP amendment should:

- provide updates to improve clarity about the infrastructure policy objectives within the Scenic Rim Region local government area
- update infrastructure policy to ensure it remains relevant and appropriately responds to emerging trends and changing community values
- update technical matters and studies that underpin key assumptions and policy decisions in the LGIP
- ensure alignment with Urban Utilities and the Department of Transport and Main Roads to allow these entities to make informed decisions about infrastructure investment and expenditure.

Recommended conditions to be imposed

Not applicable.



| Local government infrastructure plan (LGIP) checklist | | | | To be completed by appointed reviewer | | | |
|--|----------------------------|--------|---|---------------------------------------|---|--|--|
| LGIP outcome | LGIP component | Number | Requirement | Compliant (yes/no) | Review Comments | Corrective action description | Recommendation |
| The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules | All | 1. | The LGIP sections are ordered in accordance with the LGIP template. | No | Minor formatting changes (numbering) required | • Minor formatting changes (numbering) required. | • Ensure LGIP sections are updated to comply with template as part of amendment process. |
| | | 2. | The LGIP sections are correctly located in the planning scheme. | Yes | | | • Discussion with DSDILGP about need to include Mapping in Schedule 3 of Planning Scheme given council has an online mapping system that shows all layers. It is noted that other important scheme information such as Zoning and Overlays is not required in this form. |
| | | 3. | The content and text comply with the mandatory components of the LGIP template. | No | Minor formatting changes (numbering) required | • Minor formatting changes (numbering) required. • Specific word for word changes needed to exactly replicate the wording of the LGIP template. | • Ensure LGIP sections are updated to comply with template as part of amendment process. |
| | | 4. | Text references to numbered paragraphs, tables and maps are correct. | No | Minor formatting changes (numbering) required | • Minor formatting changes (numbering) required | • Ensure LGIP sections are updated to comply with template as part of amendment process. |
| | Definitions | 5. | Additional definitions do not conflict with statutory requirements. | Yes | No additional definitions included in LGIP. | | • Ensure LGIP sections are updated to comply with template as part of amendment process. • Add definitions if identified as necessary in discussion with SRRC officers. |
| | Preliminary section | 6. | The drafting of the Preliminary section is consistent with the LGIP template. | No | Minor formatting changes (numbering) required | • Minor formatting changes (numbering) required | • Ensure LGIP sections are updated to comply with template as part of amendment process. |
| | | 7. | All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?) | No | Only three networks required – Transport, Parks and Community land and Stormwater. Water and Sewer controlled by Urban Utilities since water separation and dealt with under the Urban Utilities Water Netserv Plan | • Only three networks required. Water and sewer appropriately excluded as these are controlled by Urban Utilities | • Consult with Urban Utilities as part of update of LGIP to ensure Water Netserv Plan aligns with LGIP. |

| Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP. | | | | | | | |
|--|------------------------------------|--------|---|---------------------------------------|---|---|---|
| Local government infrastructure plan (LGIP) checklist | | | | To be completed by appointed reviewer | | | |
| LGIP outcome | LGIP component | Number | Requirement | Compliant (yes/no) | Review Comments | Corrective action description | Recommendation |
| | Planning assumptions - structure | 8. | The drafting of the Planning assumptions section is consistent with the LGIP template. | No | LGIP template requires summaries of planning assumptions to be included in Schedule three of the planning scheme. | <ul style="list-style-type: none"> While consistent with template the assumptions are now very dated. Examination against Census 2021 has shown that actual growth has been slower than predicted. | <ul style="list-style-type: none"> Update review of planning assumptions |
| | | 9. | All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa. | Yes | | <ul style="list-style-type: none"> Need to review in light of need to update planning assumptions | <ul style="list-style-type: none"> Review planning assumptions and undertake consequential mapping changes. |
| | | 10. | All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa. | Yes | | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
| | Planning assumptions - methodology | 11. | The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area. | No | Planning assumptions are now at least 8 years out of date. Most recent Estimated Residential Population figures by QGSO show that growth has been slower than projections in current LGIP. Projections need to be updated. | <ul style="list-style-type: none"> Population and dwelling projections in LGIP out of date. QGSO projections used are from 2015 which were based on 2011 Census Projections need to be updated based on latest information available. | <ul style="list-style-type: none"> Undertake new top-down/bottom-up methodology using new (2022) QGSO projections (top down) and a revised growth model (bottom up). |
| | | 12. | The employment and non-residential development projections align with the available economic development studies, other reports about employment or historical rates for the area. | Yes | Planning assumptions are now at least 8 years out of date. Most recent projections undertaken by Bull & Bear Economics (2021) suggest growth in employment has been lower than anticipated. Projections need to be updated. | <ul style="list-style-type: none"> Employment projections based on 2015 QGSO medium series population projection which is now out of date. Projections need to be updated. | <ul style="list-style-type: none"> Revise employment projections based on latest data available. Approach DTMR to seek approval to use new employment projections being prepared. |
| | | | | | | | |

| Local government infrastructure plan (LGIP) checklist | | | | To be completed by appointed reviewer | | | |
|--|----------------|--------|---|---------------------------------------|---|--|---|
| LGIP outcome | LGIP component | Number | Requirement | Compliant (yes/no) | Review Comments | Corrective action description | Recommendation |
| <p>Review principles:</p> <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. <p>The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.</p> | | | | | | | |
| | | 13. | The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding. | Yes | Planning assumptions are now at least 8 years out of date. Developable area likely to have changed based on updating of constraint layers. Developable area needs to be redefined based on latest constraint mapping. | <ul style="list-style-type: none"> Absolute constraints based on older data sets. | <ul style="list-style-type: none"> Undertake fresh analysis of constrained areas using most up to date mapping layers. |
| | | 14. | The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends. | No | Planning assumptions are now 8 years old and need to be updated | <ul style="list-style-type: none"> Assumptions in LGIP out of date Requires discussion on outcomes being achieved. Discussion with SRRC officers on 5/10/22 indicate some misalignment between LGIP assumed densities and densities being achieved on the ground due to inability to sewer. Requires more investigation | <ul style="list-style-type: none"> Revise planned densities based on 2021 census info and SRRC officer input. Potential issue with densities achieved not trending in right direction to meet SEQRP targets |
| | | 15. | The planned densities account for land required for local roads and other infrastructure. | No | Planning assumptions are now 8 years old and need to be updated | <ul style="list-style-type: none"> Need to revise based on recent development outcomes | |
| | | 16. | The population and employment projection tables identify "ultimate development" in accordance with the defined term. | No | Planning assumptions are now 8 years old and need to be updated | <ul style="list-style-type: none"> Assumptions in LGIP out of date Requires reassessment based on new growth model April 2022 Beaudesert Corridor Study (p95 suggests VLC work was based on an overestimation of forecasts. Suggests that VLC model for 2031 is more in line with ultimate development at Beaudesert. | <ul style="list-style-type: none"> Recalculate ultimate development based on new projections and growth model. |

12 Confidential Matters

Nil

The Ordinary Meeting ended at 9:57 am.

To be confirmed on 19 September 2023.

Cr Greg Christensen

Mayor