

Agenda – Late Items

Ordinary Meeting

Wednesday, 24 July 2024

Time: 9.00 am
Location: Council Chambers
82 Brisbane Street
BEAUDESERT QLD 4285

Scenic Rim Regional Council

Ordinary Meeting

Wednesday, 24 July 2024

Agenda – Late Items

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11 Consideration of Business of Meeting


Additional Items

11.14 2024 Australian Local Government Women's Association Queensland State Conference

Executive Officer: Chief Executive Officer

Item Author: Executive and Councillor Support Officer

Attachments:

1. ALGWA Qld State Conference 2024 - Preliminary Agenda and Registration [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The 2024 Australian Local Government Women's Association (ALGWA) Queensland State Conference will be held in Brisbane on 26 and 27 August 2024.

Recommendation

That:

1. Council note that the 2024 Australian Local Government Women's Association Queensland State Conference will be held in Brisbane on 26 and 27 August 2024; and
2. Council endorse attendance by Cr Amanda Hay and Cr Kerri Cryer; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$989.00 (GST inclusive).

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The 2024 ALGWA Queensland State Conference will be held in Brisbane on 26 and 27 August 2024.

The conference has been planned for emerging and established public service leaders including elected officials and officers within the local government sector.

The theme of the conference this year is "*Learn today, lead tomorrow*" and is designed to give delegates the inspiration and skills needed to recognise the potential in themselves, their workforce and the community they represent as we travel through extraordinary times.

A copy of the conference program is attached for reference.

Budget / Financial Implications

Expenses of this kind are funded through the Mayor and Councillor Expenses - Ordinary Business provision in Council's 2024-2025 Budget.

An estimate of the expenses that would be incurred is provided below:

Estimated Expenses Per Person (GST inclusive)	
ALGWA Non-Member Full Registration	\$750.00
Accommodation - one night	\$239.00
TOTAL	\$989.00

Strategic Implications

Operational Plan

Theme: 2. Sustainable and Prosperous Economy

Key Area of Focus: Strengthened relationships with other levels of government and statutory organisations to secure their commitment to a shared community vision

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:

SR54 Ineffectively managing the political and government departmental relationships/partnerships, resulting in Council not achieving its major strategic objectives.

Risk Summary

Category	Explanation
Political Opportunity to progress Council's interests	Attending and participating in local government conferences provides the opportunity to represent Council's interests.

Human Rights Implications

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

Consultation

Cr Amanda Hay, Cr Kerri Cryer and Cr Jennifer Sanders were consulted in the preparation of this report.

Conclusion

Endorsement is sought for interested Councillors to attend the 2024 Australian Local Government Women's Association State Conference to be held in Brisbane on 26 and 27 August 2024.

OptionsOption 1

That:

1. Council note that the 2024 Australian Local Government Women's Association Queensland State Conference will be held in Brisbane on 26 and 27 August 2024; and
2. Council endorse attendance by Cr Amanda Hay and Cr Kerri Cryer; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$989.00 (GST inclusive).

Option 2

That Council not authorise any Councillors to attend the 2024 Australian Local Government Women's Association State Conference to be held in Brisbane on 26 and 27 August 2024.

ALGWA QUEENSLAND

STATE CONFERENCE 2024

LEARN TODAY, LEAD TOMORROW

20 24



26 - 27 AUGUST 2024

BRISBANE AIRPORT CONFERENCE CENTRE

2 Dryandra Road - Brisbane Airport



GENERAL INFORMATION

2024 ALGWA QLD CONFERENCE

**"THE ABILITY TO LEARN IS THE MOST IMPORTANT QUALITY A
LEADER CAN HAVE" PADMASREE WARRIOR**

CONFERENCE VENUE

Brisbane Airport Conference Centre

2 Dryandra Rd, Brisbane Airport

Phone: 07 3188 7373

Located conveniently next to the Brisbane Domestic Terminal, the venue adjoins the Pullman and Ibis Hotels. The venue overlooks the airport precinct and Moreton Bay. The conference will be held in LAX Gate 1 and 2 rooms. Morning tea and lunch will be provided each day.

REGISTRATION

The ALGWA Registration Desk will be located within the door of LAX Gate 1 and 2 rooms and will be available each morning prior to the conference.

COCKTAIL FUNCTION

Monday, 26 August 2024

5.00pm – 7.00pm

Drinks and Canapes

Venue: Skye Lounge

Dress: Smart Casual

OTHER DETAILS

Dietary Requirements: If you have any specific dietary requirements that have not been noted on your registration form, please let the registration desk know so that you can be catered for.

Name Tags: Please wear your name tag as your confirmation of registration to attend the conference and social event. If you misplace your name tag, please see staff at the registration desk.

FOR INQUIRIES

QLD ALGWA PRESIDENT: CR JO MCNALLY

EMAIL: ADMIN@ALGWAQLD.ASN.AU | PHONE: 04 08 819 983



2024 ALGWA QLD Keynote Speakers

Kim Skubris - MC and Social Media

Kim has been a broadcast news journalist for more than 25 years and left reporting full time five years ago to establish her Communications business. The mother of two boys has reported on some of Australia's most emotive and divisive stories, natural disasters and war zones, and shared yarns which have touched hearts globally. During recent years, Kim has worked closely with many local councils across Queensland and is passionate about the art of storytelling in business and assisting local government leaders to be powerful communicators. She's also a proud Ambassador for The Daniel Morcombe Foundation and Act for Kids. Kim will also be delivering a workshop on social media.

Ms Jo Stewart-Rattray - AI and Cybersecurity

Jo has over 25 years' experience in the IT field some of which were spent as CIO in the Utilities and as Group CIO in the Tourism space, and with significant experience in the Information Security arena including as CISO in the healthcare sector. She underpins her information technology and security background with her qualifications in education and management.

She specialises in consulting in risk and technology issues with a particular emphasis on governance and security in both the commercial and operational areas of businesses. Jo provides strategic advice to organisations across a number of industry sectors including banking and finance, utilities, manufacturing, tertiary education, retail, healthcare and government.

Jo has extensive board and committee experience. She has chaired a number of ISACA's international committees including the Board Audit & Risk Committee, Leadership Development and Professional Influence & Advocacy. She served as an Elected Director on ISACA's international Board of Directors for seven years and was the founder of its global women's leadership initiative, SheLeadsTech.

Mr Ian Wright - Making Decisions for Right and Good Reasons

Ian Wright is a Senior Partner in the Planning Government Infrastructure and Environment group in Colin Biggers & Paisley's Brisbane office.

Ian is a multidisciplinary lawyer holding, in addition to a Bachelor of Laws (Honours), a Bachelor of Arts (Geography and Economics) and a Masters of Urban and Regional Planning.

Ian is an expert planning, government, infrastructure and environment solicitor with extensive experience in the provision of planning, government, infrastructure and environmental law advice, the drafting of land use and infrastructure planning instruments, the drafting of State and local government statutory instruments and the conduct of planning, environmental and public law litigation.

Rene Plamenac - Strategic Innovation Empowerment

Rene is Innovation Leader at BDO Australia and has extensive experience in finance, IT and operations. A high performing innovative Leader with a passion for creating positive impactful change. Rene has over 18 years experience in the corporate industry and hands on knowledge with all aspects of business planning and management including strategic planning, financial management, stakeholder engagement and corporate governance.

FOR INQUIRIES

QLD ALGWA PRESIDENT: CR JO MCNALLY

EMAIL: ADMIN@ALGWAQLD.ASN.AU | PHONE: 0408 819 983



Preliminary Conference Schedule

Monday, 26 August 2024

8.00am	Registration Opens
9.00am	Welcome Speeches and Introductions
9.15am	Morning Session 1
10.30am	Morning Tea
11.00am	Morning Session 2
12.30pm	Lunch
1.30pm	Afternoon Session
3.00pm	Close Day 1
3.15pm	ALGWA Annual General Meeting
5.00pm	Welcome Event

Tuesday, 27 August 2024

8.00am	Registration Opens
9.00am	Morning Session 1
10.30am	Morning Tea
11.00am	Morning Session 2
12.30pm	Lunch
1.30pm	Afternoon Session
3.00pm	Conference Close

FOR INQUIRIES

QLD ALGWA PRESIDENT: CR JO MCNALLY
EMAIL: ADMIN@ALGWAQLD.ASN.AU | PHONE: 0408 819 983



Registration Details

Full registration includes the welcome function on Monday night and all conference sessions.

To register, please go to the [Localtix webpage](#) and complete the registration form.

ALGWA Member Full Registration	\$650
ALGWA Non-Member Full Registration	\$750
ALGWA Member One Day Registration	\$325
ALGWA Non-Member One Day Registration	\$375
ALGWA Member Additional Welcome Ticket	\$80
ALGWA Non-Member Additional Welcome Event Ticket	\$95

(Please note that a booking fee applies. The prices shown on the Localtix website include the booking fee.)

Terms and Conditions

A full refund will be made for cancellations received 7 days before the conference. Cancellations received after this date or non-attendance will not receive a refund.

ALGWA will accept a substitute delegate.

Disclaimer of Liability:

Although every effort is made to ensure the program is correct at the time of printing, sometimes unforeseen circumstances can result in changes to the program. ALGWA Queensland Branch apologise for any inconvenience caused by these changes and will make every effort to ensure all delegates and sponsors are made aware of these changes.

Privacy Notice:

Some information you provide on the registration form is personal information. This information is being collated for the purpose of: processing your registration; keeping you informed of upcoming events; marketing the services of ALGWA Queensland Branch to you; and enhancing and developing ALGWA Queensland Branch relationship with you. A list of all delegates including their email address will be provided to sponsors on their request. If you do not wish for your contact details to be provided, please indicate on your registration form. ALGWA will also be taking photos throughout the event for use in future promotion and media activities. If you do not wish to have your image used for this purpose, please indicated on your registration form.

FOR INQUIRIES

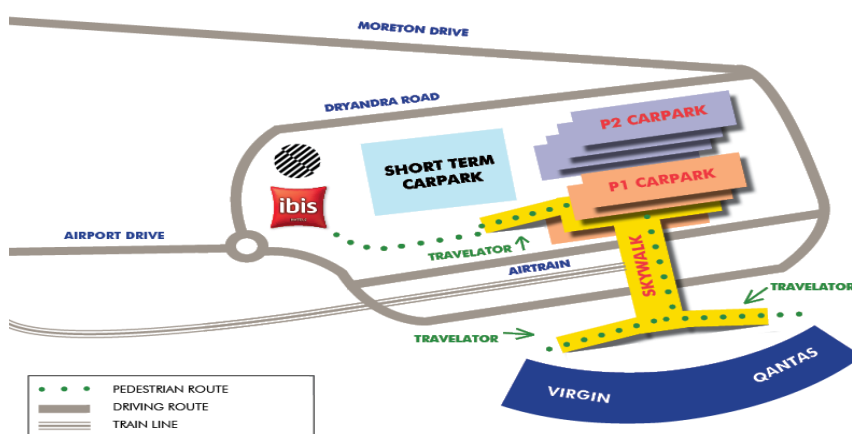
QLD ALGWA PRESIDENT : CR JO MCNALLY

EMAIL : ADMIN@ALGWAQLD.ASN.AU | PHONE: 04 08 819 983



Location

The Brisbane Airport Conference Centre, 2 Dryandra Rd, Brisbane Airport, is located a 7 minute direct walk from the Domestic Terminal. Follow the signage that reads "Hotel & Conference Centre".



Parking and Transport

Limited onsite car parking is available beneath the conference centre. Charges apply.

The Brisbane Airport domestic multi-level car-park is adjacent to the conference centre. Pricing is available on the Brisbane Airport website.

Travel on the Airtrain between the Brisbane Airport and the city in just 20 minutes.

FOR INQUIRIES

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Accommodation Options

Discounted accommodation is available at the Pullman Brisbane Airport and ibis Brisbane Airport. Please use the links provided below to book your accommodation directly with the venue.

The Brisbane Airport Conference Centre is perfectly situated between the Pullman and ibis Brisbane Airport.

Pullman Brisbane Airport

2 Dryandra Road, Brisbane Airport
Phone: 07 3188 7300
Email: H9559@accor.com

Please use the below link to access discounted accommodation:

Link: [BOOK HERE PULLMAN](#)

ibis Brisbane Airport

2 Dryandra Road, Brisbane Airport
Phone: 07 3139 8100
Email: H9546@accor.com

Please use the below link to access discounted accommodation:

Link: [BOOK HERE IBIS](#)

Our Sponsors:



FOR INQUIRIES


QLD ALGWA PRESIDENT: CR JO MCNALLY
EMAIL: ADMIN@ALGWAQLD.ASN.AU | PHONE: 04 08 819 983

11.15 Local Government Association of Queensland's 128th Annual Conference 2024

Executive Officer: Chief Executive Officer

Item Author: Executive and Councillor Support Officer

Attachments:

1. 128th LGAQ Annual Conference Program - 21-23 October 2024 [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

Registrations are now open for the Local Government Association of Queensland's 128th Annual Conference 2024 (the Conference), which will be held in Brisbane on 21-23 October 2024.

Recommendation

That:

1. Council note that the Local Government Association of Queensland's 128th Annual Conference 2024 will be held in Brisbane on 21-23 October 2024;
2. The Mayor and Deputy Mayor be nominated as Council's delegates at the Conference, and Councillors be endorsed as observers; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$2,295.00 (GST inclusive).

Previous Council Considerations / Resolutions

At the Ordinary Meeting held 22 May 2024, a schedule of Councillor Representation on Committees and Forums - 2024 to 2025 was adopted by Council.

At the Ordinary Meeting held on 18 July 2023 (Item 10.1), it was resolved that:

1. Council note the LGAQ 127th Annual Conference information; and
2. The Mayor and Deputy Mayor be nominated as Council's delegates at the Conference, and Councillors be endorsed as observers.

Report / Background

The theme of the Conference is "Don't Leave Local Communities Behind" with the program including the following:

- Annual General Meeting, including debate of motions;
- Council Showcases;
- Australian Local Government Association (ALGA) update;
- Gala Dinner and networking opportunities.

A copy of the Conference Program is attached for reference.

Budget / Financial Implications

Expenses of this kind are funded through the Mayor and Councillor Expenses - Ordinary Business provision in Council's 2024-2025 Budget.

An estimate of the expenses that would be incurred is provided below:

Estimated Expenses Per Person (GST inclusive)	
Early Bird Conference Registration (Mayor and Deputy Mayor do not pay as delegates) (Registration increases to \$1,650.00 post 23 September 2024)	\$1,550.00
Conference Dinner	\$195.00
Accommodation - two nights	\$550.00
TOTAL	\$2,295.00

Strategic Implications*Operational Plan*

Theme: 2. Sustainable and Prosperous Economy

Key Area of Focus: Strengthened relationships with other levels of government and statutory organisations to secure their commitment to a shared community vision

Legal / Statutory Implications

Not applicable.

RisksStrategic Risks

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

SR54 Ineffectively managing the political and government departmental relationships/partnerships, resulting in Council not achieving its major strategic objectives.

Risk Summary

Category	Explanation
Political Opportunity to progress Council's interests	Attending and participating in local government conferences provides the opportunity to represent Council's interests.

Human Rights Implications

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

Consultation

The Mayor and Councillors were consulted in the preparation of this report.

Conclusion

Endorsement is sought for interested Councillors to attend the Local Government Association of Queensland's 128th Annual Conference 2024, which will be held in Brisbane on 21-23 October 2024.

Options

Option 1

That:

1. Council note that the Local Government Association of Queensland's 128th Annual Conference 2024 will be held in Brisbane on 21-23 October 2024;
2. The Mayor and Deputy Mayor be nominated as Council's delegates at the Conference, and Councillors be endorsed as observers; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$2,295.00 (GST inclusive).

Option 2

That Council not authorise any Councillors to attend the Local Government Association of Queensland's 128th Annual Conference 2024, which will be held in Brisbane on 21-23 October 2024.



LGAQ | Every Queensland community deserves to be a liveable one

128th LGAQ ANNUAL CONFERENCE

Don't Leave Local Communities Behind

Program

21-23 October 2024
Brisbane Convention and Entertainment Centre

#LGAQ2024



PLATINUM



GOLD



SILVER



Part of Energy Queensland



ICE - CREAM
PARTNER

COFFEE
PARTNER





WELCOME TO BRISBANE

Welcome to Brisbane for the 128th Local Government Association of Queensland Annual Conference.

Whether it's roads, rubbish, playgrounds or community events, local government has an impact on almost everything people interact with on a day-to-day basis.

As Australia's largest local government, I'm proud to welcome you to our city so we can learn from each other and advocate together to make our communities better.

Brisbane is one of Australia's fastest growing capital cities and our state is growing too with more people choosing to live and work here.

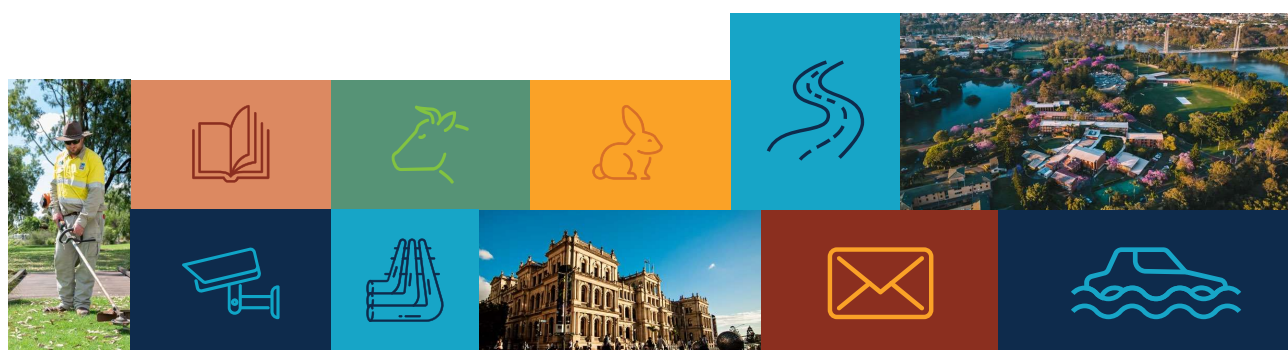
Councils are closest to their community and we continue to take on more costs and responsibilities while the Federal and State governments collect 97 per cent of all taxation revenue.



Over the next few days, I look forward to discussing how we can work together to advocate for better outcomes for our community and build on the great momentum our state is experiencing to make our communities even better.

I hope you enjoy Brisbane's incredible lifestyle while you're here and take the time to support local business while exploring everything our city has to offer during your stay.

Lord Mayor Adrian Schrinner
City of Brisbane

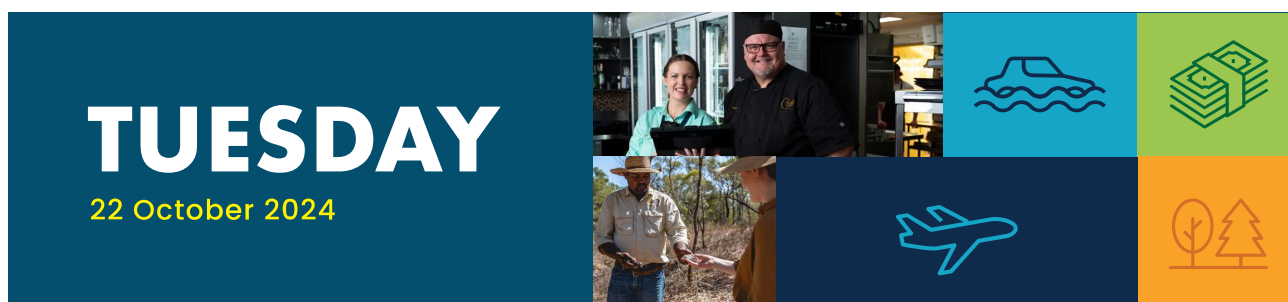




Time	Topic
12:00pm – 4:30pm	Policy Executive Meeting
9:00am – 10:30am	Peak Services Professional Development Courses Dealing with Confrontational People The 21st century has been coined the 'Age of Rage'. With ongoing pressures in work, social, financial and personal lives, people can become verbally volatile and demonstrate their annoyance towards our leaders. Learning how to manage confrontational people is an essential skill. By teaching effective listening and responding, participants will learn how to neutralise anger and increase safety for themselves and the community at large.
1:00pm – 4:00pm	Rates and Charges for Elected Members For many councils, rates, levies, fees and charges are their main source of revenue besides Queensland and Australian government grant funding. Our program covers how rates and charges are calculated, the Acts and Regulations that apply to the decision-making process and how to evaluate and determine the range of services required by councils to help establish rates charges. Topics covered include the relevant legislation, revenue raising and rating scenarios. This rates and charges foundation skills program will provide an overall understanding of your responsibilities as a Queensland elected member.
2:00pm – 5:00pm	Registration Delegates, observers, trade, corporate and accompanying persons



Time	Topic
8:00am – 5:00pm	Registration Delegates, observers, trade, corporate and accompanying persons
10:00am – 2:00pm	Indigenous Leaders Forum
11:30am – 12:30pm	Lunch
12:15pm – 12:30pm	New attendee session: What you need to know about the LGAQ Annual Conference
12:30pm – 2:30pm	Roads and Transport Forum
2:30pm – 3:00pm	Optional Sessions Session 1: The employee value proposition – leveraging your council as a great place to work! Session 2: Newly elected mayors – strategies for successful leadership
3:00pm – 3:30pm	Afternoon Tea
3:30pm – 5:00pm	Council Segment Forums Rural and Remote councils Resources councils SEQ councils Coastal councils
5:20pm – 5:50pm	Welcoming Ceremony 5:20pm Welcome to Country 5:30pm Welcome to Brisbane Cr Adrian Schrinner, Lord Mayor of Brisbane Response Mayor Matt Burnett, Gladstone Regional Council and Acting President, LGAQ Sponsor Address Tim Fynes–Clinton, Executive Partner, King & Company
5:50pm – 7:30pm	Networking Event Trade Exhibition Hall
7:15pm	Young Councillor Cohort Networking Event Sponsored by Brighter Super

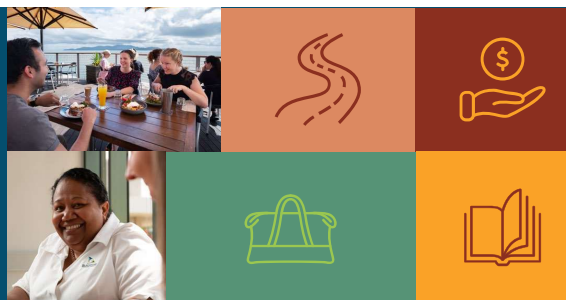


Time	Topic
7:00am – 8:30am	CEO Breakfast Sponsored by Telstra
8:00am – 5:00pm	Registration Delegates, observers, trade, corporate and accompanying persons
8:30am	Welcome Master of Ceremonies Tim Cox, Communications Advisor, LGAQ
8:35am	Call to Order and Acting President Address Mayor Matt Burnett, Gladstone Regional Council and Acting President, LGAQ
8:45am	Presentation of the Policy Executive
8:55am	CEO Reflection and scene setting Alison Smith, Chief Executive Officer, LGAQ
9:00am	Official Opening
9:15am	Cruel Summer – Lessons learned from the 2023/24 disaster management season Major General Jake Ellwood, CEO, Queensland Reconstruction Authority Cr Tom Tate, Mayor, City of Gold Coast Brendan Moon, CEO, National Emergency Management Agency
9:45am	Emerging issue
9:55am	Don't leave local communities behind with insurance – A better deal for local communities in Australia's most disaster-prone state Facilitated by: Alison Smith, CEO, LGAQ Cr Shaun (Zoro) Radnedge, Mayor, Murweh Shire Council Cr Amy Eden, Mayor, Cairns Regional Council Ian Leckenby, Chair, LGMS

10:25am	Sponsor Address – Telstra
10:30am	Morning Tea
11:00am	Council Showcases Part 1 Coastal Rural & Remote First Nations
12:00pm	Sponsor Address – Department of Housing, Local Government Planning and Public Works
12:05pm	Lunch
1:05pm	Council Showcases Part 2 Resources SEQ CEO's pick
1:35pm	Sponsor Address – Brighter Super
1:40pm	State Opposition update David Crisafulli MP, Leader of the Opposition, Shadow Minister for Tourism, Shadow Minister for Olympics and Paralympics
1:55pm	Stop the Cost Shift to communities
2:20pm	ALGA update
2:30pm	Federal Opposition update
2:40pm	Afternoon Tea
3:10pm	Vote for Local Scorecard Analysis
3:40pm	Peak Services update
3:50pm	Emerging Issue
4:15pm	Close day 2
6:15pm	Awards Ceremony and Gala Dinner Dinner theme: Choose Local Dress code: After 5 wear
11:30pm	Dinner concludes

WEDNESDAY

23 October 2024



Time	Topic
8:15am	Conference Resumes
8:20am	Federal Government update Kristy McBain, Minister for Regional Development, Local Government and Territories
8:30am	Sponsor Address
8:35am	Annual General Meeting – voting overview Darren Leckenby, Chief Financial Officer & Company Secretary, LGAQ
8:40am	Motions Debate
10:15am	Sponsor Address
10:20am	Morning Tea
10:50am	Motions Debate
12:30pm	Lunch
1:30pm	Motions Debate
3:00pm	Emerging Issue
3:10pm	Motions Debate
4:10pm	Close of Conference

MONDAY

21 October 2024

INDIGENOUS LEADERS FORUM

Since 2011, the Indigenous Leaders Forum (ILF) has been a valuable way for First Nations councils to come together to share their successes, discuss specific challenges and put forward issues they would like the LGAQ's support to address. The Forum is held twice-yearly.

ROADS AND TRANSPORT FORUM

Queensland's transport network serves as the backbone of our economic vitality and community wellbeing. At this year's Roads and Transport forum, experts will delve into crucial themes such as sustainability in infrastructure, enhancing disaster resilience and response and the role of technology in modernising our transport systems. Each of these essential topics drives forward the progress of our transport networks to meet the dynamic needs of Queensland's communities.

COUNCIL FORUMS

Join your council peers in one of four forums to explore, share and discuss key issues. This is also your opportunity to talk with each other and your Policy Executive members about how the LGAQ can assist and support your council.

Please register for the forum you believe will most benefit your council and, if you can't decide, you are most welcome to send delegates from your council to different forums.



CONFERENCE REGISTRATION (GST incl)

Early Bird Registration – prior to and including 23 September 2024	
Council or State Government observer	\$ 1700.00
5 or more observers from one Council/Government Department	\$ 1550.00
Corporate (Private Sector)	\$ 3300.00
After 23 September 2024	
Council or State Government observer	\$ 1800.00
5 or more observers from one Council/Government	\$ 1650.00
Department Corporate (Private Sector)	\$ 3400.00
Early Bird One Day Registration – prior to and including 23 September 2024	
Council or State Government observer	\$ 850.00
Corporate (Private Sector)	\$ 1330.00
After 23 September 2024	
Council or State Government observer	\$ 1060.00
Corporate (Private Sector)	\$ 1760.00
Functions	
Welcoming Ceremony (accompanying persons, day registrations and additional trade exhibitors)	\$ 85.00
Dinner	
Gala Dinner – Tuesday evening (22 October 2024)	\$ 195.00

Please note that the Welcoming Ceremony on Monday evening is included in the conference fee for delegates, observers and corporates attending the full three days of conference. Accompanying persons are welcome to attend the Welcoming Ceremony and Gala Dinner.

Register via links below or online at
www.lgaq.asn.au under the Events Tab
128th LGAQ Annual Conference.

Delegate/Observer Individual

**Registration
Booking**

Delegate Observer Group

**Registration
Booking**

Corporate

**Registration
Booking**

CONFERENCE SHIRT

(Council delegates/observers only)

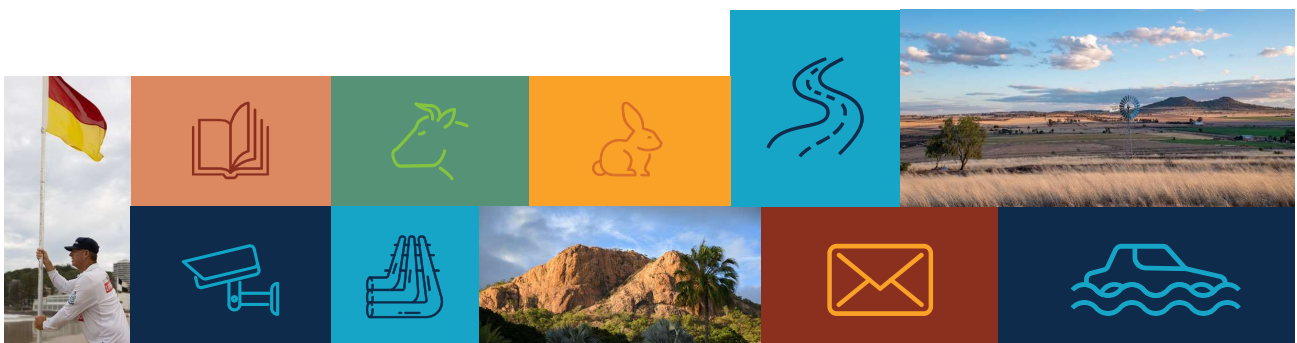
Council delegates and observers will be issued with ONE shirt whilst at conference. These need to be ordered online as part of your conference registration.

The sizing is as follows:

MEN'S SHIRT SIZING	S	M	L	XL	2XL	3XL	5XL
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WOMEN'S SHIRT SIZING	8	10	12	14	16	18	20	22	24
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Please select your size carefully as there wont be the opportunity to change your size once at conference.



ACCOMMODATION

RYDGES SOUTH BANK

is in the heart of Brisbane's arts and entertainment precinct, only minutes away from the Brisbane Convention & Exhibition Centre and South Bank Parklands, and is offering Annual Conference delegates and attendees 10% off the best flexible rate at the time of booking.

<https://lgaq.news/Rydges-South-Bank>

CLLIX APARTMENTS AND HOTELS

has eight sites across central Brisbane and is offering Annual Conference delegates and attendees a 12% discount on advertised rates for stays between October 18-25 2024 when using the promo code **LGAQ2024**.

<https://lgaq.news/CLLIX>

HYATT REGENCY

is a premium retreat located on Queen Street Mall in the heart of Brisbane's Central Business District and premium shopping mall, with a 20% discount off the best flexible rate for Annual Conference delegates and attendees.

<https://lgaq.news/Hyatt-Regency>

NOVOTEL SOUTH BANK

is conveniently located in South Brisbane, just steps from the Brisbane Convention and Exhibition Centre, and is an ideal base for exploring Brisbane and experiencing its culture and nightlife. Annual Conference delegates and attendees receive 15% off the hotel's best daily rate.

<https://lgaq.news/Novotel>

Conference & Exhibition enquiries:

Phone: 1300 542 700

Email: events@lgaq.asn.au



**Every Queensland
community** deserves
to be a liveable one

CONTACT US

ENQUIRIES
1300 542 700

EMAIL:
events@lgaq.asn.au



X

@LGAQ



INSTAGRAM

@localgovqld



FACEBOOK

/LocalGovQld



LINKEDIN



local-government-association-of-queensland/

11.16 RAL23/040 Development Application for the Reconfiguring a Lot - Subdivision (2 Lots into 171 residential Lots) at Hoya Road, Boonah (Lot 5 on RP140139 and Lot 1001 on SP334754)

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

Item Author: Principal Specialist Development Assessment and Engineering / Acting Manager Regional Development, Health and Biodiversity

Attachments:

1. RAL23/040 - Proposal Plans [!\[\]\(4e333a6106fc298d0ae6dff272a736ef_img.jpg\)](#) 
2. Appendix A - Conditions of Approval [!\[\]\(9496824b8cff3a19f59b81b37b57d8b6_img.jpg\)](#) 

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to Division 5.

Executive Summary

Council has received a development application seeking a Development Permit for the Reconfiguring a Lot at Hoya Road, Boonah, legally described as Lot 5 RP140139 and Lot 1001 SP334754. The proposal seeks to reconfigure the two properties into 171 residential properties, by way of subdivision. This report compiles the facts and circumstances for Council to decide this application.

The proposal is located in the Low Density Residential Zone (which triggers Code Assessment under the Scenic Rim Planning Scheme 2020 as amended 30 June 2023). The lot sizes proposed average 1,204.6m², which is above the minimum prescribed for a code application of 700m² and maximum lot size (being 1,200m²). The Application is made under the *Planning Act 2016*, which applies to development applications subject to Code Assessment.

The proposal has been assessed against the Planning Scheme, the Shaping SEQ - South East Queensland Regional Plan 2017, and Council's various engineering requirements considered relevant. Based on this assessment, it is recommended that Council approve the application, subject to the imposition of reasonable and relevant conditions outlined in Appendix A (**Attachment 2**) of this report.

Recommendation

That:

1. Council receive and note the report titled "RAL23/040 Development Application for the Reconfiguring a Lot - Subdivision (2 Lots into 171 residential Lots) at Hoya Road, Boonah (Lot 5 on RP140139 and Lot 1001 on SP334754)";

2. Council approve development application RAL23/040, and grant a development permit for Reconfiguring a Lot, subject to the reasonable and relevant conditions contained in Appendix A (Attachment 2); and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications 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

The land was previously the subject of development application RAL22/045 (approved by delegation 13 October 2022), which involved a boundary realignment for two lots into two lots, to facilitate future subdivision applications.

At the Ordinary Meeting held on 18 July 2023 (Item 10.2), Council approved an initial stage of the development involving one into 34 lots, with associated roads, drainage reserve, park, balance and utility (sewerage) lots.

Report / Background

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	QM Prop Co No 6 Pty Ltd c/- Sauders Havill Group Pty Ltd
Owner(s)	QM Prop Co No 6 Pty Ltd
Site Address	Hoya Road, Boonah
Real Property Description	Lot 5 RP140139 Lot 1001 SP334754
Site Area	27.894ha
Relevant Zone and Precinct	Low Density Residential
Proposal	Subdivision (2 lots into 171 lots)
Assessment Level	Code
Approval Type	Reconfiguring A Lot
Date Application Deemed Accepted	31 October 2023

Site Visit Evaluation

The subject site is comprised of two freehold allotments best described as Lot 5 RP140139 and Lot 1001 SP334754, located at Hoya Road, Boonah. The northern side of the Boonah township, is the fringe between the low density residential land to the south and the rural residential land to the north and east.

The subject land was historically used as a plantation, with no existing dwellings or structures. 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). the northern catchment drains towards Schwarz Drive, with the low point being adjacent to 8 Schwarz Drive (which contains a drainage easement). The other two catchments flow to the south-eastern corner and south-western corners of the site. The eastern catchment flows towards the existing Stage 1 approval. The western catchment flows towards Lot 10 RP209452 (known as 1 Bartholomew Avenue) that contains a drainage easement).

Refer to Figure 1 below for surrounding zoning.



Figure 1 - Surrounding zoning

	Low density residential		Community purpose
	Open space and recreation		Rural residential

Site ecology

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. The vegetation has not been identified on Environmental Significance Overlay mapping as being of significance. This is also evident from the State's Development Assessment Mapping System, as the vegetation is considered to be Category X on the regulated vegetation management map, being areas that are not generally regulated by the vegetation management laws. The western catchment drains through a defined low order (ephemeral) stream, which is also not perceived to be of high ecological value.



Figure 2 - Aerial photography of the current site

Proposal

The proposal is to create 171 low density residential lots off Hoya Road. The site is proposed to be serviced by two roads being the proposed new road to Hoya Road and the proposed connection to Hunter Street (that was proposed during Stage 1 of the development RAL22/052). Hunter Street does offer access to both Bartholomew Avenue and Bona Visa Avenue (via Henselin Street), allowing traffic to flow to both Hoya Road and Coronation Drive.

The submitted master plan provides the opportunity for these lots to connect into the proposed development and provides the majority of the road reserve for the road connection in the north-east, being better than the (current) adopted industry best practice of a two-thirds road construction.

Lot size

The existing residential land to the south is primarily around the 700m². To the north and east of the site, is existing rural residential zone land. There the lots vary in size between 7000m² to the north,

4,000m² to the north-east, and 10,000m². All bounded lots are within the SEQ Regional Plan's urban footprint.

The proposed lot sizes as part of the proposed development range from 1,000m² to 1,854m², with an average lot size of 1,204.6m². It is noted that this average exceeds the Reconfiguration of a Lot Code maximum lot size of 1,200m², however it is relevant that the calculation does not take into account access handle losses from the useable lot size or the onsite grades within Stage 3. Given the proximity of the site to the adjacent Rural Residential Zone, the average size of the lots exceeding the maximum 1,200m² is considered reasonable, and remains consistent with the intended character for the low density residential zone for this area. Additionally, the lot sizing aids in providing diversity within the site, as most of the corner lots are able to accommodate a dual occupancy that are compliant with the Planning Scheme's accepted, subject to requirements provisions.

Staging

The proposal includes a total of 7 stages, with Stage 1 being an existing approval RAL22/052 (see Figure 3 below). Stage 1 would be required to be completed prior to any other, to ensure adequate access is provided, to supply the sewerage pump station (sewerage connection for the sites), otherwise alternative temporary measures would be required.

From there, with Stages 2, 3 or 4 can be completed, as they could reasonably achieve vehicular access. All other stages would be required to occur chronologically, to meet the access requirements of the *Land Act 1994*, for access to a road or easement. Many of the stages will result in temporary cul-de-sacs that would need to provide turnaround access for the public and waste collection. This proposed staging of the site is sufficient to permit the adequate servicing be provided in each subsequent stage.

Stage 2 is noted to not include any park provisions and would be a significant walking distance from any of the existing parks on Hoya Road. Consideration to conditioning that proposed Stage 3 be completed prior to (or at the same time as) Stage 2, to remove the need for extended walking distance between stages.

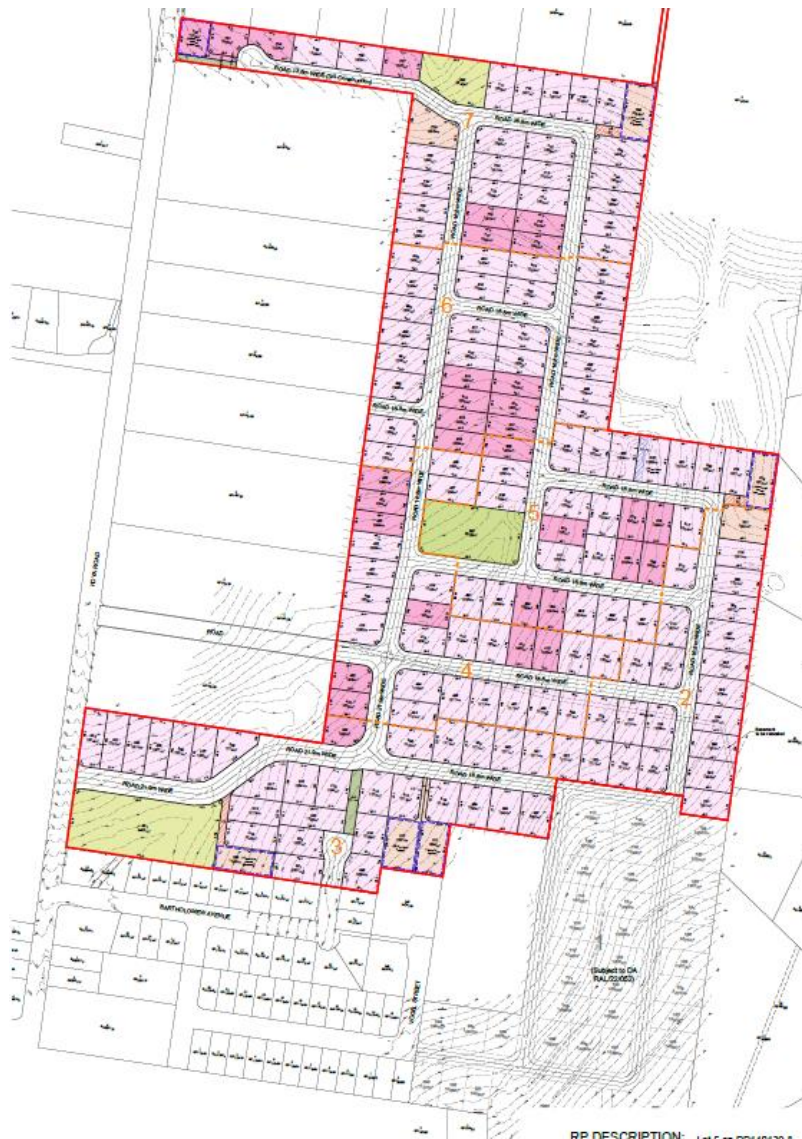


Figure 3 - Staging Plan

Master Planning (Structure Plan)

Being on the north of the Boonah township, the estate will be adjoining the rural residential uses to north and west of the site. Abutting the western boundary of the site are other privately owned low density residential land that has been included in a structure plan (refer to Figure 4 below). The master planning suggests further accesses to Hoya Road would be required and could link into the development, via the existing road reserve and the proposed road in the north-west.

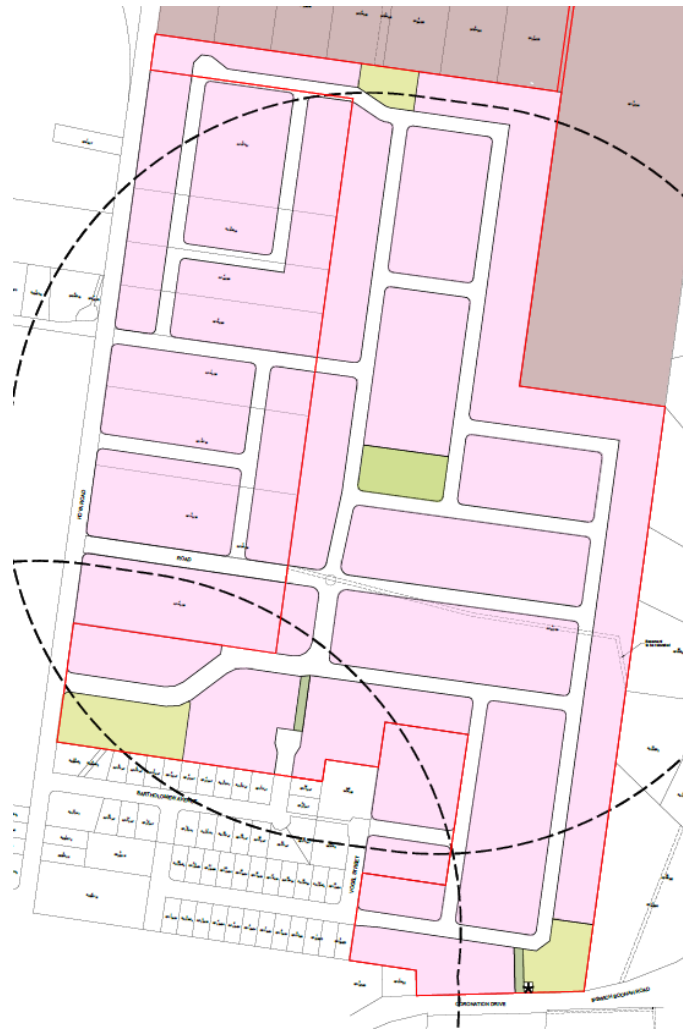


Figure 4 - Structure Plan

Stormwater

Western discharge is via an easement to Lot 10 RP209452 (known as 1 Bartholomew Avenue), as depicted below is Figure 5. There appears to be some drainage infrastructure within the property, but it is not known what the design or capacity is at this stage. At the subsequent discharge point there is no infrastructure or easement, so increasing the flows could result in actionable nuisance on that lot (being Lot 11 RP173147, 2 Bartholomew Avenue).

The advice provided by Council's Assets Team is that conditions should be imposed to have any new stormwater drainage directed towards Hoya Road, either at the downstream point of the proposed basin or by upgrading the existing drainage within Bartholomew Avenue. The preference being for the stormwater basin (pipes and spillway) to be directed to Hoya Road, to prevent the potential for worsening to 2 Bartholomew Ave. This can be assessed as part of a subsequent Operational Works application and will likely result in an interfering with a road or its operation application.

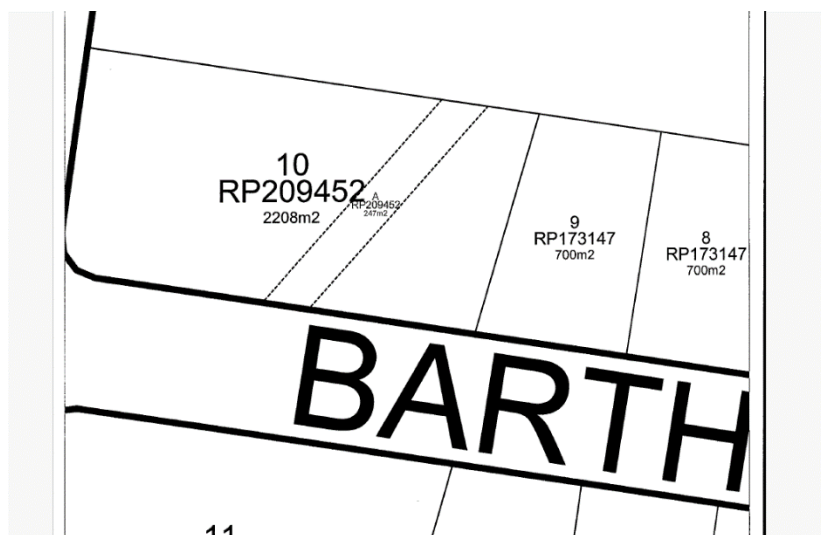


Figure 5 - Easement within 1 Bartholomew Ave

The northern catchment flows towards 8 Schwarz Drive, where an existing swale and easement exist (refer to Figure 6 below). The proposal is not perceived to result in an actionable nuisance.



Figure 6 - Existing drainage swale within 8 Schwarz Drive

The eastern catchment will be directed to the proposed Stage 1's basin adjacent to Coronation Drive. The catchment would require Stage 1 of the development to be completed prior to the completion of any stages discharging to this location.

The proposal seeks to locate a basin at both the northern and western catchments. Sufficient space has been provided to ensure the water quality objectives can be met, subject to a detail design review with clearly demonstrates the suitability of the nominated lawful points of discharge, in a subsequent Operational Works assessment.

Traffic

Council's Assets Team has advised that it would be unlikely that the amount of accesses proposed to Hoya Road Could be supported due to the potential conflict points, which would only be exacerbated by any potential future development on the western side of Hoya Road. Concerns have been raised for the frequency of the vehicular connections to Hoya Road and it was recommended that the currently proposed Hoya Road be removed/restricted, and alternatively the construction of the existing road reserve (aligning with the proposed roundabout) be undertaken instead. This would assist with mitigating the impacts to Hoya Road, while provide traffic management internally to the site.

These considerations have been recommended to be conditioned, to include the construction of the unformed road reserve and restricting the proposed new road to only pedestrian and cyclist traffic, to limit the conflict points within Hoya Road.

The intersection of Coronation Drive, Hoya Road and Macquarie Street has been raised as an issue due to the saturation of traffic and limited alternatives available for vehicles heading north-east. Advice was sought from Department of Transport and Main Road (DTMR) on the likely impact to their intersection and if any upgrades would be required as a result. The response advised that the intersection would be required to be upgraded to signalisation (refer to the Consultation section of this report).

Pedestrian connectivity

Planning Regulation - 12A Walkable neighbourhoods requires a footpath to be provided on all lower order roads and two on the higher order roads.

It is noted that Coronation Drive does not provide any formal pedestrian crossing locations, being the location of the southern end of the footpath intersection of Coronation Drive and Macquarie Street.

Macquarie Street contains both Boonah State High School and the Boonah Show Grounds, south of the intersection, with consideration to having a formalised crossing made available. With the provided current traffic numbers (at peak hour), it would be unlikely that any alternative to a signalised crossing could be achieved. Should any requests for crossings be made, this would also trigger the required upgrades. Therefore, the potential intersection would have a positive impact for the community, outside of just the vehicular movements.

Local Government Infrastructure Plan (LGIP)

It is noted that Hoya Road has a future trunk pedestrian pathway identified from Pocock Road to Coronation Drive under the Local Government Infrastructure Project (LGIP), to provide connectivity to the wider Boonah community.

A condition has been recommended for the developer to provide the footpath from Coronation Drive, for the length of their site. It is noted that such condition would be considered a 'necessary trunk infrastructure condition' under Sections 127 and 128 of the Act, and the cost of works would be offsettable against Council's infrastructure charges (refer to the Budget / Financial Implications section of this report).

External Works

The delivery of the LGIP footpath as mentioned above, would likely require works with Hoya Road to ensure the verge area(s) can accommodate the footpath and drainage requirements. To allow this, Hoya Road may require further upgrades to its design and verge profiles. It is currently operating at a 4A standard, but the surrounding land is mapped for urban purposes and could therefore reasonably be expected to become a collector (beyond the current LGIP) under Council's urban standard drawing (R-09).

There is likely to be a need to increase the stormwater drainage within Hoya Road, to accommodate the discharge to the west (currently discharges to Bartholomew Avenue). However, Council lacks a lawful point of discharge downstream of the existing roads drainage. This will exacerbate the abovementioned conflicts with the footpath and lead the works to potentially forgo the table drains in lieu of piped drainage.

As part of discussions for the external works, Council's Assets Team was advised that the subject site is located outside of the Priority Infrastructure Area (PIA). As such, the development may be

considered out-of-sequence, requiring the provision of infrastructure to be brought forward beyond the current LGIP.

Hoya Road and its intersection with Coronation Drive and Macquarie Street are recommended to require upgrading to meet the site's requirements and the footpath provision outlined in the LGIP.

Recommended conditions in relation to upgrade requirements for Hoya Road have been considered in relation to the most cost-appropriate outcome (for Council and the applicant). To address the potential cost implications, consideration has been given in relation to the development being out-of-sequence (i.e. outside the PIA), and Council's ability to impose an 'extra payment condition' under section 130 of the Planning Act (refer to the Budget / Financial Implications section of this report).

Utilities

Electricity and telecommunications services are available to the site. Water infrastructure is provided to the locality, with an extension being required to supply the proposed lots. Sewerage can be provided to the site, but is subject to Stage 1 being completed prior, to deliver the sewerage pump station. NBN is noted to be provided wirelessly in the locality.

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:	Schedule 12A – Walkable neighbourhoods
ShapingSEQ South East Queensland Regional Plan 2017 Designation:	Urban Footprint

State Planning Policy

The State Planning Policy (SPP) is a key component of Queensland's land use planning system, which identifies the various State Governments' interests. The SPP provides a comprehensive set of principles to guide local and state government in land use planning and development assessment. An assessment against the SPP has concluded that the proposed development complies with the relevant provisions of the SPP.

Schedule 12A – Walkable Neighbourhoods

The Regulation requires that new residential neighbourhoods be assessed against Walkable Neighbourhoods benchmarks for the provision of footpaths, street trees, connecting street layout, shorter block lengths and proximity to parks. The following has been considered in the assessment where the proposal is generally seen to comply with the Walkable Neighbour assessment benchmarks:

1. **Connectivity** for pedestrians is provided through a grid-like street layout responding to the local landscape.

The stages are designed to connect with the neighbouring lots in consideration with street and pedestrian linkages to demonstrate connectivity to the future stages and adjoining lots to comply with the Regulation.

2. **Block lengths** are a maximum of 250 meters.

All the lots have block lengths of less than 250m.

3. **Footpaths** are to be provided on at least one side of local neighbourhoods roads and on both sides of main streets.

This has been considered in the assessment and a condition is imposed to ensure that footpath or pedestrian linkages are met to the specifications of Council's Planning Scheme Policy 1. Detailed design is to be provided with an Operational Works application.

4. Provision of at least one **street tree** every 15 meters on both sides of all streets.

The provision of at least one street tree every 15 meters on both sides of all streets can be considered at the Operational Works assessment stage. Street trees are indicatively shown within the Landscape Concept Plan by Saunders Havill, with the intention of providing a minimum of two street tree per lot. However, this will ultimately be governed by the location of services infrastructure.

A condition has been imposed to ensure that the proposal will comply with the regulation with respect to Walkable Neighbourhoods.

5. Blocks are to be within 400 meters of a **park or open space** to the extent topography and other physical constraints reasonably permit.

The site includes proposed 'green' spaces on the master plan; however, most act primarily stormwater drainage reserves to meet the stormwater provisions. A park land is proposed in the middle of the site, which meets the minimum size requirements (0.5ha to 1ha) and frontage requirements, for a local recreation park.

To the south-west is the district Springleigh Park, which is considered as catering to part of the proposed development. This, combined with the stormwater basin areas being able to be planted to provide some passive visual benefit, is considered to comply.

Figure 7 below illustrates the 400m radius from existing and proposed public parks.

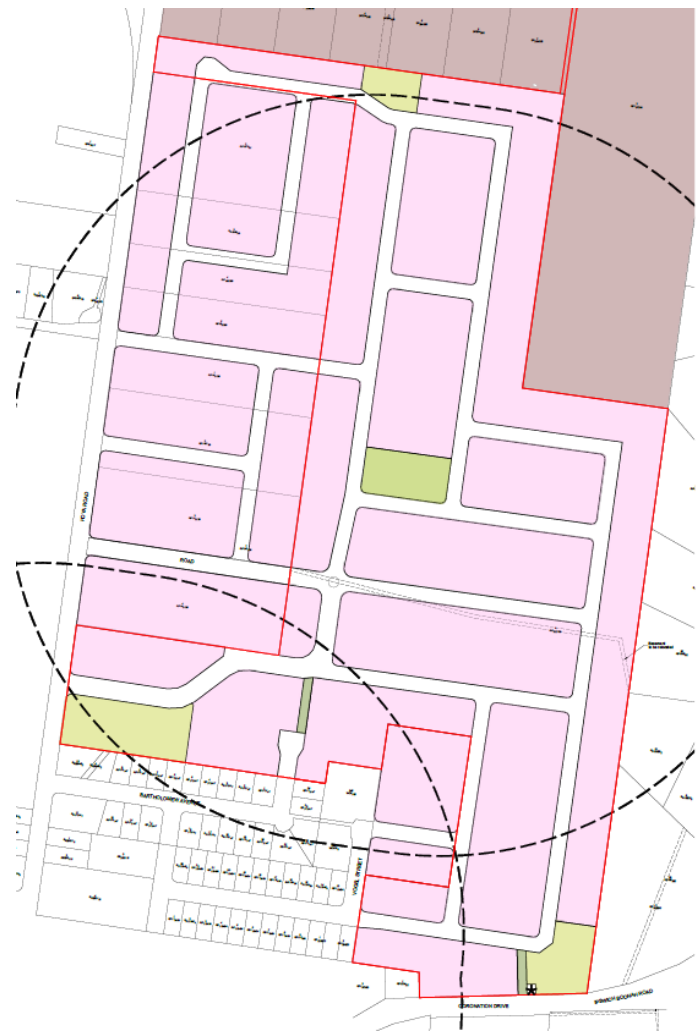


Figure 7 - 400m indicative radius from existing and proposed parks

Southeast Queensland Regional Plan

The subject site is located partly within the *Urban Footprint* for the purposes of the Shaping SEQ - South East Queensland Regional Plan 2017. The land is fully contained in the Urban Footprint. The proposed development is seen consistent with the intent of this regional land use category.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low Density Residential Zone
Consistent/Inconsistent Use:	Not Applicable
Assessment Benchmarks:	Low Density Residential Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Bushfire Hazard Overlay Code Landslide Hazard and Steep Slope Overlay Code

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 with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Zone Code

Low Density Residential Zone Code

The proposed subdivision will facilitate low-scale residential uses which further support the township of Boonah. Future development is anticipated to maintain the existing traditional rural village character by reflecting comparable design elements. The proposal will result in land uses which intend to predominantly consist of Dwelling houses. The proposal provides a semi-rural character with an average lot size of 1,204.6m², which exceeds the maximum lot size.

The development will result in character which consists of low-density residential living on large lots which will facilitate future low-intensity and low-rise built form which has a high level of amenity and privacy. This requirement is not foreseen to conflict with the intent of the zone for this locality, and there's the ability to accommodate dual occupancies that can comply with Council's accepted subject to requirements, allowing for a form of housing diversity.

The proposal provides a performance solution to achieve compliance with the Low Density Residential Zone Code's Overall Outcomes.

Overlay Codes

Bushfire Hazard Overlay Code

The Bushfire Hazard Overlay Code forms part of the assessment benchmarks for this proposal as the site contains bushfire hazard areas. The purpose of the Bushfire Hazard Overlay Code is to ensure that risk to life and property, and the impact on the environment, as a result of bushfire is avoided or mitigated, where development increases the number of people living in a bushfire hazard area.

As it is evident in the proposal, the risk of fire is largely from the existing vegetation, which it is proposed to be removed. Therefore, the risk to a future house regarding to bushfire hazard is expected to be adequately addressed. A Bushfire Mitigation Report has been prepared that ensure the risks can be appropriately managed. The proposed development complies with the Bushfire Hazard Overlay Code.

Landslide Hazard and Steep Slope Overlay Code

The subject site is partially overlaid by the Landslide Hazard and Steep Slope Overlay and contains nominal areas of mapped Slope Hazard 15.1% - 20%. The proposed development has considered this impact in the design of roads to minimise earthworks. Future dwelling houses will be appropriately designed to account for this constraint.

Other Development Codes

Reconfiguring a Lot Code

The subject site is located within the Low Density Residential Zone and Table 9.4.6.3.2 requires a minimum lot size of 600m², a maximum of 1,200m² and an average of 700m².

Majority of the lots do not comply with the maximum or average lot size requirements. Most of the proposed lots are just above 1,200m², with an average of 1,204.6m² in areas.

The proposal otherwise is considered to generally comply with the Performance Criteria except as mentioned otherwise within the report with regards to the maximum lot sizes.

Earthworks, Construction and Water Quality Code

The earthworks associated with the proposed development will predominantly involve the cutting and filling of the new lots to create building pads for the new houses, internal roads and stormwater detention and quality treatment devices.

The proposed development is seen to comply with the Performance Outcomes of this Code.

Infrastructure Design Code

The purpose of the Infrastructure Design Code is to ensure that the infrastructure that is provided meets Council's accepted standards of service for development and protects premises and natural processes during its construction and operation.

The proposed development generally complies with the requirements of the Infrastructure Design Code.

Budget / Financial Implications

Appeals

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.

Infrastructure conditions (offsetting and refunding)

Consideration has been given in relation to infrastructure conditioning, to ensure the most cost-appropriate outcome is achieved for the provision of infrastructure and the recovery of infrastructure charges for trunk infrastructure.

Necessary trunk infrastructure conditions

A local government may impose conditions on a development approval requiring the supply of necessary trunk infrastructure. Necessary trunk infrastructure is the trunk infrastructure required to service the premises that is the subject of the development application. Where a necessary infrastructure condition is imposed, the cost of the infrastructure provided is offset against the adopted charge and may include a refund where the establishment cost of the infrastructure is greater than the adopted charge. This is relevant in relation to any conditioning for the provision of the pedestrian footpath identified under the LGIP for Hoya Road.

Importantly, local governments are only required to provide offsets and refunds in relation to the infrastructure networks for which they are responsible. This means the conditioning related to the upgrades to the State-controlled intersection would not be subject to an offset or refund against Council's infrastructure charges, or available for a conversion application to be considered as Trunk by Council.

Extra payment conditions (for trunk infrastructure)

Where a development is out-of-sequence and therefore will place more demand on trunk infrastructure than was anticipated by the local government, an applicant may be liable for extra costs. Conditions have been recommended to be imposed on the basis that the proposed development:

- Will generate more infrastructure demand than the type and scale of development assumed in the local government infrastructure plan (LGIP); and
- will require new infrastructure earlier than identified in the LGIP; and
- is for a premises completely outside the PIA; and
- the development will impose extra trunk infrastructure costs on the local government.

This is of relevance in relation to recommended conditioned works to Hoya Road, and of consequence what may be considered infrastructure external to the development but necessary given the additional burden it places on the relevant infrastructure networks. The ability to impose an extra payment condition has the potential to reduce any financial liability for Council for offsetting or refunds for the works against the applicant's infrastructure charges.

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 <i>Planning Act 2016</i> .
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 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.

ConsultationDepartment of Transport and Main Roads

Whilst the DTMR is not a formal referral to the application, third party advice has been sought from them in relation to the State intersection. The intersection of Coronation Drive, Hoya Road and Macquarie Street has been raised as in issue due to the saturation of traffic and limited alternatives available for vehicles heading north-east. Advice was sought from DTMR on the likely impact to their intersection and if any upgrades would be required as a result. The response advised that the intersection would be required to be upgraded to signalisation.

The applicant is response made reference that the intersection upgrade should be considered trunk, which was not agreed by DTMR and Council. DTMR had requested Council issue a further advice to the applicant, however both Council and the applicant were of the view that the outcome could be conditioned, with only the resulting 'trunk' declaration being outstanding. DTMR's recommendation forms part of Council's recommended conditions for approval in Appendix A.

It should be noted that the proposed upgrade may not be required, should Robson Road be constructed. Robson Road, if constructed, could alter the desired travel route of the estate, when heading north, whereby currently the only alternatives are via unsealed roads.

Community submissions

Council has received some community concern via informal submissions, that relate to the loss of vegetation and habitat within the site.

It has been noted that the site was formerly a plantation, which is visible through the pattern of planting and contour banks that exist on the site. There is currently no Council environmental mapping over the site and the site is listed as Category X on the State's Development Assessment Mapping System. Whilst opportunity to retain existing vegetation is supported, it must be considered in relation to the development's design and potential maintenance and servicing impacts. There is limited ability to compel the applicant to design the development with these factors in mind, as the development is not subject to any assessment benchmarks in relation to matters of environmental significance.

Conclusion

The proposal has been assessed against the Planning Scheme, the Shaping SEQ - South East Queensland Regional Plan 2017, and Council's various engineering requirements considered relevant. Based on this assessment, it is recommended that Council approve the application, subject to the imposition of reasonable and relevant conditions outlined in Appendix A of this report.

Options

Option 1

That:

1. Council receive and note the report titled "RAL23/040 Development Application for the Reconfiguring a Lot - Subdivision (2 Lots into 171 residential Lots) at Hoya Road, Boonah (Lot 5 on RP140139 and Lot 1001 on SP334754)";
2. Council approve development application RAL23/040, and grant a development permit for Reconfiguring a Lot, subject to conditions; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (RAL23/040) will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2

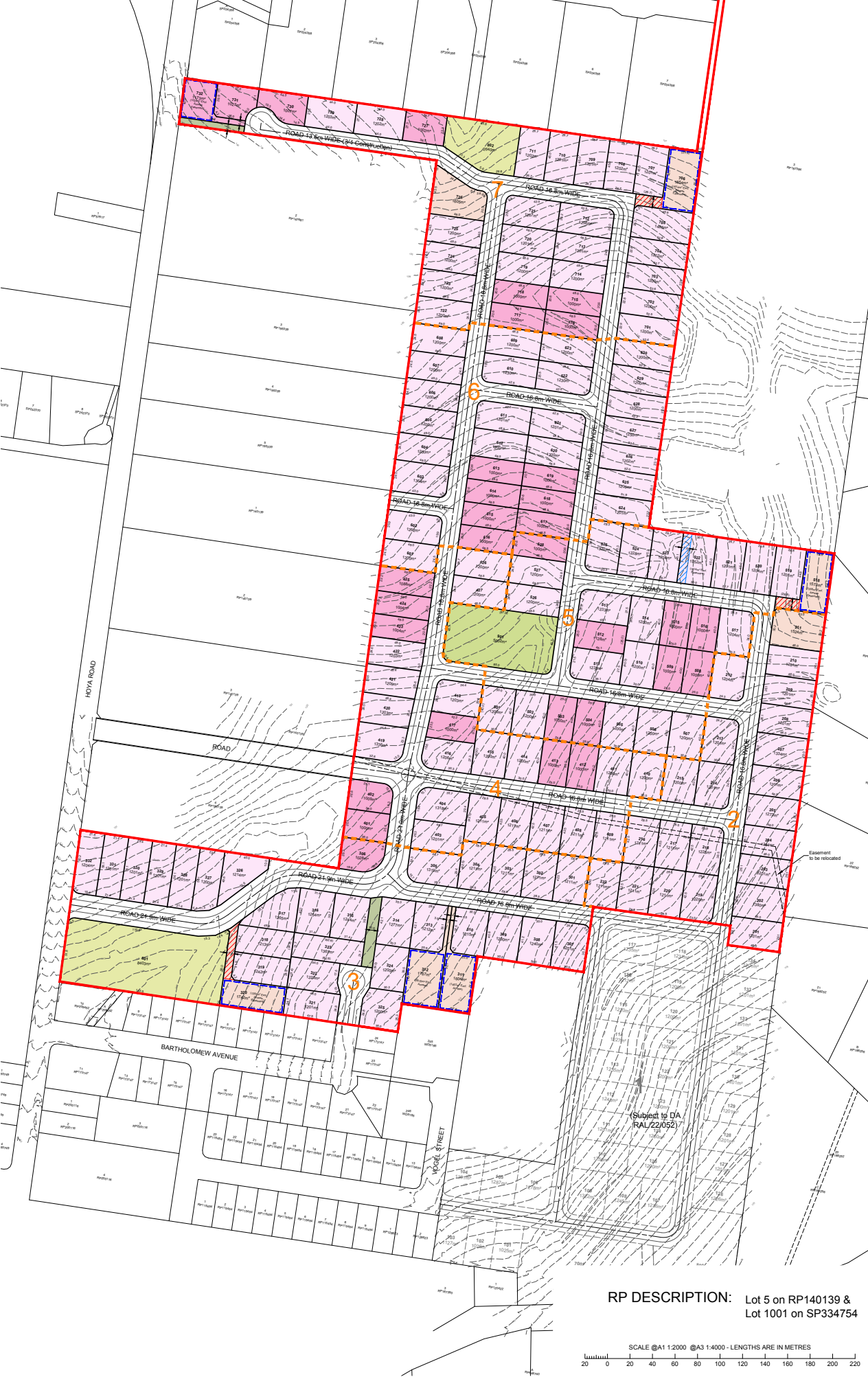
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1. Council receive and note the report titled "RAL23/040 Development Application for the Reconfiguring a Lot - Subdivision (2 Lots into 171 residential Lots) at Hoya Road, Boonah (Lot 5 on RP140139 and Lot 1001 on SP334754)"; and
2. Council not approve development application RAL23/040, for the reasons presented.

PROPOSAL PLAN - DA2

DEVELOPMENT STATISTICS - DA2			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Net Area
1000m² - < 1200m²	32	18.7%	3.248 ha
1200m² - < 1500m²	132	77.2%	16.123 ha
1500m² +	7	4.1%	1.166 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 Link	0.098 ha	0.4%
Road Areas	5.488 ha	19.7%
Balance (Lot 7001)	0.168 ha	0.6%
Total	27.894 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 10/07/2023 11121 P 07 Rev B - PRO 01

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	%	Nett Area
1200m² - < 1500m²	21	95.5%	2.570 ha
1500m² +	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	%	Nett Area
1000m² - < 1200m²	1	3.1%	0.103 ha
1200m² - < 1500m²	28	87.5%	3.443 ha
1500m² +	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	—
Net Residential Area (no roads)	4.057 ha	66.2%
Detention / Drainage	0.840 ha	13.7%
Pedestrian Link	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	%	Nett Area
1000m² - < 1200m²	8	29.6%	0.811 ha
1200m² - < 1500m²	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	%	Nett Area
1000m² - < 1200m²	8	28.6%	0.813 ha
1200m² - < 1500m²	19	67.9%	2.318 ha
1500m² +	1	3.6%	0.157 ha
Total Residential Allotments	28	100.0%	3.288 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	4.621 ha	—
Net Residential Area (no roads)	3.288 ha	71.2%
Local Park	0.500 ha	10.8%
Road Areas	0.833 ha	18.0%
Total	4.621 ha	100.0%

DEVELOPMENT STATISTICS - Stage 6			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
1000m² - < 1200m²	7	23.3%	0.700 ha
1200m² - < 1500m²	23	76.7%	2.795 ha
Total Residential Allotments	30	100.0%	3.495 ha

Land Budget	Area (Ha)	%
Area of Subject Site / Stage	4.384 ha	—
Net Residential Area (no roads)	3.495 ha	79.7%
Road Areas	0.889 ha	20.3%
Total	4.384 ha	100.0%

DEVELOPMENT STATISTICS - Stage 7			
RESIDENTIAL ALLOTMENTS	No. Lots	%	Nett Area
1000m² - < 1200m²	8	25.0%	0.821 ha
1200m² - < 1500m²	22	68.8%	2.683 ha
1500m² +	2	6.3%	0.346 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%
Pedestrian Link	0.035 ha	0.7%
Detention / Drainage	0.264 ha	5.0%
Road Areas	0.968 ha	18.3%
Balance (Lot 7001)	0.168 ha	3.2%
Total	5.284 ha	100.0%

APPENDIX A - CONDITIONS OF APPROVAL

Real Property Description: Lot 5 RP 140139
 Lot 1001 SP 334754
Address of property: Hoya Road BOONAH
Site area: 27.894ha
Proposal: Subdivision – 2 Lots into 171 Lots

1. Currency Period of Approval

The currency period for this development approval is four (4) years starting the day that this development approval takes effect. (Refer to relevant condition and Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

2. Conditions of Approval:

- 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</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><tr><th>Drawing No.</th><th>Plan Name</th><th>Prepared By</th><th>Date</th></tr><tr><td>11121 P 07 Rev B - PRO 01</td><td>PROPOSAL PLAN - DA2</td><td>Saunders Havill Group</td><td>10/07/2023</td></tr></table>	Drawing No.	Plan Name	Prepared By	Date	11121 P 07 Rev B - PRO 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/07/2023	At all times
Drawing No.	Plan Name	Prepared By	Date							
11121 P 07 Rev B - PRO 01	PROPOSAL PLAN - DA2	Saunders Havill Group	10/07/2023							
2	<p>FINAL PLAN OF SURVEY</p> <p>Subdivision of the site occurs generally in accordance with Drawings No. 11121 P 07 Rev B - 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								

	Condition	Timing
4	EASEMENT ARRANGEMENTS 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.	Prior to plan sealing
5	LAND TRANSFER TO COUNCIL IN FEE SIMPLE OF PUBLIC PURPOSE LAND 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.	Prior to plan sealing
6	LAND TRANSFER TO COUNCIL IN FEE SIMPLE (LOT 7001) 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.	Prior to first plan sealing
7	PUBLIC UTILITIES 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 NBNSCo Guidelines for Fibre to the Premises - Underground Deployment). 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. 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. <i>Note: If the Telstra, NBN policy allows for wireless connection written evidence of this will suffice for the purpose of satisfying this condition.</i>	Prior to plan sealing
8	LANDSCAPING WORKS 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. 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	As indicated within the wording of the condition.

	Condition	Timing
	<p>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>	
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>	At all times
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 part to the easements. The easements will be established in accordance with the Planning Scheme Policy 1.</p>	Prior to plan sealing
11	<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.</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>	As indicated within the wording of the condition
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>	As indicated within the wording of the condition

	Condition	Timing
13	<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>	Prior to plan sealing
14	<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>	Prior to plan sealing
15	<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>	Prior to the construction of a dwelling house on the lot

16	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. However, access crossovers provided by the estate's developer are to be included in an Operational Works application.	As indicated within the wording of the condition
17	FOOTPATH / PEDESTRIAN LINKS 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. Detailed design is to be provided with an Operational Works application.	Prior to plan sealing
18	EARTHWORKS AND ALLOTMENT FILLING 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. 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.	As indicated within the wording of the condition
19	RETAINING WALLS 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. 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.	As indicated within the wording of the condition
20	ELECTRICITY 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.	Prior to plan sealing

	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.	
21	STREET LIGHTING 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.	Prior to plan sealing
22	SEQUENCE OF DEVELOPMENT 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). Plan sealing for plan sealing for Stages 4 and 5 will not proceed before the plan sealing of Stage 3 is completed. Plan sealing for plan sealing for Stage 6 and 7 will not proceed before Stage 5 is completed.	As indicated within the wording of the condition
23	STREET TREES 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. Detailed design is to be provided with an Operational Works application.	Prior to plan sealing
24	PARK/ OPEN SPACE AREAS The development must provide for the design and construction of Parks and Open Space areas to comply with the relevant standards. Detailed design is to be provided with an Operational Works application.	Prior to plan sealing
25	PAYMENT RATES AND CHARGES 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.	Prior to plan sealing

26	LAPSING OF STAGED DEVELOPMENT Any stages not completed within four (4) years from the date of this decision notice are taken to have lapsed. <i>Note:</i> 'Completed' in relation to this Condition is taken to mean that Council has endorsed the Survey Plan for that stage.	As specified within the wording of this condition.
27	CONSTRUCTION ACTIVITY & NOISE 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.	As per the condition.
28	CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN 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: <ol style="list-style-type: none"> 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); Implement best practice waste management strategies during the construction phase; and 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. 	As part of an application for operational works.
29	PEDESTRIAN ACCESS TO CORONATION DRIVE/HOYA ROAD/MACQUARIE AVENUE 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. 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. Should another party satisfy the requirements of this condition prior, the condition will be deemed met. <i>Note: Condition is imposed under section 128 of the Planning Act 2016.</i>	Prior to plan sealing
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.	Prior to plan sealing for the first lot of the development.

	<p>(b) The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> i. The Normal Design Domain (NDD) principles in TMR's Road Planning and Design Manual 2nd 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. <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><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.</p>	
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 	As indicated in the condition.

	<p>of Stage 3.</p> <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>	
32	<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><i>Note. Earthworks within the proposed and existing road reserve may be required to ensure the design meets the ultimate design.</i></p>	Prior to plan sealing for Stage 4
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> <ol style="list-style-type: none"> 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). ADAC files must be submitted in accordance with section 10.0 (As Constructed Requirements) of Council's <i>Planning Scheme Policy 1 - Infrastructure Design</i>. 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. An Audit Checklist demonstrating compliance with the conditions of the Development Approval and the Operational Works conditions, is to be included in the submission. An On Maintenance Inspection must be undertaken on-site between the Principal Contractor, RPEQ Engineer, Landscaping Contractor and the Asset Owner. 	Prior to plan sealing for the each stage lot of the development and as indicated in the condition.

3. Advisory Notes

- a) **DEVELOPMENT CONDITIONS (NON-TRUNK INFRASTRUCTURE)** - Development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.
- b) **APPLICANT'S EXPENSE** - The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- c) **APPLICANT'S RESPONSIBILITY** - The Applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, it must be repaired immediately.
- d) **SPECIFICATION & CONSTRUCTION** - All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised and certified by a Registered Professional Engineer of Queensland (RPEQ).
- e) **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.
- f) **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*.
- g) **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).
- h) **APPROVAL LAPSES AT COMPLETION OF CURRENCY PERIOD** - This Development Approval will lapse if the Reconfiguring a Lot does not happen before the end of the currency period. The currency period is four (4) years from the date the approval takes effect. 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.

- i) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

- j) **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. Department of Transport and Main Roads (Third Party) Advisory Notes

a) **LINKS:**

- TMR's Road Planning and Design Manual, 2nd edition:
<https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/road-planning-and-design-manual-2nd-edition>
- Austroads Guide to Road Design:
<https://austroads.com.au/safety-and-design/road-design/guide-to-road-design>
- TMR's Road Safety Policy:
<https://www.tmr.qld.gov.au/safety/road-safety/road-safety-policy>
- TMR Technical Standards and Publications:
<https://www.tmr.qld.gov.au/business-industry/technical-standards-publications>

- b) **ROAD CORRIDOR PERMIT (RCP) AND TRAFFIC CONTROL PERMIT (TCP)** - Under section 50(2) of the Transport Infrastructure Act 1994, an application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled Road under Schedule 1 of the Transport Infrastructure (State-controlled road) Regulation 2006. A decision of approval may include conditions or restrictions.

Under section 33 of the Transport Infrastructure Act 1994, an application for a Traffic Controlled Permit is required for the lawful permission to commence and occupy traffic control in parts of a State-controlled Road corridor (that is the engagement of a Traffic Management Company to perform any required lane closures and traffic control upon the roads).

The development application materials demonstrate that the proposal is likely to include ancillary works and encroachments over Coronation Drive (State-controlled Road). Ancillary works and encroachments include but are not limited to roadside advertising signs or other advertising devices, paths, vegetation clearing, landscaping and planting, and any works that present a potential hazard to road users, including demolition activities and excavation activities. Approvals may be subject to conditions related to the works construction process.

Further information regarding ancillary works and encroachments is available at: <http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/other-matters-requiring-approval.aspx>

Please contact the department (South Coast Region) on (07) 5563 6600 or at southcoast@tmr.qld.gov.au to make an application for a Road Corridor Permit (RCP) and a Traffic Control Permit (TCP).

RCP TMR Website link:

<https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/other-matters-requiring-approval/Road-Corridor-Permit>

TCP TMR Website link:

<https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/traffic-control-permit>

- c) **PUBLIC UTILITY PLANT (PUP)** - The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled Road reserve or state transport corridor, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication or other), and in accordance with TMR technical standards (TN163). It should be noted that any open trenching works across a State-controlled Road reserve is not supported by the Department of Transport and Main Roads.

The owner of the plant must also obtain approval from TMR prior to commencement of any works. Please contact the Department of Transport and Main Roads (SouthCoast Region) on 5563 6600 or at southcoast@tmr.qld.gov.au or any application for PUP in State controlled road.

Additional information regarding the installation of public utility plant can be obtained from TMR's Technical Note 163 and Technical Publications for Roadsides – road corridors and utilities available at: <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities>

5. Further approvals:

- Council operational works application(s) for:
 - Stormwater,
 - Earthworks,
 - Landscaping,
 - Roadworks, and
 - Environmental,
- TMR operational works application(s) for:
 - Roadworks,

- Interfering with a road or its operation(s) (local law) application(s) for:
 - Works within Hoya Road

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