

Agenda

Ordinary Meeting

Wednesday, 26 March 2025

Time: 9:00 am
Location: Council Chambers
82 Brisbane Street
BEAUDESERT QLD 4285

**Scenic Rim Regional Council
Ordinary Meeting
Wednesday, 26 March 2025
Agenda**

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- 2 Attendance and requests for leave of absence**
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- 9 Confirmation of Minutes**
Ordinary Meeting - 26 February 2025
- 10 Business Arising from Previous Minutes**

11 Consideration of Business of Meeting

Customer & Regional Prosperity

11.1 Commencement of a Major amendment to the Scenic Rim Planning Scheme 2020: Planning Scheme Policy 5 - Ecological Assessments (Amendment No.10)

Executive Officer: Acting General Manager Customer and Regional Prosperity

Item Author: Senior Strategic Planner /
Acting Principal Specialist Strategic Planning

Attachments: Nil

Councillor Portfolio / Representation

Parks and Biodiversity - Cr Amanda Hay

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This reports outlines the intent to commence the preparation of a Major Amendment to the Scenic Rim Planning Scheme 2020 (the Planning Scheme), to amend a Planning Scheme Policy (PSP). The Amendment will be described as Amendment No.10, and will update Schedule 6.2.5 Planning Scheme Policy 5 - Ecological Assessments. The proposed amendment is to support the already current amendment being drafted under Major Amendment No.6 (Matters of Environmental Significance and Water Resource Catchment Areas).

Recommendation

That Council resolve to commence the preparation of a Major Amendment to Planning Scheme Policy 5 under the Scenic Rim Planning Scheme 2020, (to be known as Amendment No.10) in accordance with the *Planning Act 2016* and Chapter 3 of the Ministers Guidelines and Rules.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 6 December 2022, Council resolved to prepare a Major Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No.6) - Matters of Environmental Significance and Water Resource Catchments.

Proposed Amendment No.10 (Planning Scheme Policy 5 - Ecological Assessment) will be the planning scheme policy that supports the implementation of the draft Environmental Significance Overlay Code being drafted under Amendment No.6.

Report / Background

At the Ordinary Meeting held on 6 December 2022, Council resolved to prepare a Major Amendment to the Scenic Rim Planning Scheme 2020 (Amendment No.6) - Matters of Environmental Significance and Water Resource Catchments.

To support the amendments being drafted under Amendment No.6 to the Environmental Significance Overlay Code, Planning Scheme Policy 5 - Ecological Assessment (PSP 5) also needs updating.

A planning scheme policy is a planning instrument that provides supporting advice, guidelines and standards for an applicant to follow in order to achieve the outcomes stated in the Planning Scheme codes. The current version of PSP 5 under the Planning Scheme will not align with the draft Environmental Significance Overlay Code under Amendment No.6 and will cause implementation issues for customers and development assessment officers.

Amendments to a PSP must follow the process outlined under Chapter 3 - Minister's rules for making and amendment a PSP or a Temporary Local Planning Instrument (TLPI), under the Minister's Guidelines and Rules (version 3.0). In summary, the PSP amendment process requires local government to:

- decide to make or amend a PSP;
- prepare the PSP amendment;
- carry out public consultation for a period of at least 20 days;
- consider every properly made submission and prepare a consultation report;
- make changes to the amendment if needed and repeat the public consultation process where the changes are significantly different to the original document; and
- decide to adopt or not to proceed with the amendment and provide the relevant notice.

It should be highlighted the development of a PSP does not require a State Interest Review or signoff by the State Government.

Public consultation on PSP 5 will be undertaken alongside Amendment No.6 (Environment). This is to ensure the community can see how the amendments to PSP 5 will work in context with proposed Amendment No.6. Furthermore, adoption of PSP 5 will need to coincide with the adoption of Amendment No.6.

Budget / Financial Implications

The Major Amendment will be developed using the existing adopted Strategic Planning operational budget allocated to Planning Scheme amendments.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

Key Area of Focus: Advocacy for outcomes that are compatible with the clear and comprehensive vision for the region

Legal / Statutory Implications

The *Planning Act 2016* references a statutory instrument called the Minister's Guidelines and Rules that sets out the process for making and amending local planning instruments. The proposed amendment seeks to update a planning scheme policy and constitutes as a Major Amendment as defined in Schedule 1 of the Minister's Guidelines and Rules.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR52 Ineffective and/or unrealistic strategic plans which are not appropriately scoped or resourced, resulting in missed opportunities, re-work, failure to deliver objectives and loss of confidence by community.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to comply with statutory obligations	The Planning Scheme is amended in accordance with the Minister's Guidelines and Rules to ensure a consistent and transparent process is followed, and that the instrument remains up to date and reflects Council's preferred policy direction
Reputation, Community & Civic Leadership Ineffective, inaccurate or inappropriate external communications.	Community participation and support for the amendment is evident by ensuring stakeholder participation offers genuine avenues to inform the amendment process. This will be achieved by following public consultation requirements outlined in the Planning Act 2016 and the Minister's Guidelines and Rules, and ensuring future Stakeholder Engagement Strategy (which will be developed in conjunction with Amendment No.6) offers opportunities for meaningful input as the amendment progress.

Human Rights Implications

Taking part in public life

The draft amendment will be made available for public consultation alongside Amendment No.6 in accordance with the requirements of the *Planning Act 2016* and the public will have the opportunity to make a submission.

Consultation

The Strategic Planning team will work with relevant Council teams to prepare this Major Amendment for consultation.

Public consultation on PSP 5 will be undertaken alongside Amendment No.6 (Matters of Environmental Significance and Water Resource Catchment Areas) to ensure the community can see how the PSP will work in context with the proposed changes under Amendment No.6.

The draft Major Amendment package will require public consultation of at least 20 business days which, subject to Council's endorsement, will occur after the State Interest Review of Amendment No.6 is completed and the Minister has given approval to proceed.

Should significant changes be made to the amendment as a result of public consultation, Council will be required to repeat the public consultation process.

Conclusion

A Major Amendment to the Planning Scheme is proposed to update Planning Scheme Policy 5 - Ecological Assessment to align with the changes proposed under Amendment No.6 (Matters of Environmental Significance and Water Resource Catchment Areas). In accordance with the process for amending Planning Scheme Policies set out under the Minister's Guidelines and Rules, Council's endorsement is sought to commence the preparation of the Major Amendment.

Options

Option 1

That Council resolve to prepare a Major Amendment to Planning Scheme Policy 5 under the Scenic Rim Planning Scheme 2020 (to be known as Amendment No. 10), in accordance with the *Planning Act 2016* and Chapter 3 of the Ministers Guidelines and Rules.

Option 2

That Council note the report and resolve not to proceed with the preparation of a Major Amendment to the Scenic Rim Planning Scheme 2020.

11.2 MCU24/117 Development Permit for Material Change of Use for a Dual Occupancy located at 26-32 Witches Chase, Tamborine Mountain, described as Lot 1 RP172432

Executive Officer: Acting General Manager Customer and Regional Prosperity

Item Author: Development Assessment Planner

Attachments:

1. MCU24/117 - Proposal plans [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 1.

Executive Summary

Council is in receipt of a development application for a Development Permit for Material Change of Use for a Dual occupancy, over the property located at 26-32 Witches Chase, Tamborine Mountain, formally described as Lot 1 RP172432.

The subject site is located within the Rural Residential Zone – Rural Residential A Precinct under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) (“Planning Scheme”). In accordance with Table 5.5.16.2 of the Planning Scheme, the application is categorised as Impact assessable with the assessment benchmark being the entire Planning Scheme.

The subject site is also located within eight Overlays which have been considered as part of the assessment.

The proposed development has demonstrated compliance with the relevant Codes of the Planning Scheme through the submitted material within the application. As such, it is recommended that the proposed development is approved, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "Development Application MCU24/117 Development Permit for Material Change of Use for a Dual occupancy located at 26-32 Witches Chase, Tamborine Mountain and 62 Bartle Road, Tamborine Mountain, formally described as Lot 1 RP172432;
2. Council approve development application MCU24/117 and grant a development permit for Material Change of Use for a Dual occupancy, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or further change applications to the approval (MCU24/117) will be proceed via delegated authority where the change would not significantly alter the original decision.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

- 1) Recommended Conditions of Approval

Real Property Description	Lot 1 RP172432
Address of Property	26-32 Witches Chase, Tamborine Mountain
Site Area	20,030m ²
Proposal	Development Permit for Material Change of Use for a Dual occupancy

A Development Permit is given for Material Change of Use for a Dual occupancy, subject to the following conditions:

No	Condition	Timing												
1.	<p>Approved Plans</p> <p>Undertake development generally in accordance with the Approved Plans and accompanying documentation, except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s).</p> <p>The Approved Plans are limited to the following drawing:</p> <table border="1" data-bbox="279 1720 1193 2018"> <thead> <tr> <th>Plan Name</th> <th>Drawing No.</th> <th>Prepared By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>Existing Conditions Rev. A</td> <td>Cameron Design Logic</td> <td>16/01/2025</td> </tr> <tr> <td>Floor Plan</td> <td>Existing Conditions Rev. A</td> <td>Cameron Design Logic</td> <td>16/01/2025</td> </tr> </tbody> </table>	Plan Name	Drawing No.	Prepared By	Date	Site Plan	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025	Floor Plan	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025	At all times
Plan Name	Drawing No.	Prepared By	Date											
Site Plan	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025											
Floor Plan	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025											

	Plan Name	Drawing No.	Prepared By	Date	
	Elevations N/S	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025	
	Elevations E/W	Existing Conditions Rev. A	Cameron Design Logic	16/01/2025	
	Proposed Ground Floor Plan	Colorado 312-S34 Rev. 2A	Plantation Homes Reserve	04/06/2024	
	Proposed Elevations Plan	Colorado 312-S34 Rev. 3A	Plantation Homes Reserve	04/06/2024	
	Proposed Sections/Elevations Plan	Colorado 312-S34 Rev. 3B	Plantation Homes Reserve	04/06/2024	
	Proposed Perspectives Plan	Colorado 312-S34 Rev. 3C	Plantation Homes Reserve	04/06/2024	
2.	<p>Definition Compliance and Exclusion</p> <p>The approved use and associated ancillary activities must at all times comply with the definition of Dual occupancy as identified under Schedule 1 of the <i>Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)</i>.</p>				At all times.
3.	<p>Adverse Drainage Impact - General</p> <p>Drainage from the development is not to adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.</p>				At all times.
4.	<p>Stormwater Discharge and Disposal</p> <p>The development must make provision for the discharge of stormwater drainage flows to a legal point of discharge. The Developer shall provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p>				Prior to the commencement of the use.
5.	<p>Minimise Erosion</p> <p>The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works.</p>				At all times.
6.	<p>Access to Council Road</p> <p>An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards.</p>				Prior to the commencement of the use.

	Note: No additional access locations are permitted to be provided along Witches Chase. Driveways are to be provided in accordance with the Site Plan prepared by Cameron Design Logic dated 16 January 2025.	
7.	Works within existing road reserves A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works.	Prior to the commencement of the use.
8.	Access Driveway - Gravel The development must provide an all-weather internal access driveway. The internal access driveway must be designed and constructed to a minimum gravel standard or approved equivalent standard. The driveway must be trafficable in all weather conditions and maintained in good condition for its lifetime.	Prior to the commencement of the use.
9.	Minimum Water Storage The development must provide a minimum of 45,000 litres of on-site water storage per dwelling for domestic purposes.	Prior to the commencement of the use.
10.	On-Site Sewage Treatment Facility The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the " <i>Queensland Plumbing and Wastewater (QPW) Code</i> " and AS1547-2012 On-Site Domestic Wastewater Management. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a Development Application for Plumbing and Drainage Works.	Prior to the commencement of the use.
11.	Allotment Earthworks All allotment earthworks will be undertaken in accordance with the <i>Earthworks, Construction and Water Quality Code</i> of the Planning Scheme.	At all times.
12.	Retaining Wall The design and construction of any retaining wall greater than <u>1.0 metre</u> in height is to be structurally certified by a Registered Professional Engineer Queensland. Any retaining wall higher than 1.0 metre will require approval under a Building Application.	Prior to the commencement of the use.
13.	Electricity The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the proposed dwelling units, or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs.	Prior to the commencement of the use.
14.	Refuse Storage Areas Provide a waste storage area for each dwelling unit to accommodate the permanent storage of waste and recyclable items in standard waste containers. The waste storage areas must be: <ul style="list-style-type: none"> • Designed and located to not cause nuisance to neighbouring properties; and • Screened from any road frontage or adjoining property. 	Prior to the commencement of the use and at all times thereafter.

15.	<p>Landscaping</p> <p>The development must maintain a minimum two (2) metre wide aesthetic landscape strip within the western and southern site boundaries adjacent to the proposed dwelling (Unit 2).</p> <p>The proposed landscape design must be generally in accordance with SC 6.2.2.2.1 and SC 6.2.2.2.3 of Planning Scheme Policy 2 - Landscape Design. Such trees and shrubs will be native Australian varieties, where possible, species to complied with the preferred species under SC6.2.2.4.1.</p> <p>Existing landscaping within the vicinity of Unit 1 is to be maintained in accordance with the timing prescribed to this condition.</p>	<p>Prior to the commencement of the use and at all times thereafter.</p>
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2) Referral Agency Conditions

Not applicable.

3) Advisory Notes

- a. Advertising Signs – Advertising signs may require an approval in accordance with Council’s Local Laws. Further information and the relevant application forms can be obtained by contacting Council’s Health & Environment area on 07 5540 5444.
- b. *Vegetation Management Act 1999 and the Cultural Heritage Act* - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c. Development Approval Conditions Attach to Land - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner’s successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- d. When Development Approval Takes Effect - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
 - i. From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - ii. From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - iii. Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- e. Approval Lapses at Completion of Currency Period - This Development Approval will lapse if the development does not happen before the end of the currency period. The currency period is six (6) years from the date the approval takes effect (reconfiguring a lot and material change of use). The currency period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the currency period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the currency period is about to lapse.

- f. Fire Ants - The developer and all related construction companies and subcontractors engaged by developers, must fulfill their biosecurity obligation to take all reasonable and practical measures to prevent the spread of fire ants. Refer to the General Biosecurity Obligation National Fire Ant Eradication Program (<https://www.fireants.org.au/stop/gbo>). The *Biosecurity Regulation 2016* includes specific requirements for producing, storing and moving materials that can carry fire ants, known as fire ant carriers, from within the Queensland Fire Ant Biosecurity Zones. Refer to the Soil Movement Guideline on the Queensland Government website.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on phone number 132 ANT (13 22 68). If you are unsure of your legal obligations or have any questions relating to the movement of fire ant carriers, you can contact the National Fire Ant Eradication Program compliance team on 13 25 23.

- g. Compliance With Conditions - The land owner/developer, is required to ensure the development and any associated conditions within the development approval are complied with prior to the commencement of the approved land use or prior to endorsement of survey plans for subdivision approvals. Failure to comply with the conditions of approval are deemed to be a breach of Section 164 the *Planning Act 2016* and as such Council may undertake formal enforcement action/s such as statute notices or prescribed infringement notices.

4) Further approvals are required for:

- a) A Building Works approval for a Class 1a is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b) A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.
- c) A Property Access Permit and Road Corridor Use Permit must be obtained from Council prior to undertaking any access/road construction works.
- d) An application for Operational Works is required prior to undertaking any filling/excavating and drainage works.

- 5) That the Submitter/s be advised of the following: Submitter advice - approval - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

6) Administrative Action:

That Decision Notice be issued in accordance with s63 of the *Planning Act 2016* to the Applicant, submitter/s and referral agencies.

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Anna Rochfort C/- TJ Kelly Surveys
Owner(s)	Christopher Mark Casey and Dinah Jane Rochfort
Site Address	26-32 Witches Chase, Tamborine Mountain
Real Property Description	Lot 1 RP 172432
Site Area	20,030m ²
Relevant Zone and Precinct	Rural Residential Zone (Rural Residential A Precinct)
Proposal	Dual occupancy
Assessment Level	Impact (potential consistent)
Development type	Development permit for Material Change of Use
Public Notification	15 business days (between 7 November 2024 and 29 November 2024)
Submissions Received	One properly made submission
Date Application Deemed Accepted	26 September 2024

Development History

Council records indicate the following Development Approvals exist on the subject land and have not lapsed:

Reference	Approval Details	Date Approved
Established Use Rights	Dwelling house built at the rear of the property	Commenced under Beaudesert Shire Planning Scheme

The existing land uses include a 5 bedroom, single storey brick Dwelling, pool and domestic outbuildings. The existing residence is shown in Figure 1.0 below.



Figure 1. Existing Dwelling house and pool

Proposal

The proposed Dual occupancy comprises of two detached dwellings. The existing dwelling at the rear of the property will be retained and a second dwelling will be constructed towards the front of the property. The site has a single crossover off Witches Chase, which is a Council road. It has a frontage of approximately 69 metres. The existing access via Witches Chase will be maintained to the subject site.

The existing dwelling contains five bedrooms, and maintains a total floor area of 363 square metres including:

- Existing Residence 232 square metres
- Deck 35 square metres
- Garage 60 square metres
- Shed 36 square metres

The proposed new dwelling contains five bedrooms, maintaining a total floor area of 315.1 square metres including:

- Internal living areas & garage 291.5 square metres
- Alfresco & porch 23.6 square metres

The proposed new dwelling maintains a building height of one storey and a maximum building height of 5.0 metres (approx.) and maintains a 140 metres (approx.) separation distance from the existing Dwelling house. Site coverage of both dwellings is 3.14% (approx.).

Figures two to eight depict the site plan, floor plan, elevations and the proposed section for the development.

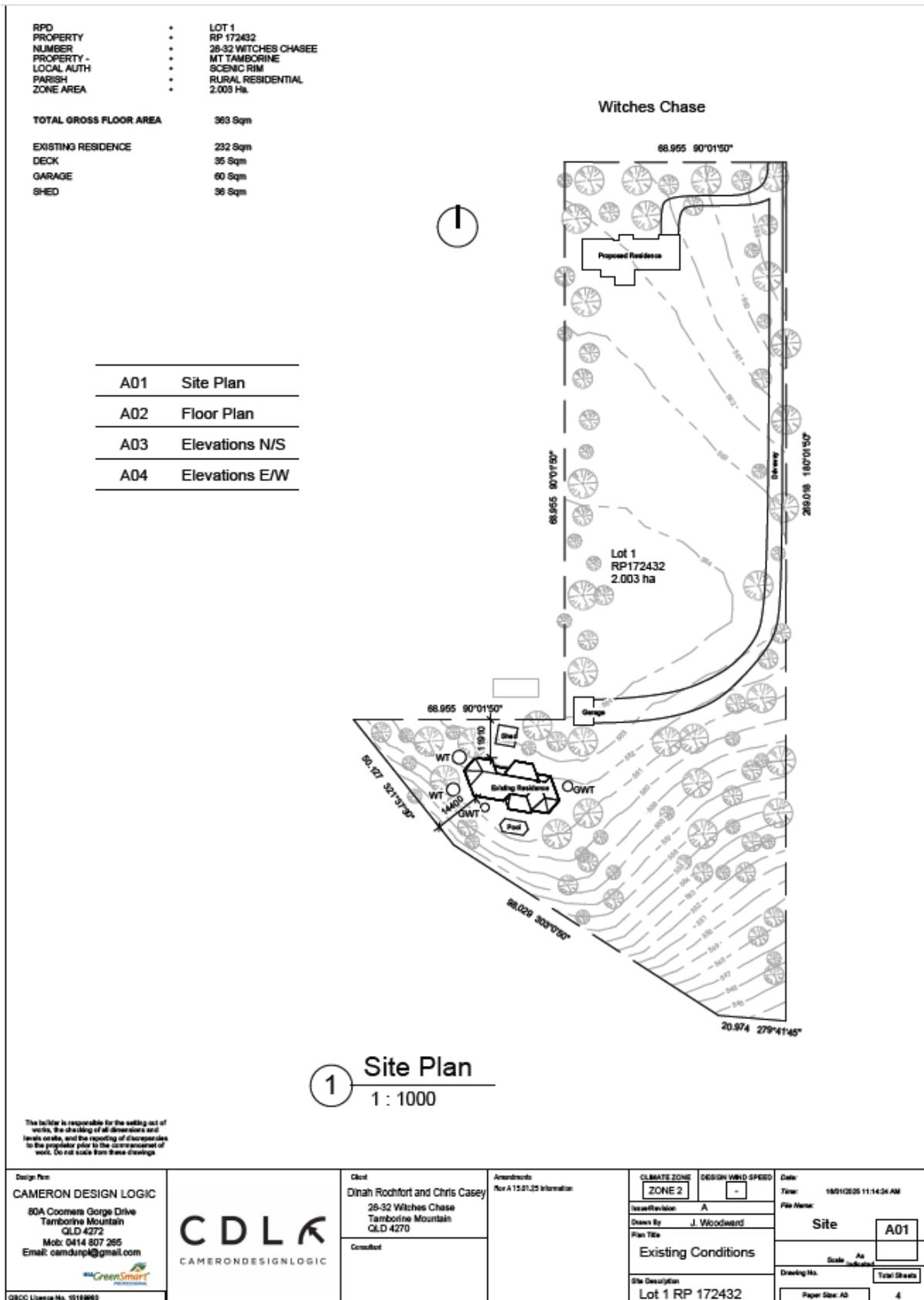


Figure 2. Proposed Site Plan

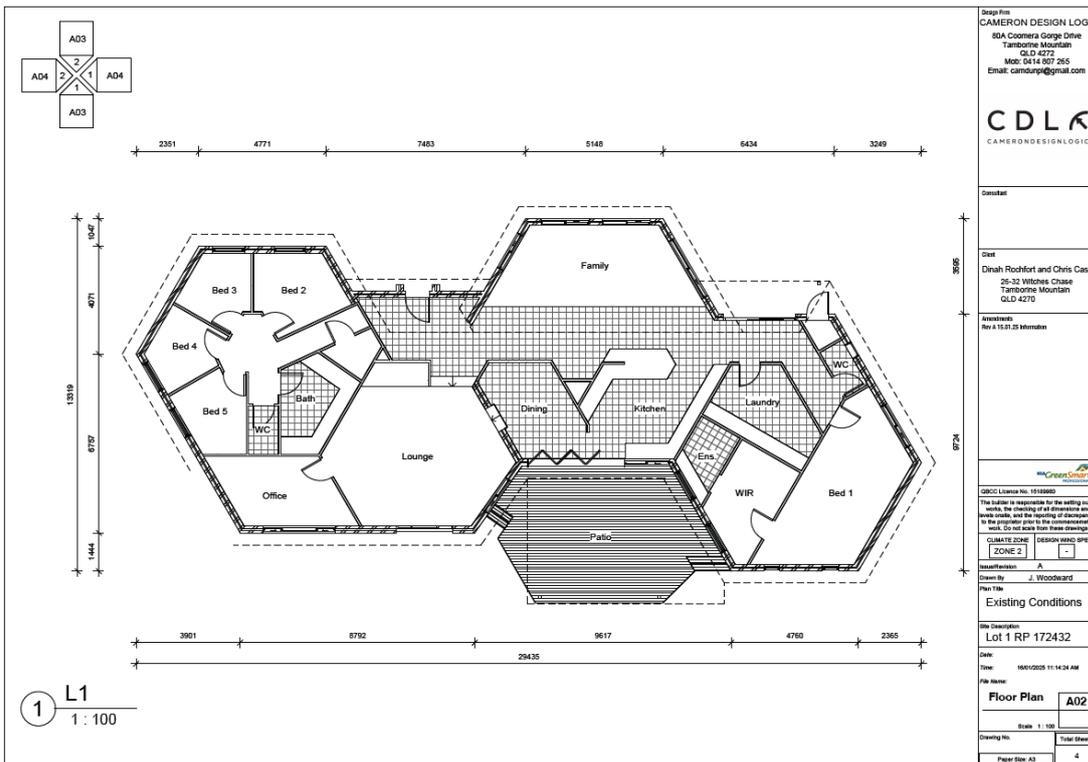


Figure 3: Existing Dwelling Floor Plan

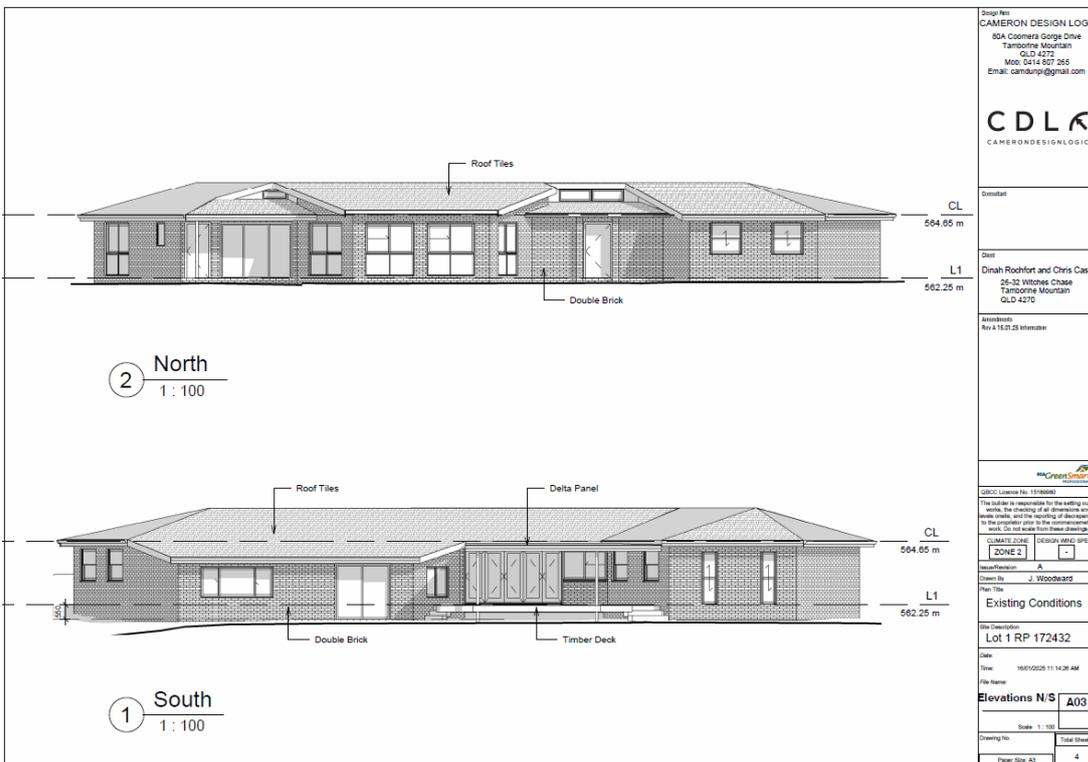


Figure 4: Existing Dwelling Elevations Plan

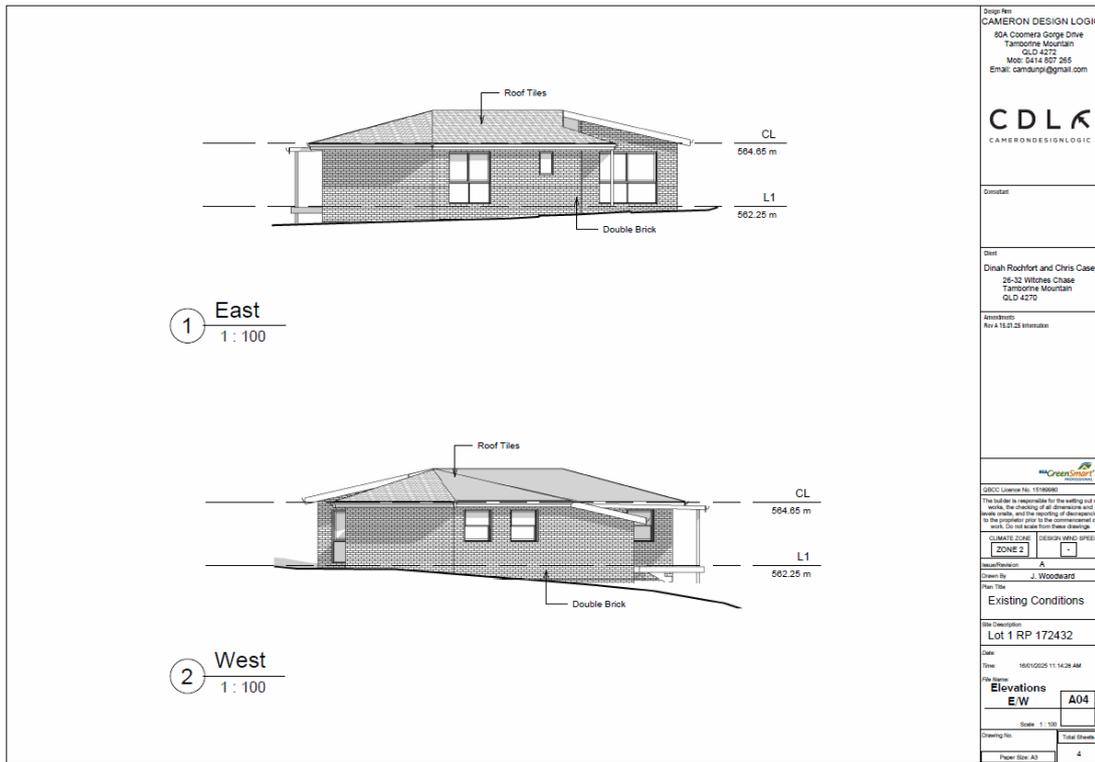


Figure 5: Existing Dwelling Sections Plan

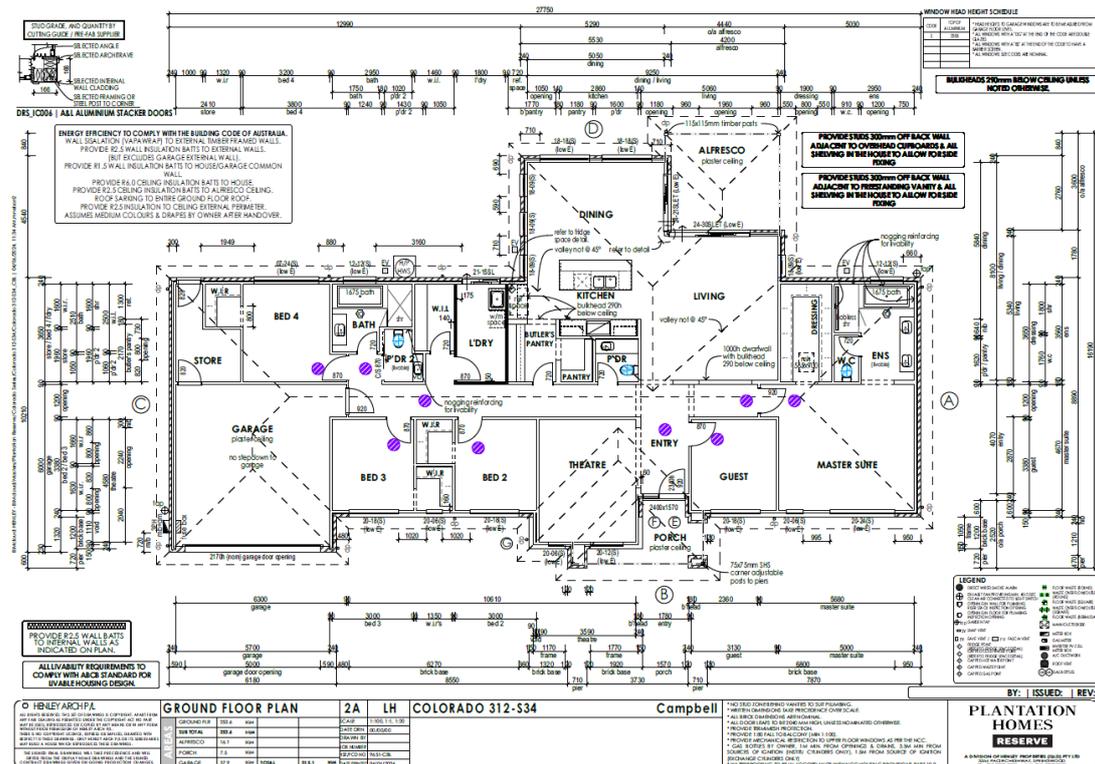


Figure 6: Proposed Dwelling Floor Plan

Site Evaluation

The subject site (Lot 1 RP172432) is a rectilinear lot with a site area of 20,030 square metres (2.003 hectares). It obtains access from Witches Chase and maintains a road frontage of 69 metres (approx.). The site is located within the Rural Residential Zone – Rural Residential A Precinct and is currently improved with a Dwelling house and associated domestic outbuildings.

Surrounding the subject site are rural residential style developments, consisting of Dwelling houses and associated domestic outbuildings on large lots.

The following table details the adjoining land uses:

Orientation	Adjacent Development
North	Witches Chase forms the northern boundary of the site. On the opposite side of the road are Low Density Residential zoned lots improved by dwellings and associated domestic outbuildings.
East	A Rural Residential zoned lot adjoins the eastern boundary. The lot is improved by a dwelling and associated outbuildings. The site is also approved for a wholesale plant nursery.
South	The Witches Falls National Park abuts the southern boundary of the site. The land is included in the Conservation Zone.
West	A Rural Residential zoned lot adjoins the western boundary. The lot is improved by a dwelling and associated outbuildings.

In terms of vegetation, there is no Core Koala Habitat on the site. Vegetation is concentrated in the southern and eastern areas.

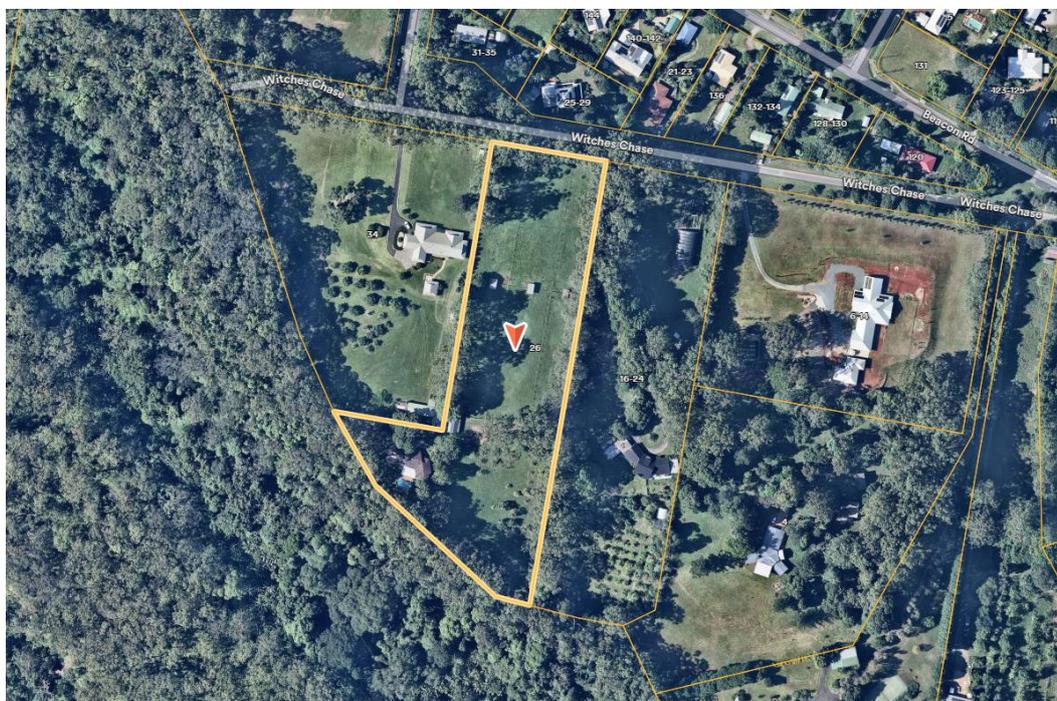


Figure 9: Aerial Imagery of the subject site (Source: NearMap)

Framework for Assessment

Categorising Instruments for Statutory Assessment

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

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

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the *Planning Regulation 2017*

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	<p>DAMS Mapping Layers:</p> <ul style="list-style-type: none"> • SEQ Regional Plan Triggers <ul style="list-style-type: none"> ○ Rural Living Area • Water Resources <ul style="list-style-type: none"> ○ Water resource planning area boundaries • Koala Habitat Area <ul style="list-style-type: none"> ○ Koala priority area <p>SPP Mapping Layers:</p> <ul style="list-style-type: none"> • Agriculture <ul style="list-style-type: none"> ○ Agriculture land classification - class A and B • Biodiversity <ul style="list-style-type: none"> ○ MSES – Protected areas (estate) • Water Quality <ul style="list-style-type: none"> ○ High ecological value water areas • Natural Hazards Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard area - Local government flood mapping area ○ Bushfire prone area
ShapingSEQ South East Queensland Regional Plan 2023 Designation:	Rural Living Area

State Planning Policy

The State Planning Policy identifies the following aspects as applicable to the subject site:

- Agriculture
 - Agriculture land classification - class A and B
- Biodiversity
 - MSES – Protected areas (estate)
- Water Quality
 - High ecological value water areas
- Natural Hazards Risk and Resilience
 - Flood hazard area - Local government flood mapping area
 - Bushfire prone area

The State Planning Policy (SPP) came into effect on 3 July 2017 and must be considered for development assessment to the extent the SPP is inconsistent with the Scenic Rim Planning Scheme 2020. As the SPP has been appropriately integrated for all matters that would relate to this proposal, no further consideration is required for the assessment of this application.

ShapingSEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Rural Living Area (RLA) of the ShapingSEQ South East Queensland Regional Plan 2023. The intent of the RLA is to protect rural landscapes to foster rural productivity, rural industry and conserve natural areas; and prevent urban sprawl, however, the RLA does allow for a range of activities that are essential for strong rural economic growth and diversification.

The proposed development is of a small scale nature consistent with the principles and policies of the Regional Plan.

Local Government Infrastructure Plan (LGIP)

The subject land is located outside the Priority Infrastructure Area boundary.

Confirmation of Land Use Description

The subject application seeks for the development to reflect the following land use definition as extracted from the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023):

"Dual occupancy

- a) means a residential use of premises involving—
 - i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and
 - ii. any domestic outbuilding associated with the dwellings; but
- b) does not include a residential use of premises that involves a secondary dwelling.

Examples of Dual occupancy:

Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply."

Assessment Benchmarks Pertaining to the Planning Scheme

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Rural Residential Zone (Rural Residential A Precinct)
Consistent/Inconsistent Use:	Dual occupancy (located in the Tamborine Mountain Community) is outlined as a 'Potentially Consistent Use' within the Rural Residential Zone – Rural Residential A Precinct under Table 6.2.16.2.2 of the Planning Scheme
Assessment Benchmarks:	<u>Strategic Framework</u> <u>Zone Code</u> - Rural Residential Zone Code - Rural Residential A Precinct <u>Overlay Codes</u> - Bushfire Hazard Overlay Code - Environmental Significance Overlay Code - Landslide Hazard and Steep Slope Overlay Code <u>Development Codes</u> - Dual Occupancy Code

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The following elements of the strategic framework have been identified as being relevant to the consideration of the presented development application.

The subject site is mapped within the Tamborine Mountain Community identified on *Strategic Framework Map SFM-01: Communities and Character*.

Development in these areas will recognise, respect and integrate with the existing character, rural and natural landscapes, heritage and ecological values of the region. Development in the region's towns and villages will protect and enhance the unique elements that contribute to their individual identity and character, which are outlined in Section 3.3 Strategic Vision for certain localities. The development intent and the level of amenity reasonably expected in zones (and variations in precincts) are not compromised by development of an inappropriate type, scale, intensity or impact.

The Tamborine Mountain Community Strategic Outcomes contained in section 3.4.1 and 3.4.2 of the Planning Scheme relevant to the proposed development are examined below:

3.4 Communities and Character - Tamborine Mountain Community

3.4.1 Strategic Intent - Tamborine Mountain Community

Tamborine Mountain Community is the Tamborine Mountain plateau and its surrounding escarpment areas. It supports a residential development pattern of unique villages characterised by a high level of amenity and distinctive character, and rural residential areas set amongst a semi-rural landscape. The centres of the Tamborine Mountain plateau provide for the range of uses and services to meet the needs of the local community and includes retail, commercial, industrial (of a low impact and service nature), community and recreational activities.

The proposed development for a Dual occupancy will contribute to the residential development pattern of the surrounding area. As outlined in the strategic intent, residential development must maintain a high level of amenity. The subject land is similar in size to the adjoining lot sizes to the east and west, and two dwellings on a lot of this size will maintain a low density built form consistent with its surrounds. To ensure the amenity of surrounding residences is maintained, it is considered reasonable for landscaping to be provided along the western and eastern extents of the proposed dwelling. The existing dwelling is surrounded by extensive landscaping and this will be required to be maintained. With conditions imposed, the development is considered to comply with the strategic intent for the Tamborine Mountain Community.

3.4.2 Strategic Outcomes - Tamborine Mountain Community

1. *The Tamborine Mountain Community only accommodates those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.*
2. *Development is consistent with the predominant built form, scale and intensity, streetscape, landscape character and natural environment values that contribute to the setting, character and identity of the Tamborine Mountain plateau and escarpment, which provides the locality with a strong sense of place.*
3. *Additional lots are not created in the Rural Residential Zone, Mountain Residential Precinct of the Low-Density Residential Zone, or Rural Escarpment Protection and Tamborine Mountain Rural Precincts of the Rural Zone.*
4. *Dual occupancies are supported in the Mountain Residential Precinct of the Low Density Residential Zone, Rural Residential Zone, Rural Escarpment Protection Precinct and Tamborine Mountain Rural Precinct of the Rural Zone where located on large lots to maintain the low density residential character and high level of amenity of the Tamborine Mountain plateau and escarpment and where designed to give the appearance of a single dwelling when viewed from the street.*

The strategic framework articulates that the development intent and the level of amenity reasonably expected in zones are not compromised by development of an inappropriate type, scale, intensity or impact. It is noted that the proposed development for a Dual occupancy, is supported in the Rural Residential Zone - Rural Residential A Precinct, where located on large lots and with the appearance of a single dwelling when viewed from the street. Given the separation distance between dwellings, available vistas from the road frontage and slope of the land, it is considered that the proposed development is consistent with reasonable community expectations. Landscaping will be imposed to contribute towards visual amenity outcomes sought for the area.

Overall, it is considered that the presented development application is compliant with the Strategic Framework of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply. The pertinent issues arising out of assessment against the codes are discussed below:

It is noted that the proposed development is subject to impact assessment and is identified to be a 'Potentially Consistent Use' in the Rural Residential Zone - Rural Residential A Precinct.

Assessment against Accepted and Assessable Development for Rural Residential Zone (Where no precinct applies) and Rural Residential Zone — Rural Residential A Precinct

The purpose of the Rural Residential Zone Code - Rural Residential A Precinct will be achieved through developments that protects the high level of residential amenity and privacy expected in the precinct.

Setbacks																			
<p>PO1 Setbacks:</p> <ol style="list-style-type: none"> 1. assist in the protection of the low density residential character of the zone and precinct; 2. contribute to streetscape character; 3. assist in the protection of residential amenity and privacy to adjoining premises; 4. allow for access and landscaping around the building; 5. provide a sense of space and openness between buildings and from the street; and 6. allow for on-site car parking between the front boundary and buildings. <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>A01 Setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%;">Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for all other uses</td> <td colspan="2" style="text-align: center;">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <th style="width: 25%;">Building Height</th> <th style="width: 40%;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td style="text-align: center;">3m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td style="text-align: center;">5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2" style="text-align: center;">5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> <p>Editor's Note - For setbacks relating to a Dwelling house or Dual occupancy, refer to the relevant use code</p>			Setback	Minimum Distances Measured in Metres (m)		Street frontage for all other uses	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	3m	For that part between 4.5m - 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
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For that part between 4.5m - 7.5m		5m																	
For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																		

Officer's Assessment:

- The proposed new Dwelling house has the following setbacks:
 - o 19.55 metres (approx.) from the northern/front boundary;
 - o 35.30 metres (approx.) from the eastern/side boundary;
 - o 232.0 metres (approx.) from the southern/rear boundary;
 - o 5.0 metres (approx.) from the western/side boundary;
- The overall building height of the proposed new Dwelling house is 5 metres and therefore requires a 5.0 metres setback. The proposed new Dwelling house seeks a 5.0 metres setback from the western/side boundary.
- The proposed new Dwelling house complies with the prescribed boundary setback and therefore achieves PO1.

Height	
<p>PO2 Development is of a height that:</p> <ol style="list-style-type: none"> 1. is low-rise; 2. does not detract from the amenity of adjoining premises; and; 3. is compatible with the height of nearby residential activities. 	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>

Officer's Assessment:

- The proposed Dual occupancy maintains a building height of one (1) storey.
- The proposed Dual occupancy (New Dwelling house) maintains an overall building height of 5.0 metres and a maximum ceiling height of 2.57 metres.
- The proposed Dual occupancy therefore achieves the maximum height requirements and therefore achieves the Performance Outcome.

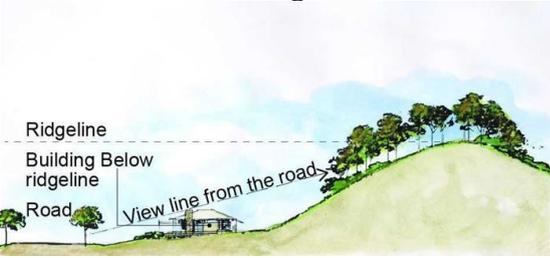
Dual Occupancy	
<p>PO3 Where involving a Dual occupancy, development:</p> <ol style="list-style-type: none"> 1. has low site cover to maintain the low density residential character of the zone and precinct; and; 2. has the appearance of a single dwelling when viewed from the street. 	<p>AO3.1 The site cover of a Dual occupancy does not exceed 20% of the total site area or 700m² GFA, whichever is the lesser.</p> <p>AO3.2 A Dual occupancy is sited and designed to give the appearance of a single dwelling when viewed from the street.</p>

Officer's Assessment:

- The combined area of the two houses is 630 square metres (approx.).
- The proposal plans confirm site coverage at 3.14% of the total site area.
- When viewed from Witches Chase the site will appear as a single residence acreage property. Therefore, both dwellings will be unable to be seen when viewed from the street.
- The proposed Dual occupancy achieves the Performance Outcome.

Assessment against Assessable Development — Rural Residential Zone — Rural Residential A Precinct

Amenity	
<p>PO2 Development involving non-residential activities maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Amenity	
<p>PO3 Development maintains and protects important views to significant landscape features, including ridgelines.</p>	<p>AO3 Development:</p> <ol style="list-style-type: none"> 1. protects the views of significant landscapes features where viewed from the street and public spaces; 2. avoids building on a ridgeline; and 3. does not obstruct the views to a ridgeline from a road. Refer to Figure 1. <div style="text-align: center;">  </div> <p>Figure 1</p>

Officer's Assessment:

The proposed Dual occupancy is a low density residential use and maintains and protects important views to significant landscape features, including ridgelines. The proposed development therefore achieves PO3.

Land Uses	
<p>PO5 Dual occupancies are located on large lots to maintain the low density residential character of the precinct.</p>	<p>AO5 A Dual occupancy is located on a lot:</p> <ol style="list-style-type: none"> 1. 1ha or greater and where not located in the Tamborine Mountain Community; or 2. 2ha or greater where located in the Tamborine Mountain Community.

Officer's Assessment:

The proposed Dual occupancy is located on 2.003ha lot. The subject site is identified in the Tamborine Mountain Community. The proposed development therefore achieves PO5.

Assessment against Accepted and Assessable Development — Dual Occupancy Code

The purpose of the Dual Occupancy Code will be achieved through a Dual occupancy that is designed and sited to protect the amenity of adjoining premises and the streetscape.

Access and Parking	
<p>PO1 A Dual occupancy allows for safe and convenient vehicular access to the site, provides for on-site car parking and makes a positive contribution to the amenity and character of the surrounding area.</p>	<p>AO1.1 The Dual occupancy obtains access from a constructed road.</p>
	<p>AO1.2 The lot has a minimum frontage width of 20m.</p>
	<p>AO1.3 A minimum of 1 covered car parking space per dwelling of the Dual occupancy is provided on-site.</p>

	<p>AO1.4 The covered car parking spaces are set back a minimum of 1m from the front building façade of the Dual occupancy.</p>
	<p>AO1.5 The Dual occupancy provides:</p> <ul style="list-style-type: none"> - a shared driveway; or - a separate driveway to each dwelling where the Dual occupancy is located on a lot with two street frontages.

Officer's Assessment:

- The proposed Dual occupancy obtains access from a constructed road via Witches Chase with a frontage of 69 metres (approx.). The current access will be retained.
- A double garage is included in the design of the new house.
- A shared driveway will be provided, ensuring no additional accesses to Witches Chase.

Design and Amenity	
<p>PO2 A Dual occupancy enhances the amenity and character of the zone by:</p> <ol style="list-style-type: none"> 1. visually integrating with the streetscape and adjacent premises by having the appearance and bulk of a single house when viewed from the street; and 2. addressing the street frontage. 	<p>AO2.1 Where in the Low Density Residential Zone (Where no precinct applies) or Low-medium Density Residential Zone, the dwelling units of the Dual occupancy share a common wall.</p> <p>AO2.2 Where located on a site having two street frontages, each dwelling of the Dual occupancy is oriented to address a separate street frontage.</p>
<p>PO3 A Dual occupancy is sited and designed to maintain the privacy of the residents of each dwelling and neighbouring premises.</p>	<p>AO3 The Dual occupancy prevents direct overlooking of the main internal living areas and private open space of nearby dwellings through measures such as:</p> <ol style="list-style-type: none"> 1. offsetting the development from the adjacent dwellings by a distance sufficient to limit direct views into the adjacent windows; or 2. incorporating sill heights a minimum of 1.5m above floor level; or 3. utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or 4. providing fixed external screens.

Officer's Assessment:

- The proposed Dual occupancy will remain primarily screened from the road frontage due to the contour of the land. Bulk and appearance will not be greater than a single house.
- The two dwellings maintains a separation distance of 140 metres, ensuring no overlooking of the main internal living areas of both dwellings. The proposed Dual occupancy therefore achieves Performance Outcomes.

Private Open Space	
<p>PO4 Each dwelling of a Dual occupancy is provided with sufficiently sized and suitably located outdoor private open space to meet the recreational needs of residents.</p>	<p>AO4 The private open space for each dwelling of the Dual occupancy has: 1. minimum dimensions of 5m x 5m; and 2. a maximum gradient not exceeding one in ten.</p>

Officer's Assessment:

The proposed Dual occupancy is located on an adequately sized and dimensioned rural residential allotment being 20,030 square metres (2.003 hectares). The proposed new dwelling provides outdoor private open space to meet the recreational needs of residents and therefore achieves the Performance Outcome.

Casual Surveillance	
<p>PO5 Each dwelling of a Dual occupancy is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.</p>	<p>AO5 The window of at least one habitable room of each dwelling of the Dual occupancy overlooks the street or adjoining public spaces.</p>

Officer's Assessment:

- The existing dwelling is located to the rear of the lot and does not overlook the street.
- The new dwelling will address the street.
- The proposed Dual occupancy achieves the Performance Outcome.

On-site Waste Water Treatment and Water Supply	
<p>PO6 Where located outside of a wastewater connection area, a Dual occupancy has adequate land area for treatment and disposal of wastewater on-site.</p>	<p>AO6 Where located outside of a wastewater connection area, the Dual occupancy: 1. is established on lots greater than 8,000m²; and 2. disposes of all wastewater on-site.</p> <p><i>Note - A Site and Soil Evaluation for the design of the on-site wastewater management systems will be required to indicate compliance with this outcome.</i></p>
<p>PO7 Where located outside of the drinking water connection area, the Dual occupancy is provided with sufficient on-site water storage to meet the needs of the residents.</p>	<p>AO7 Where located outside of a drinking water connection area, each dwelling of the Dual occupancy is connected to an on-site water supply with a storage capacity of at least 45000L.</p>

Officer's Assessment:

This has been conditioned to ensure compliance with the Performance Outcomes. The proposed Dual occupancy will therefore achieve the Performance Outcomes.

Domestic Outbuildings	
<p>PO8 Domestic outbuildings in residential areas are of a scale and have a built form that:</p> <ol style="list-style-type: none"> 1. is compatible with the dwellings of the Dual occupancy and adjoining dwellings having regard to height, mass and proportion; 2. is subordinate to the dwellings of the Dual occupancy and adjoining dwellings; and 3. maintains or contributes positively to the streetscape. 	<p>AO8 Domestic outbuildings in a residential zone:</p> <ol style="list-style-type: none"> 1. have a combined total gross floor area that does not exceed: <ol style="list-style-type: none"> a. 55m² on a lot 600m² or smaller; or b. 110m² on a lot greater than 600m² and up to 2000m²; or c. 200m² on a lot greater than 2000m²; and d. does not exceed the gross floor area of any dwellings on the site; and 2. are a single storey structure; and 3. have a building height that does not exceed the building height of any residence on the premises.

Officer's Assessment:

The proposed development does not include domestic outbuildings.

Assessment against Assessable Development — Dual Occupancy Code

Design and Amenity	
<p>PO1 A Dual occupancy is designed to:</p> <ol style="list-style-type: none"> 1. provide visual interest to the streetscape through the use of varying building colours and materials, architectural elements, landscape and pavement treatments, changes in roof form and pitch; 2. provide for roofed verandas or eaves; 3. address the street frontage; and 4. ensure covered car parking spaces are visually compatible with, and subordinate to, the building form and appearance. 	<p>AO1 No acceptable outcome is prescribed.</p>
<p>PO2 A Dual occupancy that adjoins or is directly opposite an existing Dual occupancy is designed to:</p> <ol style="list-style-type: none"> 1. add visual interest to the streetscape; 2. provide differentiation between developments through contrasting building articulation, construction materials, colour and architectural design; and 3. address the street frontage. 	<p>AO2 The design of the Dual occupancy differs from existing Dual occupancies in the immediate area.</p>
<p>PO3 In the Low Density and Low-medium Density Residential Zones (including precincts), Dual occupancies are dispersed and avoid concentration in residential neighbourhoods to ensure amenity and streetscape character are consistent with the Zone.</p>	<p>AO2 Where located in the Low Density or Low-medium Density Residential Zone (including precincts) and not on a corner lot, a Dual occupancy is not located within 50 metres of another Dual occupancy located on the same side of the street.</p> <p>Note - The 50 metre separation distance is measured between the closest points of the lot boundaries.</p>

Officer's Assessment:

- The proposed Dual occupancy provide for roofed verandas and ensures covered car parking spaces are visually compatible with, and subordinate to, the building form and appearance.
- The proposed development does not directly adjoin an existing Dual occupancy.
- The proposed Dual occupancy is locating within the Rural Residential zone. The proposed Dual occupancy achieves the Performance Outcomes.

Assessment against the Overlay Codes

Bushfire Hazard Overlay Code

The subject site is mapped within the Bushfire Hazard Overlay as being affected by both Very High and Potential Impact Buffer as shown below:

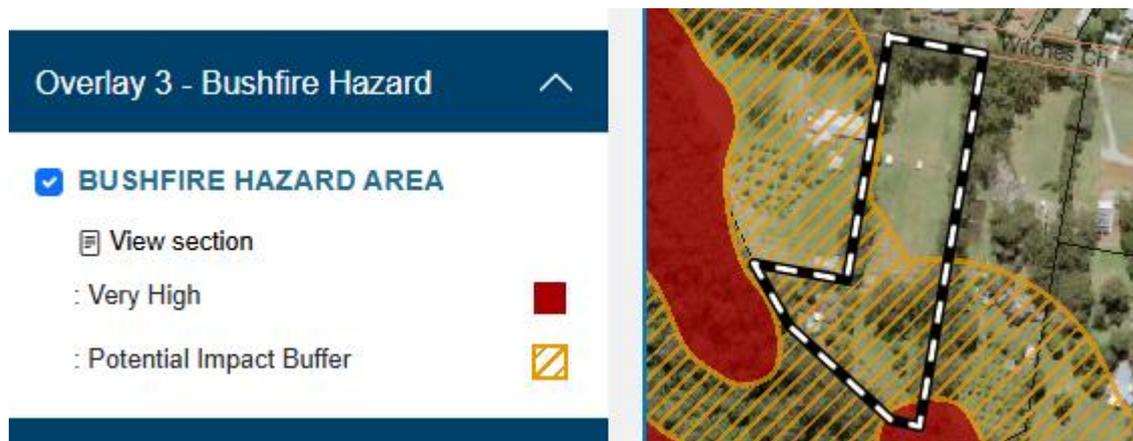


Figure 10: Overlay 3: Bushfire Hazard Area

Officer's Assessment:

It is noted that the proposed new dwelling is not located within the mapped Bushfire Hazard Area. The proposed development complies with all Acceptable Outcomes and Performance Outcomes within the Bushfire Hazard Overlay Code.

Environmental Significance Overlay Code

The subject site is mapped within the Vegetation Management Area of the Environmental Significance Overlay as shown below:



Figure 11: Overlay 4F: Environmental Significance Overlay

Officer's Assessment:

The proposed new dwelling involves a total Gross Floor Area of 315.1 square metres within the Vegetation Management Area. The house will be constructed in a cleared area. Clearing will be minimal. It is estimated that no more than four trees will be impacted to accommodate the proposed second crossover. The proposed development achieves all Acceptable Outcomes and Performance Outcomes within the Environmental Significance Overlay Code.

Landslide Hazard and Steep Slope Overlay Code

The subject site is mapped within the High Landslide Hazard Area of the Landslide Hazard and Steep Slope Overlay as shown below:



Figure 12: Overlay 7A: Landslide Hazard and Steep Slope

Officer's Assessment:

It is noted that the proposed new dwelling will be located outside the mapped Landslide Hazard and Steep Slope Area. The proposed development complies with all Acceptable Outcomes and Performance Outcomes within the Landslide Hazard and Steep Slope Overlay Code.

Public Notification

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*, with the public notification being undertaken for 15 business days between 7 November to 29 November 2024.

During this period, one (1) 'properly made submission' was received (Attachment 2). The following table provides a summarised description of the matters raised in submission received about the application, together with a statement of how those matters were dealt with in reaching a decision.

Issue	Comments
<p>Privacy concern</p> <p>The proposed new dwelling on the subject site is immediately adjacent to the western property boundary in close proximity to the adjoining site. This location will detrimentally affect amenity and privacy for the adjoining dwelling house at 34-48 Witches Chase.</p> <p>Creating a second driveway, which will cause increased traffic movements in close proximity to the residence at 34-48 Witches Chase, and would not visually integrate with the streetscape, contrary to both the Planning Scheme and good traffic and planning practice; and</p> <p>Including a sewerage treatment plant that poses risk of groundwater contamination and overland flow from the transpiration area into adjoining residences.</p>	<p>The minimum side boundary clearance required under the Zone Code is 3 metres for the part of the dwelling less than 4.5 metres in height. The proposed house will achieve a 5 metre setback from the western boundary. This meets the requirements of the Code.</p> <p>Landscaping condition will be imposed to minimise potential impacts on privacy and amenity for the adjoining dwelling house at 34-48 Witches Chase.</p> <p>The house has also been oriented so that the garage, HSTP, and water tanks are all positioned on the opposite / eastern side to eliminate any potential impact on the neighbouring lot.</p>

Budget / Financial Implications

Any appeal to the Planning and Environment Court by the applicant or the properly made submitter will result in financial implications not envisaged or captured as part of the application fee.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

Key Area of Focus: Advocacy for outcomes that are compatible with the clear and comprehensive vision for the region

Legal / Statutory Implications

Legal and statutory implications will be managed in line with Council's Risk Management framework and a separate report submitted if required.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.
- SR50 Failure to manage Environmental Sustainability (including climate change) through inappropriate and/or inadequate planning and operational considerations of impacts to the natural environment.
- SR53 Inadequate sustainable economic growth plans in place to appropriately maximise opportunities, resulting in increased pressures on Council and State infrastructure and social environmental cohesiveness.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to ensure applications is assessed in accordance with the DA process.	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016.
Environmental Environmental impacts on environment as a result of development activity.	Environmental impacts have been appropriately considered in accordance with the relevant assessment benchmarks, and conditioned accordingly.
Governance, Risk & Compliance Opportunity for applicant or third party appeal against Council decision.	Ensure reasonable and relevant test applicable to assessment processes. Council ensure Model Litigant processes followed in court cases.
Reputation, Community & Civic Leadership Negative perception from community or development proponents	Transparency of all common material is available to the public and applicant through Council's DAOnline. Assessment report details considerations in relation to compliance with the relevant assessment benchmarks.

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

Referral Agencies

Not applicable.

Internal Referral

Development Assessment - Engineering

Development Assessment (Engineering) reviewed the presented development proposal and provided conditions of approval.

Public Notification

The development application was publicly notified by the applicant for a period of 15 business days in accordance with the requirements of the *Planning Act 2016*. Details of the issues raised, and Council's response, are provided in the report.

Conclusion

The proposed development has demonstrated compliance with the relevant assessment benchmarks of the Planning Scheme and proposes a development outcome that is generally consistent with the relevant zoning and strategic framework applying to the site. On balance, it is concluded that the application can be approved, subject to compliance with relevant and reasonable conditions.

Options

Option 1

That:

1. Council receive and note the report titled "Development Application MCU24/117 Development Permit for Material Change of Use for a Dual occupancy located at 26-32 Witches Chase, Tamborine Mountain, formally described as Lot 1 RP172432".
2. Council approve development application MCU24/117, and grant a development permit for Material Change of Use for a Dual occupancy, subject to the conditions contained in section 'Recommended Conditions of Approval' below; and
3. Council note that any subsequent requests for a negotiated decision notice and/or further change applications to the approval (MCU24/117) will proceed via delegated authority where the change would not significantly alter the original decision.

Option 2

That:

1. Council receive and note the report titled "Development Application MCU24/117 for a Development Permit for Material Change of Use for a Dual occupancy, over the property located at 26-32 Witches Chase, Tamborine Mountain, formally described as Lot 1 RP172432".
2. Council not approve development application MCU24/117, for the reasons presented.

Option 3

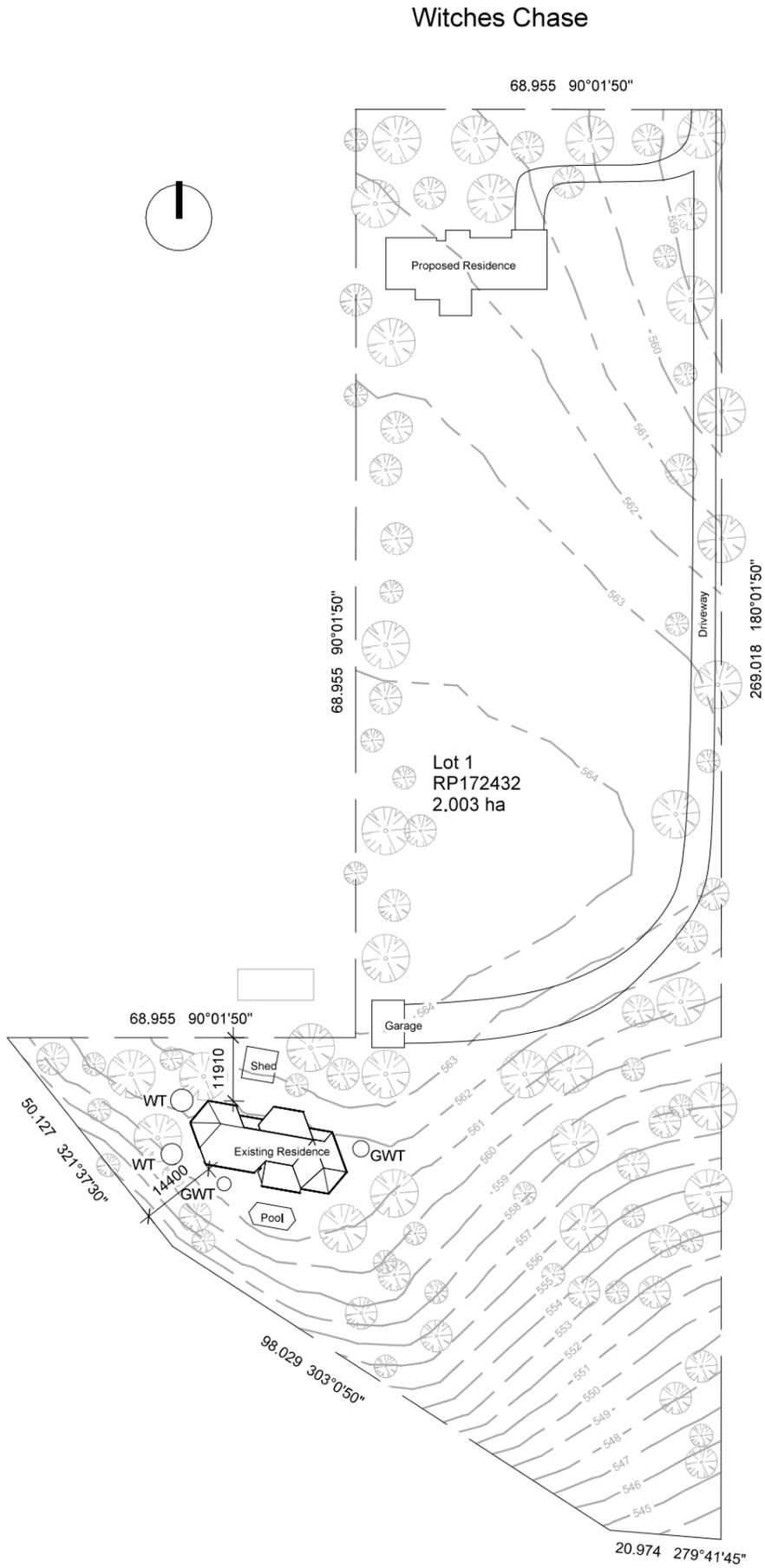
That:

1. Council receive and note the report titled "Development Application MCU24/117 for a Development Permit for Material Change of Use for a Dual occupancy, over the property located at 26-32 Witches Chase, Tamborine Mountain, formally described as Lot 1 RP172432".
2. Council defer the decision on development application MCU24/117, for the reasons presented.

- RPD • LOT 1
- PROPERTY NUMBER • RP 172432
- PROPERTY - LOCAL AUTH • 26-32 WITCHES CHASEE
- PARISH • MT TAMBORINE
- ZONE AREA • SCENIC RIM
- RURAL RESIDENTIAL
- 2.003 Ha.

TOTAL GROSS FLOOR AREA	363 Sqm
EXISTING RESIDENCE	232 Sqm
DECK	35 Sqm
GARAGE	60 Sqm
SHED	36 Sqm

A01	Site Plan
A02	Floor Plan
A03	Elevations N/S
A04	Elevations E/W

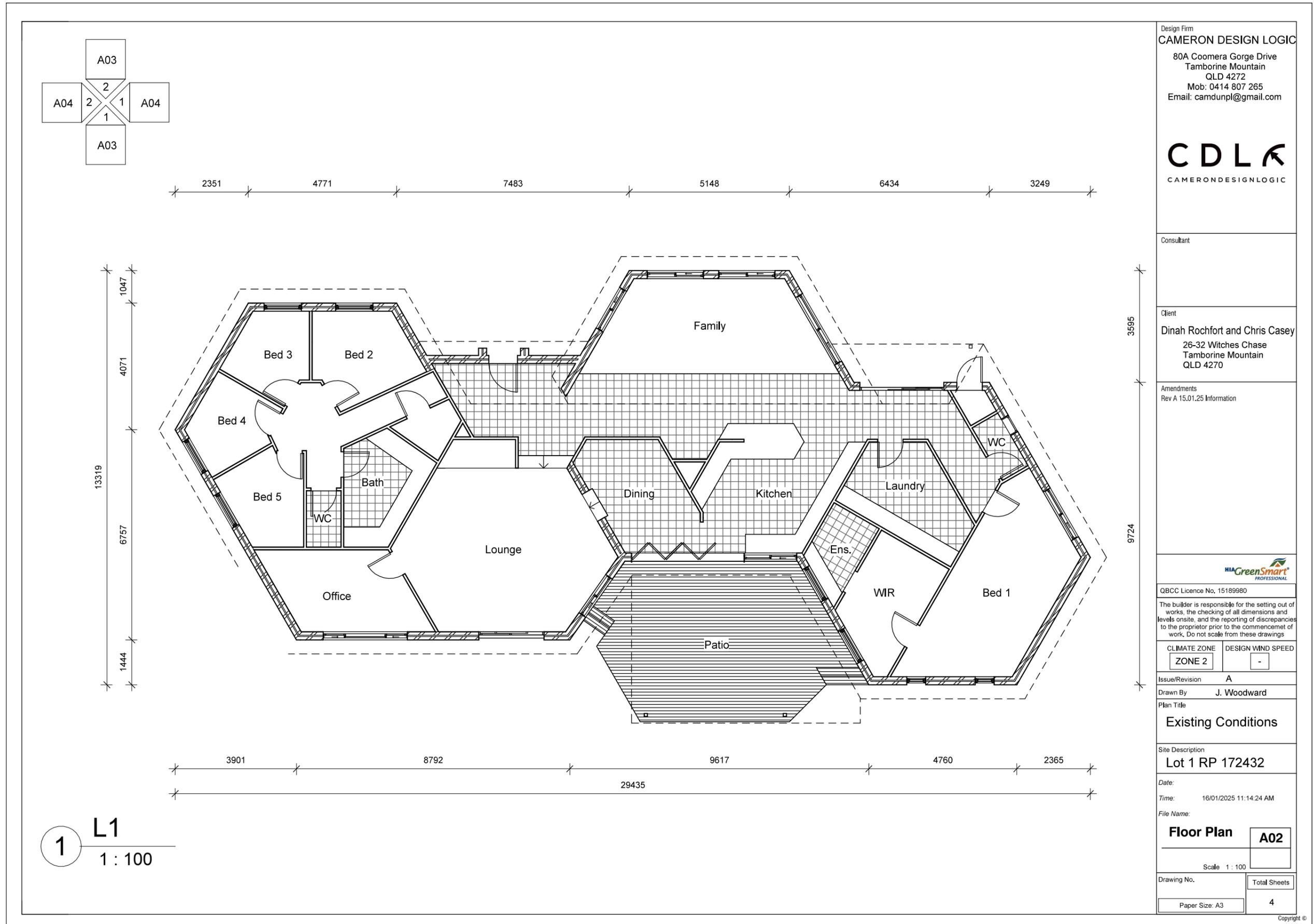


1 Site Plan
1 : 1000

The builder is responsible for the setting out of works, the checking of all dimensions and levels onsite, and the reporting of discrepancies to the proprietor prior to the commencement of work. Do not scale from these drawings

Design Firm CAMERON DESIGN LOGIC 80A Coomera Gorge Drive Tamborine Mountain QLD 4272 Mob: 0414 807 265 Email: camdupnl@gmail.com  QBCC Licence No. 15189980	 CAMERONDESIGNLOGIC	Client Dinah Rochfort and Chris Casey 26-32 Witches Chase Tamborine Mountain QLD 4270	Amendments Rev A 15.01.25 Information	CLIMATE ZONE ZONE 2	DESIGN WIND SPEED -	Date: 16/01/2025 11:14:24 AM File Name:
		Issue/Revision A	Drawn By J. Woodward	Plan Title Existing Conditions	Site Description Lot 1 RP 172432	Drawing No.

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1 L1
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Design Firm
CAMERON DESIGN LOGIC
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Consultant
 Client
Dinah Rochfort and Chris Casey
 26-32 Witches Chase
 Tamborine Mountain
 QLD 4270

Amendments
 Rev A 15.01.25 Information



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CLIMATE ZONE	DESIGN WIND SPEED
ZONE 2	-
Issue/Revision	A
Drawn By	J. Woodward

Plan Title
Existing Conditions

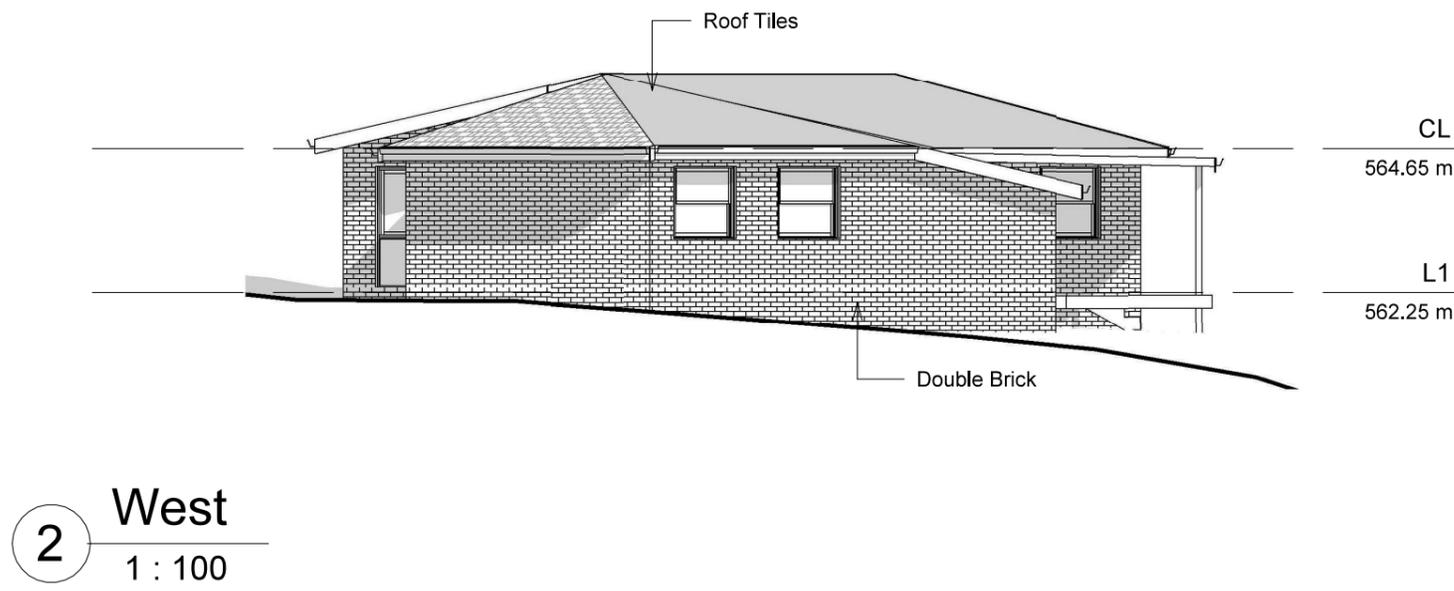
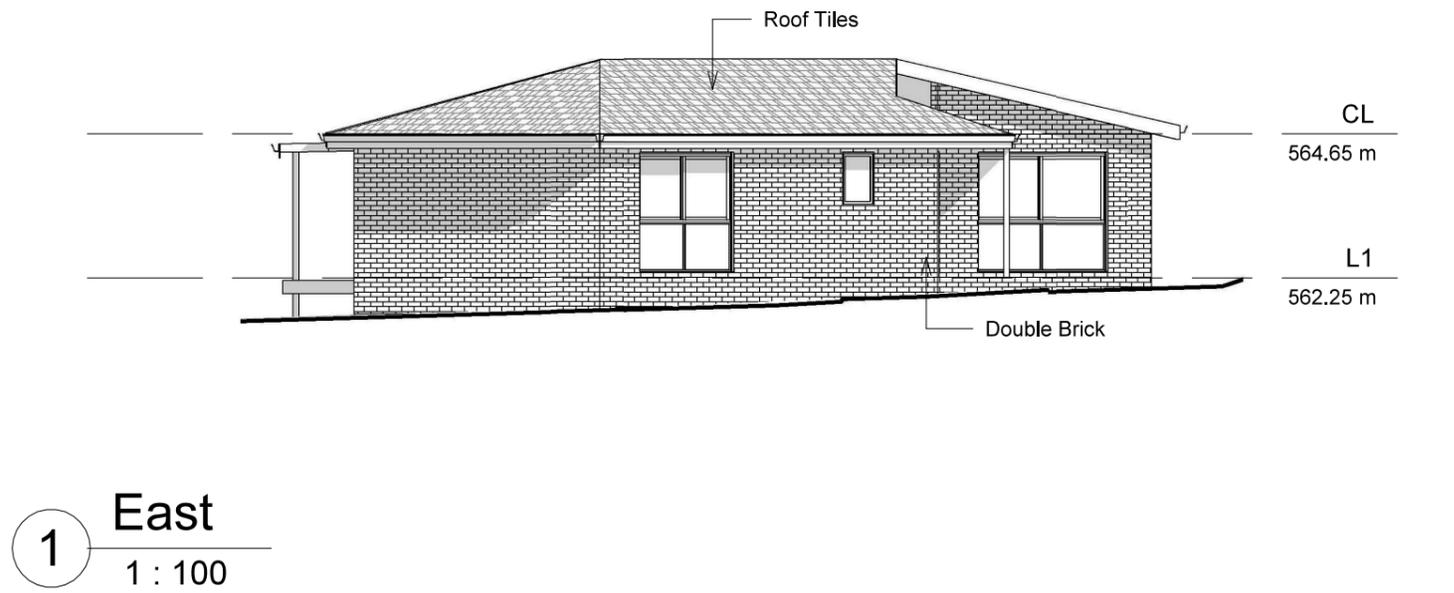
Site Description
Lot 1 RP 172432

Date:
 Time: 16/01/2025 11:14:26 AM
 File Name:

Elevations N/S **A03**
 Scale 1 : 100

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Consultant
 Client
Dinah Rochfort and Chris Casey
 26-32 Witches Chase
 Tamborine Mountain
 QLD 4270

Amendments
 Rev A 15.01.25 Information



QBCC Licence No. 15189980
 The builder is responsible for the setting out of works, the checking of all dimensions and levels onsite, and the reporting of discrepancies to the proprietor prior to the commencement of work. Do not scale from these drawings

CLIMATE ZONE	DESIGN WIND SPEED
ZONE 2	-

Issue/Revision **A**
 Drawn By **J. Woodward**

Plan Title
Existing Conditions

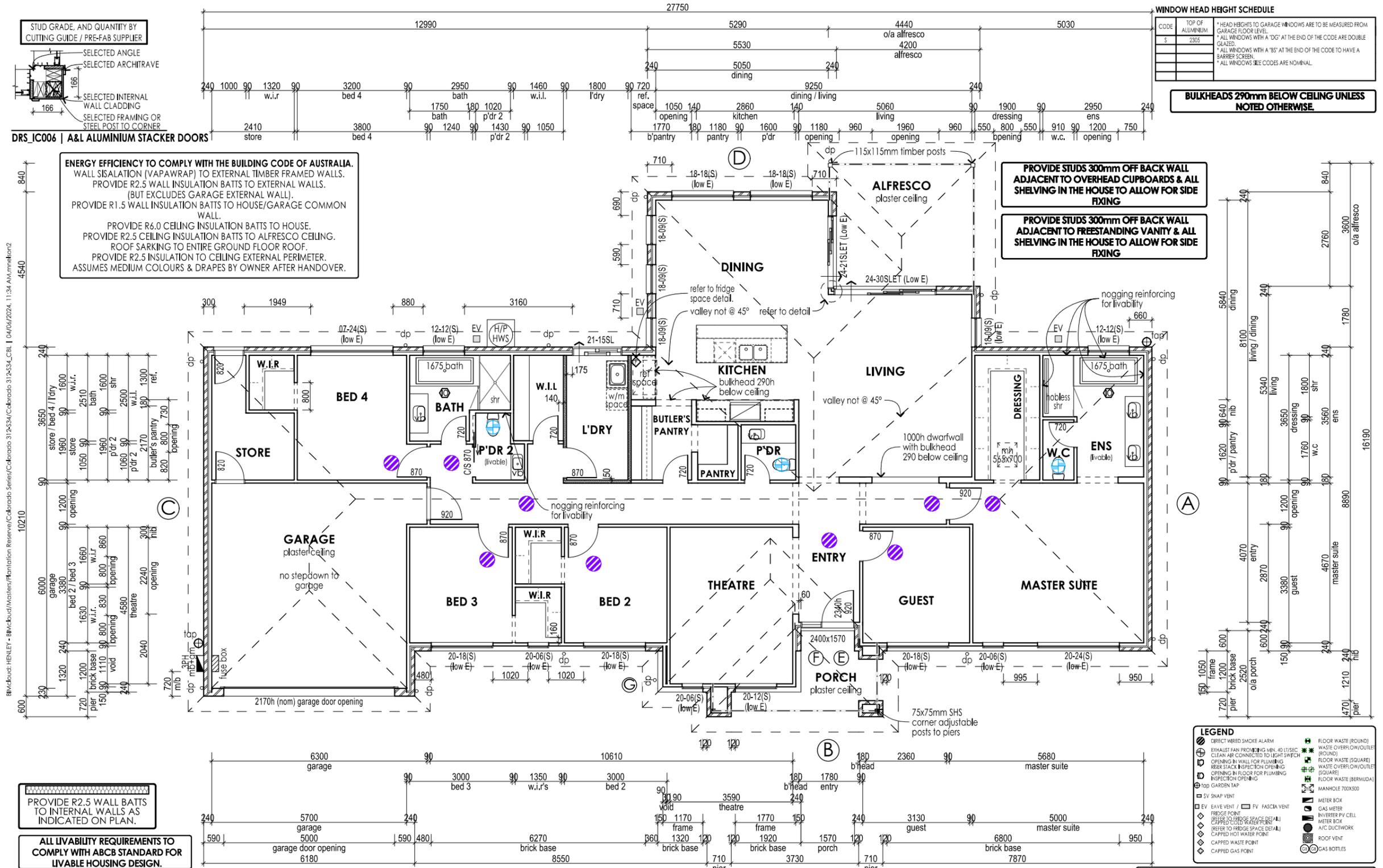
Site Description
Lot 1 RP 172432

Date:
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File Name:
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Drawing No.	Total Sheets
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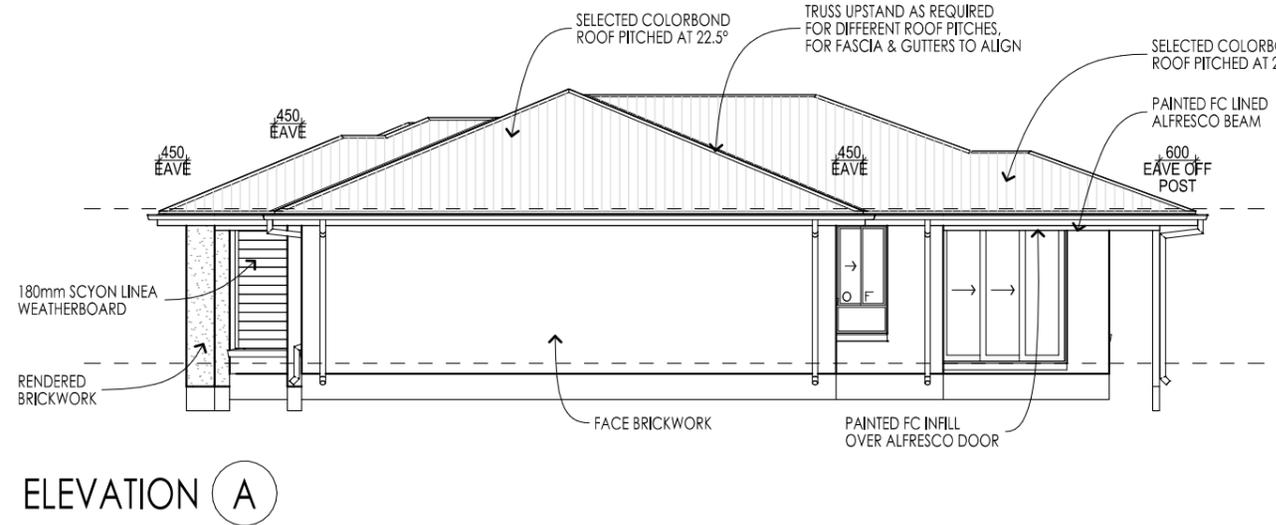
GROUND FLOOR PLAN			2A	LH	COLORADO 312-S34	Campbell
AREAS	GROUND FLR	253.6	sqm	SCALE	1:100, 1:1, 1:20	* NO STUD ZONE BEHIND VANITIES TO SUIT PLUMBING. * WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. * ALL BRICK DIMENSIONS ARE NOMINAL. * ALL DOOR LEAFS TO BE 2040 MM HIGH, UNLESS NOMINATED OTHERWISE. * PROVIDE TERMIMESH PROTECTION. * PROVIDE 1:80 FALL TO BALCONY (MIN 1:100). * PROVIDE MECHANICAL RESTRICTION TO UPPER FLOOR WINDOWS AS PER THE NCC. * GAS BOTTLES BY OWNER, 1M MIN. FROM OPENINGS & DRAINS, 3.5M MIN FROM SOURCES OF IGNITION (INSITU CYLINDERS ONLY); 1.5M FROM SOURCE OF IGNITION (EXCHANGE CYLINDERS ONLY) * WATERPROOFING TO BE IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 10.2
	SUB TOTAL	253.6	sqm	DATE DRN	00/00/00	
	ALFRESCO	16.1	sqm	DRAWN BY		
	PORCH	7.5	sqm	JOB NUMBER		
	GARAGE	37.9	sqm	HSE/FCD NO	9651-CBL	
	TOTAL	315.1	sqm	DATE PRINTED	04/06/2024	

BY: | ISSUED: | REV:

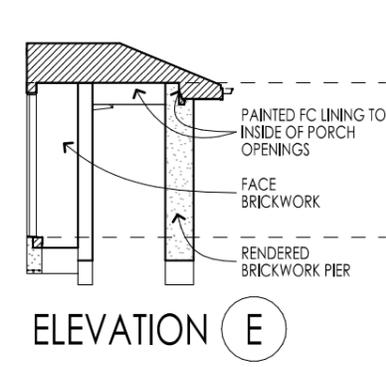
PLANTATION HOMES RESERVE

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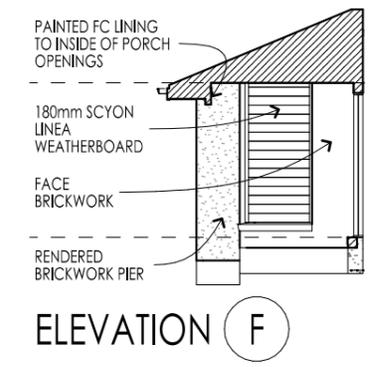
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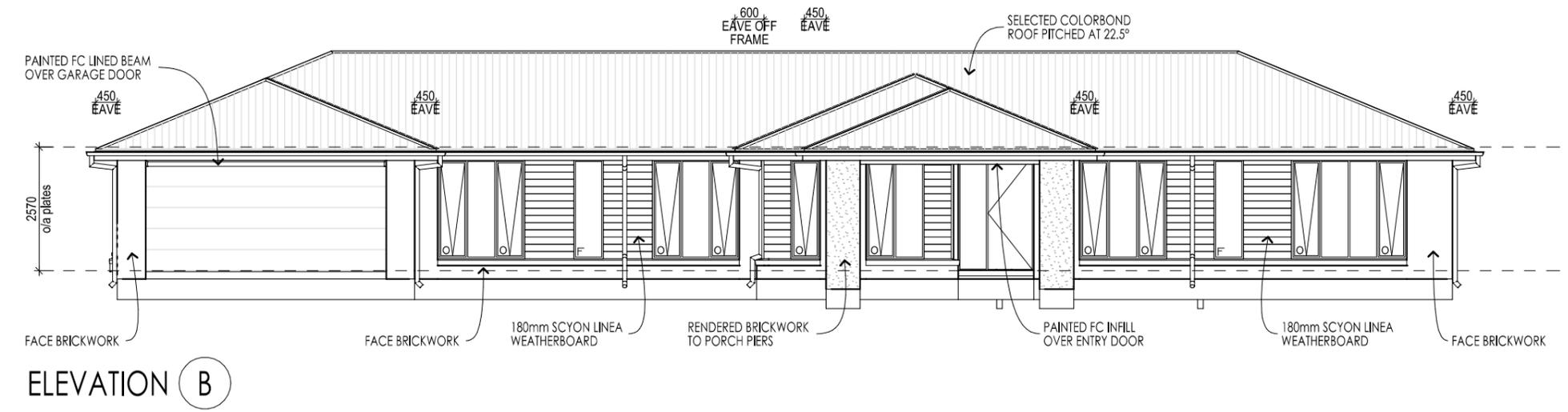
ELEVATION A



ELEVATION E



ELEVATION F



ELEVATION B

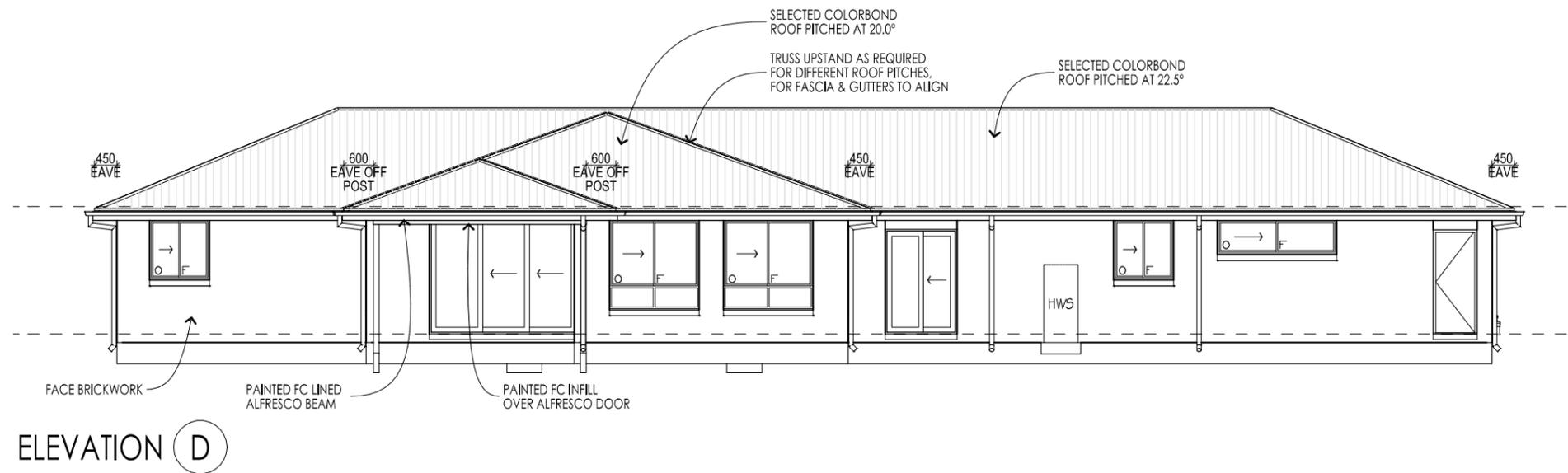
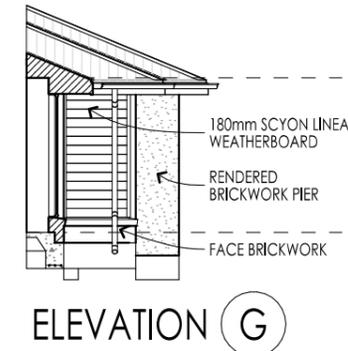
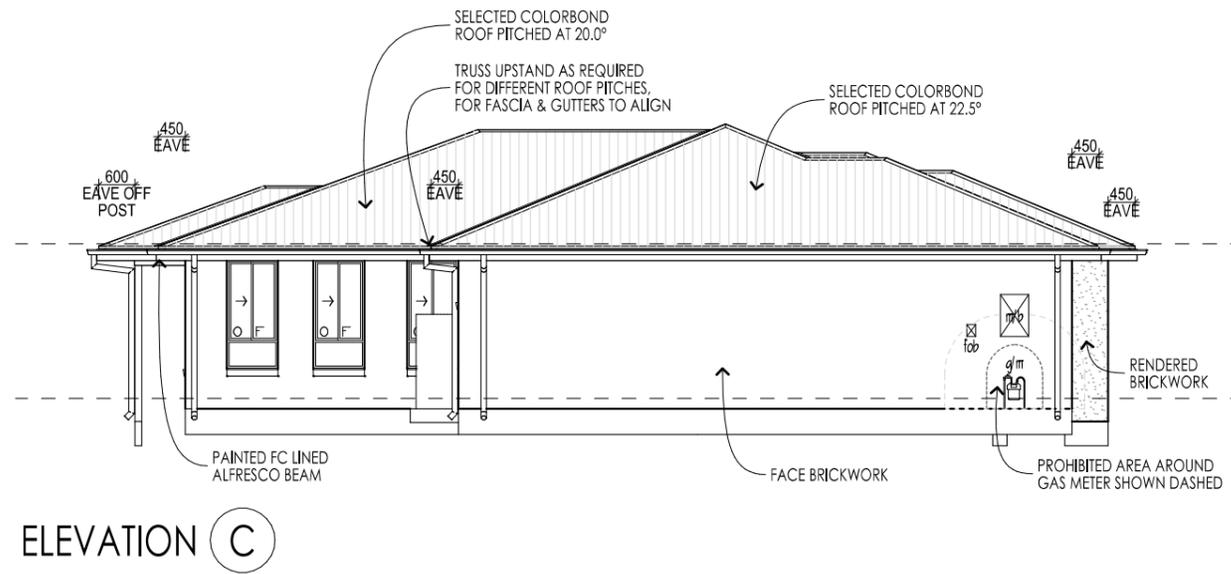
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ELEVATIONS	3A	LH	COLORADO 312-S34	Campbell
	SCALE	1:100, 1:50, 1:1, 1:20		
	DATE DRN	00/00/00		
	DRAWN BY			
	JOB NUMBER			

BY:	ISSUED:	REV:
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* FC SHEET INFILLS OVER ALL DOOR / WINDOW OPENINGS UNLESS INDICATED OTHERWISE.
 * 150mm SLOTTED QUAD GUTTER WITH APPROVED OVERFLOW SPACER.
 * BARRIER SCREENS TO ALL FIRST FLOOR LIVING/BEDROOM WINDOWS (EXCL. WINDOWS TO FRONT FACADE); ALL OTHER FIRST FLOOR WINDOWS TO HAVE OPENING RESTRICTORS WITH A MAX. 125MM OPENING.
 * TEMPORARY DOWNPIPES ARE TO BE USED UNTIL DOWNPIPES ARE CONNECTED.
 * CEILING HEIGHT DIMENSIONS NOMINATED ON ELEVATIONS ARE OVERALL. CEILING HEIGHTS MAYBE LOWER IN LIVING AREAS IF BATTENS TO CEILING ARE REQUIRED AS PER THE PLASTER MANUFACTURERS INSTALLATION.
 * EXHAUST FANS TO BE DUCTED TO THE EXTERNAL WALL OR THROUGH THE ROOF SPACE TO OUTSIDE AIR. NO FANS TO DISCHARGE DIRECTLY INTO ROOF SPACE.

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SECTIONS / ELEVATIONS

3B

LH

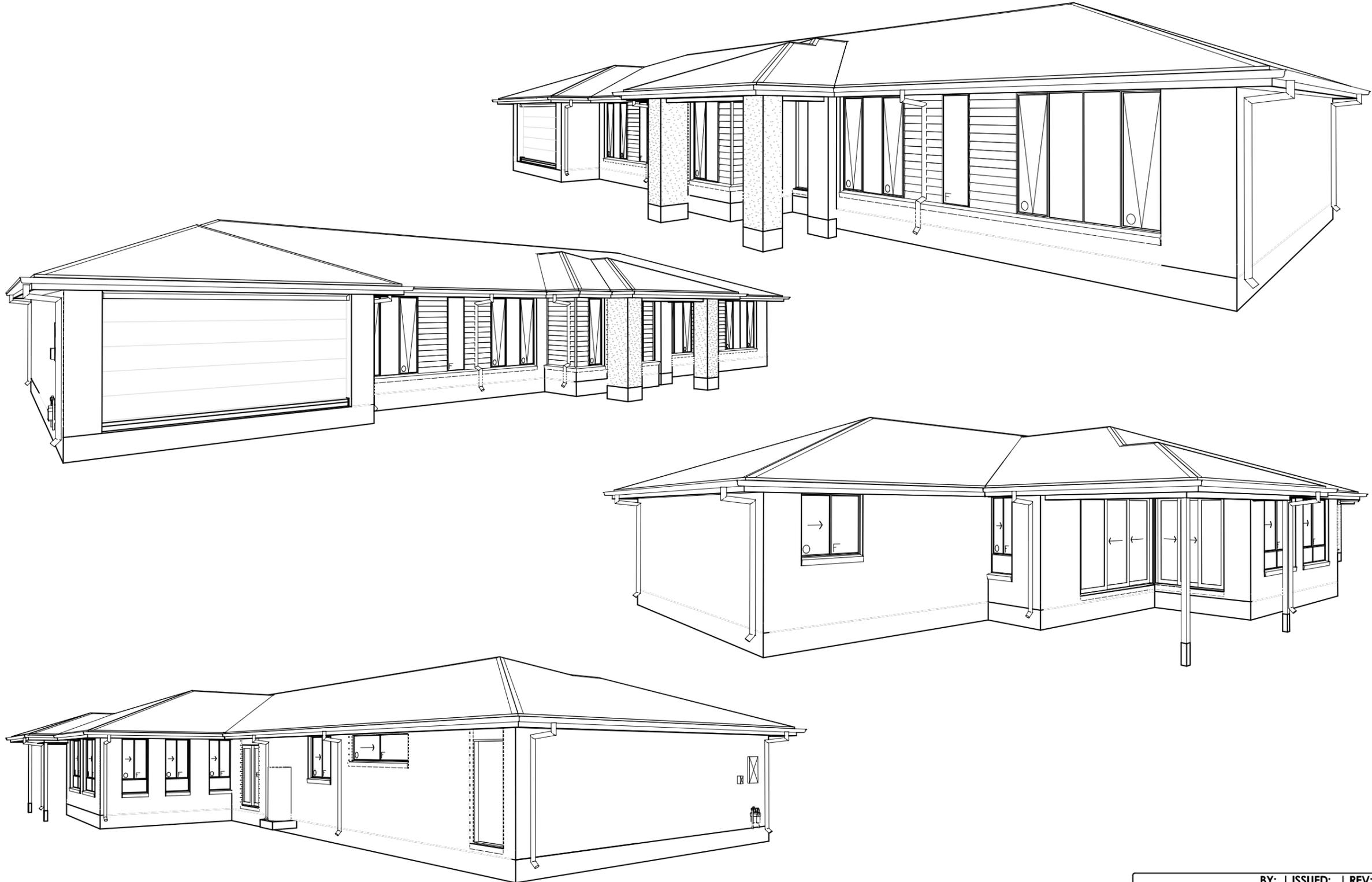
COLORADO 312-S34

Campbell

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PERSPECTIVES

3C

LH

COLORADO 312-S34

Campbell

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DATE DRN	00/00/00
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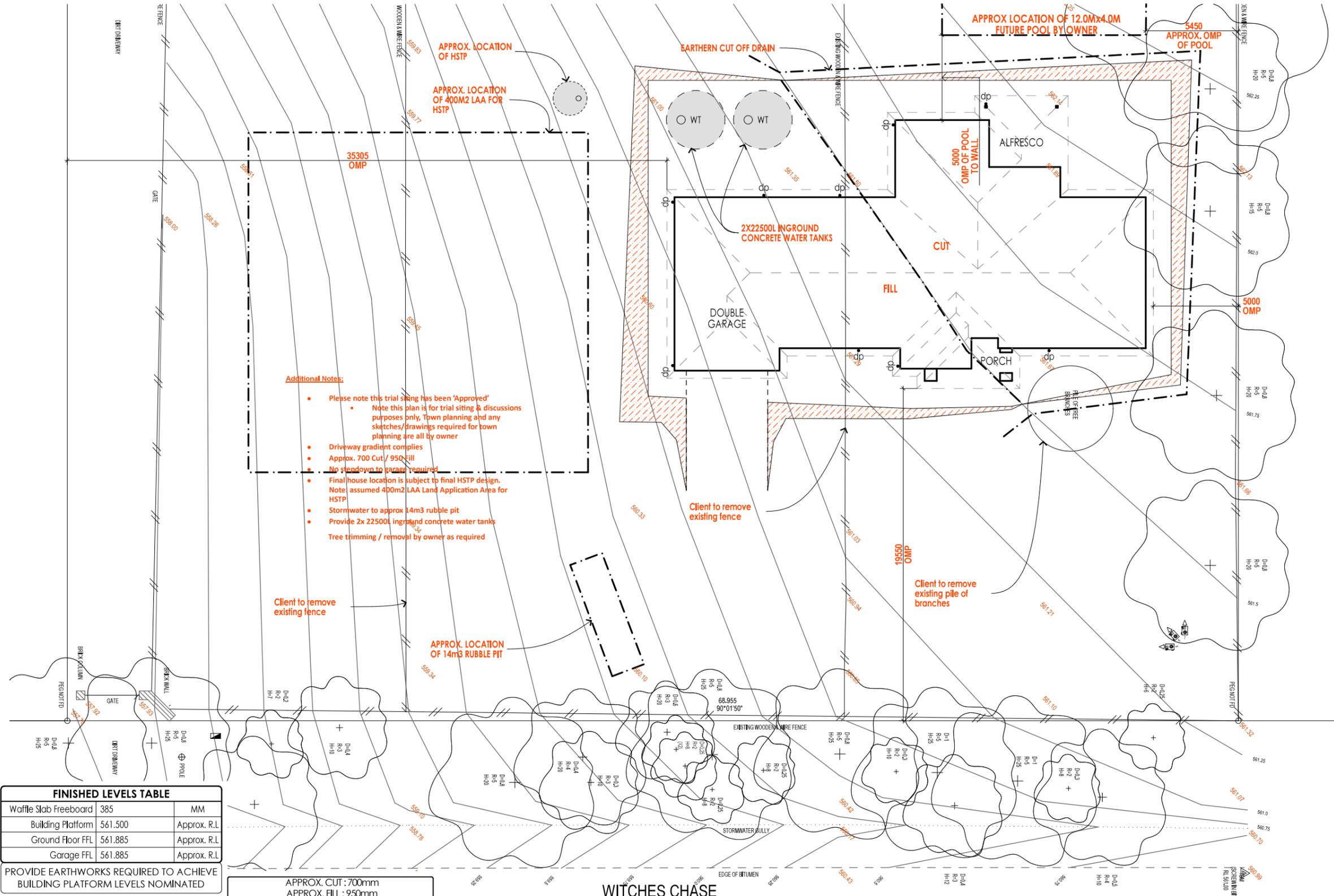
* PERSPECTIVE ELEVATIONS ARE INDICATIVE ONLY AND DO NOT REPRESENT FINAL INCLUSIONS OR SITE SPECIFIC BUILDING METHODS.

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C:\Users\lcartier\OneDrive - Henley Arch Pty Ltd\Desktop\Colorado 312-S34_CBL Lot 1 (#26) Witches Chase Tamborine Mountain (LHS Garage).pdx | 05/09/2024, 2:04 PM | carter



- Additional Notes:**
- Please note this trial siting has been 'Approved'
 - Note this plan is for trial siting & discussions purposes only, Town planning and any sketches/drawings required for town planning are all by owner
 - Driveway gradient complies
 - Approx. 700 Cut / 950 Fill
 - No standdown to garage required
 - Final house location is subject to final HSTP design. Note: assumed 400m² LAA Land Application Area for HSTP
 - Stormwater to approx 14m³ rubble pit
 - Provide 2x 22500L inground concrete water tanks
 - Tree trimming / removal by owner as required

FINISHED LEVELS TABLE		
Waffle Slab Freeboard	385	MM
Building Platform	561.500	Approx. R.L
Ground Floor FFL	561.885	Approx. R.L
Garage FFL	561.885	Approx. R.L

PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED

APPROX. CUT : 700mm
APPROX. FILL : 950mm

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SITE PLAN

COLORADO 312-S34 (Trial Siting)
Lot 1 (#26) Witches Chase
TAMBORINE MOUNTAIN

Campbell

Scale: 1:200, 1:500, 1:1
Original Size: A3

drawn: TC
approved:
design code: 9651
job no:
date:
revision:

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1A

11.3 Change Representations for RAL23/040 - Approval to Reconfigure two lots into 171 lots at Hoya Road, Boonah at Lot 5 RP140139 and Lot 1001 SP334754

Executive Officer: Acting General Manager Customer and Regional Prosperity

Item Author: Team Leaders Development Assessment Planner

Attachments:

1. Updated Plan of Subdivision [↓](#) 
2. Draft Conditions - NDN RAL23/040 V5 [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 5.

Executive Summary

Council has received change representations for a Reconfiguring of a Lot approval (Council reference RAL23/040), for creation of 171 lots from two lots.

The change representations have been made during the applicant's appeal period, pursuant to section 75 and section 125 of the *Planning Act 2016* (the Act).

Requested changes relate to the requirement to provide upgrades to road infrastructure and the infrastructure charges notice issued with the approval

The request is partly supported as detailed herein.

Recommendation

That:

1. Council receive and note the report titled "Change Representations for RAL23/040 - Approval to Reconfigure two lots into 171 lots at Hoya Road, Boonah at Lot 5 RP140139 and Lot 1001 SP334754";
2. Council agree in part with the applicant's Change Representations for RAL23/040, and issue a negotiated decision, subject to the conditions outlined in this report and Draft Conditions - Negotiated Decision Notice RAL23/040 V5; and
3. Council note any subsequent requests for minor or administrative changes to the approval (RAL23/040) will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 24 July 2024 (Item 11.16), Council approved a reconfiguration of a lot application for 171 residential lots at Hoya Road, Boonah (Lot 5 RP140139 and Lot 1001 SP334754).

Report / Background

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme (amended June 2023)
Applicant	QM Prop Co No.6 Pty Ltd C/- Saunders Ha/vill Group
Owner(s)	QM Prop Co No.6 Pty Ltd
Site Address	Hoya Road
Real Property Description	Lot 5 RP140139 Lot 1001 SP334754
Site Area	27,894 Ha
Relevant Zone and Precinct	Low Density Residential Zone
Proposal	Change representations for reconfiguring of a lot 2 lots into 171 lots and associated infrastructure charges notice
Assessment Level	Code Assessment
Approval Type	Development Permit
Public Notification	Not required
Submissions Received	Not Applicable
Date Application Deemed Accepted	Not Applicable

Development History

On 24 July 2024, Council resolved to approve a reconfiguring of a lot application for 171 low density residential lots with access from Hoya Road, Boonah.

On 7 August 2024, Council issued an Amended Decision Notice dated 5 August 2024 and on the same day, the applicant issued a notice to suspend the applicant’s appeal period as per section 75(2) of the *Planning Act 2016* (the Act).

On 19 August 2024, Council issued the Infrastructure Charges Noticed for the approval.

On 3 September 2024, the applicant issued a further notice to suspend the appeal period per section 126 of the Act.

Reconfiguring of a Lot Approval

The approval allows for creation of 171 residential lots, internal roads, stormwater basins, pedestrian linkages, local parks and drainage. Lots range from 1,000m² to approximately 1,800m² in area.

The approval includes a staging plan with six stages. An initial stage (Stage 1) has been approved south of the site (RAL22/052) making the total development seven stages.

A masterplan was submitted with the application and allowed for access points to future lots adjoining Hoya Road to the east.



Figure 1 - Approved Master Plan

Proposal

On 4 September 2024, the applicant submitted Change Representations under sections 75 and sections 125 of the Act.

The representations relate to:

- Condition 1 and 2 - updated plan (refer attachment 1)
- Condition 6 - transfer of balance lot
- Condition 11 - stormwater discharge
- Condition 14 - road intersection design
- Condition 26 - lapsing of staged approval
- Condition 30 - upgrade to Coronation Drive / Hoya Road / Macquarie Avenue intersection
- Condition 31 - extra payment for trunk infrastructure
- Condition 32 - unnamed road

If approved, the changes to conditions will require consequential changes to Condition 29 relating to pedestrian access and to the Infrastructure Charges Notice as well as new Conditions 31A and 31B relating to trunk infrastructure for construction of an on-site stormwater basin and upgrade of Hoya Road.

Site Visit Evaluation

The subject site is comprised of two freehold allotments described as Lot 5 RP140139 and Lot 1001 SP334754, located at Hoya Road, Boonah. The site is to the north of Boonah township, at the fringe between Low Density Residential zoned land to the south and the Rural Residential zone land to the north and east. The site is located within the Urban Footprint but outside the Priority Infrastructure Area (in the Local Government Infrastructure Plan).

The subject land was historically used as a plantation, with no existing dwellings or structures. On-site vegetation has not been identified on Environmental Significance Overlay mapping as being of significance.

The site contains three drainage catchments consisting of moderate slopes from the crest of the site in the northern portion of the site (adjacent to 17 Blumberg Street).

As depicted in the aerial image (Figure 2 below), the land contains the remnants of the prior plantation use and includes contour banks throughout the site.

Assessment of Changes

Section 76(1) of the Act states change representations must be assessed having regard to the matters considered when assessing a development application, where relevant. As such, only relevant sections of the *Scenic Rim Planning Scheme 2020 (as amended June 2023)*, including the Local Government Infrastructure Plan (LGIP), the Act, relevant policies, guidelines and regulations have been referred to in the detailed assessment of each change below.

Condition 1 and 2 - Update to Plan

The applicant is seeking to update the plan to reflect more accurate stormwater drainage infrastructure to align with existing drainage and lot configuration at Blumberg Street.

The applicant submitted an updated plan of development which rectified the stormwater easement alignment through proposed lots 524, 525 and 624 and realigns the boundaries of proposed lots 518 and 706, removing approved location of access easements.



Figure 2 - Adjoining drainage alignment at Blumberg Street (Applicants change representations 10 January 2025)

The proposed amendment to will improve functionality of stormwater flow and is supported.



Figure 3 - Location of proposed changes to updated drainage

It is recommended that Condition 1 and 2 be modified to reflect the updated plan as follows:

<p>APPROVED PLANS</p> <p>Development being undertaken generally in accordance with the Approved Plans and accompanying documentation, except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s). The Approved Plans are limited to the following drawings:</p> <table border="1" data-bbox="167 1590 1145 1729"> <thead> <tr> <th>Drawing No.</th> <th>Plan Name</th> <th>Prepared By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>11121 P 07 Rev B D- PRO 01 01</td> <td>PROPOSAL PLAN - DA2</td> <td>Saunders Havill Group</td> <td>10/07/2023 10/01/2025</td> </tr> </tbody> </table>	Drawing No.	Plan Name	Prepared By	Date	11121 P 07 Rev B D - PRO 01 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/07/2023 10/01/2025	<p>At all times.</p>
Drawing No.	Plan Name	Prepared By	Date						
11121 P 07 Rev B D - PRO 01 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/07/2023 10/01/2025						
<p>FINAL PLAN OF SURVEY</p> <p>Subdivision of the site occurs generally in accordance with Drawings No. 11121 P 07 Rev B D- PRO 01, a final plan of survey that conforms with the approved plans is to be submitted for Council's endorsement.</p>	<p>Prior to plan sealing.</p>								

Condition 6 – Land Transfer

Condition 6 relates specifically to the a narrow strip in the northern portion of the site, indicated as a balance lot 7001 in the approved plan. Condition 6 **currently** reads as follows:

<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE (LOT 7001)</p> <p>Transfer land shown as Lot 70001 (balance) to the Council in fee simple, at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	<p>Prior to first plan sealing.</p>
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The applicant has indicated a preference to amalgamate the land into adjoining allotments and has identified an error with reference to the balance lot (refer Figure 4).

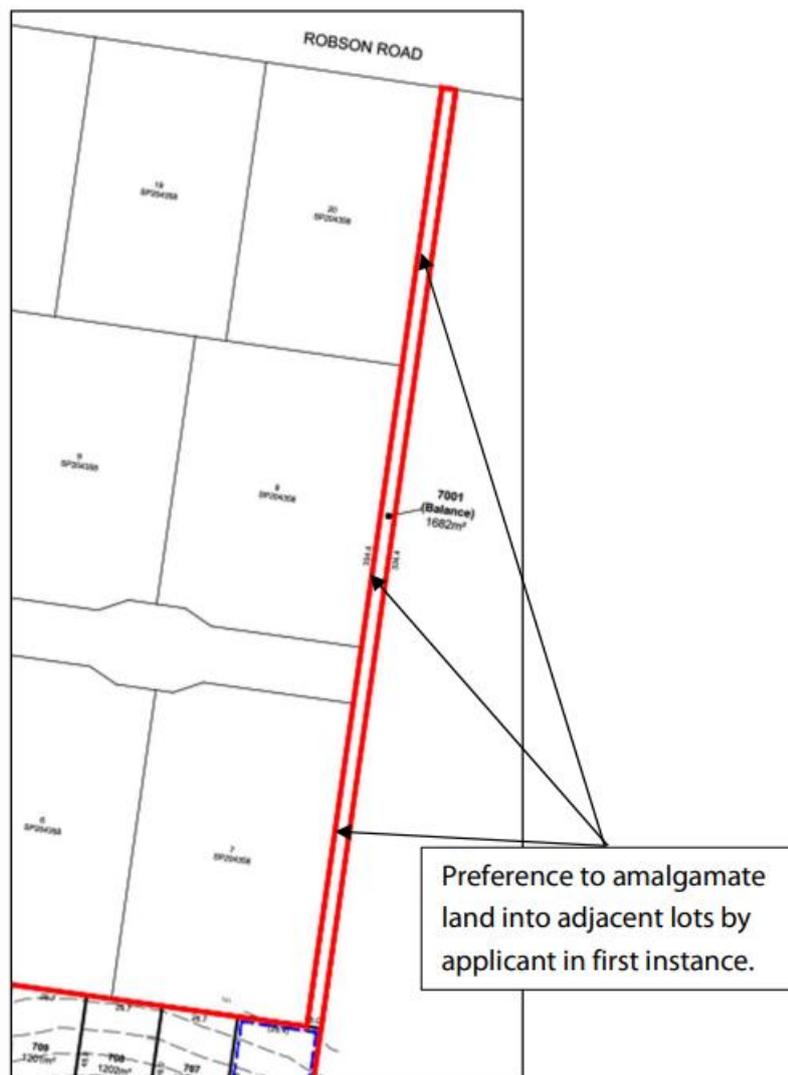


Figure 4- Extracted from Applicant's Change Representation 4 September 2024

The applicant requests the following change (in red) to the condition:

<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE (LOT 7001)</p> <p>If agreement cannot be reached with the owners of Lots 7, 8 & 20 on SP204358 for transfer/amalgamation of the adjacent parts of Lot 7001, transfer land shown as Lot 70004 7001 Transfer land shown as Lot 7001 (balance) to the Council in fee simple, at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	<p>Prior to first plan sealing.</p>
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This change will provide flexibility for amalgamation of the allotment as well as correct a typographical error.

Council officers have no objections to this change, as it does not impact on the approved layout. Either outcome (ownership by Council or absorption into adjoining lots) will result in a more efficient use of the balance lot. If Council owns the lot it allows for the potential for future public use as access but will become a maintenance burden.

An alternative wording to Condition 6 (below) is recommended to capture the applicant's preferred option and correct the balance lot reference.

<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE (LOT 7001)</p> <p>a) Amalgamate balance lot 7001 to adjacent lots including, Lots 7, 8 and 20 on SP204358 and Council road reserve. OR b) Transfer the balance of lot 7001 to Council in fee simple, at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	<p>Prior to first plan sealing.</p>
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Condition 11 – Stormwater Discharge

The applicant has requested amendments to condition 11 which currently reads as follows:

<p>STORMWATER DISCHARGE</p> <p>The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM). Detailed design is to be provided with the Operational Works application. The implementation of the stormwater management strategy must cater for a staged scenario.</p> <p>The implementation of the stormwater management strategy to be generally in accordance with the Concept Site Based Stormwater Management Plan - Quantity & Quality prepared Saunders Havill Group.</p> <p>Detailed design is to be provided with an Operational Works application. The staging of the development must cater for an staged stormwater strategy. A lawful point of discharge must be secured with every stage.</p>	<p>As indicated within the wording of the condition.</p>
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The applicant requests changes to rectify an erroneous reference to the author of the stormwater management plan and to clarify the lawful point of discharge. The applicant's changes are proposed in red as follows:

<p>STORMWATER DISCHARGE</p> <p>The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM). Detailed design is to be provided with the Operational Works application. The implementation of the stormwater management strategy must cater for a staged scenario.</p> <p>The implementation of the stormwater management strategy to be generally in accordance with the Concept Site Based Stormwater Management Plan - Quantity & Quality prepared Saunders Havill Group Civil Dimensions Consulting Engineers.</p> <p>Detailed design is to be provided with an Operational Works application. The staging of the development must cater for an staged stormwater strategy. A lawful point of discharge must be secured with every stage. The lawful point of discharge for stage 3 is the existing easement within Lot 10 RP209452.</p>	<p>As indicated within the wording of the condition.</p>
--	--

During the assessment of the change representations for Condition 11, Council Officers became aware the stormwater retention basin indicated in the southwestern portion of the site, is indicated as a trunk stormwater basin in Council's Local Government Infrastructure Plan (LGIP). This has an impact on infrastructure charges and stormwater network planning (details of which are outlined below).

Design of downstream stormwater network will depend on upgrades undertaken to surrounding local roads as well as regional stormwater planning required as part of asset planning for the upcoming LGIP amendment. This may also have an impact on the preferred location of the lawful point of discharge.

To this end, the applicant's change representations for Condition 11 are accepted in part, with modified, additional wording as follows:

<p>STORMWATER DISCHARGE</p> <p>a) The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM). Detailed design is to be provided with the Operational Works application. The implementation of the stormwater management strategy must cater for a staged scenario.</p> <p>b) The implementation of the stormwater management strategy to be generally in accordance with the Concept Site Based Stormwater Management Plan - Quantity & Quality prepared Civil Dimensions Consulting Engineers.</p> <p>c) Detailed design is to be provided with an Operational Works application. The staging of the development must cater for a staged stormwater strategy. A lawful point of discharge must be secured with every stage.</p> <p>d) The lawful point of discharge for Stage 3 is the existing easement within Lot 10 RP209452.</p>	<p>As indicated within the wording of the condition.</p>
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<p><i>Note: In consultation with Council's Manager Capital Works and Asset Management, an alternative discharge arrangement may be agreed to as part of the trunk stormwater basin works required in Condition 31A, to ensure effective and cost efficient drainage infrastructure from the on-site trunk stormwater basin in lot 801, Stage 3 to the road network and to facilitate ultimate flow to Springleigh Park.</i></p>	
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Condition 14 – Road Intersections

The applicant has made representations in relation to Condition 14 which currently reads as follows:

<p>ROAD INTERSECTIONS</p> <p>The development must provide the design and construction works of all the road intersections resulting from the approved development with the works being undertaken in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised. Road intersection works must include the intersection of the new proposed road with the existing roads Hunter Street and Vogel Street.</p> <p>Detailed design is to be provided with an Operational Works application.</p> <p><i>Note.</i> Any external works within Council's existing road corridors would be assessable under Council's Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011.</p>	<p>Prior to plan sealing.</p>
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The applicant has identified there are no intersections proposed to be constructed with Hunter Street and Vogel Street. It is agreed this is an error and references should be updated. Additional wording is recommended to ensure detail is provided at the Operational works stage. (The note in the condition is advice and can be removed).

<p>ROAD INTERSECTIONS</p> <p>a) The development must provide the design and construction works of all the road intersections resulting from the approved development with the works being undertaken in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised. Road intersection works must include the intersection of the new proposed road with the existing Hoya Road.</p> <p>b) Detailed design is to be provided with an Operational Works application and should include a 'turn warrant analysis' to determine if right turn out of the development onto Hoya Road is warranted given likely future traffic movements.</p>	<p>Prior to plan sealing.</p>
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Condition 26 – Lapsing of Staged Development

Condition 26 was imposed on the development to ensure lengthy delays between stages were avoided. Condition 26 currently reads:

<p>LAPSING OF STAGED DEVELOPMENT</p> <p>Any stages not completed within four (4) years from the date of this decision notice are taken to have lapsed.</p> <p><u>Note:</u> ‘Completed’ in relation to this Condition is taken to mean that Council has endorsed the Survey Plan for that stage.</p>	<p>As specified within the wording of this condition.</p>
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The applicant made representations to change Condition 26 as it was considered in conflict with Section 85 of the Act, relating to currency of development permits. The applicant considered it unreasonable to undertake a 171 lot subdivision in four years at Boonah. The sizes of stages has been deliberate to consider market take-up. The applicant proposed an alternative condition as follows:

<p>LAPSING OF STAGED DEVELOPMENT</p> <p>Any stages not completed within four (4) years from the date of this decision notice are taken to have lapsed.</p> <p><u>Note:</u> ‘Completed’ in relation to this Condition is taken to mean that Council has endorsed the Survey Plan for that stage.</p> <p>Pursuant to s88 of the Planning Act 2016, the uncompleted aspects of this development approval lapse if the Plan of Subdivision for the last stage of the development has not been registered by the relevant titles authority within 8 years of the Plan of Subdivision for the first stage of the development being registered with the relevant titles authority.</p>	<p>As specified within the wording of this condition.</p>
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Council officers have no objection to this modification and consider it reasonable given the regional location of the subdivision, access to construction trades as well as number and size of stages (six stages with approximately 30 lots in each).

Condition 30 – Upgrade of Coronation Drive/Hoya Road/Macquarie Avenue

The applicant submitted representations to delete Condition 30 which requires the upgrade to state intersection south of the site. Condition 30 currently reads as follows:

30	UPGRADE OF CORONATION DRIVE/HOYA ROAD/MACQUARIE AVENUE (a) Road works comprising of an upgraded signalised intersection must be provided for the Coronation Drive, Hoya Road and Macquarie Street intersection. (b) The road works must be designed and constructed in accordance with: i. The Normal Design Domain (NDD) principles in TMR’s Road Planning and Design Manual 2 nd edition (RPDM), ii. Austroads Guide to Road Design; and iii. Department of Transport and Main Road’s Road Safety Policy and all other relevant departmental technical publications. (c) Submit supporting documentation and evidence of compliance with parts (a) and (b) to Scenic Rim Regional Council for plan sealing (email: mail@scenicrim.qld.gov.au). i. <i>Note.</i> Should another party satisfy the requirements of this condition prior and written support of TMR is provided, the condition will be deemed met.	Prior to plan sealing for the first lot of the development.
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Key points from the applicant's representations are:

- Coronation Drive and the intersection with Hoya Road / Macquarie Avenue are considered to be State infrastructure and it is unlawful for Council to condition State infrastructure.
- The reconfiguring of a lot application was under the threshold which triggers referral to SARA. Third party advice from the Department of Transport and Main Roads (and the applicant's traffic assessment) states the intersection requires an upgrade regardless of the development. It is therefore considered unreasonable to impose the requirement on this development.

Further legal representations were received on behalf of the applicant stating the imposition condition is contrary to the Act as it is neither reasonable or relevant.

In considering the representations, whilst an upgrade at Coronation Drive/Hoya Road/Macquarie Avenue may be required, removal of Condition 30 is supported given the potential for conflict with the Act and relevant authority to impose the condition.

Condition 31 – Extra Trunk Infrastructure Cost

The applicant made representations to remove condition 31 which was imposed to obtain payment for or construction of extra infrastructure as the development would necessitate an upgrade to Hoya Road to a residential trunk standard. Condition 31 reads as follows:

31	<p>EXTRA TRUNK INFRASTRUCTURE COST</p> <p>As the development is located entirely outside of the Priority Infrastructure Area (PIA), the applicant must pay to council extra trunk infrastructure costs in the amount of \$4,062,000.00, unless otherwise negotiated with Council.</p> <p>The details of the trunk infrastructure for which the additional payment is required, are as follows:</p> <ul style="list-style-type: none"> i Construction of Hoya Road to a minimum urban collector standard, in accordance with Council Standard Drawing R-09 - Typical Cross Sections Residential Streets, from the proposed development's access(es) to Coronation Drive, inclusive of any ancillary stormwater works; ii Construction of stormwater drainage within Bartholomew Avenue to the lawful point of discharge within Hoya Road; and iii Extra payment for each stage must be made prior to Plan Sealing for the respective stage. <p>In lieu of making the payment, the applicant may elect to provide all or part of the infrastructure detailed above. If this election is made, the requirements for providing the infrastructure, and when it must be provided, are as follows:</p> <ul style="list-style-type: none"> i Construction of Hoya Road to a minimum urban collector standard, in accordance with Council Standard Drawing R- 09 - Typical Cross Sections Residential Streets, from the proposed development's access(es) to Coronation Drive, inclusive of any ancillary stormwater works; ii Construction of stormwater drainage within Bartholomew Avenue to the lawful point of discharge within Hoya Road; and iii The construction must be completed prior to Plan Sealing of Stage 3. <p>The detailed design is to be provided as an Interfering with an road or its operation application (refer to Subordinate Local Law 1.15), for all sections within Council's road gazette network.</p> <p><i>Note: Condition is imposed under section 130 and 133 of the Planning Act 2016.</i></p>	<p>As indicated in the condition.</p>
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Key points from the applicant's representations for the removal of this condition for upgrades to Hoya Road are:

- There is inadequate detail in relation to how the extra charge component of the condition has been calculated but it is assumed to be based on a scope of works beyond the development frontage or reasonable impact of the development.
- The applicant's traffic advice indicates Hoya Road can accommodate the traffic generated by the development in its current form (single travel lane in both directions). The upgrade required by Condition 31 is unlikely to change the operational capacity of the road.
- The trunk LGIP footpath in Hoya Road (required by Condition 29) cannot be provided within the existing rural road formation without substantially completing an upgrade to an urban collector standard. The applicant asserts that Condition 31 has been imposed due to shortfalls in Council's infrastructure planning and is therefore unreasonable.

- The Schedule of Works Model within the LGIP extrinsic material demonstrates that between 2014 to 2031, 20% (562 dwellings) of the region’s growth will come from land outside of the Priority Infrastructure Area (PIA). The development forms a significant part of that growth and is therefore anticipated.
- Council has not imposed a similar requirements on other approvals issued on Hoya Road (such as RAL21/058 and development at 6 Hoya Road) making it an unreasonable imposition on this development.
- The applicant argues that as Hoya Road is mapped in Council’s LGIP as existing trunk infrastructure, it satisfies the criteria of section 127(1)(a)(ii) of the Act, being trunk infrastructure that has been provided but is not adequate, allowing Council to condition necessary trunk infrastructure under section 128 of the Act (which allow for offsets or refunds to the developer for trunk works).

In response to the these representations, the following points are made:

Hoya Road Upgrade

- Council officers have concluded that traffic generated from the development will contribute to volume greater than 3,000 vehicles per day (vpd) on Hoya Road
- The Scenic Rim Planning Scheme 2020 (as amended June 2023) identifies Desired Standards of Service (DSS) for residential trunk roads at volumes greater than 3,000 vpd (see extract below).

Table 4.4.2.1.1 - Desired Standards for trunk roads

Trunk road	Maximum volume to capacity ratio	Max Catchment Size
Trunk Collector	100%	>3000
Collector	100%	1000 - 3000
Industrial Trunk Collector	100%	>3000
Industrial Collector	100%	1000 - 3000

- Given the proposal will result in an increase to traffic volume greater than 3,000 vpd, the development will necessitate upgrade to Hoya Road to a residential trunk standard. Whilst the LGIP identifies the requirement for a trunk footpath upgrade along Hoya Road, it does not identify a full upgrade of Hoya Road to a residential trunk standard. If Condition 31 is removed, the ability to recoup extra trunk infrastructure costs (to upgrade Hoya Road) on Council (under section 130) will be removed.
- Section 128 of the Act allows for conditions for necessary trunk infrastructure (where the proposal complies with the assumptions in the LGIP). The Act also allows for the provision of extra trunk infrastructure costs (under section 130) in the scenario where the development is completely outside the Priority Infrastructure Area (PIA) and will result in extra trunk infrastructure costs on Council. In this case, as the site is located completely outside the PIA and trunk infrastructure is identified under the LGIP (trunk footpath for the length of Hoya Road and on-site stormwater basin), both sections of the Act apply. It is therefore recommended the requirement to upgrade Hoya Road be split under two separate conditions (one pursuant to section 128 and one pursuant to section 130).
- Having regard to on-site constraints and likely development of allotments north of the approved access, it is also recommended the length of the upgrade to Hoya Road is reduced.

Stormwater Infrastructure

Condition 31 also requires that stormwater infrastructure is provided as part of the road upgrade. The applicant's representations in relation to the stormwater component of this condition state that stormwater drainage issues within Bartholomew Avenue are existing. The development has a lawful point of discharge upstream of Bartholomew Avenue, and will detain all stormwater runoff to no worse than pre-development flows.

During assessment of the change application, officers became aware that the LGIP indicates a trunk stormwater basin on the south-western portion of the site in the vicinity of the detention area proposed on the approved plans. Refer extract of LGIP under Figure 5 below.

As such, a more integrated and whole-of-network approach will be considered in terms of the basin sizing and subsequent stormwater network design including downstream flows. This must be considered in conjunction with road upgrades.

Council's Capital Works and Asset Management team have recommended additional requirements to ensure the on-site basin is constructed to a trunk standard. A new condition is proposed in this regard (Condition 31A).

<p>ON-SITE TRUNK STORMWATER</p> <ul style="list-style-type: none"> a) The developer must provide an on-site trunk stormwater basin in accordance with the Local Government Infrastructure Plan. b) The developer will be responsible for maintenance of all stormwater basins until sealing of lots in Stage 7. This will include rectification of any defects to the satisfaction of Council's delegate. An "as-built" construction report must be provided by a suitably qualified and experienced RPEQ engineer/s for the basins prior to dedication to Council and to the satisfaction of Council's delegate. The report must include all Quality Assurance / Quality Control testing information completed on the basin. c) The trunk stormwater basin must be designed to accommodate potential future development of the entire contributing upstream catchment, and provide no-net worsening in alignment with the intent of the Local Government Infrastructure Plan. d) Detailed design and stormwater modelling of the trunk stormwater basin must be provided as part of an Operational Works application and should demonstrate robust, cost efficient, low maintenance and low risk design[^]. Basin performance will be demonstrated through stormwater modelling completed by a suitably qualified and experienced engineer*. e) The basin embankment and associated outlet structures must be designed and construction certified by a RPEQ geotechnical engineer with suitable experience. <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p> <p>Note[^]: A boulder retaining wall on the downstream slope of a water retaining structure in the urban environment is not supported due to risk.</p> <p>Note*: Conceptual sizing of the basin in Lot 801, near Bartholomew Avenue was calculated at 6,000m³ by both the Council and developer's engineers. Only minor variation should be expected with detailed design.</p>	<p>As stated in the condition.</p>
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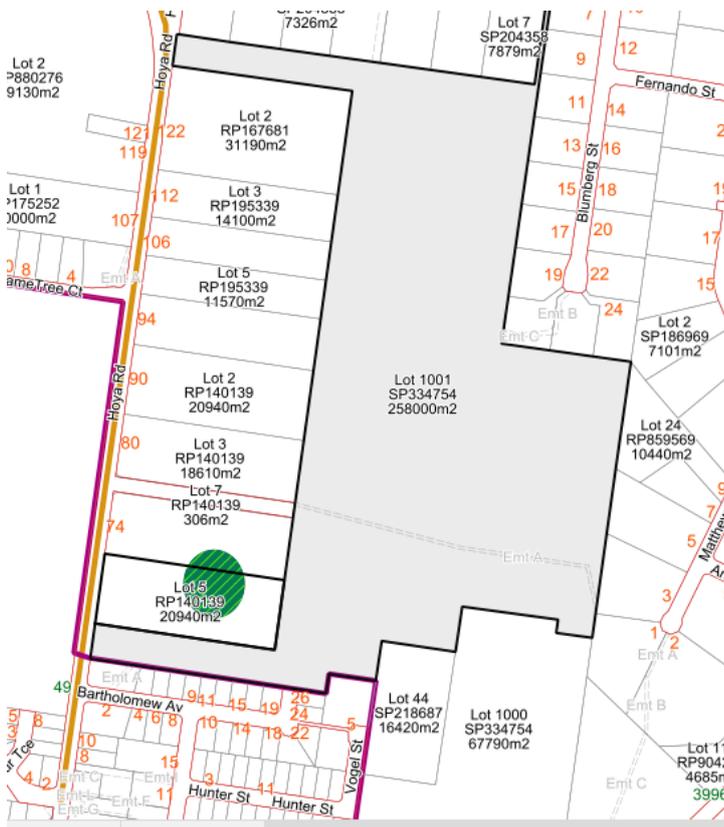


Figure 5 - LGIP Stormwater basin (green), PIA (purple line) and LGIP trunk footpath along Hoya Road

In addition to the new condition dealing with stormwater, it is recommended that Condition 31 is not deleted but amended as follows:

<p>EXTRA TRUNK INFRASTRUCTURE - HOYA ROAD</p> <p>As the development is located entirely outside of the Priority Infrastructure Area (PIA) and will impose extra infrastructure costs on Council, the developer:</p> <ol style="list-style-type: none"> Must pay to council extra trunk infrastructure costs in the amount of \$2,200 per lineal metre, unless otherwise negotiated with Council. The details of the trunk infrastructure for which the additional payment is required, are as follows: <ul style="list-style-type: none"> Construction of both sides of Hoya Road for the frontage of the development site (adjoining lots 332 and 801) south to the Priority Infrastructure Area boundary to a minimum Trunk Collector Street standard generally in accordance with Council Standard Drawing R- 09 - Typical Cross Sections Residential Streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1),as amended to align with works required in Condition 31B below. Payment must be made prior to plan sealing for Stage 3. <p>OR</p> <ol style="list-style-type: none"> In lieu of making extra payment, the developer must construct both sides of Hoya Road for the frontage of the development site (adjoining lots 332 and 801) south to the Priority Infrastructure Area (PIA) boundary to a minimum Trunk Collector Street standard, generally in accordance with Council Standard Drawing R- 09 - Typical Cross Sections Residential Streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1),as amended to align with works required in Condition 31B below. The detailed design is to be provided as an Operational Works application in accordance with relevant engineering standards. 	<p>As stated in the condition.</p>
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<p>f) Construction must be complete prior to plan sealing of Stage 3.</p> <p>This condition is imposed under section 130 and 133 of the <i>Planning Act 2016</i> and excludes work conditioned pursuant to section 128 of the Act.</p>	
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To facilitate the upgrade to Hoya Road (south of the development, inside the PIA), It is recommended a new condition is proposed (Condition 31B) under section 128 of the *Planning Act 2016* as follows:

<p>UPGRADE OF HOYA ROAD - TRUNK INFRASTRUCTURE</p> <p>a) The developer must construct Hoya Road to a minimum Trunk Collector Street standard, generally in accordance with <i>Council Standard Drawing R-09 Typical Cross Sections Residential streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1)</i>, from the Priority Infrastructure Area boundary to connect with the existing wider pavement on Hoya Road south, adjacent to Lot 1 on SP165749.</p> <p>b) In order to align with the existing widened section of Hoya Road, the alignment of the upgraded pavement and verge widths may need to vary from those shown on Council's standards, including Standard Drawing R-09, to the satisfaction of Council's delegate.</p> <p>c) Roadworks will include stormwater drainage infrastructure sufficient to enable drainage from the on-site trunk stormwater basin in lot 801 to Hoya Road, to the satisfaction of Council's delegate.</p> <p>d) The detailed design is to be provided as an Operational Works application and relevant engineering standards.</p> <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	<p>Prior to plan sealing for the first lot of the development.</p>
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Changes to Condition 30 and 31 require modification to Condition 29 which currently reads:

<p>PEDESTRIAN ACCESS TO CORONATION DRIVE/HOYA ROAD/MACQUARIE AVENUE</p> <p>The development must provide a safe design and construction of footpath (as identified in the Local Government Infrastructure Plan) at a minimum 2.5m wide linkage between Coronation Drive and the proposed development's access.</p> <p>Detailed design is to be provided with an Interfering with a road or its operation application (refer to Subordinate Local Law 1.15), for all sections within Council's road gazette network.</p> <p>Should another party satisfy the requirements of this condition prior, the condition will be deemed met.</p> <p><i>Note: Condition is imposed under section 128 of the Planning Act 2016.</i></p>	<p>Prior to plan sealing.</p>
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To align with recommended changes to Condition 30, 31 and new conditions, Condition 29 should be modified so the length of the footpath construction is consistent with the length of the Hoya Road upgrade as follows:

<p>PEDESTRIAN FOOTPATH - HOYA ROAD</p> <p>a) The development must provide a safe and convenient trunk footpath with a minimum width of 2.5m on the eastern side of Hoya Road along the frontage of the development site (adjacent to lots 332 and 801) continuing through to connect with the existing footpath network in the park south on Hoya Road (Lot 43 SP137958 - Springleigh Park)</p> <p>b) Location of the footpath should be to the satisfaction of Council's delegate and detail design should be provided with an Operational Works application.</p> <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	<p>Prior to plan sealing.</p>
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Condition 32 – Unnamed Road

The applicant has made representations in regard to Condition 32, Unnamed Road which currently reads as follows:

<p>UNNAMED ROAD</p> <p>Ensure the proposed extension of the unnamed road (connecting the intersection within State 4 to Hoya Road) can achieve compliance with Council's standard drawing (in its ultimate design), such that it would not require retaining structures within the existing road, and can provide a pedestrian linkage to Hoya Road in the interim.</p> <p>Note. Earthworks within the proposed and existing road reserve may be required to ensure the design meets the ultimate design.</p>	<p>Prior to plan sealing for Stage 4.</p>
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The applicant requests the above condition is amended to clarify that no works are required by the developer to fulfill the condition.

The purpose of the condition is to demonstrate the road design within the development accounts for future extension into the unnamed, future road (Lot 7RP140139) and informal pedestrian access is possible.

Officers consider this a reasonable request and recommend the clarification of the condition as follows:

<p>UNNAMED ROAD</p> <p>a) Design of on-site earthworks and roads in Stage 4, must take into account unformed road at Lot 7 RP14013 (connecting the intersection within Stage 4 to HoyaRoad), such that design and construction of future roads are not impeded.</p> <p>b) Informal access to Hoya Road via the unformed road (Lot 7 RP140139) to Hoya Road, must not be impeded by the development.</p>	<p>Prior to plan sealing for Stage 4.</p>
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Applicable Infrastructure Charges

Infrastructure charges are applicable to the development in accordance with the Adopted Infrastructure Charges Resolution. The Infrastructure Charges Notice will need to be amended to reflect the modified conditions herein, particularly the refund or offset of trunk infrastructure required pursuant to the LGIP including upgrade to Hoya Road including stormwater drainage, footpath and on-site trunk stormwater detention basin.

Subject to Council's decision, an amended Infrastructure Charges Notice will be issued in acknowledgement of the change and in accordance with the Adopted Infrastructure Charges Resolution.

Budget / Financial Implications

Any appeal to the Planning and Environment Court by the applicant will result in financial implications not envisaged or captured as part of the application fee.

The development conditions include requirements for the provision of trunk infrastructure under section which will of the Act which may require either refund or offset against applicable infrastructure charges, in accordance with Council's Adopted Infrastructure Charges Resolution.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

Key Area of Focus: Advocacy for outcomes that are compatible with the clear and comprehensive vision for the region

Legal / Statutory Implications

Legal and statutory implications will be managed in line with Council's Risk Management framework and a separate report submitted if required.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.
- SR50 Failure to manage Environmental Sustainability (including climate change) through inappropriate and/or inadequate planning and operational considerations of impacts to the natural environment.
- SR53 Inadequate sustainable economic growth plans in place to appropriately maximise opportunities, resulting in increased pressures on Council and State infrastructure and social environmental cohesiveness.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to ensure applications is assessed in accordance with the DA process	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016.
Governance, Risk & Compliance Opportunity for applicant or third party appeal against Council decision	Ensure reasonable and relevant test applicable to assessment processes. Council ensure Model Litigant processes followed in court cases.
Infrastructure, Assets & Service Delivery Inadequate provision of infrastructure to service future communities	Ensure cost effective and efficient infrastructure is available to service the approved development in accordance with infrastructure and financial planning.
Reputation, Community & Civic Leadership Negative perception from community or development proponents	Transparency of all common material is available to the public and applicant through Council's DAPOnline. Assessment report details considerations in relation to compliance with the relevant assessment benchmarks.

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

Internal Referrals

Development Assessment (Engineering)

Council's traffic and stormwater engineers have assessed the proposed change representations and provided technical advice in relation to traffic volumes on Hoya Road and trunk stormwater network design.

Public Notification

The application was code assessable and did not require public notification in accordance with the *Planning Act 2016*.

Department of Transport and Main Roads

The Department of Transport and Main Roads (DTMR) was not a formal referral to the application in the original assessment. Notwithstanding, DTMR did provide third party advice in relation to the State intersection of Coronation Drive, Hoya Road and Macquarie Street due to the saturation of traffic and limited alternatives available for vehicles heading north-east.

The condition requiring upgrade of the intersection is recommended to be removed as despite the DTMR's third party advice, Council is unable to condition State infrastructure.

Conclusion

Council has received change representations to an approval of a Reconfiguring of a Lot application allowing 171 lots at Hoya Road, Boonah.

The changes requested relate primarily to conditions requiring infrastructure upgrades as well as rectifying errors.

Council officers are supportive of the representations (in part) and recommend changes to conditions outlined herein, as well as two new conditions, resulting from the proposed changes.

OptionsOption 1

That:

1. Council receive and note the report titled "Change Representations for RAL23/040 - Approval to Reconfigure two lots into 171 lots at Hoya Road, Boonah at Lot 5 RP140139 and Lot 1001 SP334754";
2. Council agree in part with the applicant's Change Representations for RAL23/040 and issue a negotiated decision, subject to the conditions in Attachment 2 - Draft Conditions - Negotiated Decision Notice RAL23/040 V5; and
3. Council note that any subsequent requests for minor or administrative changes to the approval (RAL23/040) will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2

That:

1. Council receive and note the report titled "Change Representations for RAL23/040 - Approval to Reconfigure two lots into 171 lots at Hoya Road, Boonah at Lot 5 RP140139 and Lot 1001 SP334754" and
2. Council not approve the Change Representations for the reasons provided.

Option 3

That:

1. Council receive and note the report titled "Change Representations for RAL23/040 - Approval to Reconfigure two lots into 171 lots at Hoya Road, Boonah at Lot 5 RP140139 and Lot 1001 SP334754" and
2. Council defer the decision on the Change Representations for the reasons provided.

PROPOSAL PLAN - DA2

DEVELOPMENT STATISTICS			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	34	19.9%	3,476 ha
1200m ² - < 1500m ²	130	76.0%	15,886 ha
> 1500m ²	7	4.1%	1,175 ha
Total Residential Allotments	171	100.0%	20,537 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	27,894 ha	—
Net Residential Area (no roads)	20,537 ha	73.6%
Detention / Drainage	1,104 ha	4.0%
Local Park	0,500 ha	1.8%
Pedestrian Links	0,098 ha	0.4%
Road Areas	5,487 ha	19.7%
Balance (Lot 7001)	0,168 ha	0.6%
Total	27,894 ha	100.0%

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a provisional layout to accompany a development application. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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PROJECTION - GDA2020 MGA56
SUBJECT BOUNDARIES AND CONTOURS OBTAINED FROM DETAIL SURVEY BY SAUNDERS HAVILL GROUP DATED 23/05/2023 - DRAWING No. 11121 S 01 DT A

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Access Easement 7.0m wide
- Proposed Drainage Easement 7.5m wide
- Indicative Building Envelope

DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1200m ² - < 1500m ²	21	95.5%	2,570 ha
> 1500m ²	1	4.5%	0,152 ha
Total Residential Allotments	22	100.0%	2,722 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	3,389 ha	—
Net Residential Area (no roads)	2,722 ha	80.3%
Road Areas	0,667 ha	19.7%
Total	3,389 ha	100.0%

DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	1	3.1%	0,103 ha
1200m ² - < 1500m ²	28	87.5%	3,443 ha
> 1500m ²	3	9.4%	0,511 ha
Total Residential Allotments	32	100.0%	4,057 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	6,130 ha	0.0%
Net Residential Area (no roads)	4,057 ha	66.2%
Detention / Drainage	0,840 ha	13.7%
Pedestrian Links	0,063 ha	1.0%
Road Areas	1,170 ha	19.1%
Total	6,130 ha	100.0%

DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	8	29.6%	0,811 ha
1200m ² - < 1500m ²	19	70.4%	2,314 ha
Total Residential Allotments	27	100.0%	3,125 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	4,086 ha	—
Net Residential Area (no roads)	3,125 ha	76.5%
Road Areas	0,961 ha	23.5%
Total	4,086 ha	100.0%

DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	9	32.1%	0,927 ha
1200m ² - < 1500m ²	18	64.3%	2,204 ha
> 1500m ²	1	3.6%	0,163 ha
Total Residential Allotments	28	100.0%	3,294 ha

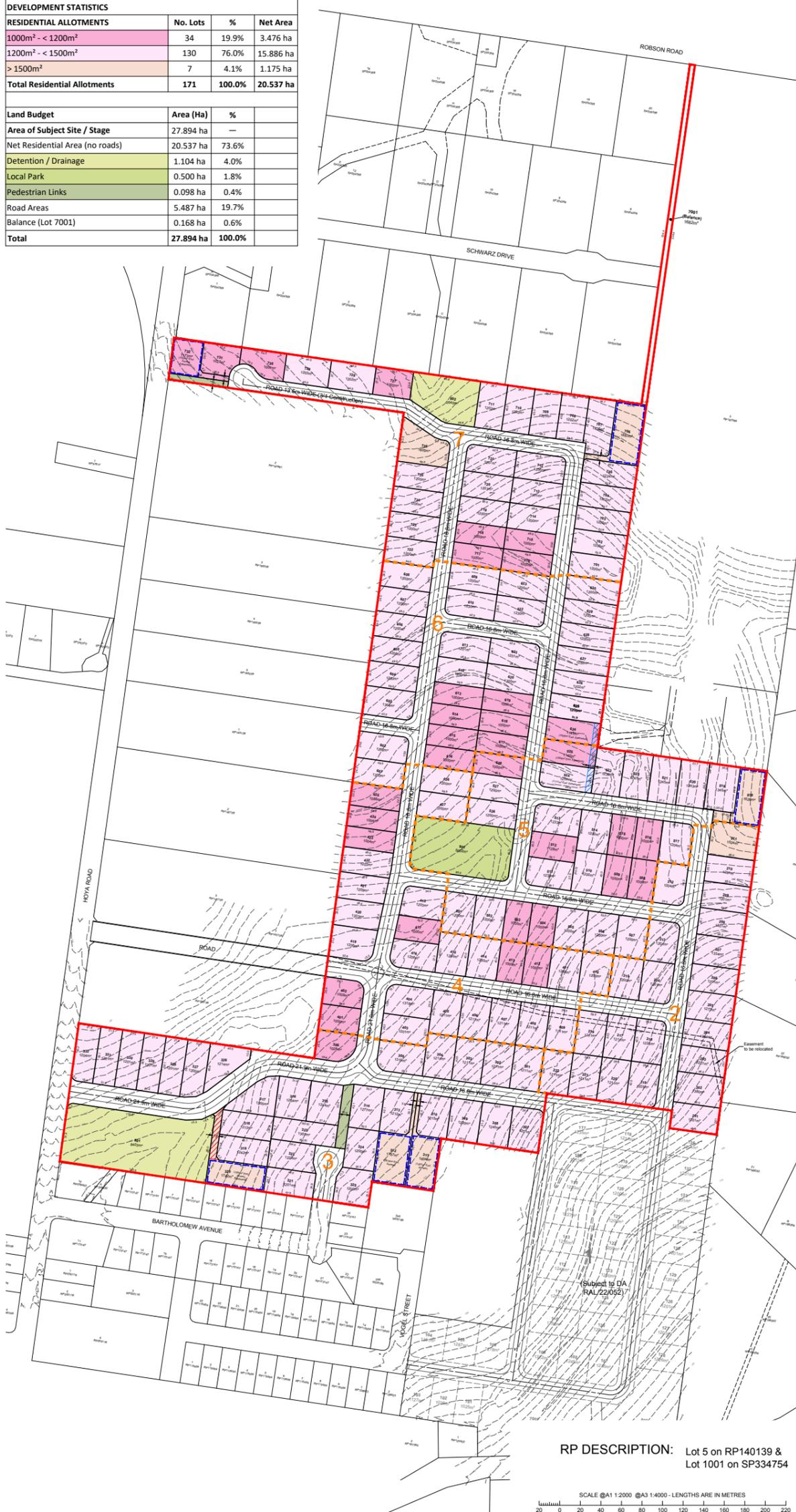
Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	4,621 ha	—
Net Residential Area (no roads)	3,294 ha	71.3%
Local Park	0,500 ha	10.8%
Road Areas	0,827 ha	17.9%
Total	4,621 ha	100.0%

DEVELOPMENT STATISTICS - Stage 6			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	8	26.7%	0,814 ha
1200m ² - < 1500m ²	22	73.3%	2,675 ha
Total Residential Allotments	30	100.0%	3,489 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	4,384 ha	—
Net Residential Area (no roads)	3,489 ha	79.6%
Road Areas	0,895 ha	20.4%
Total	4,384 ha	100.0%

DEVELOPMENT STATISTICS - Stage 7			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m ² - < 1200m ²	8	25.0%	0,821 ha
1200m ² - < 1500m ²	22	68.8%	2,680 ha
> 1500m ²	2	6.3%	0,349 ha
Total Residential Allotments	32	100.0%	3,850 ha

Land Budget		
Area (Ha)	%	
Area of Subject Site / Stage	5,284 ha	—
Net Residential Area (no roads)	3,850 ha	72.9%
Detention / Drainage	0,264 ha	5.0%
Pedestrian Links	0,035 ha	0.7%
Road Areas	0,967 ha	18.3%
Balance (Lot 7001)	0,168 ha	3.2%
Total	5,284 ha	100.0%



RP DESCRIPTION: Lot 5 on RP140139 & Lot 1001 on SP334754

SCALE @A1 1:2000 @A3 1:4000 - LENGTHS ARE IN METRES



QM PROP CO NO. 6 PTY LTD

HOYA ROAD, BOONAH 10/01/2025 11121 P 07 Rev D - PRO 01

Document Set ID: 12021084
Version: 1, Version Date: 10/01/2025

Draft Amended Conditions - Representations for RAL23/040 - Approval to Reconfigure 2 lots into 171 lots at Hoya Road, Boonah

- a) A Development Permit is given for Reconfiguring a Lot (2 Lots into 171 Lots), subject to the following conditions:

	Condition	Timing								
1	<p>APPROVED PLANS- AMENDED MARCH 2025</p> <p>Development being undertaken generally in accordance with the Approved Plans and accompanying documentation, except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s). The Approved Plans are limited to the following drawings:</p> <table border="1" data-bbox="424 656 1106 768"> <thead> <tr> <th>Drawing No.</th> <th>Plan Name</th> <th>Prepared By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>11121 P 07 Rev D - PRO 01</td> <td>PROPOSAL PLAN - DA2</td> <td>Saunders Havill Group</td> <td>10/01/2025</td> </tr> </tbody> </table>	Drawing No.	Plan Name	Prepared By	Date	11121 P 07 Rev D - PRO 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/01/2025	At all times.
Drawing No.	Plan Name	Prepared By	Date							
11121 P 07 Rev D - PRO 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/01/2025							
2	<p>FINAL PLAN OF SURVEY - AMENDED MARCH 2025</p> <p>Subdivision of the site occurs generally in accordance with Drawings No. 11121 P 07 Rev D - PRO 01, a final plan of survey that conforms with the approved plans is to be submitted for Council's endorsement.</p>	Prior to plan sealing.								
3	<p>SERVICE TO LOTS – GENERAL</p> <p>Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, electricity and telecommunications). Documented evidence of this will be Urban Utilities Connection Certificate, Energex Certificate of Supply NBN and any other relevant certificate from the relevant utility provider.</p>	Prior to plan sealing.								
4	<p>EASEMENT ARRANGEMENTS</p> <p>All necessary documentation for the implementation of or amendments to any access easements arising from this reconfiguration will be at no cost to the Council. Copy of duly executed easement documents (where Council is not a party) is to be provided at the time of requesting the endorsement of the final plan of survey.</p>	Prior to plan sealing.								
5	<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE OF PUBLIC PURPOSE LAND</p> <p>All necessary documentation for the transfer of public purpose land to Council (for example drainage reserves, parks/open space) must be prepared by the development at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	Prior to plan sealing.								
6	<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE (LOT 7001) - AMENDED MARCH 2025</p> <p>a) Amalgamate balance lot 7001 to adjacent lots, including Lot 7, 8 and 20 on SP204358 and Council road reserve. OR b) Transfer the balance of lot 7001 to Council in fee simple, at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	Prior to first plan sealing.								

	Condition	Timing
7	<p>PUBLIC UTILITIES</p> <p>The development must provide telephone and broadband network services to all proposed lots within the development to the standards of the services provider (Telstra guidelines and NBNCo Guidelines for Fibre to the Premises - Underground Deployment).</p> <p>Adequate provision shall be made in all streets, access strips and easements to cater for the public utility services that would normally service the development.</p> <p>The development must provide appropriate road crossing conduits in accordance with requirements of Council. Where concrete footpaths are to be constructed, the conduits shall be extended to a suitable location between the property boundary and footpath edge. Utilities are to be installed within their allocated corridors and in compliance with Council standards.</p> <p><i>Note:</i> If the Telstra, NBN policy allows for wireless connection written evidence of this will suffice for the purpose of satisfying this condition.</p>	<p>Prior to plan sealing.</p>
8	<p>LANDSCAPING WORKS</p> <p>The development must provide a Landscape Management Plan prior to any landscaping works being undertaken to be in accordance with the requirements under the Planning Regulation Schedule 12A - Assessment benchmarks for particular reconfiguring a lot.</p> <p>The development must facilitate the design, installation and maintenance (for the period of one (1) year) of landscaping works, within the individual road reserve(s) (i.e. street trees) throughout the development or the relevant stage.</p> <p>The landscaping of the site shall incorporate the preservation of existing vegetation where possible.</p> <p>The works required by this condition will be the subject of an Operational Works Application with Council.</p>	<p>As indicated within the wording of the condition.</p>
9	<p>ADVERSE DRAINAGE IMPACT – GENERAL</p> <p>Drainage from the development is not to adversely impact upon upstream and downstream/adjoining properties. No ponding, concentration, or redirection of flows onto adjoining properties must occur unless as authorised with the subsequent operational works approval.</p>	<p>At all times.</p>
10	<p>INTER-ALLOTMENT DRAINAGE</p> <p>Inter-allotment drainage systems are to be provided where discharge to the road or street drainage system cannot be achieved. They are to be designed to the requirements of Queensland Urban Drainage Manual (QUDM). Easements are to be provided where the drainage system traverses lots and to provide, where necessary, a connection to a legal point of discharge. Council must also be benefited party to the easements. The easements will be established in accordance with the Planning Scheme Policy 1.</p>	<p>Prior to plan sealing.</p>

	Condition	Timing
11	<p>STORMWATER DISCHARGE - AMENDED MARCH 2025</p> <p>a) The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM). Detailed design is to be provided with the Operational Works application. The implementation of the stormwater management strategy must cater for a staged scenario.</p> <p>b) The implementation of the stormwater management strategy to be generally in accordance with the Concept Site Based Stormwater Management Plan - Quantity & Quality prepared Civil Dimensions Consulting Engineers.</p> <p>c) Detailed design is to be provided with an Operational Works application. The staging of the development must cater for a staged stormwater strategy. A lawful point of discharge must be secured with every stage.</p> <p>d) The lawful point of discharge for Stage 3 is the existing easement within Lot 10 RP209452.</p> <p><i>Note: In consultation with Council's Manager Capital Works and Asset Management, an alternative discharge arrangement may be agreed to as part of the trunk stormwater basin works required in Condition 31A, to ensure effective and cost efficient drainage infrastructure from the on-site trunk stormwater basin in lot 801, Stage 3 to the road network and to facilitate ultimate flow to Springleigh Park.</i></p>	<p>As indicated within the wording of the condition.</p>
12	<p>SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP)</p> <p>Prior to the commencement of the Operational Works on the site, a properly prepared comprehensive Erosion and Sediment Control Plan must be submitted as part of the Operational Works Application. The report is to comply with the <i>Best Practice Erosion and Sediment Control (BPESC)</i> Guidelines (International Erosion Control Association - IECA Australasia).</p>	<p>As indicated within the wording of the condition.</p>

<p>13</p>	<p>NEW ROADS</p> <p>The development must provide for the construction of the new roads, road intersections and ancillary works in accordance with Complete Streets, Austroads Publications and <i>Infrastructure Design Code</i>. All new road pavements are to be provided with asphalt concrete - AC surfacing, underground stormwater drainage and sub-surface drainage works, truncations where needed, all necessary traffic signage as and where required, in accordance with Council's current standards.</p> <p>All traffic signs and delineation shall be installed in accordance with the <i>Manual of Uniform Traffic Control Devices - MUTCD</i> and all other relevant Department of Transport and Main Roads design manuals and guidelines, as directed by the Council's representative. "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.</p> <p>Detailed design is to be provided with an Operational Works application.</p>	<p>Prior to plan sealing.</p>
<p>14</p>	<p>ROAD INTERSECTIONS - AMENDED MARCH 2025</p> <p>a) The development must provide the design and construction works of all the road intersections resulting from the approved development with the works being undertaken in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised. Road intersection works must include the intersection of the new proposed road with the existing Hoya Road.</p> <p>b) Detailed design is to be provided with an Operational Works application and should include a 'turn warrant analysis' to determine if right turn out of the development onto Hoya Road is warranted given likely future traffic movements.</p>	<p>Prior to plan sealing.</p>
<p>15</p>	<p>ACCESS TO COUNCIL ROAD (GENERAL)</p> <p>An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location.</p> <p>Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards.</p> <p>The access provisions must be maintained in good condition for its lifetime.</p>	<p>Prior to the construction of a dwelling house on the lot.</p>
<p>16</p>	<p>WORKS WITHIN EXISTING ROAD RESERVES</p> <p>A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works. However, access crossovers provided by the estate's developer are to be included in an Operational Works application.</p>	<p>As indicated within the wording of the condition.</p>

<p>17</p>	<p>FOOTPATH/PEDESTRIAN LINKS</p> <p>The development must provide for the design and construction of any footpath or pedestrian linkages to meet the specifications of Council's Planning Scheme Policy 1.</p> <p>Detailed design is to be provided with an Operational Works application.</p>	<p>Prior to plan sealing.</p>
<p>18</p>	<p>EARTHWORKS AND ALLOTMENT FILLING</p> <p>All earthworks and allotment filling are to be undertaken in accordance with Planning Scheme Policy 1 - Infrastructure Design, to Council's satisfaction as and when required during development works.</p> <p>Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 <i>"Guidelines for Earthworks on commercial and residential developments"</i>. Where filling or excavation results in an embankment, the embankment is to comply with Schedule 1, Section 4 of the <i>Building Regulations 2006</i>. Earthworks batters are not to exceed a slope of 1 in 4, unless alternatives have been approved by Council. The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for residential purposes.</p>	<p>As indicated within the wording of the condition.</p>
<p>19</p>	<p>RETAINING WALLS</p> <p>The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures must not encroach onto any adjoining property or road reserve.</p> <p>Any retaining wall higher than 1.0 metre will require approval under a Building Application. However, if retaining walls are required on lots to achieve design levels for the estate or to facilitate road earthworks this will require approval under an operational works / local law application.</p>	<p>As indicated within the wording of the condition.</p>
<p>20</p>	<p>ELECTRICITY</p> <p>The development must provide electricity supply from the State electricity grid through the State authorised supplier to all proposed lots within the development. Prior to the endorsement of survey plans, written evidence in the form of a Certificate of Supply from the State authorised supplier indicating that satisfactory arrangements had been made for the supply of electricity to all the proposed lots must be provided.</p> <p>Consumer power lines not contained wholly within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.</p>	<p>Prior to plan sealing.</p>

21	<p>STREET LIGHTING</p> <p>Street lighting shall be designed and installed in accordance with the Australian Standard Code of practice for public lighting, AS1158. Street lighting shall be located at intersections, at the end of cul-de-sacs and dead ends. All street lighting shall be certified by a Registered Professional Engineer of Queensland (RPEQ). The existing surrounding type of lighting is to be considered when choosing the style of lighting.</p>	Prior to plan sealing.
22	<p>SEQUENCE OF DEVELOPMENT</p> <p>The construction of the proposed development to be in accordance with the staging plan approved and in accordance with the Subdivision Proposal Plan prepared by Saunders Havill Group, Drawing No. 11121 P 07 Rev B - PRO 01 (PROPOSAL PLAN - DA2).</p> <p>Plan sealing for plan sealing for Stages 4 and 5 will not proceed before the plan sealing of Stage 3 is completed.</p> <p>Plan sealing for plan sealing for Stage 6 and 7 will not proceed before Stage 5 is completed.</p>	As indicated within the wording of the condition.
23	<p>STREET TREES</p> <p>The development must provide for the design and plantation of suitable street trees to meet the provisions of the Planning Regulation 2017 with respect to Walkable Neighbourhood provisions.</p> <p>Detailed design is to be provided with an Operational Works application.</p>	Prior to plan sealing.
24	<p>PARK/ OPEN SPACE AREAS</p> <p>The development must provide for the design and construction of Parks and Open Space areas to comply with the relevant standards.</p> <p>Detailed design is to be provided with an Operational Works application.</p>	Prior to plan sealing.
25	<p>PAYMENT RATES AND CHARGES</p> <p>Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the <i>Local Government Act 2009</i>, the <i>Planning Act 2016</i> or any other relevant legislation. The payment of all rates, charges or expenses referenced herein are to be paid to Council at or before submission of the application for signing and sealing of the Final Plan(s) of Survey.</p>	Prior to plan sealing.
26	<p>LAPSING OF STAGED DEVELOPMENT - AMENDED MARCH 2025</p> <p>Pursuant to section 88 of the <i>Planning Act 2016</i>, the uncompleted aspects of this development approval lapse if the Plan of Subdivision for the last stage of the development has not been registered by the relevant titles authority within 8 years of the Plan of Subdivision for the first stage of the development being registered with the relevant titles authority.</p>	As specified within the wording of this condition.

<p>27</p>	<p>CONSTRUCTION ACTIVITY & NOISE</p> <p>Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.</p>	<p>As per the condition.</p>
<p>28</p>	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN</p> <p>The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will:</p> <ul style="list-style-type: none"> a) How traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity and exiting infrastructure (including haul routes); b) Implement best practice waste management strategies during the construction phase; and c) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment and stormwater run-off on ALC Class A and B land, flora and fauna management, pest and weed management and cultural heritage. 	<p>Prior to a request for a pre-start meeting for construction.</p>
<p>29</p>	<p>PEDESTRIAN FOOTPATH - HOYA ROAD - UPDATED MARCH 2025</p> <ul style="list-style-type: none"> a) The development must provide a safe and convenient trunk footpath with a minimum width of 2.5m on the eastern side of Hoya Road along the frontage of the development site (adjacent to lots 332 and 801) continuing through to connect with the existing footpath network in the park south on Hoya Road (Lot 43 SP137958 - Springleigh Park) b) Location of the footpath should be to the satisfaction of Council's delegate and detail design should be provided with an Operational Works application. <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i></p>	<p>Prior to plan sealing.</p>
<p>30</p>	<p>UPGRADE OF CORONATION DRIVE/HOYA ROAD/MACQUARIE AVENUE - REMOVED MARCH 2025</p> <ul style="list-style-type: none"> (a) Road works comprising of an upgraded signalised intersection must be provided for the Coronation Drive, Hoya Road and Macquarie Street intersection. (b) The road works must be designed and constructed in accordance with: <ul style="list-style-type: none"> . The Normal Design Domain (NDD) principles in TMR's Road Planning and Design Manual 2nd edition (RPDM), . Austroads Guide to Road Design; and 	<p>Prior to plan sealing for the first lot of the development.</p>

	<p>iii. Department of Transport and Main Road's Road Safety Policy and all other relevant departmental technical publications.</p> <p>(c) Submit supporting documentation and evidence of compliance with parts (a) and (b) to Scenic Rim Regional Council for plan sealing (email: mail@scenicrim.qld.gov.au).</p> <p>Note. Should another party satisfy the requirements of this condition prior and written support of TMR is provided, the condition will be deemed met.</p>	
<p>31</p>	<p>EXTRA TRUNK INFRASTRUCTURE - HOYA ROAD - REPLACED MARCH 2025</p> <p>As the development is located entirely outside of the Priority Infrastructure Area (PIA) and will impose extra infrastructure costs on Council, the developer:</p> <ul style="list-style-type: none"> a) Must pay to council extra trunk infrastructure costs in the amount of \$2,200 per lineal metre unless otherwise negotiated with Council. b) The details of the trunk infrastructure for which the additional payment is required, are as follows: <ul style="list-style-type: none"> • Construction of both sides of Hoya Road for the frontage of the development site (adjoining lots 332 and 801) south to the Priority Infrastructure Area boundary to a minimum Trunk Collector Street standard generally in accordance with Council Standard Drawing R- 09 - Typical Cross Sections Residential Streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1),as amended to align with works required in Condition 31B below. c) Payment must be made prior to plan sealing for Stage 3. <p>OR</p> <ul style="list-style-type: none"> d) In lieu of making extra payment, the developer must construct both sides of Hoya Road for the frontage of the development site (adjoining lots 332 and 801) south to the Priority Infrastructure Area (PIA) boundary to a minimum Trunk Collector Street standard, generally in accordance with Council Standard Drawing R- 09 - Typical Cross Sections Residential Streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1),as amended to align with works required in Condition 31B below. e) The detailed design is to be provided as an Operational Works application in accordance with relevant engineering standards. f) Construction must be complete prior to plan sealing of Stage 3. <p>This condition is imposed under section 130 and 133 of the <i>Planning Act 2016</i> and excludes work conditioned pursuant to section 128 of the Act.</p>	<p>As stated within the condition.</p>

<p>31A</p>	<p>ON-SITE TRUNK STORMWATER - ADDED MARCH 2025</p> <ul style="list-style-type: none"> a) The developer must provide an on-site trunk stormwater basin in accordance with the Local Government Infrastructure Plan. b) The developer will be responsible for maintenance of all stormwater basins until sealing of lots in Stage 7. This will include rectification of any defects to the satisfaction of Council's delegate. An "as-built" construction report must be provided by a suitably qualified and experienced RPEQ engineer/s for the basins prior to dedication to Council and to the satisfaction of Council's delegate. The report must include all Quality Assurance / Quality Control testing information completed on the basin. c) The trunk stormwater basin must be designed to accommodate potential future development of the entire contributing upstream catchment, and provide no-net worsening in alignment with the intent of the Local Government Infrastructure Plan. d) Detailed design and stormwater modelling of the trunk stormwater basin must be provided as part of an Operational Works application and should demonstrate robust, cost efficient, low maintenance and low risk design[^]. Basin performance will be demonstrated through stormwater modelling completed by a suitably qualified and experienced engineer*. e) The basin embankment and associated outlet structures must be designed and construction certified by a RPEQ geotechnical engineer with suitable experience. <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p> <p>Note[^]: A boulder retaining wall on the downstream slope of a water retaining structure in the urban environment is not supported due to risk.</p> <p>Note*: Conceptual sizing of the basin in Lot 801, near Bartholomew Avenue was calculated at 6000m³ by both the Council and developer's engineers. Only minor variation should be expected with detailed design.</p>	<p>As stated in the condition.</p>
<p>31B</p>	<p>UPGRADE OF HOYA ROAD - TRUNK INFRASTRUCTURE - ADDED MARCH 2025</p> <ul style="list-style-type: none"> a) The developer must construct Hoya Road to a minimum Trunk Collector Street standard, generally in accordance with <i>Council Standard Drawing R-09 Typical Cross Sections Residential streets (Scenic Rim Planning Scheme Schedule 6, section 6.2.1)</i>, from the Priority Infrastructure Area boundary to connect with the existing wider pavement on Hoya Road south, adjacent to Lot 1 on SP165749. b) In order to align with the existing widened section of Hoya Road, the alignment of the upgraded pavement and verge widths may need to vary from those shown on Council's standards, including Standard Drawing R-09, to the satisfaction of Council's delegate. c) Roadworks will include stormwater drainage infrastructure sufficient to enable drainage from the on-site trunk stormwater basin in lot 801 to Hoya Road, to the satisfaction of Council's delegate. d) The detailed design is to be provided as an Operational Works application and relevant engineering standards. <p>This condition is imposed under section 128 of the <i>Planning Act 2016</i>.</p>	<p>Prior to plan sealing for the first lot of the development.</p>

32	<p>UNNAMED ROAD - AMENDED MARCH 2025</p> <p>a) Design of on-site earthworks and roads in Stage 4, must take into account unformed road at Lot 7 RP14013 (connecting the intersection within Stage 4 to Hoya Road), such that design and construction of future roads are not impeded.</p> <p>b) Informal pedestrian access to Hoya Road via the unformed road (Lot 7 RP140139) to Hoya Road, must not be impeded by the development.</p>	<p>Prior to plan sealing for Stage 4.</p>
33	<p>CERTIFICATION OF WORKS</p> <p>Certification shall be submitted to Council by the supervising Registered Professional Engineer of Queensland (RPEQ) certifying that the works have been constructed in accordance with Council's Planning Scheme Policies and in compliance with the approved plans and specifications. Council's "<i>Consulting engineer's certificate and as-constructed certification</i>" form must be duly completed. The RPEQ must undertake the necessary inspections of all constructed assets to make this certification.</p> <p>a) As constructed drawings shall be submitted to the Asset Owner (being Council or TMR) and approved, a minimum of two (2) weeks prior to On Maintenance inspection. As Constructed information is to be submitted as one set of A3 drawings and/or in electronic (.dwg and .pdf) format on GDA 94 coordinates in addition to the ADAC files (.xml).</p> <p>b) ADAC files must be submitted in accordance with section 10.0 (As Constructed Requirements) of Council's Planning Scheme Policy 1 - Infrastructure Design.</p> <p>c) Drawings and a schedule of quantities of each asset class itemized by the road or street location (Appendix M), are to be submitted as part of the package. Ensure the asset register is in an editable format comprising assets with design life, geographical, geometrical attributes consistent with the as- constructed plans.</p> <p>d) An Audit Checklist demonstrating compliance with the conditions of the Development Approval and the Operational Works conditions, is to be included in the submission.</p> <p>e) An On Maintenance Inspection must be undertaken on-site between the Principal Contractor, RPEQ Engineer, Landscaping Contractor and the Asset Owner.</p>	<p>Prior to plan sealing for the each stage of the development and as indicated in the condition.</p>

Advice:

Any external works within Council's existing road corridors would be assessable under Council's Subordinate Local Law No. 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011.

Asset & Environmental Sustainability

11.4 Policy Review - Tree Management on Council Controlled Land

Executive Officer: Manager Capital Works and Asset Management /
Acting General Manager Asset and Environmental Sustainability

Item Author: Senior Supervisor Landfill Operations /
Interim Manager Maintenance and Operations

Attachments:

1. Tree Management on Council Controlled Land Policy
(as adopted on 15 December 2009) [↓](#) 
2. Council Policy Tree Management on Council Controlled Land [↓](#) 
3. Corporate Procedure Tree Management on Council Controlled Land [↓](#) 

Councillor Portfolio

Parks, Gardens and Open Spaces - Cr Amanda Hay

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

As part of the Policy Review Project, a review of the Tree Management on Council Controlled Land Policy has been undertaken and is presented for consideration.

Recommendation

That:

1. Council adopt the Tree Management on Council Controlled Land Policy, to replace the former Council Policy WI02.05CP: Tree Management on Council Controlled Land; and
2. Council endorse the attached Tree Management on Council Controlled Land Procedure for forwarding to the Chief Executive Officer for approval to operationally support the Council Policy and replace Attachments A and B of the former Council Policy WI02.05CP: Tree Management on Council Controlled Land.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 27 January 2016, it was resolved that Council adopt the attached Tree Management on Council Controlled Land Policy (WI02.05CP).

Report / Background

The Tree Management on Council Controlled Land Policy (with Attachment A and B), last reviewed on 27 January 2016 (Attachment 1), has been updated in accordance with the Policy and Procedure Framework and is now presented as an updated Policy and new Procedure based on the previous Policy's Attachment A and B. The review is part of the Policy Review Project. As there have been significant additions and changes to the structure from the original Policy, a tracked changes document has not been provided due to the poor readability of a significantly altered document; however, the original intent of the Policy remains the same.

The Policy and Procedure only applies to the management of trees under Council's responsibility on Council controlled lands. It does not apply to privately owned land or Queensland or Australian Government controlled land.

The purpose of the Policy is to direct how the tree population located on Council controlled land is managed so that it is preserved, protected, maintained and enhanced, while taking a balanced, integrated approach to tree risk and infrastructure impacts. The objective of the Procedure is to provide clarity around the operational delivery of the Policy and address common issues that arise regarding tree management on Council controlled land.

The main documents that were considered as part of the review included:

- Fraser Coast Regional Council – Public Tree Management Council Policy;
- City of Logan – Tree Management Policy;
- City of Gold Coast – Management of Tree on Council Controlled Land Policy;
- City of Whittlesea – Green Our Streets Street Tree Management Plan – 2019-2029;
- Local Government Mutual Services – Tree Risk Management – 2021; Ellison, MJ, 2005;
- Quantified tree risk assessment used in the management of amenity trees;
- Journal of Arboriculture, 31(2), pp.57-65; and Hartley, MA and Chalk, JJ, 2019;
- A review of deaths in Australia from accidental tree failures; and
- [Internet] Arboriculture.org.au.

Risk management of trees has changed substantially since the original Policy was produced, particularly in response to the development and increased use of a quantified tree risk assessment method and because the relative risk associated with trees is now better understood. Additionally, it is widely accepted that a more proportionate approach should be taken to tree risk management, considering the benefits and costs as a significant factor.

All trees have an associated risk; however, overall risk is incredibly low, especially when considered relative to other accepted everyday risks (for example, driving a vehicle) (Hartley and Chalk, 2019) (Ellison, 2005). Hartley and Chalk (2019) report that the mortality figures in Australia for driving (with all associated risk control measures) in 2017 was one in 20,000, whereas for accidental tree failure it was one in 5,000,000 and for accidental tree failure while inside a house it was one in 189,000,000. Hence, there is the need to consider thoroughly the costs of remediation and tree benefits regarding tree management and keep true tree risk in perspective. For example, society is comfortable accepting the risk with driving vehicles, with a much higher associated risk than that posed by tree failures in general.

It is especially important that Council and the public understand the relative risk of trees against other risks, as the fear associated with trees is typically not justified and, as a result, tree removals and pruning occurs to the detriment of the many benefits trees offer and at a cost that is not justified (funding better spent on preserving, protecting, maintaining and enhancing the Council tree population). A good indication of this is stated by Hartley and Chalk (2019), "Ironically, there will be some who lie awake in bed worrying about the tree that may kill them as they sleep, unaware that, on average, the very bed they lie in is 450 times more likely to cause their demise".

Also importantly, the risk associated with performing work on a tree can be higher than the risk the tree poses (that is, by implementing the work you can be exposing the person performing the work and the public to a much greater risk than the tree poses generally).

Budget / Financial Implications

Not applicable.

Strategic Implications

Operational Plan

Theme: 1. Spectacular Scenery and Healthy Environment

Key Area of Focus: The provision of services that align to the current and long-term (20 year) service level requirements of the Scenic Rim community

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR46 Inadequate or lack of Governance (including procurement) Framework (systems, policies, procedures, delegations and controls) in place to ensure compliance by Council's Councillors and Officers with all relevant State and Federal legislation and regulations.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Adverse impacts to the community due to inadequate or lack of Governance Framework in place to ensure compliance by Council's Officers with all Queensland and Australian legislation and regulations	The reviewed Policy addresses an understanding that risk management of trees has changed substantially since the original Policy was produced, particularly in response to the development and increased use of a quantified tree risk assessment method and because the relative risk associated with trees is now better understood. Additionally, it is widely accepted that a more proportionate approach should be taken to tree risk management, considering the benefits and costs as a significant factor.

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

The General Manager Asset and Environmental Sustainability and the following areas within Council have been consulted in relation to the proposed changes to this Policy:

- Parks and Landscape Maintenance;
- Governance;
- Property Management;
- Road Maintenance;
- Biodiversity and Climate Change; and
- Development Assessment and Engineering.

Conclusion

The Tree Management on Council Controlled Land Policy has been reviewed and a Tree Management on Council Controlled Land Procedure has been developed for adoption by Council.

OptionsOption 1

That:

1. Council adopt the Tree Management on Council Controlled Land Policy, to replace the former Council Policy WI02.05CP: Tree Management on Council Controlled Land; and
2. Council endorse the attached Tree Management on Council Controlled Land Procedure for forwarding to the Chief Executive Officer for approval to operationally support the Council Policy and replace Attachments A and B of the former Council Policy WI02.05CP: Tree Management on Council Controlled Land.

Option 2

That Council not adopt the Tree Management on Council Controlled Land Policy and not endorse the Tree Management on Council Controlled Land Procedure for forwarding to the Chief Executive Officer for approval to operationally support the Council Policy and replace Attachments A and B of the former Council Policy WI02.05CP: Tree Management on Council Controlled Land.

**WORKS AND INFRASTRUCTURE
FACILITIES AND FLEET**
Policy Number: WI02.05CP



**COUNCIL POLICY:
TREE MANAGEMENT ON COUNCIL CONTROLLED LAND**

Date Adopted:	<i>15 December 2009</i>
Committee Reference:	<i>Corporate and Community Services Committee Meeting; 8 December 2009; Item Number 4.9</i>
Date Amended:	<i>26 July 2011, 22 November 2011; 30 April 2013; 27 January 2016</i>
Contact officer:	<i>Coordinator Parks, Gardens & Cemeteries</i>
Next review date:	<i>30 January 2019</i>
File Reference:	<i>22/04/003; 04/15/004</i>
Related Policies/Local Laws/Legislation:	<i>Scenic Rim Regional Council Free Tree Policy Vegetation Management Act 1999 Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2011</i>
Related Documents:	<i>Attachment A - Tree Management on Council Controlled Land Guidelines Attachment B - Procedure High Risk Tree Management for Bunya Pines</i>

OBJECTIVES

The objectives of this policy are:

- To preserve a healthy, low risk, aesthetically attractive and ecologically diverse population of Council managed trees through quality arboricultural practices and considered tree removal practices.
- To benefit the natural environment by the strategic removal and replacement (where required) of declared or environmental weed tree species, as well as the selection for future planting of tree species that have limited environmental weed potential.
- To enhance the Council’s tree assets through selection of appropriate and low maintenance species and through quality tree planting, replacement planting, establishment and maintenance.

Corporate Plan:	
Priority Area	<i>Spectacular Scenery and Healthy Environment</i> Council recognises the region's unique natural environment and will proactively work to preserve and enhance it in partnership with our community
Strategy	Conserve, protect and enhance the region's unique biodiversity, scenic vistas, natural resources and ecological processes. This will include taking steps to minimise the impact of pest species, improving degraded land and waterways, and protecting and enhancing environmental corridors.

POLICY STATEMENT

Council is committed to promoting, preserving and enhancing the heritage, landscape and environmental values of tree assets on Council controlled land.

Council will take a risk based approach to manage its tree assets.

Council will promote use of correct arboricultural practices and the natural services benefits of Council's tree assets.

Council is committed to working with other agencies to protect and expand areas which are free of environmental weed tree species.

SCOPE

This policy applies to trees naturally growing or planted on Scenic Rim Regional Council managed land. It does not apply to private land within Scenic Rim Region.

DEFINITIONS

Arboricultural practices - For the purpose of this policy they are those practices involved in the planting and care of trees that are recognised by the International Society of Arboriculture, stated in Australian Standard 4373 Pruning of Amenity Trees, Australian Standard 4970 Protection of Trees on Construction sites, and other relevant Council or recognised industry standards and practices.

Arborist - Person with training to Australian Qualifications Framework Level 4 in Arboriculture, or above, or with equivalent recognised and relevant experience.

Declared weed tree - Pest tree species targeted for control under state legislation that have or could have serious economic, environmental or social impacts.

Environmental weed tree - Those trees in addition to those classified as declared weeds that Council identifies as having high potential to have serious environmental impact within the Region.

Natural services benefits - Include shade, reduction of "green house gases", habitat, amenity, wind buffering effect, improved water and air quality, decreased effect of salinity, psychological benefits, lowering surface temperature particularly in the built environment and erosion control.

Significant trees - Trees that are rare, culturally or naturally important and/or add to the overall landscape of the area in a special way and have been formally assessed by a Council authorised person.

Tree - For the purposes of this policy, a tree is defined as long-lived perennial plant with single or multiple self-supporting woody stem(s).

RESPONSIBILITIES

Policy Author	Coordinator Parks, Gardens and Cemeteries
Policy Owner	Manager Property and Operations
Guidelines and procedures - <i>Attachment A: Tree Management on Council Controlled Land Guidelines</i>	Coordinator Parks, Gardens and Cemeteries

Approved By:

**SCENIC RIM REGIONAL COUNCIL
30 April 2013**

ATTACHMENT A: TREE MANAGEMENT ON COUNCIL CONTROLLED LAND GUIDELINES

1.0 Pruning and tree removal practices

Council is committed to using proven occupational health and safety compliant, reputable, tree contractors and arborists who have extensive experience in correct arboricultural practices quality pruning and tree removal.

Accepted arboricultural practices are to be adhered to no matter who is paying for the work, commissioning the work or doing the work. This will assist in alleviating pruning practices that compromise the health and structure of the tree.

2.0 Lopping/Topping of trees

As indicated in the Australian Standard 4373 pruning of amenity trees, lopping or topping of trees is an unacceptable practice that leads to unsafe trees and is contrary to arboricultural practices.

The resultant epicormic growth from lopping or topping is vigorous, generally vertical, weakly attached and dense. The end result is a tree with an unnatural habit that is predisposed to decay and storm damage.

The only exception where lopping may be considered is if a Council qualified and duly authorised officer assesses a hazardous tree as being suitable for long term retention as a habitat tree or the tree is required to be retained to prevent land slip or erosion. This then requires the heavy pruning of the hazardous material back to stable low risk branch stubs and or trunk and if not dead the application of herbicide to prevent inappropriate regrowth.

3.0 Customer request management

With the exception of severe risk situations that require immediate attention because of imminent failure, requests for tree work need to be submitted to Council by completing a "Request for Tree Work/Removal (Council Managed Land)" form.

Risk associated with a tree will be gauged by examining tree health, tree characteristics, site conditions, target, tree defects, likelihood and consequences of failure, and other relevant information. Should a Council officer be uncertain as to the risk and/or if a retained tree has potential high risk, then a second opinion will be sought from a reputable, qualified and experienced arborist.

In the situation of requests with regard to Council tree management, the Council Manager for the land in question or delegated officer is to be responsible for determining the requirement for tree hazard reduction and the priority which it is to be allocated based on the associated risk.

In determining what action (if any) will be taken in response to requests for tree work, the Manager or delegated officer will have regard to the content of any tree risk assessments, the health of the tree at the time of inspection, heritage or historic value, aesthetic or landscape value, environmental or wildlife value, alternatives to removal of the tree or part of the tree, site character, available budget and the nature of the perceived hazard.

Should a customer not be satisfied with the priority and timeframe allocated for required work to be performed, they may apply to Council in writing to have the work carried out at their own expense. Council will seek quotes from reputable, suitably qualified and insured arborists or tree contractors (who are registered with Council) and submit these to the customer. Once the customer's payment has been processed the work will be initiated by Council.

Should a customer not be satisfied with the decision resulting from a tree risk assessment they may obtain a risk report on the tree from an independent, reputable, suitably qualified arborist at their own expense and submit the report to Council for further consideration.

4.0 When Council will prune or remove a tree

The pruning or removal of a tree requires appropriate justification. Pruning of a tree places stress on the tree through direct injury, by reducing the photosynthetic potential and impacting overall vigour. When removal is considered, it is essential to take into account that trees take a long time to develop and they are not easily replaced especially in terms of size or canopy spread. Because of the many benefits associated with trees and their significant asset value, Council will generally not remove a healthy tree. However Council will typically remove a tree or part of a tree on Council managed land:

- that substantially obscures essential vision or obstructs access for traffic, pedestrians or essential maintenance vehicles;
- that is dead, burnt out or damaged and has a high associated risk;
- that is structurally unsound;
- that prevents construction and maintenance of essential assets and/or services (where there is no reasonable alternative); or
- that has a high associated risk.

With regard to a property owner constructing a fence on the property boundary with Council managed land where a tree or tree part needs to be removed, then a "Request for Tree Work/Removal (Council Managed Land)" form, needs to be submitted to Council for consideration. If permission to perform the tree work is granted, it is to be carried out at the property owner's expense. Council will seek quotes from reputable, suitably qualified and insured arborists or tree contractors and submit these to the customer. Once the customer's payment has been processed the work will be initiated by Council. Significant trees located on the property boundary will need to be retained and the fence located around the tree on the private property with no attachment or injury to the tree.

When a tree is assessed as requiring removal the following different levels of consultation apply:

- Significant trees within township precincts that are not assessed as imminently dangerous: Consultation will occur with Councillors, the community and/or affected neighbouring property owners.
- Significant trees with extreme or severe risk that are assessed as imminently dangerous: The tree will be removed as soon as possible with advice to the Divisional Councillor, community and/or affected neighbouring property owners.
- Trees within rural areas and/or that are classified as non-significant will be removed at the discretion of the suitably qualified and duly authorised officer.

5.0 When Council will not prune or remove a tree

With the exception of the clauses discussed previously, Council will not remove or approve removal of a tree or part of a tree on Council managed land:

- that is in good health;
- that has heritage, landscape or environmental value that outweighs associated risk;
- on the basis that it drops leaves, berries, twigs, needles, flowers, sap, fruit or nuts (with the exception of the of *Araucaria bidwillii*, bunya pine, which needs to have the large cones removed to prevent injury and damage);
- where the removal of part of the tree is considered to be a suitable alternative;
- to enhance views;
- to increase natural light;
- to improve street lighting of private property;
- to reduce animal droppings from being deposited on personal property;
- to address concerns that there is potential for damage to underground services (unless supported by written expert advice and only where reasonable alternatives are not feasible);
- for the reduction of bushfire risk (unless it is substantiated to the satisfaction of the Manager or delegated officer);
- because of minor lifting of driveways and paths; or
- because of the presence of white ants unless they have caused structural damage with a high associated risk.

6.0 Weed species removal

Priority will be given to the removal of class 1 weed trees declared within the *Land Protection (Pest and Stock Route Management) Act 2002*. Commensurate with resources, other classes of declared or environmental weed trees will be assessed for their environmental impact and considered for possible prioritised removal.

7.0 Protection of trees during construction

Council is committed to protecting and preserving trees during construction by adhering to accepted arboricultural practices, including Australian Standard 4970: Protection of Trees on Construction Sites.

Approved by:

SCENIC RIM REGIONAL COUNCIL
15 December 2009

ATTACHMENT B**PROCEDURE HIGH RISK TREE MANAGEMENT FOR BUNYA PINE TREES**

- 1.0 Continue the practice of not propagating, stocking or selling bunya pines to the public and not approving their planting in parks or along roadsides.
- 2.0 If previously unidentified trees are found on parkland, assess options for managing them, which may include but not be exclusive to:
 - Mulching and planting up underneath trees to reduce the likelihood of occupancy of the area;
 - Outright removal of lower significance trees in known high risk areas or where small trees are able to be removed with minimal impact;
 - Erecting signage;
 - Annually inspecting and removing bunya cones;
 - Erecting engineered structural protection over pathways;
 - Reducing occupancy of the target zone; and
 - Moving infrastructure.
- 3.0 For those trees that are retained:
 - To ensure heightened seasonal awareness, erect danger signage on posts near retained trees at the beginning of November and take them down at the end of March.



- Monitor the trees from November onwards and de-cone trees (where recommended) when cones have developed to the stage where they are clearly visible.
 - Every two years (schedule through Dataworks) to have the retained bunya pines hazard assessed by an arborist with particular regard to the continued effectiveness of any recommended control measures that have been adopted.
- 4.0 Implement recommendations that come out of inspections by a qualified arborist.
 - 5.0 Preserve and protect the existing trees through standard arboricultural practices.

Approved by:

SCENIC RIM REGIONAL COUNCIL
26 July 2011



Council Policy

Tree Management on Council Controlled Land

Policy Reference Number	CP00038	Choose an item Date	Click or tap to enter a date.
Portfolio	Asset and Environmental Sustainability	Next Review Date	Click or tap to enter a date.
Business Unit	Maintenance and Operations	Document ID	Click to enter text.

1. Purpose/Objective

To the common benefit, direct how the tree population located on Council controlled land is managed so that it is preserved, protected, maintained and enhanced, while taking a balanced, integrated approach to tree risk and infrastructure impacts.

2. Scope

This policy applies to all Council officers involved in the management of trees under Council's responsibility on Council controlled lands. It does not apply to privately owned land or State or Federal Government controlled land.

3. Responsibility

The Manager Maintenance and Operations and Principal Specialist Parks and Landscape Maintenance are responsible for ensuring this policy is understood and adhered to.

4. Policy

Council acknowledges that trees provide a large range of social, economic, communal and environmental benefits and take a long time to develop, are easily damaged, but are not easily replaced, especially in terms of size or canopy spread.

Council is committed to:

1. Managing trees in a balanced manner which considers the holistic societal and environmental benefits and costs.
2. Preserving a healthy, low risk, attractive and ecologically diverse population of trees through specifying and utilising quality arboricultural and environmental practices, procedures and standards.
3. Ensuring a balanced, proportionate approach is taken to tree risk management that weighs up benefits and costs.

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4. Only conducting necessary removal of a tree or tree parts once all other reasonable and practical alternatives have been exhausted.
5. Enhancing the Council's tree population through selection of site appropriate, low maintenance species and through quality tree planting, replacement planting, establishment and maintenance.
6. Promoting, preserving and enhancing the heritage, landscape and environmental values of the tree population on Council controlled land.
7. Benefiting the natural environment by the strategic removal and replacement of weed tree species under biosecurity requirements or for general environmental weed tree species reduction, as well as the selection of tree species that have limited environmental weed potential, with a strong bias to endemic native species.
8. Responding to public requests relating to public trees in a timely, professional manner.

Council acknowledges that all trees have an associated risk, however overall risk is incredibly low, especially when considered relative to other accepted everyday risks (eg driving a vehicle) (Hartley and Chalk, 2019; Ellison, 2005). Harley and Chalk (2019) report that the mortality figures in Australia for driving (with all associated risk control measures) in 2017 was 1 in 20,000, whereas for accidental tree failure it was 1 in 5,000,000 and for accidental tree failure while inside a house it was 1 in 189,000,000. Hence the need to consider costs and tree benefits in tree management and keep true tree risk in perspective.

Importantly the risk associated with actually performing work on a tree can be higher than the risk the tree poses (ie by implementing the work you can be exposing the person performing the work and the public to a much greater risk than the tree poses generally).

Where tree risk assessment is required, Council's nominated officer will quantify the risk using standard industry tree assessment processes and on this basis, where action is required, prioritise the work accordingly. The risk assessment will at a minimum consider the: target; size of tree or tree part; probability of failure; benefits and costs; and risk mitigation options.

With the exception of environmental weed tree species, Council will not remove or approve removal or endorse removal of a tree or tree part unless (as assessed or determined by Council's nominated officer):

- all other reasonable and practical alternatives have been exhausted; and
- it has an unacceptable or intolerable risk level (including disease or legal risk);
- it is substantially obscuring essential vision or obstructing access for traffic, pedestrians, cyclists or essential maintenance vehicles;
- it is a high risk of adversely impacting (or is impacting) or it is preventing, construction and maintenance of: essential assets; essential services; or approved/standard structures;
- clear evidence is produced by related professional entities (eg plumbers, engineers, arborists) that the roots (specifically from the tree in question) are impacting (normally by roots increasing in thickness) well maintained infrastructure that is correctly installed consistent with current requirements/codes (including compliant piers and footings) and is without fault/defect (eg fully sealed, without cracks, has suitable foundations for the site conditions), where standard infrastructure maintenance (eg pipe cleaning and repair) or upgrades would not eliminate the conflict;
- it can be clearly established with documented, specialist medical evidence provided by the resident that a specific tree is causing a legitimate health problem and where the tree is not a significant or dominant specimen, then Council will consider removal and replacement with a more suitable advanced specimen at the expense of the resident;
- the aesthetic value of the tree or trees is so low that the site is visually enhanced by removal;
- the tree is impacting the growth and development of another higher value tree;

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- there is a legal requirement to do so; or
- the tree or trees are part of a Council street tree renewal or removal program.

With the exception of the abovementioned clauses, Council will not:

1. Remove or approve removal or endorse removal of a tree or tree part on the basis of the natural form and processes associated with a tree, including growth, development and reproduction; or
2. Act to remove or fund removal of natural material that falls from a Council tree onto non-Council owned properties.

Where a tree can be retained as a habitat tree with an acceptable or tolerable level of risk, retention will be a high priority.

Significant trees will be considered for a higher allocation of resources to enable their retention, preservation and protection.

Trees have a calculable value and where removal is required and when necessary, industry standard valuing methods will be used to provide a basis for a suitable offset compensation.

The *Neighbourhood Dispute (Dividing Fences and Trees) Act 2011* does not apply to trees on reserves for community purposes (which includes road reserve) or land owned by a local government that is used as a public park. However, common law applies in these instances.

Tree asset management and resources will be prioritised in the following order, where:

1. there is unacceptable or intolerable risk to safety and/or a legal requirement;
2. there is unacceptable or intolerable risk associated with biosecurity;
3. there is unacceptable or intolerable risk or impact to essential property or infrastructure;
4. protecting and preserving significant trees;
5. establishing and maintaining a healthy and structurally sound tree population;
6. maintaining natural habitat and environmental values;
7. council plans require tree removal for aesthetic reasons; and
8. removing environmental weed tree species (that do not fall within point 2 above).

5. Definitions

Significant trees: Trees that Council or a Council nominated officer or section determines has exceptional attributes according to one or more the following categories:

1. Historic or commemorative attributes;
2. Botanic or scientific attributes;
3. Landscape (visual and aesthetic) attributes;
4. Cultural attributes;
5. Habitat or ecological attributes; and/or
6. Natural services attributes.

Tree: A long-lived perennial plant with single or a few self-supporting woody stem(s), typically that exceeds or is expected to exceed 3m in height under normal growing conditions.

6. Related Documents

Biosecurity Act 2014

Land Act 1994

Local Government Act 2009

Neighbourhood Dispute (Dividing Fences and Trees) Act 2011

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Vegetation Management Act 1999

- Australian Standard 2303-2018, Tree stock for landscape use
- Australian Standard 4373-2007, Pruning of amenity trees
- Australian Standard 4419-2018, Soils for landscaping and garden use
- Australian Standard 4454-2012, Composts, soil conditioners and mulches
- Australian Standard 4970-2009, Protection of trees on development sites
- Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2011
- Sch 6.2.2 Planning Scheme Policy 2 - Landscape Design
- Council Policy Tree Management on Council Controlled Land
- One Million Trees Program
- Memorandum of Understanding on Vegetation Management Near Powerlines between Energex and Scenic Rim Regional Council
- Parks & Amenities Strategy
- Standard Drawings - Parks - Specimen Park/Street Tree Planting
- Standard Drawings - Roads - Public Utilities - Typical Service Conduit Sections (contains street tree alignment)
- Application for Tree Work/Removal on Council Managed Land

Recognised Tree Risk Assessment Systems/Processes

- Quantified Tree Risk Assessment (QTRA)
- Tree Risk Assessment Qualification (TRAQ)
- Visual Tree Assessment (VTA)

References

- Ellison, M.J., 2005. Quantified tree risk assessment used in the management of amenity trees. Journal of Arboriculture, 31(2), pp.57-65.
- Perry, T.O., 1982. The ecology of tree roots and the practical significance thereof. Journal of Arboriculture, 8(8), pp197-211.
- National Joint Utilities Group (NJUG), 2007. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. NJUG Publication, Vol 4, Issue 2:16/11/2007.
- The cost of lopping - Information for tree keepers - Queensland Arboricultural Association Inc. Publication.
- Minimum Requirements for an Arborist Report - Queensland Arboricultural Association Inc. Publication.
- Minimum Industry Standards (MIS) - Arboriculture Australia

Australian Qualification Framework (AQF)

AQF Level	Skills and Role
2	Skilled Labourer, Tree Worker
3	Trade, Practicing Arborist
4	Supervisor/Report Writing
5	Managers/Consulting Arborist/Report Writing

This Policy supports the Scenic Rim Regional Council Corporate Plan 2026, in particular theme - Accessible and Serviced Region

7. Version Information

Version No	Date	Key Changes
1		(for reviews) note the Item No. x on ET (date)
2		

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CORPORATE PROCEDURE



Tree Management on Council Controlled Land

Reference Number	PR00038	Approval Date	Click or tap to enter a date.
Portfolio	Asset and Environmental Sustainability	Review Date	31/08/2026
Business Unit	Maintenance and Operations	Document ID	Click to enter text.

1. Objectives

The objectives of this Corporate Procedure are to provide clarity around the operational delivery of the Council Policy Tree Management on Council Controlled Land and address common issues that arise in regard to tree management on Council controlled land.

2. Scope

This Corporate Procedure applies to the management of trees under Council's responsibility on Council controlled lands. It does not apply to privately owned land or State or Federal Government controlled land.

3. Responsibility

The Manager Maintenance and Operations and Principal Specialist Parks and Landscape Maintenance are responsible for ensuring this policy is understood and adhered to.

4. Procedure

4.1. TREE REMOVAL OR PRUNING PRACTICES

Council is committed to using proven, occupational health and safety compliant, reputable tree contractors and arborists who have extensive experience in: correct arboricultural standards, practices and procedures; quality pruning; and safe tree removal.

Accepted arboricultural standards, practices and procedures are to be adhered to no matter who is paying for, commissioning or doing the work. This will assist in alleviating pruning practices that compromise the health or structure of the tree.

Australian Standard 4373-2007 Pruning of amenity trees and Australian Standard 4970-2009 Protection of trees on development sites are defining documents for tree pruning and protection practices for Council trees.

The risk associated with the process of removing a tree or tree part will be considered against the risk assessment of the tree to ensure that the overall risk of the situation is not disproportionately increased

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by performing the tree work.

As trees do not heal (they seal), any damage remains for the lifetime of the tree and can lead to decay, disease and insect attack.

Formative pruning of young trees will be highly prioritised as it helps to develop a structurally sound tree, reduces heavy pruning/wounding later in the life of the tree and provides significant cost savings compared to when the larger tree parts are pruned when the tree is older.

4.2. GENERAL TREE SAFETY

While tree risk is a dominant aspect of tree safety management, as part of the tree risk assessment, consideration should always be given to the loss of tree benefits and the proportionate financial cost of addressing the risk.

4.3. LOPPING/TOPPING OF TREES

As indicated in the *Australian Standard 4373-2007 Pruning of amenity trees*, lopping/topping of trees is an unacceptable practice that leads to unsafe trees and is contrary to accepted arboricultural practices.

The resultant epicormic growth from lopping/topping is vigorous, generally vertical, weakly attached and dense. The end result is a tree with an unnatural habit that is predisposed to decay and storm damage.

Typically the only exceptions where lopping/topping may be considered is where a tree with an unacceptable or intolerable risk level, is considered suitable for long term retention as a habitat tree or the tree is required to be retained to prevent land slip/erosion or where a tree is in a difficult to access area where material cannot be practically removed. This then requires the heavy pruning of the higher risk material back to stable low risk branch stubs and or trunk, and typically if not already dead, the tree will be treated to prevent undesirable regrowth.

4.4. RISK ASSESSMENT AND CUSTOMER REQUEST MANAGEMENT

As part of Council's legal documentation of the management of tree risk, requests for tree work are to be submitted to Council by completing a "Request for Tree Work/Removal (Council Managed Land)" form or if indicated by Council, similar documentation that provides the same or a similar level of detail. The following are considered exceptional circumstances, and will not require the usual "Request for Tree Work/Removal (Council Managed Land)" form to be used, but can be reported directly to Council's Customer Service Centre, where there is:

- an extreme risk situation (that meets the definition of this) which requires immediate attention because of imminent failure (Customer Service Staff to phone the information through to the relevant operational section and also raise a request for action);
- minor trimming works required to clear tree vegetation which is causing an obstruction to public paths (a request for action to be raised); or
- a large storm event damage (that meets the definition of this) where material is on Council land (a request for action to be raised).

Risk associated with a tree will be gauged by considering tree health, tree structure, tree general characteristics, site conditions, target, size of tree part, tree defects, probability of failure, tree benefits, relative costs and other relevant information. Should a Council nominated officer be uncertain as to the risk (eg where more complex risk situations occur and/or where outside their training/expertise) then a second opinion will be sought from a reputable, qualified and experienced Project Arborist.

In determining what action (if any) will be taken in response to requests for tree work, the Council nominated officer will have regard to the content of any tree risk assessments, the health of the tree at the time of inspection, significant tree values, environmental or wildlife value, alternatives to removal of the tree or part of the tree, site character, cost to perform risk reduction work, available budget and any

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other relevant factors.

Council will prioritise required tree risk reduction based on the overall assessment.

Should a customer not be satisfied with the priority and/or timeframe allocated for required work to be performed, they may apply to Council in writing to have the work carried out at their own expense. Council will seek quotes from reputable, suitably qualified and insured arborists or tree contractors (who are compliant with Council's requirements) and submit these to the customer. Once the customer's payment has been processed the work will be initiated by Council.

Should a customer not be satisfied with the decision resulting from a tree risk assessment they may obtain a risk report on the tree from an independent, reputable, suitably qualified Project Arborist (or equivalent) at their own expense and submit the report to Council for further consideration (Project Arborist's qualifications to be included in the submitted report).

4.5. REASONABLE AND PRACTICAL ALTERNATIVES TO INJURING A TREE OR REMOVING A TREE OR TREE PART

Reducing occupancy within the fall zone of a tree or tree part by people or animals, vehicles or property, can significantly reduce the risk and eliminate or reduce the need for removal or injurious pruning as well as improving the health of the tree (eg by reducing compaction or physical impacts).

All persons should consider reasonable and practical alternatives to injuring a tree or removal of a tree or tree part (including tree roots), such things include:

1. Accepting the risk or impact because the tree benefits are worth preserving;
2. Improving tree health and future structural development by accepted arboricultural practices;
3. Not locating infrastructure (eg playgrounds, footpaths, seats, electricity lines, solar panels, shelter sheds, barbeques) or activities (eg events, camping) within the fall zone of the tree or tree parts, or where tree growth will impact them or where tree health and structure will be adversely effected by them;
4. Relocating infrastructure or activities within the fall zone of the tree or tree parts, to outside the fall zone of trees or tree parts, or where tree growth will impact them or where tree health and structure will be adversely effected by them;
5. Engineering or reengineering infrastructure (eg stronger covered walkways, alternative footpath/kerb/road construction materials/techniques, bundled cabling) to withstand likely tree associated failures or tree growth impacts or to prevent impacts to trees;
6. Erecting specific warning signage;
7. Erecting no parking signage or kerbing or line marking or delineators that discourage or prevent parking in the fall zone;
8. Erecting physical barriers that prevent or reduce or discourage occupancy and adverse impacts on trees (eg thick understorey planting, letting grass grow longer, fencing, mulching, retaining fallen tree debris);
9. Maintaining or replacing infrastructure (eg underground pipes and services) so that they are without faults or defects (eg by repairing failed joints in pipes to prevent the possibility of entry of roots) and meet existing standards;
10. Installing root barrier at a distance that does not impact the structural stability or ongoing health of the tree;
11. Using practices that are lower impact such as: diverting services away from and around root systems; under boring; vacuum digging; or air excavating;
12. Regular maintenance cleaning of gutters or installing gutter/valley leaf guard, mesh rain heads, filters and/or first flush divertors;
13. Engaging a Project Arborist or equivalent to advise on alternative management; and
14. Replacing non-shade tolerant grasses and plants with better alternatives.

Many of the above alternatives may be used temporarily or permanently or in combination.

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When a significant tree hazard is initially identified, persons managing the site should consider implementing some of the above mentioned options to manage the risk (eg erect physical barriers and/or signage) as well as any others measures that may be suitable. Such hazard management may only be temporary until more permanent actions are taken/possible or approved.

Where other reasonable and practical alternatives have been exhausted, pruning can also be a reasonable alternative to tree removal.

4.6. WHEN COUNCIL WILL REMOVE A TREE OR TREE PART

The pruning or removal of a tree requires appropriate justification. Pruning of a tree places stress on the tree through direct injury and has many other impacts including reducing the photosynthetic mass, reducing water and nutrient uptake, reducing mass dampening and/or impacting overall vigour and structure. When removal is considered, it is essential to take into account that trees take a long time to develop and they are not easily replaced especially in terms of size or canopy spread. Because of the many benefits associated with trees and their significant asset value, Council will generally not remove or approve removal or endorse removal of a healthy, structurally sound tree.

With the exception of environmental weed species, Council will not remove or approve removal or endorse removal of a tree or tree part unless (as assessed or determined by Council nominated officer):

- all other reasonable and practical alternatives have been exhausted (see section 5.0 of examples); and
- it has an unacceptable or intolerable risk level (including disease or legal risk);
- it is substantially obscuring essential vision or obstructing access for traffic, pedestrians, cyclists or essential maintenance vehicles;
- it is a high risk of adversely impacting (or is impacting) or it is preventing, construction and maintenance of: essential assets; essential services; or approved/standard structures;
- clear evidence is produced by related professional entities (eg plumbers, engineers, arborists) that the roots (specifically from the tree in question) are impacting (normally by roots increasing in thickness) well maintained infrastructure that is correctly installed consistent with current requirements/codes (including compliant piers and footings) and is without fault/defect (eg fully sealed, without cracks, has suitable foundations for the site conditions), where standard infrastructure maintenance (eg pipe cleaning and repair) or upgrades would not eliminate the conflict;
- it can be clearly established with documented, specialist medical evidence provided by the resident that a specific tree is causing a legitimate health problem and where the tree is not a significant or dominant specimen, then Council will consider removal and replacement with a more suitable advanced specimen at the expense of the resident;
- the aesthetic value of the tree or trees is so low that the site is visually enhanced by removal;
- the tree is impacting the growth and development of another higher value tree;
- there is a legal requirement to do so; or
- the tree or trees are part of a Council street tree renewal or removal program.

With regard to a property owner constructing a fence on the property boundary with Council managed land where a tree or tree part needs to be removed, then a "Request for Tree Work/Removal (Council Managed Land)" form needs to be submitted to Council for consideration. If permission to perform the tree work is granted, it is to be carried out at the property owner's expense. Council will seek quotes from reputable, suitably qualified and insured arborists or tree contractors and submit these to the customer. Once the customer's payment has been processed the work will be initiated by Council. Significant or large trees located on the property boundary will need to be retained and the fence located around the tree on the private property with no attachment or injury to the tree.

When a tree is assessed as requiring removal the following different levels of consultation apply:

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- for significant trees within township precincts that are not assessed as imminently dangerous, consultation will occur with Councillors; the community; and/or affected neighbouring property owners.
- Significant trees with unacceptable or intolerable risk that are assessed as imminently dangerous, the tree will be removed as soon as possible with advice provided as soon as practical to the divisional Councillor; the portfolio Councillor for Parks, Gardens and Open Spaces; community; and/or affected neighbouring property owners.
- Trees within rural or non-built up areas and/or that are non-significant will be removed at the discretion of the Council nominated officer.

4.7. WHEN COUNCIL WILL NOT REMOVE A TREE OR TREE PART

With the exception of the aforementioned clauses, Council will not remove or approve removal or endorse removal of a tree or tree part on the basis of the natural form and processes associated with a tree, including growth, development and reproduction.

Some specific examples (but not the only examples) of situations where Council will not remove or approve removal or endorse removal of a tree or tree part, include:

- where trees that have good structure and vigour;
- where significant trees have value(s) that outweigh associated risk;
- where risk reduction involves costs or sacrifice of tree benefits that are disproportionately large;
- on the basis that they drop leaves, berries, twigs or sticks, needles, flowers, sap, pollen, seed or fruit (including where these end up on roofs or in gutters or tanks) (with the exception of *Araucaria bidwillii*, Bunya pine, which depending on the risk level may need to have the large cones removed to prevent injury and damage);
- in the case of outright removal, where the removal of part of the tree is considered to be a suitable alternative;
- to protect or enhance views (neither the *Land Act 1994*, the *Planning Act 2016* or the *Local Government Act 2009* include any positive obligation on Council to maintain reserve land in a manner that protects or enhances views). With regard to pruning for views, this impacts tree health and structure; is often complex and expensive to do; becomes an ongoing requirement/expense as the tree regrows - often rapidly; diverts limited funds from higher risk priority situations; can make the tree more unsafe; often does not meet the customer expectations eg that the tree will be heavily lopped; and is often in environmentally sensitive areas;
- to reduce shading of a dwelling or landscape elements;
- to increase natural light;
- because they activate security related devices
- to improve street lighting of private property;
- for solar access;
- due to issues with electronic device reception;
- to reduce wildlife droppings from being deposited on personal property;
- to address unsubstantiated concerns that there is potential or a possibility of damage to infrastructure (refer to section 6.0 When Council will remove a tree or tree part, for further detail);
- for the reduction of bushfire risk (unless it is substantiated to the satisfaction of the Council nominated officer that there is an unacceptable or intolerable risk level);
- to increase car parks;
- because of minor lifting of driveways and paths;
- because of inappropriate or unapproved location/siting of built features under the tree;
- because of structures (eg fences, decks, sheds) located next to an existing tree that have not allowed for normal tree growth;
- because the public do not like having a tree or do not like the tree species or think the tree is too large;

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- because tree roots have had a secondary impact on infrastructure that was already: leaking; faulty; poorly maintained (eg not regularly cleaned and tested by a licensed plumber); improperly installed; or requiring refurbishment because no longer fit for purpose or functioning to existing standards (eg old terracotta pipes, pipes with failed joints);
- because infrastructure was unnecessarily installed close to an already established tree;
- because of unqualified health problems such as allergies or phobias;
- because they block advertising billboards/signage;
- because they are providing trespassers a point of access over a fence or barrier to access a property; or
- because of the presence of termites unless a Council nominated officer determines they have caused or are causing tree structural damage with an unacceptable or intolerable risk level.

4.8. TREES AND TERMITES

Council regards termites as an integral part of the natural environment. Of the hundreds of different species of termites in Australia, only a small percentage are considered a major threat to property. Termites assist in the breakdown of dead trees and branches to improve soil's organic content. Their nests provide sites for nesting birds (eg kingfishers, kookaburras, rainbow lorikeets, king parrots and black cockatoos) and they are a source of food for various animals (eg lizards, echidnas, birds and other insects). Therefore Council would not exterminate them when found in trees in parks, reserves or road reserves.

However in some instances Council will address termite issues on Council controlled land, where it is determined to be beneficial to the longevity of the tree and/or to address tree risk.

Regarding threat or damage to private assets from termites in Council trees, it is the responsibility of the property owner to ensure that: adequate barriers (physical or chemical) are maintained within their property boundary to protect assets; that regular preventative inspections are performed by suitably qualified operators; materials used are termite resistant; and conditions on their site are not conducive to termite proliferation.

4.9. BUNYA PINE (ARAUCARIA BIDWILLII) MANAGEMENT

Araucaria bidwillii (Bunya pine) are a tall attractive species, however they produce large, heavy cones that makes them unsuitable for planting in most public areas.

Therefore, Council does not propagate, stock or sell Bunya pines to the public and does not approve the planting of them on Council controlled land.

Retained established or significant Bunya pine trees are managed in a manner that is consistent with this procedure and specifically but not exclusively, where the risk level warrants:

- Danger signage will be erected on site permanently or temporarily (where temporary - to ensure heightened seasonal awareness); and/or



- From November onwards the trees will be monitored and de-coned (dependent on risk level) when cones have developed to the stage where they are clearly visible.

Where new trees are identified, removal will be assessed if they are non-significant, if retained they will be managed as per this procedure.

4.10. TREE WEED SPECIES REMOVAL

Weed tree removal will be prioritised as consistent with biosecurity obligations, with those trees with an unacceptable or intolerable biosecurity risk prioritised first. The removal of lower risk level, common environmental weed tree species will be considered a lower priority and only occur when resources permit.

Where practical, succession planting of more suitable species will be considered, with newly planted trees established prior to removal.

4.11. TREE TRIMMING AROUND NON-COUNCIL SERVICES

Where trees are encroaching or about to encroach on to power lines, phone lines, television lines or other services, the tree trimming work is to occur at the discretion of the provider of the service (eg ENERGEX, Telstra). Council will refer enquiring customers to such service providers.

4.12. PROTECTION OF TREES DURING GENERAL WORK, CONSTRUCTION AND DEVELOPMENT

Council is committed to protecting and preserving trees when there is potential to impact the tree during general work, construction and development. The trees are to be protected and preserved by adhering to accepted arboricultural practices in general by adhering to *Australian Standard 4970-2009: Protection of Trees on Development Sites*.

4.13. BASIC UNDERSTANDING OF TREE ROOT DEVELOPMENT/IMPACTS

The implication of impacts to tree roots and how they grow are widely misunderstood. Commonly, people disconnect the impacts on tree roots from the health and stability of the aboveground portion of the tree, mainly because tree roots are unseen. However one of the biggest killers of public trees or causes of decline or causes of whole of tree failure is due to negative impacts on tree roots, with compaction (very difficult to reverse) and root severance (impossible to reverse) being most common. For example, when a park is fenced to prevent indiscriminate vehicle access, there is a noticeable improvement in park tree health because ongoing vehicle compaction of the soil is eliminated. Perry (1982) indicates that "the largest single killer of trees is soils compaction - compaction from excessive use of city parks by people and pigeons whose small feet exert greater pressure than heavy machines".

Every removal of tree roots has an adverse impact comparable to the extent of removal. Typically if "a

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large portion of the roots is killed then a corresponding portion of leaves and branches will die" (Perry, 1982).

Another misconception is that tree roots are deep so you can do shallow digging or trenching without any impact. The opposite is true, the majority of roots are located near the surface of the soil, as a general indicator most intensively in the top 600mm, and shallow digging can have a very significant negative impact.

Tree root systems are extensive, Perry (1982) indicates that "it is not uncommon to find trees with root system having an area with a diameter one, two, or more times the height of the tree".

Tree root systems do not stop at the boundary of properties and to sever them at this point is typically contrary to accepted arboricultural practices/standards and will adversely affect the tree health and potentially the stability.

As a minimum, *Australian Standard 4970-2009, Protection of trees on development sites* should be applied where tree roots will be impacted.

Tree roots do not seek out below ground structures in order to crush them or invade them, they do not grow to or towards anything (Perry, 1982). Perry (1982) defines root growth as "opportunistic and takes place wherever the environment is favourable, typically in soil from which roots obtain water, oxygen, minerals (nutrients), support, and warmth". "They cannot grow where there is no oxygen or where the soil is compacted and hard to penetrate" (Perry, 1982). Where roots encounter well maintained underground service structures that are free of faults or defects and are properly installed, there are no environmental conditions to encourage rapid root growth. Tree roots typically only impact infrastructure as a secondary issue to the already existing fault (eg failed leaking non-compliant joints that get blocked by tree roots). Such situations are best managed by repairing or replacing old infrastructure or incorrectly installed infrastructure.

Tree roots, especially the structural roots closest to the tree do increase in thickness and can grow around service structures and on rare occasions exert sufficient pressure to cause damage (NJUG, 2007). However the roots or the soil are more likely to distort than the service structure (NJUG, 2007). Additionally where tree roots encounter poorly compacted utility line trenches, they will often grow along these trenches, as the disturbed soil can provide a more ideal, low compaction, growing environment.

Where standard concrete pathways or kerbs or driveways are being lifted/impacted, alternatives should be considered such as: bitumen (sometimes as a sacrificial replaceable/repairable surface); rubber compounds; pavers; timber decks/walkways; pier and beam constructions; redirecting travel paths; and articulated joint concrete constructions.

4.14. TREE PLANTING

Park tree planting is only to be performed where Council conducts or arranges the planting.

Similarly, wherever possible it is preferred that Council arranges/conducts any street tree planting within road reserve areas. However, should the property owner wish to plant their trees on road reserve, then this is a prescribed activity under Council's Local Law and therefore requires the approval of Council and any other relevant authority (eg Main Roads if it is on their road reserve). Therefore a detailed written application (with a minimum of: layout plan; detail of insurance cover for the activity; suggested species; and risk assessment), needs to be submitted to Council seeking approval for any proposed plantings. If approval is granted then all plantings are to conform to Council policies, standards, procedures and guidelines as well as any other conditions. Specifically, Scenic Rim Regional Council's standard drawing "Specimen Park/Street Tree Planting" needs to be adhered to. Additionally, prior to any street tree planting, all electrical/utility services must be located and plantings made to allow suitable access to such services. Council may be contacted regarding the determination of suitable plant species for use as a street tree planting in the various locations throughout the Region.

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The Scenic Rim Planning Scheme provides guidance on tree species and Council technical horticultural/arboricultural staff can also assist. Just because species are listed in the Planning Scheme or elsewhere does not mean every tree is suited to every site, tree species selection requires interpretation based on the different situations (eg compaction levels, soil type, frost, presence of above ground or underground services, footpaths, nature strip width). Tree species' ability to deal with compaction is one of the largest considerations in the street environment. Perry (1982) goes so far as to indicate that "compact soil and lack of oxygen make tree species adapted to swamps and flood prone areas the very best ones to use in city parks and along city streets".

Where there are powerlines, new tree planting is to be consistent with the "Memorandum of Understanding on Vegetation Management Near Powerlines between Energex and Scenic Rim Regional Council".

A customer may request Council to conduct tree planting and this will be assessed and programmed if suitable. With regard to street tree planting, priority will be given to whole of street plantings where there is significant support from the residents of the street.

Priority for tree species selection will be given to proven endemic species and then non-invasive native species. Exotic species will typically only be considered where they are already in existence in the street or park and only where the associated environmental risk is comparatively low.

Council does not normally approve the planting of memorial trees, however in exceptional circumstances where Council formally approves the planting of a tree as a memorial:

1. It is to be planted as per Council specifications and consistent with all policy and procedure requirements;
2. Location and species is to be solely determined by Council;
3. It will typically be required that the person(s) requesting the planting, pay for all costs to plant and establish the tree (establishment is for 18 months after planting);
4. No memorial plaque or other ornament or fixtures may be installed in association with the tree;
5. No ashes are to be interred;
6. Within three (3) years from planting, the replacement of a dead or vandalised tree is to occur at the expense of the person(s) requesting the planting;
7. Council reserves the right to prune or remove or replace the tree should reasonable circumstances require it in the future; and
8. Once the tree is established, Council will provide a level of service consistent with that performed on surrounding trees.

The above requirements can be altered where formal Council approval indicates a documented, reasoned exemption.

4.15. TREE FAILURES ONTO PRIVATE INFRASTRUCTURE, PROPERTY OR VEHICLES

In general, where a significant tree or tree part falls from Council controlled land and damages private property (eg fences, buildings, vehicles) or significant tree debris needs to be removed from private property, then:

1. The owner of the private infrastructure should contact their own insurer for advice.
2. If the insurer advises the owner of the private infrastructure to progress a claim, either party may lodge a claim for insurance with Council.
3. Council's insurer will then consider/investigate and make a determination on the claim.

If Council is aware of tree damaged fence lines where livestock are clearly at risk of escaping, then Council will try to contact the property owner and where possible attempt a temporary repair to the fence line.

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Council typically does not enter private property to remove fallen tree material/debris. However, outside of Council's identified areas of responsibility, there may be situations (eg natural disasters) that meet the criteria for assistance from other external agencies.

In urban areas Council will in most instances remove the debris or portion of the tree or branch that is on the Council controlled land. In rural areas Council will typically only remove debris or the portion of the tree or branch on Council land to address unacceptable or intolerable risk.

Any damage to property or vehicles from falling trees or tree parts where the damage occurs on Council controlled land is an insurance matter (customer to submit an insurance claim) and unless an emergency situation exists, Council does not remove the tree material until the damage has been thoroughly assessed.

4.16. MANAGEMENT AGREEMENTS/LEASES - TREE RISK MANAGEMENT CONSIDERATIONS

Those involved in Council leases or management agreements should consider tree risk management, including but not exclusive to managing tree risk as described in section 5.0 of this document and consider including clauses in leases and agreement that details the requirement/level for tree risk management. Below are some examples of clauses that should be considered for lease agreements, and/or negotiated with lessees where appropriate:

During each twelve (12) month period *{or other period consistent with the risk classification of the site}* commencing within one (1) month of the commencement date of the Lease, or any anniversary thereof, the Lessee will have all trees on the leased area and adjoining use areas (eg creeks and road reserve) assessed by a Project Arborist.

The Lessee will submit a Tree Risk Management Plan to Council for review (to assess if Council has any objection to the work - not for Council to approve the work) each twelve (12) month period *{or other period consistent with the risk classification of the site}* period, at a minimum, outlining a tree hazard response process (eg fencing off area, erecting signage), detailing all tree risks, the priority to action and the method proposed to mitigate the risks. Council will then advise as to any objections to the proposed plan before it can be implemented.

Where unexpected tree failures occur that are a significant hazard, they are to be made safe using the Lessee established "tree hazard response process" and all major tree work that needs to be done (other than for "extreme risk situations" where there is no alternative but to do the tree work immediately) should be assessed by a Project Arborist and the detail of the proposed work submitted in writing to Council (emailed to mail@scenicrim.qld.gov.au) for review (not approval) as to any objections to the proposed work before it can be implemented.

The Lessee will be responsible for the management of trees within the leased area at their cost (this should be considered as a cost associated with taking up the lease). Should it be established to the satisfaction of the Lessor, that the cost of such maintenance is disproportionately high compared to the income from the lease, the Lessor may, but should not be bound to, provide financial relief or assistance in carrying out the works necessary to ensure the safety of the leased area.

The Tree Risk Management Plan will be lodged with the Lessor within two (2) months of the commencement of the Lease or within two (2) months of the anniversary of the commencement of the Lease in each year *{or other period consistent with the risk classification of the site}*.

The lessee or persons they delegate to do work will adhere to *Australian Standard 4373-2007 Pruning of amenity trees* and *Australian Standard 4970-2009, Protection of trees on development sites*.

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4.17. EXPERTISE FOR IDENTIFYING HAZARDS OR ASSESSING RISK

A person, even without arboricultural training, can and should be encouraged to report obvious, significant tree hazards. Similarly any person in charge of a site, even without arboricultural training, can systematically check their site for obvious, significant tree hazards and as a minimum should implement interim measures to manage the significant hazards (see point 5.0 for some possible options) (eg barrier off the fall zone and/or erect signage).

When a hazard is identified it should typically then be tree risk assessed before tree work occurs (other than for "extreme risk situations" where there is no alternative but to do the tree work immediately).

However tree risk assessment should only be conducted by those trained in arboricultural industry accepted tree risk assessment and where there is more complex tree risk situations identified these should be escalated to a Project Arborist or considered for advanced diagnostic techniques.

Assessing road related safety issues such as sight distance impacts associated with trees, is not within the scope of arboricultural risk assessment. However assessment should consider the cost benefit with regard to trees.

4.18. EXPERTISE FOR PERFORMING OPERATIONAL TREE WORK

Operational tree work should be performed or supervised by qualified persons (as defined in the *Australian Standard 4373-2007 Pruning of amenity trees* and *Australian Standard 4970-2009 Protection of trees on development sites* and/or according to the Australian Qualification Framework).

4.19. PRIORITIES FOR FUTURE ACTIONS

Commensurate with resources and system development (in order of priority):

1. Develop a park and cemetery tree inspection plan/program prioritised based on use/hierarchy and risk;
2. Develop and implement an operationally integrated asset management system for managing and mapping tree assets and managing associated data;
3. Develop further park and street tree species lists, incorporating trial endemic species;
4. Ascertain and attribute trees a maintenance cost, based on population, for budget consideration;
5. Develop park and street tree planting plans, guidelines, processes and fact sheets as well as detailing the budget considerations for these;
6. Develop guidelines for offsets where trees have to be removed;
7. Consider the development of a significant tree register (including mapping) within an asset management system;
8. Consider the development of an urban street tree inspection program based on profile and risk; and
9. Ascertain resources required to ensure compliance with local laws in regard to interference/damage to trees.

5. Definitions

Development: As per definition in *Australian Standard 4970-2009, Protection of trees on development sites*.

Extreme risk situations (for use for prioritising tree work requests): typically where there has been a sudden acute change in regard to the tree or environment that has resulted in an almost certain or high likelihood that the tree or tree part will imminently result in serious injury to a person or major damage or loss to property. Typically extreme risk situations are not those where the issue associated with the tree has been in existence and/or known about for an extended period of time (eg weeks or months).

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Large storm event damage: Where there has been a wide spread weather event that has impacted a significantly large area involving multiple tree failures at multiple locations. Not for single instances of damage.

Project Arborist: As per definition in *Australian Standard 4970-2009, Protection of trees on development sites*.

Significant tree: Trees that Council or a Council nominated officer or section determine have exceptional attributes according to one or more the following categories:

1. Historic or commemorative attributes;
2. Botanic or scientific attributes;
3. Landscape (visual and aesthetic) attributes;
4. Cultural attributes;
5. Habitat or ecological attributes; and/or
6. Natural services attributes.

Tree: A long-lived perennial plant with single or a few self-supporting woody stem(s), typically that exceeds or expected to exceed 3m in height under normal growing conditions.

6. Related Documents

Biosecurity Act 2014

Land Act 1994

Local Government Act 2009

Neighbourhood Dispute (Dividing Fences and Trees) Act 2011

Vegetation Management Act 1999

Australian Standard 2303-2018, Tree stock for landscape use

Australian Standard 4373-2007, Pruning of amenity trees

Australian Standard 4419-2018, Soils for landscaping and garden use

Australian Standard 4454-2012, Composts, soil conditioners and mulches

Australian Standard 4970-2009, Protection of trees on development sites

Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2011

One Million Trees Program Policy

Sch 6.2.2 Planning Scheme Policy 2 - Landscape Design

Council Policy - Tree Management on Council Controlled Land

Corporate Procedure - Tree Management on Council Controlled Land

Memorandum of Understanding on Vegetation Management Near Powerlines between Energex and

Scenic Rim Regional Council

Parks & Amenities Strategy

Standard Drawings - Parks - Specimen Park/Street Tree Planting

Standard Drawings - Roads - Public Utilities - Typical Service Conduit Sections (contains street tree alignment)

Application for Tree Work/Removal on Council Managed Land

Recognised Tree Risk Assessment Systems/Processes

Quantified Tree Risk Assessment (QTRA)

Tree Risk Assessment Qualification (TRAQ)

Visual Tree Assessment (VTA)

References

Ellison, M.J., 2005. Quantified tree risk assessment used in the management of amenity trees. *Journal of Arboriculture*, 31(2), pp.57-65.

Perry, T.O., 1982. The ecology of tree roots and the practical significance thereof. *Journal of*

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National Joint Utilities Group (NJUG), 2007. NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. *NJUG Publication*, Vol 4, Issue 2:16/11/2007.

The cost of lopping - Information for tree keepers - Queensland Arboricultural Association Inc. Publication.

Minimum Requirements for an Arborist Report - Queensland Arboricultural Association Inc. Publication.

Minimum Industry Standards (MIS) - Arboriculture Australia

Australian Qualification Framework (AQF)

AQF Level	Skills and Role
2	Skilled Labourer, Tree Worker
3	Trade, Practicing Arborist
4	Supervisor/Report Writing
5	Managers/Consulting Arborist/Report Writing

7. Version Information

Version No	Date	Key Changes
1	Xx/xx/xx	

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Council Sustainability

11.5 Council Monthly Financial Report for February 2025

Executive Officer: Acting General Manager Council Sustainability

Item Author: Coordinator Financial Management

Attachments:

1. Monthly Financial Report February 2025 [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report seeks Council's endorsement of the monthly financial report for February 2025.

Recommendation

That Council receive the Monthly Financial Report for February 2025.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The monthly financial report provides information on Council's actual to budget performance. The graphical representation of key performance indicators provides key summary financial information.

Budget / Financial Implications

The budget/financial implications are reflected within Attachment 1.

Strategic Implications

Operational Plan

Theme: 3. Open and Responsive Government

Key Area of Focus: Ongoing integrity of Council’s practice and processes

Legal / Statutory Implications

Section 204 of the *Local Government Regulation 2012* requires the Chief Executive Officer to present a financial report to Council on a monthly basis.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR47 Inadequate or lack of an appropriate Financial Management Framework (including systems, policies, procedures and controls) in place to adequately minimise risk of fraudulent action and to maximise financial sustainability.

Risk Summary

Category	Explanation
Financial/Economic Inaccurate or untimely management reporting	Actual performance is reported against budget on a monthly basis to the Executive Team and Council.
Financial/Economic Failure to develop and implement procedures to manage cash and investments	A Monthly investment report is provided to the Executive Team and Council that reports actual performance against investment limits.
Financial/Economic Failure to manage outstanding debtors	A Monthly debtors report is provided to the Executive Team and Council including a chart showing total outstanding debtors and debtors greater than 90 days overdue .

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

The Executive Team and Managers have reviewed the actual to budget performance for their relevant portfolios.

Conclusion

The monthly financial report provides information on the actual to budget position at financial statement level.

Options

Option 1

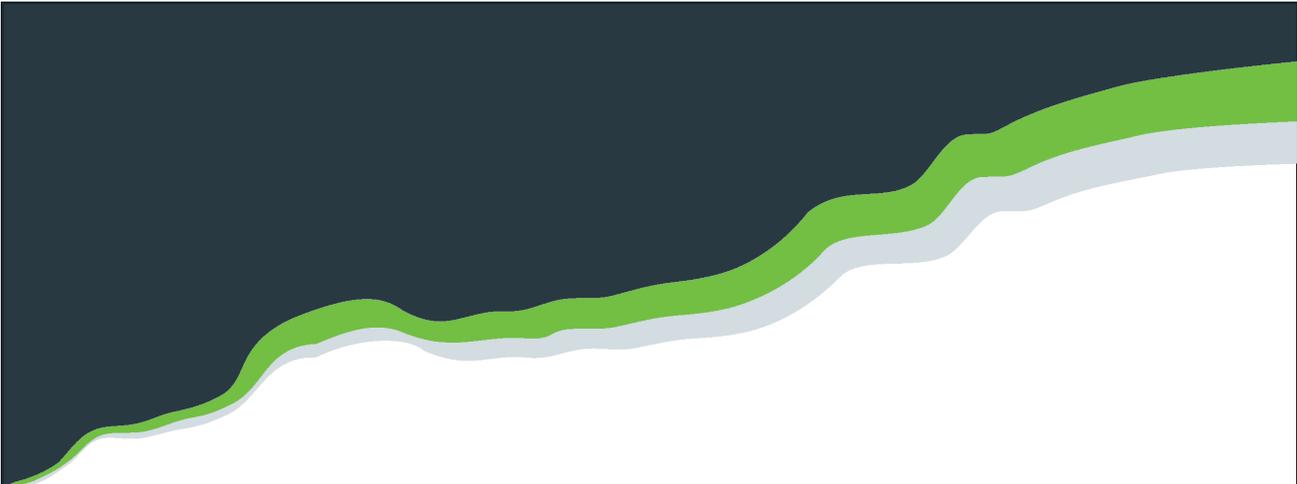
That Council receive the Monthly Financial Report for February 2025.

Option 2

That Council request further information or an amendment to Monthly Financial Report for February 2025.

Option 3

That Council not accept the Monthly Financial Report for February 2025.



FINANCIAL PERFORMANCE AND POSITION
PROGRESS REPORT
FEBRUARY 2025



Executive Summary

Summary of the February 2025 Monthly Financial Report:

Net operating surplus / deficit: **\$3.926 million 14% higher than budgeted expectations**

- Operating revenue \$2.125 million higher than budgeted expectations.
- Operating expenditure \$1.801 million lower than budgeted expectations.

Operating revenue: **\$2.125 million 2.2% higher than budgeted expectations**

- Fees and charges are \$1.441 million 25% higher than budgeted expectations due largely to higher fees for plumbing certification \$0.557 million, development assessment \$0.234 million, building certification \$0.130 million and refuse tipping \$0.228 million.
- Other revenue is \$0.519 million higher than anticipated due to increased revenue from Logan City Council waste charges \$0.107 million and workers compensation refunds of \$0.281 million.

Operating expenditure: **\$1.801 million 2.6% lower than budgeted expectations**

- Employee expenses are \$0.441 million 1.5% lower than budgeted expectations largely due to staff vacancies.
- Materials and services are \$1.318 million 4.9% lower than forecast due largely to timing with expenditure for maintenance and operations and other materials and services. Fleet internal plant hire recoveries are lower than anticipated. Refer to Note 4 (Page 6 of 11) for more detail.

Capital expenditure: **\$15.883 million 27% lower than budgeted expectations**

- Largely due to timing with capital expenditure on grant funded programs \$5.471 million, Fleet Management \$3.743 million, Reseals \$1.979 million and Town Master Planning \$2.279 million.
- Refer to Note 5 (Page 7 of 11) for more detail.

Capital revenue: **\$3.898 million 16% lower than budgeted expectations**

- Capital grant revenue is \$5.394 million lower than anticipated largely due to timing with the receipt of disaster recovery funding.
- Revenue from Infrastructure Charges is \$1.496 million higher than anticipated.
- Refer to Note 7 (Page 8 of 11) for more detail.

Statement of financial position

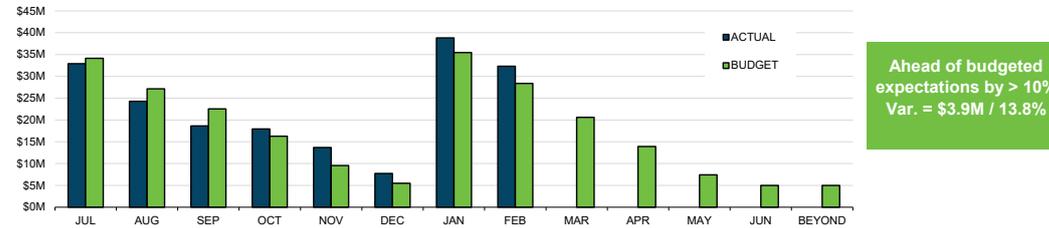
- Cash and investments: \$17.237 million higher than budgeted expectations largely due to higher than anticipated operating surplus, lower capital expenditure, lower capital revenue and movements in receivables and payables.
- Other Current Liabilities: \$2.091 million higher than budget due largely to timing with payment of the Queensland Emergency Management Levy.

Financial performance and position

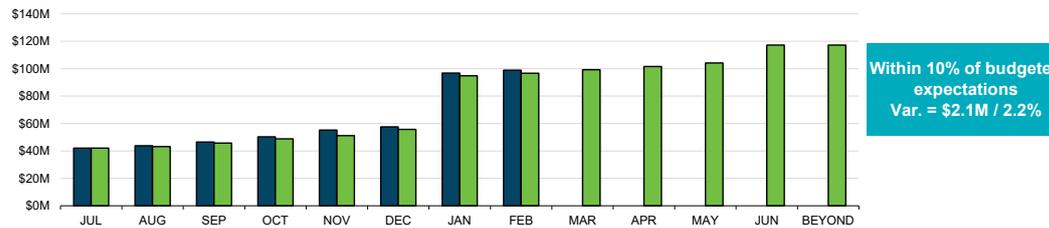


1. KEY PERFORMANCE INDICATORS

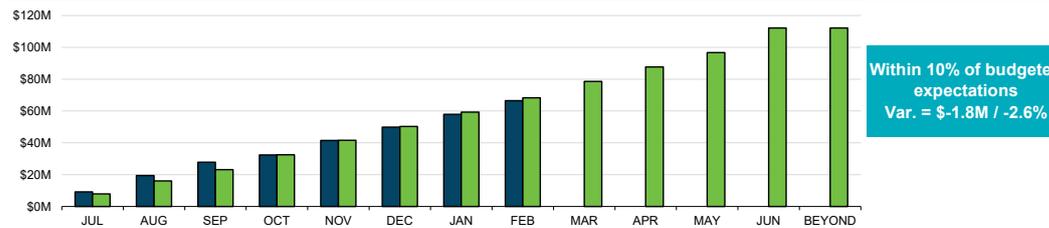
Net operating surplus / (deficit)



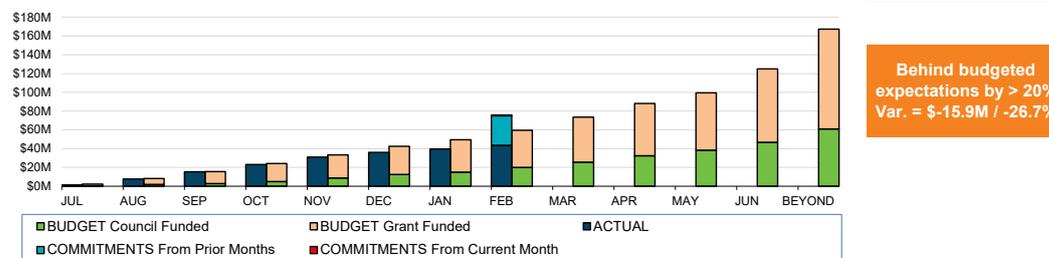
Operating revenue



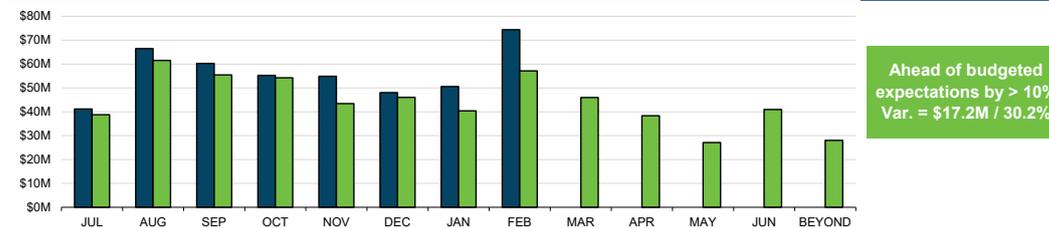
Operating expenditure



Capital expenditure



Cash



Legend:



Financial performance and position



2. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the Period Ending 28-Feb-2025

		Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating revenue						
Rates and utility charges	Note 1	\$73,706	\$73,566	\$73,466	\$73,440	(\$26)
Discounts and pensioner remissions		(\$2,117)	(\$2,117)	(\$2,117)	(\$2,106)	\$11
Fees and charges	Note 2	\$8,106	\$9,830	\$5,831	\$7,273	\$1,441
Interest received		\$3,853	\$4,093	\$2,782	\$2,850	\$69
Recoverable works		\$6,079	\$6,754	\$3,570	\$3,750	\$180
Grants, subsidies, contributions and donations		\$6,328	\$16,521	\$9,435	\$9,367	(\$68)
Share of profit from associates		\$2,721	\$2,721	\$0	\$0	\$0
Other revenues	Note 3	\$5,167	\$5,839	\$3,707	\$4,226	\$519
Total Operating revenue		\$103,842	\$117,207	\$96,674	\$98,799	\$2,125
Operating expenditure						
Employee expenses		\$48,344	\$46,770	\$29,400	\$28,959	\$441
Employee expenses allocated to capital		(\$7,501)	(\$5,684)	(\$3,544)	(\$3,524)	(\$20)
Net operating employee expenses		\$40,843	\$41,086	\$25,856	\$25,435	\$421
Materials and services	Note 4	\$40,054	\$47,768	\$27,024	\$25,706	\$1,318
Finance costs		\$1,230	\$1,230	\$664	\$658	\$5
Depreciation and amortisation		\$21,305	\$22,130	\$14,733	\$14,676	\$57
Total Operating expenditure		\$103,431	\$112,213	\$68,276	\$66,475	\$1,801
NET OPERATING SURPLUS / (DEFICIT)		\$411	\$4,993	\$28,398	\$32,324	\$3,926
Capital revenue						
Capital grants and subsidies		\$7,044	\$101,697	\$23,323	\$17,928	(\$5,394)
Infrastructure charges		\$2,535	\$3,000	\$1,755	\$3,251	\$1,496
Total capital revenue		\$9,579	\$104,697	\$25,078	\$21,179	(\$3,898)
NET SURPLUS / (DEFICIT)		\$9,990	\$109,690	\$53,475	\$53,503	\$27

Financial performance and position



3. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION					
As at 28-Feb-2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Current assets					
Cash and Investments	\$28,908	\$28,022	\$57,125	\$74,362	\$17,237
Receivables	\$8,100	\$12,100	\$15,776	\$15,382	(\$394)
Inventories	\$900	\$900	\$1,082	\$1,155	\$73
Other Current Assets	\$1,000	\$1,000	\$0	\$0	\$0
Total current assets	\$38,908	\$42,022	\$73,983	\$90,899	\$16,916
Non-current assets					
Receivables	\$14,676	\$14,676	\$14,676	\$14,676	\$0
Other Financial Assets	\$41,734	\$41,994	\$39,794	\$39,685	(\$109)
Property, Plant and Equipment and Intangibles	\$1,209,116	\$1,273,905	\$1,159,940	\$1,143,948	(\$15,992)
Total non-current assets	\$1,265,526	\$1,330,575	\$1,214,410	\$1,198,309	(\$16,101)
TOTAL ASSETS	\$1,304,434	\$1,372,597	\$1,288,392	\$1,289,208	\$816
Current liability					
Trade and Other Payables	\$7,000	\$11,000	\$5,000	\$3,911	\$1,089
Borrowings	\$2,465	\$2,465	\$0	\$0	\$0
Provisions	\$10,400	\$10,400	\$11,220	\$10,939	\$281
Other Current Liabilities	\$1,570	\$1,507	\$37	\$2,128	(\$2,091)
Total current liability	\$21,435	\$25,372	\$16,257	\$16,978	\$721
Non-current liability					
Borrowings	\$36,847	\$36,863	\$41,318	\$41,334	(\$16)
Provisions	\$4,219	\$4,219	\$2,712	\$2,712	\$0
Other Non-Current Liabilities	\$1,371	\$1,395	\$2,902	\$2,902	\$0
Total non-current liability	\$42,437	\$42,477	\$46,932	\$46,948	\$16
TOTAL LIABILITIES	\$63,872	\$67,849	\$63,189	\$63,926	\$737
NET ASSETS	\$1,240,562	\$1,304,748	\$1,225,203	\$1,225,282	\$79

Financial performance and position 

4. NOTES TO FINANCIAL STATEMENTS

NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS
For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Rates and utility charges					
General Rates	\$51,364	\$51,164	\$51,064	\$50,859	(\$205)
Separate Charge Community Infrastructure	\$12,031	\$12,091	\$12,091	\$12,160	\$69
Waste Disposal Charge	\$675	\$675	\$675	\$670	(\$4)
Waste Collection Charge	\$9,636	\$9,636	\$9,636	\$9,751	\$115
Total rates and utility charges	\$73,706	\$73,566	\$73,466	\$73,440	(\$26)

NOTE 2 - FEES AND CHARGES ANALYSIS
For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Fees and charges					
Development Assessment	\$1,437	\$2,037	\$1,316	\$1,549	\$234
Plumbing Certification	\$1,467	\$2,107	\$884	\$1,441	\$557
Building Certification	\$444	\$444	\$230	\$360	\$130
Other Building and Property Related Revenue	\$968	\$1,347	\$899	\$979	\$80
Refuse Tipping Fees	\$1,812	\$1,812	\$1,069	\$1,297	\$228
Animal Management Licences	\$266	\$266	\$224	\$263	\$39
Food Licences	\$216	\$216	\$184	\$211	\$27
Cemetery Fees	\$437	\$437	\$291	\$278	(\$13)
Moogerah Caravan Park Fees	\$894	\$974	\$623	\$707	\$85
Other Fees and Charges	\$165	\$191	\$112	\$187	\$75
Total fees and charges	\$8,106	\$9,830	\$5,831	\$7,273	\$1,441

NOTE 3 - OTHER REVENUES ANALYSIS
For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Other revenues					
Logan City Council Waste Charges	\$3,065	\$3,065	\$1,788	\$1,894	\$107
Tax Equivalents - Urban Utilities	\$894	\$994	\$622	\$705	\$84
Other	\$1,208	\$1,780	\$1,298	\$1,626	\$328
Total other revenues	\$5,167	\$5,839	\$3,707	\$4,226	\$519

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS CONTINUED

NOTE 4 - MATERIALS AND SERVICES ANALYSIS For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Subscriptions	\$399	\$467	\$360	\$328	(\$31)
IT Systems Maintenance	\$3,073	\$3,148	\$2,157	\$2,205	\$49
Office Expenditure	\$707	\$773	\$505	\$431	(\$74)
Recoverable Works	\$3,087	\$3,488	\$1,638	\$1,891	\$253
Disaster Event Emergent Works & CDO	\$0	\$345	\$295	\$691	\$396
Fleet IPH Recoveries	(\$12,359)	(\$12,217)	(\$8,239)	(\$7,401)	\$838
Grants	\$470	\$496	\$377	\$333	(\$44)
Legal Expenses	\$1,636	\$2,696	\$1,882	\$1,830	(\$53)
Waste Collection Contract	\$3,091	\$3,091	\$1,783	\$1,617	(\$166)
Insurance	\$713	\$774	\$758	\$797	\$39
Economic Development	\$1,434	\$1,518	\$679	\$375	(\$304)
Maintenance and Operations	\$25,215	\$25,833	\$15,510	\$14,239	(\$1,271)
721600 - Road Maintenance	\$4,956	\$4,956	\$3,106	\$2,922	(\$184)
721601 - Bridge Maintenance	\$520	\$351	\$210	\$99	(\$111)
721611 - Urban Approaches and Town Centres Maintenance	\$510	\$510	\$324	\$558	\$235
721612 - Road Furniture Projects	\$130	\$130	\$86	\$11	(\$75)
721613 - Resheeting	\$1,692	\$1,692	\$1,127	\$159	(\$969)
721614 - Shoulder Resheeting	\$570	\$570	\$380	\$182	(\$198)
729283 - Weed Treatment Council Roadsides	\$9	\$9	\$8	\$6	(\$3)
729316 - Road Corridor Management	\$67	\$67	\$44	\$2	(\$42)
EXP20112-M&O-Parks,Gardens,Cemeteries	\$2,272	\$2,344	\$1,532	\$1,561	\$29
EXP20113-M&O-Fleet	\$4,004	\$4,063	\$2,825	\$2,833	\$7
EXP20114-M&O-Waste Disposal	\$4,189	\$4,845	\$1,898	\$2,141	\$243
EXP20125-M&O-Facility Operations	\$4,693	\$4,838	\$3,052	\$2,906	(\$145)
EXP20126-M&O-Facility Maintenance	\$1,430	\$1,412	\$886	\$814	(\$72)
EXP20127-M&O-Facility Maintenance Scheduled	\$174	\$46	\$31	\$45	\$15
Transfer Station Operations	\$901	\$1,061	\$695	\$714	\$19
Grant Funded Expenditure	\$834	\$3,302	\$755	\$924	\$169
Other Material and Services	\$10,855	\$12,995	\$7,868	\$6,732	(\$1,136)
721150 - SRRC Planning Scheme	\$200	\$200	\$120	\$23	(\$97)
723002 - The Centre Operating Expenses	\$144	\$144	\$89	\$57	(\$32)
729200 - Internal Charge - Vehicle Allocation	\$2,178	\$2,274	\$1,510	\$1,362	(\$147)
723010 - Vonda Youngman Community Centre Operations	\$67	\$73	\$50	\$20	(\$30)
729103 - Surveying Expenses	\$98	\$98	\$55	\$12	(\$43)
729157 - Contractor/Agency Staff	\$85	\$383	\$323	\$725	\$402
729240 - Asset Management	\$0	\$102	\$102	\$193	\$91
729260 - Health and Wellbeing Program	\$169	\$205	\$107	\$70	(\$37)
729264 - Flood Modelling	\$100	\$163	\$45	\$4	(\$42)
729277 - Engagement Opportunities	\$0	\$73	\$73	\$25	(\$48)
729297 - Vibrant and Active Towns and Villages Project	\$352	\$378	\$255	\$110	(\$146)
729330 - Recyclables Cartage to MRF Contract	\$430	\$421	\$256	\$195	(\$61)
729357 - Regional Partnership Projects	\$52	\$72	\$51	\$21	(\$30)
729383 - Business Case Development	\$54	\$54	\$32	\$0	(\$32)
729445 - Waste Trials & Investigations	\$70	\$70	\$45	\$0	(\$45)
729457 - Enter and clear - Performance of Works	\$66	\$66	\$44	\$0	(\$44)
729473 - Expenditure Subject to Insurance Claims	\$0	\$0	\$0	\$96	\$96
729479 - Special Levy Main St Shopping Common Property	\$93	\$93	\$93	\$0	(\$93)
729480 - Waste Asset Development and Management EOI	\$375	\$255	\$155	\$63	(\$92)
729503 - Stormwater Detention Basin Maintenance	\$165	\$253	\$163	\$0	(\$163)
729539 - Service Planning - Stage 2	\$70	\$70	\$70	\$0	(\$70)
729542 - ICT Security Enhancements	\$162	\$162	\$162	\$0	(\$162)
729543 - TechnologyOne Modernisation Phase 1	\$300	\$200	\$200	\$0	(\$200)
729544 - ICT Strategic Business Plan	\$30	\$266	\$60	\$0	(\$60)
729991 - Refund of Overpayment	\$0	\$0	\$0	\$65	\$65
729999 - Sundry / Miscellaneous / Other Expenditure	\$55	\$55	\$17	\$24	\$7
Miscellaneous	\$5,540	\$6,866	\$3,792	\$3,665	(\$127)
Total materials and services	\$40,054	\$47,768	\$27,024	\$25,706	(\$1,318)

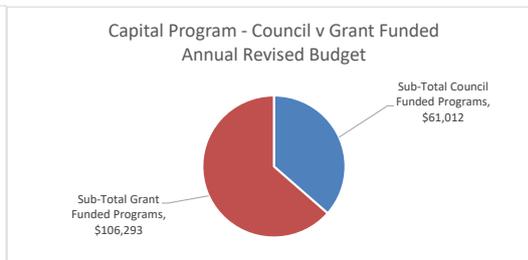
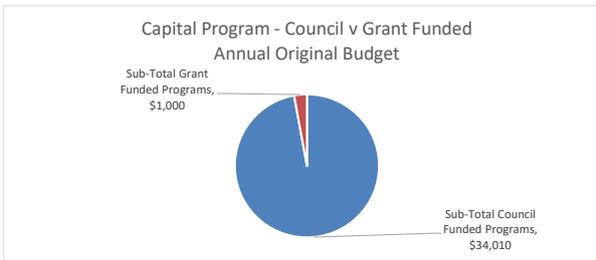
Financial performance and position



5. CAPITAL EXPENDITURE

For the Period Ending 28-Feb-2025

	Commitments \$000	Annual	Annual	YTD	YTD	YTD	Beyond June 2025 Revised Budget \$000
		Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000	
Council Wide Transactions	\$0	\$0	\$4,507	\$0	\$0	\$0	\$4,507
Library Services	\$89	\$257	\$283	\$203	\$140	(\$63)	\$0
Cultural Services	\$60	\$112	\$239	\$127	\$71	(\$56)	\$0
Facilities Maintenance	\$598	\$1,884	\$3,914	\$959	\$776	(\$183)	\$0
Parks and Landscape Maintenance	\$15	\$620	\$1,103	\$380	\$57	(\$323)	\$0
Waste Services	\$0	\$35	\$58	\$23	\$0	(\$23)	\$0
Waste Landfill - Central	\$316	\$842	\$2,591	\$1,179	\$292	(\$887)	\$0
Property Management	\$40	\$392	\$1,518	\$1,172	\$661	(\$511)	\$0
Design and Survey	\$17	\$468	\$468	\$53	\$0	(\$53)	\$0
Waste Transfer Stations	\$9	\$358	\$616	\$25	\$0	(\$25)	\$0
Town Master Planning	\$3,799	\$2,238	\$10,153	\$4,567	\$2,288	(\$2,279)	\$2,740
Road Maintenance	\$13	\$0	\$514	\$194	\$115	(\$79)	\$0
Capital Works	\$852	\$12,340	\$12,483	\$1,102	\$769	(\$333)	\$5,876
Structures and Drainage	\$101	\$2,605	\$4,406	\$1,335	\$1,460	\$125	\$0
Fleet Management	\$2,687	\$6,385	\$11,712	\$4,861	\$1,117	(\$3,743)	\$1,060
Facilities Management	\$0	\$0	\$14	\$0	\$0	\$0	\$0
Reseals	\$102	\$5,475	\$6,431	\$3,919	\$1,940	(\$1,979)	\$0
Sub-Total Council Funded Programs	\$8,698	\$34,010	\$61,012	\$20,099	\$9,687	(\$10,412)	\$14,184
Grant Funded Programs							
Grant-Disaster Recovery Funding Arrangements (DRFA)	\$15	\$1,000	\$2,165	\$386	\$354	(\$33)	\$0
Declared Event - Southern Qld Severe Weather 20-31 Mar 2022	\$1,047	\$0	\$1,659	\$1,659	\$1,373	(\$287)	\$0
Declared Event - November 2021	\$762	\$0	\$577	\$402	\$16	(\$386)	\$0
REPA - SEQ Rainfall and Flooding, 22-28 Feb 2022	\$6,498	\$0	\$20,564	\$13,419	\$10,318	(\$3,102)	\$1,300
REPA - 13 May 2022 Heavy Rainfall Event	\$1,925	\$0	\$9,974	\$7,084	\$6,964	(\$120)	\$1,571
QRA Community and Recreational Assets Rec and Res Prog	\$591	\$0	\$4,367	\$697	\$506	(\$191)	\$0
Declared Event - Sth Qld Severe Storms 24 Dec 23 to 3 Jan 2024	\$0	\$0	\$6,947	\$232	\$162	(\$70)	\$4,780
Declared Event - Tropical Cyclone Kirrily 25 Jan - 26 Feb 24	\$884	\$0	\$17,885	\$1,272	\$1,223	(\$49)	\$7,000
Declared Event-Scenic Rim Storms and Rainfall, 10 Nov 2022	\$6	\$0	\$6,000	\$0	\$1	\$1	\$6,000
Grant Funded-Australian Cricket Infrastructure Fund	\$0	\$0	\$40	\$40	\$0	(\$40)	\$0
Grant Funded-Beaudesert Town Centre Redevelopment	\$113	\$0	\$3,025	\$3,025	\$3,033	\$8	\$0
Grant Funded-Bridge Renewal Program	\$8,721	\$0	\$12,111	\$4,283	\$2,503	(\$1,780)	\$2,783
Grant Funded-Black Spot Program	\$296	\$0	\$1,211	\$115	\$84	(\$30)	\$0
Grant Funded-Emergency Response Fund	\$367	\$0	\$3,382	\$250	\$165	(\$85)	\$0
Grant Funded-Growing Regions Program	\$18	\$0	\$74	\$54	\$50	(\$3)	\$0
Grant Funded-Heritage Disaster Recovery Grant Program	\$0	\$0	\$2	\$0	\$0	\$0	\$0
Grant Funded-Local Govt Grants and Subsidies Program	\$931	\$0	\$1,593	\$1,050	\$1,509	\$459	\$0
Grant Funded-Local Roads and Community Infrastructure Program	\$324	\$0	\$5,733	\$4,442	\$4,500	\$58	\$0
Grant Funded-Minor Infrastructure and Inclusive Facilities Program	\$284	\$0	\$359	\$200	\$0	(\$200)	\$0
Grant Funded-Qld Bushfires Local Economic Recovery (LER)	\$321	\$0	\$314	\$16	\$8	(\$7)	\$0
Grant Funded-Flexible Funding Grant	\$0	\$0	\$0	\$0	\$4	\$4	\$0
Grant Funded-SEQ Community Stimulus Program 2021-2024	\$210	\$0	\$661	\$661	\$1,032	\$371	\$0
Grant Funded-SEQ Community Stimulus Program 2024-2027	\$170	\$0	\$4,750	\$0	\$10	\$10	\$4,750
SEQ Liveability Fund CDLF0009	\$0	\$0	\$2,760	\$0	\$0	\$0	\$0
Grant Funded-School Transport Infrastructure Program	\$0	\$0	\$139	\$139	\$139	(\$0)	\$0
Sub-Total Grant Funded Programs	\$23,482	\$1,000	\$106,293	\$39,426	\$33,955	(\$5,471)	\$28,185
Total capital expenditure	\$32,180	\$35,010	\$167,304	\$59,525	\$43,641	(\$15,883)	\$42,368



Financial performance and position



6. PROCEEDS FROM ASSET SALES

For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2025 Revised Budget \$000
Property Management	\$6,515	\$15,802	\$7,112	\$8,407	\$1,295	\$2,950
Fleet Management	\$1,126	\$2,561	\$1,304	\$381	(\$922)	\$219
Total proceeds from asset sales	\$7,641	\$18,363	\$8,416	\$8,788	\$373	\$3,169

7. CAPITAL REVENUE - CAPITAL GRANTS, SUBSIDIES, CONTRIBUTIONS AND DONATIONS

For the Period Ending 28-Feb-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
621003 - State Library Grant	\$211	\$211	\$105	\$101	(\$5)
621005 - Transport Infrastructure Development Scheme (TIDS)	\$744	\$744	\$0	\$62	\$62
621006 - Roads to Recovery	\$1,089	\$1,089	\$0	\$0	\$0
621032 - Grant-Blackspot Funding	\$0	\$661	\$0	\$8	\$8
621038 - Bridge Renewal Program	\$0	\$9,150	\$1,647	\$2,644	\$997
621041 - Building Better Regions Grant Funding	\$0	\$3,102	\$2,873	\$2,873	\$0
621044 - Building Our Regions	\$0	\$950	\$0	\$750	\$750
621049 - Local Roads and Community Infrastructure Program Funding	\$0	\$3,158	\$0	\$0	\$0
621055 - Heavy Vehicle Safety and Productivity Program (HVSPP)	\$5,000	\$5,000	\$0	\$0	\$0
621058 - Grant-2021-2024 SEQ Community Stimulus Program	\$0	\$1,995	\$1,596	\$1,596	\$0
621059 - DRFA - REPA Southern Qld Severe Weather, 20-31 March 2021	\$0	\$3,829	\$130	\$130	\$0
621061 - DRFA - REPA Subsidy November 2021	\$0	\$872	\$0	\$11	\$11
621063 - DRFA - REPA SEQ Rainfall and Flooding, 22-28 February 2022	\$0	\$23,940	\$16,853	\$8,226	(\$8,627)
621064 - DRFA - REPA Southern Qld Flooding Event, 6-20 May 2022	\$0	\$13,563	\$5,143	\$3,945	(\$1,198)
621065 - LGGSP-Safety Upgrades on Tarome Road	\$0	\$842	\$0	\$0	\$0
621066 - STIP - School Transport Infrastructure Program	\$0	\$41	\$0	\$0	\$0
621071 - ERF-Emergency Response Fund	\$0	\$2,202	\$9	\$0	(\$9)
621072 - CRARRP-Community and Recreational Asset Recovery and Res	\$0	\$3,606	\$0	\$0	\$0
621073 - QFFFGR1-Flexible Funding Grant	\$0	\$9	\$9	\$5	(\$4)
621074 - ACIF-Australian Cricket Infrastructure Fund	\$0	\$4	\$4	\$0	(\$4)
621075 - DRFA - REPA Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	\$0	\$7,169	\$786	\$2,367	\$1,581
621076 - Minor Infrastructure and Inclusive Facilities Funding MIIFF	\$0	\$125	\$0	\$0	\$0
621078 - QRA FWIN Projects & Technical Resource for Non-Bureau asset	\$0	\$235	\$90	\$90	\$0
621079 - SEQ Liveability Fund - City Deal allocation CDLF0009	\$0	\$2,760	\$0	\$828	\$828
621080 - DRFA - IRW - Tropical Cyclone Kirrily 25 Jan 24 to 26 Feb 24	\$0	\$65	\$65	\$65	\$0
621081 - DRFA - REPA - Tropical Cyclone Kirrily 25 Jan 24 to 26 Feb 24	\$0	\$17,820	\$4,974	\$5,019	\$45
621082 - Grant-2024-2027 SEQ Community Stimulus Program	\$0	\$6,850	\$3,425	\$3,425	\$0
621083 - DRFA - REPA - Nov 2024 Storms and Rainfall	\$0	\$6,000	\$0	\$0	\$0
621098 - Capital Grants AASB1058 Accrual Adjustment	\$0	(\$14,388)	(\$14,388)	(\$14,388)	\$0
621099 - Other Capital Grants and Subsidies	\$0	\$93	\$0	\$93	\$93
621101 - Infrastructure Charges	\$2,535	\$3,000	\$1,755	\$3,251	\$1,496
621104 - Contributions Tied to Specific Projects	\$0	\$0	\$0	\$15	\$15
621107 - Road Maintenance Levy - Sandy Creek Road	\$0	\$0	\$0	\$63	\$63
Total Capital Revenue - Capital Grants, Subsidies, Contributions And	\$9,579	\$104,697	\$25,078	\$21,179	(\$3,898)

Financial performance and position



8. INVESTMENTS

INVESTMENTS

As at 28-Feb-2025

INVESTMENTS HELD BY COUNCIL

Financial Institution	Type	Principal \$'000	Interest Rate	Maturity Date	Days to Maturity	S&P Short Term Rating
Queensland Treasury Corporation	On Call	\$56,891	4.87%	28/02/2025	0	A1+
Bendigo & Adelaide Bank - Canungra	Term Depo	\$1,000	5.07%	2/06/2025	94	A2
Bendigo & Adelaide Bank - Kalbar	Term Depo	\$1,000	4.75%	11/08/2025	164	A2
Bendigo & Adelaide Bank - Beaudesert	Term Depo	\$1,000	5.05%	1/05/2025	62	A2
Suncorp Metway Limited-Corporate	Term Depo	\$3,000	5.10%	7/07/2025	129	A1
Suncorp Metway Limited-Corporate	Term Depo	\$5,000	5.14%	2/06/2025	94	A1
Suncorp Metway Limited-Corporate	Term Depo	\$5,000	5.08%	10/04/2025	41	A1
National Australia Bank- Corporate	Term Depo	\$3,000	5.00%	28/04/2025	59	A1+
Amp Bank - Corporate	Term Depo	\$2,000	5.20%	18/06/2025	110	A2
Judo Bank - Corporate	Term Depo	\$2,000	5.15%	20/05/2025	81	A2

Total investments		\$79,891				
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Cash in bank accounts	On Call	\$542	4.10%	28/02/2025	0	A1+
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Total cash		\$542				
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TOTAL CASH AND INVESTMENTS		\$80,433	Varies from Statement of Financial Position due to cash in Trust and reconciling items.			
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INVESTMENT INTEREST RATE PERFORMANCE

Weighted Average Interest Rate	4.93%
Target Interest Rate (RBA cash rate)	4.10%
Investment Policy Adhered to?	Yes

ESTIMATE OF RESTRICTED CASH

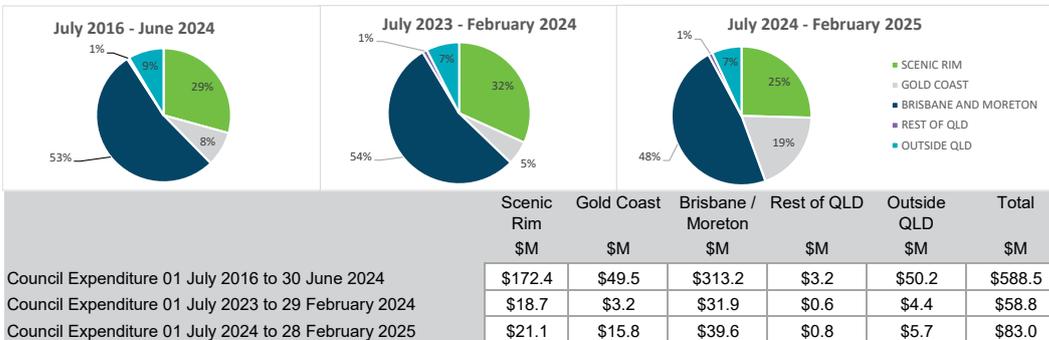
EXTERNAL RESTRICTIONS	\$'000
Loan draw down but not yet expended	\$8,049
Operating grant funding received but not yet expended	\$4,586
Capital grant funding received but not yet expended	\$0
Domestic waste levy refund received in advance	\$2,902
Infrastructure charges received in prior years not expended	\$7,449
Cash held in trust account	\$5,998
Total estimated restricted cash	\$28,983

Financial performance and position



9. ADDITIONAL INFORMATION

COUNCIL EXPENDITURE BY LOCATION

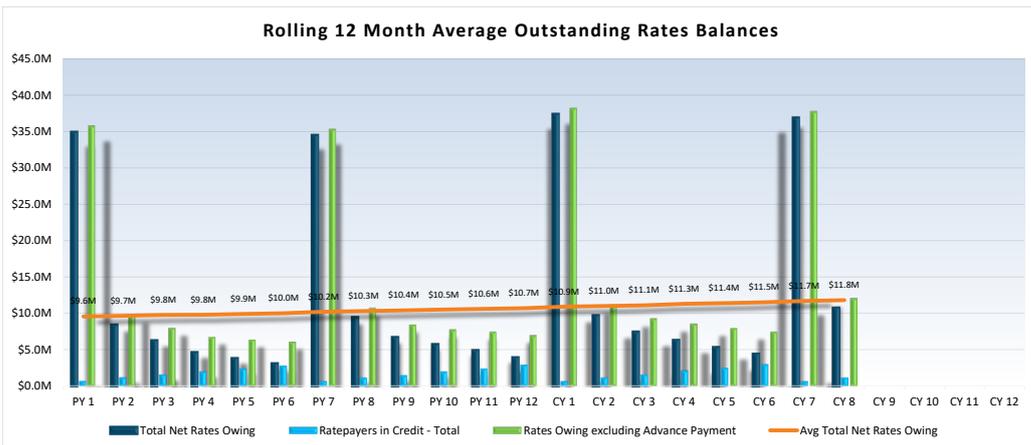


HARDSHIP APPLICATIONS

	Financial	Drought	Bushfires	Flood
2023-2024 Applications Approved	3	0	0	0
2024-2025 Current Month	3	0	0	0
Applications Sent (excludes direct download from website)	0	0	0	0
Applications Received	1	0	0	0
Applications Approved	0	0	0	0
Applications Currently Under Review	0	0	0	0
Applications Ineligible / Withdrawn	0	0	0	0

10. DEBTORS

OUTSTANDING RATES DEBTORS



Financial performance and position



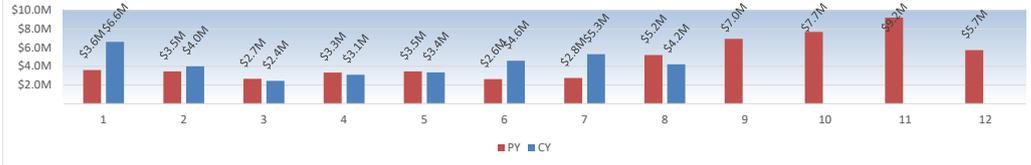
OUTSTANDING RATES DEBTORS CONTINUED



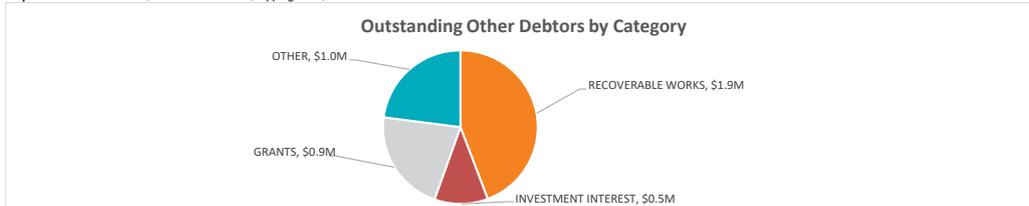
Outstanding Rates Debtors by Category

	As at 28-Feb-2025		As at 29-Feb-2024	
	Total Levy \$'000	Current Levy \$'000	Total Levy \$'000	Current Levy \$'000
Fire Levy	\$566	\$336	\$513	\$338
Waste Collection	\$1,338	\$839	\$1,111	\$747
General Rates	\$8,238	\$5,133	\$7,478	\$5,092
Planning - Infrastructure Charges	\$0	\$0	\$40	\$0
Rural Fire	\$49	\$30	\$43	\$28
Community Infrastructure Levy	\$1,831	\$1,146	\$1,536	\$1,040
Waste Disposal Levy	\$112	\$67	\$97	\$61
Total rates debtors outstanding	\$12,133	\$7,551	\$10,817	\$7,308

OUTSTANDING OTHER DEBTORS



Example: Recoverable Works, Interest Receivable, Tipping Fees, etc.



12 Confidential Matters**12.1 Consideration for the purchase of land for future strategic purposes
[Closed s.254J(3)(g)]**

Executive Officer: Manager Capital Works and Asset Management / Acting General
Manager Asset and Environmental Sustaina

Item Author: Senior Property Officer

This report is **CONFIDENTIAL** in accordance with Section 254J(3)(g) of the *Local Government Regulation 2012*, which permits the meeting to be closed to the public for business relating to the following:

- (g) negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.