

# **Attachments**Under Separate Cover

**Ordinary Meeting** 

Wednesday, 27 August 2025

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# SCENIC RIM REGIONAL COUNCIL

# **SERVICE DELIVERY REPORT**QUARTER FOUR 2024-2025



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### Introduction

Council's Corporate Plan, Scenic Rim 2026, and the Operational Plan 2024-2025 provide an overview of the project-based and key service activities Council is progressing in order to deliver against some of the specific priorities set out in the Community Plan. Although these actions are a vital part of Council's work, Council also delivers a wide range of services which are essential to the region and which also contribute to the outcomes within the Community Plan.

The purpose of this report is to provide information about the delivery of services during Quarter Four of 2024-2025. The report includes key achievements across Council and key performance statistics which demonstrate the breadth and quantum of work undertaken by Council on a daily basis.

The report is not intended to represent every single transaction with Council, but it does provide, in a transparent way, a snapshot of Council's operational performance in relation to service delivery. Council remains committed to a positive customer experience, as outlined in Council's Customer Charter. The vast majority of the services outlined in the report directly benefit our customers. The Customer Charter sets out our vision, to be proud of the Scenic Rim region and work together for the common good.

The report provides information for Councillors and the community which shows the work which is being undertaken for the region. It seeks to highlight achievements, challenges and opportunities for improvement as well as providing visibility of upcoming key service activities for the next quarter.

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# Asset and Environmental Sustainability

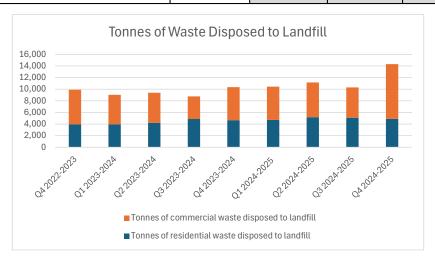
### Waste and Recycling

### **Highlights**

Completion of the Container exchange (Container Exchange) basket installation project as planned.
 Considerable progress made in the Bin Health Check project (received State Government funding).

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Tonnes of residential waste disposed to landfill	4713	5170	5074	4880
Tonnes of commercial waste disposed to landfill	5736	5976	5238	9426
Tonnes of general waste from kerbside collection	2722	2952	2895	2784
Tonnes of general waste from transfer stations	1991	2218	2179	2096
Tonnes of household recycling recovered	1013	1665	1490	1654.96
Tonnes of green waste recovered and mulched	1631	498	1660	1568.28
New domestic waste collection services established	136	109	162	133
New commercial waste collection services established	3	4	5	2
Waste customer requests received	502	626	674	669
Waste customer requests resolved	495	622	657	654
Students engaged in waste education sessions	277	62	164	95
*Bin health checks to recommence in August 2025.	182			



### **Upcoming Activity**

Completion of the Bin Health Check project. Organics report for Council approval.

Kerbside waste audit.
 Commencement of battery collection and recycling service.
 Investigating potential for Container exchange (Container Exchange) basket project expansion.
 Completion of remote waste collection service review.

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# Asset and Environmental Sustainability

### **Facilities**

### **Highlights**

• No highlights to report.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Facilities maintenance customer requests received	253	275	242	387
Swimming pool attendance figures				
Beaudesert	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	37161
Boonah	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	8260
Canungra	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	16726
Rathdowney (only open during December / January school holidays)	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	900
Scenic Rim Aqua Fitness	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	12494
Tamborine Mountain	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	Pool attendance figures not available until Q4.	19100



### **Upcoming Activity**

 $\bullet \ \, \text{Everdell Park, Gleneagle draft Master Plan review . Coronation Park, Boonah draft Master Plan review} \, .$ 

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# Asset and Environmental Sustainability

### Road Maintenance and Corridor Management

### **Highlights**

Majority of reseal packages were completed. Some carry over to next financial year due to colder temperatures,

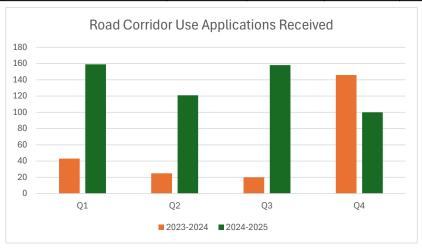
weather delays and conflicting priorities with Queensland Reconstruction Authority (QRA) works.

QRA work package delivery for unsealed road under way. Make safe emergent works completed following

Cyclone Alfred.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Road corridor use applications received	159	121	158	100
Road corridor use approvals issued	128	163	110	76
Heavy vehicle access applications received	55	50	114	41
Heavy vehicle access approvals issued	55	44	90	37
Property access requests received	99	96	115	76
Property access approvals issued (including initial and final approval)	118	100	97	89
Rural road numbering requests received	13	9	16	15
Rural road numbering approvals issued	9	12	9	33
Street applications received (abandoned vehicles, land activity notices & Gate and Grid)	49	25	46	55
Street applications approved (abandoned vehicles and land activity notices & Gate and Grid)	33	32	25	48
Road maintenance customer requests received	563	746	1060	913



### **Upcoming Activity**

Spray seal contract preparation.

Spray seal scoping works. QRA works for unsealed roads. Maintenance delivery.

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# Asset and Environmental Sustainability

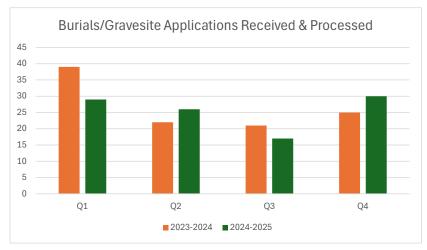
### Cemeteries

### **Highlights**

• No highlights to report.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Burials/grave site applications received and processed	29	26	17	30
Ash placement applications received and processed	13	12	7	8
Applications for reservation received and processed	10	12	19	28
Applications for monumental work received and processed	18	21	20	15
Plaque placement applications received and processed	12	13	11	9



### **Upcoming Activity**

No upcoming activities to report.

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# Asset and Environmental Sustainability

### Parks and Landscape Maintenance

### **Highlights**

Free Tree Distribution event delivered at the Beaudesert Council Nursery on Saturday 2 May 2025. 82 plants were given out. 858 free trees were distributed on Fridays from the Beaudesert Nursery.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Free tree plants distributed	1888	1732	1114	940
Parks and landscape maintenance customer requests actioned	54	21	27	16
Park use applications received and processed	11	19	15	15
Applications for tree work / removal on Council managed land received	26	17	35	27



### **Upcoming Activity**

• The next Free Tree Distribution event will be at Mount Tamborine in on Saturday 6 September 2025.

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# Asset and Environmental Sustainability

### Fleet Management and Servicing

### **Highlights**

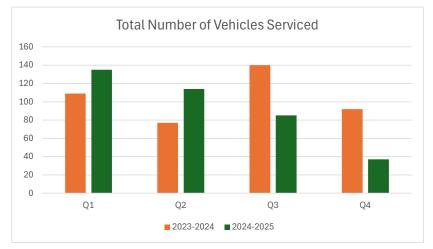
Completion of Certificate of Inspections for Council's medium truck fleet.

Completion of installation of global positioning devices in all operational and commuter use vehicles, trucks and plant. Commissioning of Council's mobile fuel truck after considerable timeline where hire equipment was utilised.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Services				
Heavy plant	24	28	24	14
Light motor vehicles	42	38	37	6
Small plant	34	20	11	7
Trucks	35	28	13	10
Total Vehicles Serviced	135	114	85	37
Fleet purchases (ordered)				
Light Motor Vehicles	5	7	3	7
Plant	2	Nil	Nil	Nil
Small Plant	Nil	4	12	Nil
Trailers	Nil	1	Nil	Nil
Trucks	Nil	Nil	Nil	Nil
Other	1	1	Nil	Nil
Fleet deliveries				
Light motor vehicles	1	7	3	3
Plant		Nil	Nil	Nil
Small Plant	2	4	1	Nil
Trucks	3	Nil	1	1
Other	Nil	Nil	Nil	3
Fleet disposals				
Light motor vehicles	Nil	2	2	5
Small plant	Nil	Nil	Nil	Nil
Plant	Nil	Nil	1	Nil
Other	Nil	1	Nil	1
Trucks	Nil	1	Nil	Nil





### **Upcoming Activity**

Installation of driver identification devices and implementation of various safety reports associated with global positioning system.

Review implementation of electronic prestart checklists.

Implementation of plant and equipment risk management system and engage contractor to undertake risk assessments/rectification actions.

Renewal of registrations for all Council registered fleet by required due date.

Undertake booking system and completion of Certificate of Inspections for heavy trucks and trailers.

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# People and Strategy

### **Human Resources**

### **Highlights**

Development Plan and Appraisals - Appraisal process rolled out to be completed in July 2025 to support employee growth, review performance, and align with Council's strategic goals. It enables staff to set meaningful goals and helps supervisors guide, assess, and recognise performance in line with the 2025–2030 Corporate Plan.

Bullying and Harassment Training - training completed across the organisation with face to face and online training.

TechBites Training - training delivered to enhance the technical proficiency of staff by providing comprehensive training on systems used within Council. 25 employees attended the ECM series.

Work Experience and Vocational Placement - five placements undertaken within Libraries and Cultural Services.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Recruitment				
Vacancy advertisements posted for internal expressions of interest to meritoriously support existing employees' career opportunities	10	10	16	16
Vacancy advertisements posted as open merit- based processes internal and external to Council	55	18	40	45
Appointments confirmed through a meritorious recruitment process	32	33	39	39
Terminations (including permanent, temporary, casual and end-of-contract employees)	31	23	34	26
Long service awards				
Number of employees who became eligible for long service milestones	7 Employees No:Years 1:35 1:30 1:25 3:15 1:10	10 Employees No:Years 1:45 yrs 2:40 yrs 1:20 yrs 6:10 yrs	3 Employees No:Years 2:40 yrs 1:15 yrs	2 employees No:Years 1:25 yrs 1:10 yrs
	Q1	Q2	Q3	Q4
Learning and Development				
Formal Education	11	11	11	3
Legislative Compliance	48	5	30	48
Professional Development	88	34	86	421
Technical Competencies	54	41	171	14
Tickets and Licences	14	11	20	25
Apprentice/Trainee	19	17	11	21
Grand Total	241	124	288	532

### **Upcoming Activity**

Rural Management Challenge 2025 commencing in August 2025 - expressions of interest currently being called.

 Local Government Managers Australia (LGMA) Propellor Program - to be held on 29 July hosted by Scenic Rim Regional Council.

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# People and Strategy

### **Payroll**

### **Highlights**

Prepared and processed final employees payrun for 2024-2025 financial year. Completed the Payroll End of Financial Year roll over process.

Re-set concessional caps for super contribution purposes.
 Councillor Statements prepared.

### **Upcoming Activity**

Updating of Councillor Rates effective 1 July 2025.

Prepare Brighter Super Salary Review.

Complete Wage Declaration.

Prepare for Performance Reviews.

Preparing for Award Allowance Changes effective 1 September 2025 (upon receipt of applicable Awards).

Preparing for Apprentice/Trainee rate changes effective 1 September 2025 (upon receipt of applicable Awards).

System and Procedure Reviews - provide efficiencies.

Continued training with Payroll team to improve and enhance their knowledge base.

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# People and Strategy

### Work Health and Safety

### **Highlights**

Total Recordable Injury Frequency Rate (TRIFR) Performance 24.59 slightly adverse to the end of Financial Year (June) target of 22.38

Contractor Management safety pre-qualification and induction system Cm3 launched and circa 200 + contractors invited to register.

Revised Incident, Investigation and Escalation training provided to people leaders.

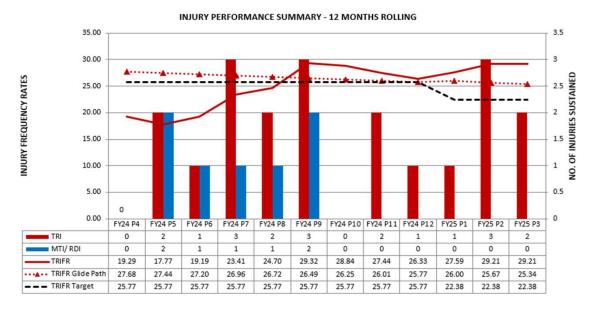
Confined space assessment complete across Council locations, awaiting reports and registers to determine next steps. FY25 - 28 Safety Plan Quarter Four activities with: 71 activities complete, 21 activities in progress, three activities not started and roll into FY26.

Mental Health Awareness online training module developed for launch in Quarter One FY26.

Onsite Flu vaccinations administered for approximately 100 staff.

FY26 Health & Wellbeing Plan developed and endorsed.

### **Performance Statistics**



### **Upcoming Activity**

LGW Self Insurance Licence Audit scheduled for end of Quarter One.

Air Quality testing for silica dust and welding fumes against legislated exposure standards.

Confined space registers and associated action plan to be implemented.

"The Resilience Project" - Authentic Connection presentation booked on R U Okay Day in September for all staff.

Launch Mental Health Awareness training module for all staff.

5 Ways to Wellbeing launch to all staff to promote positive physical and mental wellbeing.

Annual FY25 WHS Management Review to occur.

Continue to work through FY26 Safety Plan activities.

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# People and Strategy

### Corporate Strategy and Performance

### **Highlights**

SRRC Annual Report 2023-2024 was awarded a Silver Award by the Australasian Reporting Awards. 2025-2026 Operational Plan development continued with expected adoption at Council Meeting on 9 July 2025.

Developed draft KPIs for new Corporate Plan.
 Preparation of templates for Quarter Four quarterly reporting.

Developed template for executive performance reporting.

Commenced working with designer and writer for 2024-2025 Annual Report.

### **Upcoming Activity**

Complete Quarter Four Operational Plan and Service Delivery Reports. Continue developing the Annual Report 2024-2025.

• Complete measure definition work for new Corporate Plan.

Publish 2025-2026 Operational Plan.

Update Service Delivery Report in accordance with updated Service Catalogue.

# People and Strategy

### **Business Systems Analysis**

### **Highlights**

Service Catalogue - Stage 2 project progress per below:

- Phase 2 Service identification and service level definition phase completed in May 2025.
- Phase 3 Performance measures and target development completed in June 2025.
  - Phase 4 Draft service catalogue and costing validation commenced in June 2025.

### **Upcoming Activity**

Phase 5 - Stakeholder review and validation to commence in July 2025.
 Service Catalogue to be presented to Councillors and published in August 2025.

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# Council Sustainability

### Internal Audit, Risk and Improvement

### **Highlights**

An Audit and Risk Committee Meeting was held on 19 June 2025.

Work to assist the Procurement Improvement Project is largely complete and will now transition to business as usual.

The Audit and Risk Committee endorsed the refreshed Strategic Risk Register.

Two reviews, Asset Management and Environmental Compliance, were completed.

Advice and assistance was provided regarding risk management maturity assessment, recruitment activities and the Risk Reference Group.

### **Performance Statistics**

Risk	Open at Start	Closed During Period	Added During Period	Open at Finish
Low	13		10	23
Medium	43	4	4	43
High	25		3	28
Total	81	4	17	94

### **Upcoming Activity**

Audit and Risk Committee meeting is scheduled for 21 August 2025.

Commence next round of Continuous Assurance testing.

Review on Parks Maintenance complete.

Reviews on Development Assessment, Regulatory Compliance and Payroll commenced.

# Council Sustainability

### Governance

### **Highlights**

Implementation of Olympics, Sport and Recreation Advisory Committee.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Insurance and Liability Reporting				
Balance carried forward	10	7	6	5
Received	39	31	51	39
Items referred to insurer	11	9	5	8
Items assessed by Council	37	31	51	39
Claims approved *	Nil	4	Nil	1
Claims denied*	4	4	10	12
Notification only *	33	23	32	26
Still under review (carry forward)	1	6	10	5
Right to Information and Privacy Applications				
Right to information and privacy applications received	6	16	10	3

### **Upcoming Activity**

Complete unfinised training requirements from Quarter Four.
 Public Interest Disclosure (PID) support officer and complaints management training.

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# Council Sustainability

### Revenue

### **Highlights**

• Supported and assisted in the transitioning of financial merchants. Assist with the 2025-2026 budget process and adoption.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Total 2024-2025 half rate levy raised (General Rates, Community Infrastructure, Waste Services, Emergency Services and Rural Fire Special Charge)	\$38,156,145.13	NA	\$38,528,561.45	NA
Of total levy raised, the General Rates component eligible for 5% prompt payment discount	\$25,273,494.86	NA	\$25,466,670.38	NA
Total discount applied to half rates levy	\$1,047,778.00	NA	\$1,040,592.83	NA
Number of rate reminder notices issued	3594	NA	3505	NA
Total rates outstanding (excluding prepayments) at end of quarter	\$9,266,624.26	\$7,531,087.18	\$8,872,817.65	\$8,048,242.36
Total rates outstanding (excluding prepayments) as at end of quarter as a percentage of total rates revenue levied for 2024-2025 financial year (including arrears)	13.74	11.17	15.56	11.93
Number of Supplementary Notices issued	788	631	551	395
Number of change of ownerships processed	617	357	421	351
Number of Urgent rate search certificates issued	19	12	11	21
Number of rate search certificates issued	391	358	308	347



### **Upcoming Activity**

Preparation of database for first half yearly rate notice issue 2025-2026.

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# Council Sustainability

### **Financial Management**

### **Highlights**

March Budget Review process management. 2025-2026 Budget development and reporting. Monthly Financial Performance Reports presented to Council. Monthly balance sheet and subsidiary system reconciliations. Processing of Accounts Payable.

Monthly Business Activity Statements (BAS).

Fixed Asset Register maintenance.

Implementation of new Banking Services Contract.

Financial Statement preparation planning.

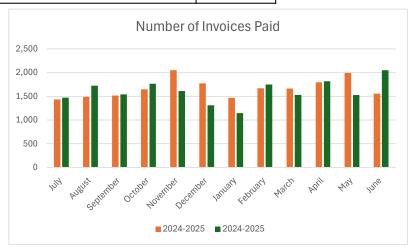
Finalise Asset Revaluation for Roads, Bridges, Drainage.

Fringe Benefits Tax Return lodgement.

Implementation of new banking services provider.

### **Performance Statistics**

Invoice processing	
Apr 2025	1818
May 2025	1527
Jun 2025	2050



### **Upcoming Activity**

Financial Statement Preparation and management of external audit process.

End of financial year accruals, accounting adjustments and system rollover adjustments.

Carry Forward Process Management.

Set up of 2024 Budgets in Reporting System and Financial Reporting Process.

Processing of Accounts Payable.

• Implementation of Ok2Pay to replace eftsure for Bank Account verification.

Monthly Business Activity Statements (BAS) and Taxable Payments Annual Report (TPAR).

Monthly Financial Performance Reports presented to Council.

Monthly balance sheet and subsidiary system reconciliations.

Commence transition to new Corporate Card system.

Implementation of credit card surcharge system.

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# Council Sustainability

### Records

### **Highlights**

373 day boxes destroyed in accordance with Queensland State Archives Disposal Schedule.

Ongoing management and optimisation of storage of hardcopy inventory.
 TechBites Lunchtime training sessions - Launch of program with 3 sessions.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Number of incoming and outward mail received (including emails, faxes, post, internal documents).  Aim to process documents (electronic and hardcopy) on same day as received.	18998	16092	15794	14612
Number of helpdesk requests received	332	268	254	388
Percentage of helpdesk requests completed by end of each business working day	90%	0.9	0.9	0.9

### **Upcoming Activity**

Ongoing archival and destruction of hardcopy documents within Beaudesert Administration Building. Determination of appropriate actions for Boonah hardcopy records.

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# Council Sustainability

### Information Services and Technology

### **Highlights**

• ICT Strategic Plan initiatives.

Draft Information Security Policy refresh completed for consultation.

### **Performance Statistics**

	E	m	ıa	IIS
ı		-		

	Q1 2024-2025		Q2 2024-2025	
	Total	Average per Day	Total	Average per Day
Emails sent	229511	2494	206641	2246
Emails received	654993	7119	609150	6621
	Q3 2024-2025		Q4 2024-2025	
	Total	Average per Day	Total	Average per Day
Emails sent	217607	2418	216350	2431
Emails received	620821	6898	619780	6964

### **Printing**

	Q1 2024-2025	Q2 2024-2025	Q3 2024-2025	Q4 2024-2025
Colour	195079	163466	136354	153128
Black & White	152103	135364	121414	130486
Total Prints	347182	298830	257768	283614

Month	Jobs Closed 2023-2024	Jobs Closed 2024-2025
April	624	401
May	608	534
June	548	473

Meetings			
Meeting type	Date	Peak Views	Total Views
Special Meeting	16/04/2025	6	60
Ordinary	30/04/2025	12	193
Ordinary	28/05/2025	10	149
Ordinary	25/06/2025	14	136

### **Upcoming Activity**

• Upcoming Activities for Quarter One (2025-2026)

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# Customer and Regional Prosperity

### **Biodiversity and Climate Change**

### **Highlights**

### Events:

- Biosecurity Awareness Workshops held: Tamborine Mountain on 3rd April with 18 participants. Rathdowney on 1 May with 3 participants.
- Field Day for Land for Wildlife Participants at Milbong on 10 May.
- Spotlight at Tamborine Mountain Skywalk on 15 May .
- Presented at 3 Landcare Group Presentations.
- Logan catchment Property Planning for Resilient Rivers Workshop on 4 April with 10 participants.

### Flying-fox Management

- Vegetation modification works and flora survey at Canungra.
- Rathdowney community notification for planned works.
- Beaudesert and region monitoring.
- Applied for Round 3 of State Government Grant funding valued at over \$100,000.

### Biosecurity

- Completed fire ant nest treatment of roadsides on main roads and targeted local roads, approximately 650km.
- Council staff training in fire ant treatment held on 23 April with 15 participants and 4 June with 4 participants.
- Facilitated baiting program with 32 participants for wild dogs, foxes and wild pigs.
- Completed targeted treatment of priority weeds on main roads and local roads in the region of approximately 600km.

### General Environment

- Attended field day for the endangered black plum facilitated by the Black Plum Recovery Team.
- Attended National Koala Monitoring Program training.
- Koala project video based on collaborative worth with Watergum Inc.
- Finalised a Heat Island Analysis and Prioritised Planting Plan report for Scenic Rim urban areas.
- Applied for Disaster Ready Fund to the value of over \$300,000.
- Participated in SEQ Climate Resilient Alliance (SEQCRA) strategy workshop.
- Through SEQCRA alliance, obtained a QCRC grant valued at over \$250,000.
- Created seedstick bookmarks as free promotional items to educate and encourage community on sustainability.
   Participated in the Urban Water Stewardship Framework for Scenic Rim Regional Council.
- 30,323 plants ordered from the 1 Million Trees Program

### Catchments

- Undertook fishway barrier assessments in the Bremer catchment.
- Created and installed fish identification and education signs at three locations in the Logan-Albert catchment.
- Extensive landholder engagement in the Upper Warrill Creek for future riparian restoration and erosion works.
- Weed mapping project Mid-Logan drone capture and field sampling.
- Facilitated the Logan-Albert Catchment Action Plan team meeting at Logan Water

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### **Performance Statistics**

	Q1	Q2	Q3	Q4
Customer requests (CRMS) received	16	12	36	69
One million tree program applications received	55	57	84	125
Land for wildlife property inspections	41	49	65	80
Number of trees supplied (not including Councils Nursery)	8680	8100	17035	30323

### **Upcoming Activity**

Begin to deliver Extraordinary Clean Up works across impacted reserves of the 2023 Christmas Storm and Rainfall events under the Disaster Recover Fund Grant valued at over \$500,000.

Tender appointment for works in Western Escarpment Reserve for the SEQ Koala Threat Management Initiative.

Begin and continue ecological restoration works across the region.

Facilitate a Backing onto Bushland Fire Workshop for Kooralbyn community and planning for prescribed burns with the Rural

• Fire Service.

Albert River Landholder Weed Management Workshop, 12 July

Gully stabilisation and restoration works to begin in Bromelton, starting 14 July

Completion of Climate Governance Self-Assessment for Scenic Rim Council.

Begin a collaborative program with Energex to deliver eco-sensitive lighting project.

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### **Customer and Regional Prosperity**

### Libraries

### **Highlights**

Scenic Rim Libraries delivered a dynamic April school holiday program themed Building a Better World, with activities that inspired creativity, learning, and environmental awareness. Families enjoyed hands-on sessions with LEGO Masters Andrew and Damian, became junior scientists in a Fire Ant Awareness workshop, and explored marine life with Ocean Life Adventures. A highlight was our Mobile Library visit to Harrisville, where Llamas and Lattes brought real llamas to a very memorable Story Time. Participation grew significantly, with 476 attendees – up from 425 in the previous quarter.

In May, we celebrated the 10th anniversary of First 5 Forever with Play All May, offering a month of engaging early years programs. New initiatives included AUSLAN Story Times across all branches, a bubble-themed performance with Miss

Bubbles, and Family Yoga sessions led by a local yogi. Boonah Library also launched the Little Bang Discovery Club, a STEAM
program for preschoolers that will grow region-wide next year.

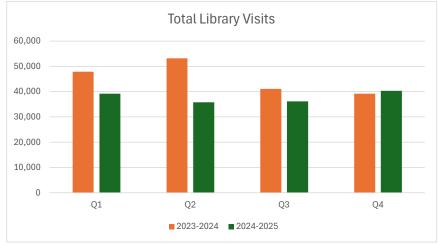
We continued to support digital literacy with Cyber Resilience sessions delivered by IDCare, helping residents stay safe online. Feedback was overwhelmingly positive, with 100% of participants reporting improved understanding.

Finally, our new Wordcraft initiative brought stories and creativity to life through author talks, writing workshops, poetry events, and live-streamed sessions from the Sydney Writers' Festival. From brush lettering to bush poetry, it was a wonderful celebration of words in all their forms.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Library visits	39199	35774	36181	40319
Library members *	18933	19593	20346	21071
New library members	712	622	808	910
Story time sessions	108	92	76	103
Story time participants	2230	1974	1372	1506
School holiday sessions	24	9	10	18
School holiday participants at events	335	78	425	476
Story time packs handed out				
Youth event sessions (13-18 years old)	9		1	
Youth event participants	117		6	
Adult activity sessions	63	51	21	26
Adult activity participants	1119	338	122	206
PC bookings	3292	3769	3878	4118
PC booking hours	2525	1809	1733	1970
Physical book issues	40491	46040	54858	46758
Digital issues	12458	13367	12560	12070
Total item issues	52949	59407	67418	58828
Inter-library loans	450	256	331	279
Housebound book loans	466	499	549	547
Reservations Allocated	5613	3033	3175	4263





### **Upcoming Activity**

Scenic Rim Libraries are set to deliver a magical winter school holiday program from 30 June to 13 July, inspired by the 160th anniversary of Alice's Adventures in Wonderland. Under the theme Through the Looking Glass – A World of Wonder, children will be invited to explore their imaginations through a series of creative, hands-on events. Highlights include a collaborative zinemaking workshop with Boonah local Charlie Thomson (Zines, Grins and Madcap Things), a colourful science session with our Mad Hatter's STEAM Party, and a whimsical magic show, Follow the White Rabbit, designed especially for our youngest visitors.

During NAIDOC Week (6–13 July), we will celebrate The Next Generation: Strength, Vision & Legacy with themed Story Times, including a reading of My Wish for You by proud Ngarigo woman and tennis champion Ash Barty.

Our Wordcraft series continues in July with author talks across the region. Angie Faye Martin will visit Tamborine Mountain,

and Renae Black will appear at Boonah Library. In partnership with BorrowBox, we'll also host a national online event with bestselling author Dervla McTiernan, whose latest novel The Unquiet Grave will be available for unlimited download during the month.

We'll shine a spotlight on the importance of literacy during Library and Information Week (28 July–3 August), with the theme To Read or Not to Read: Literacy Matters.

Science Week (9–17 August) will explore the theme Decoding the Universe, with a sweet focus on bees. The expert team from Urban Bee Education will run sessions for all ages across our library branches.

Finally, we'll wrap up the quarter with a roar during the September school holidays (22 September–6 October) with Jurassic Jamboree, a prehistoric adventure of dinosaur-themed fun for children and families.

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# **Customer and Regional Prosperity**

### **Community Development**

### **Highlights**

212 people attended a Flavour and Friends with Council organising QCWA Country Kitchens in a suite of healthy cooking and eating classes at every public hall in Scenic Rim.

Another successful Citizenship Ceremony with 25 residents sworn in.

Q4 sees the wrap up of the Recovery Project, with significant support, through QRA grant funding, provided to residents in disaster impacted localities with community requests of permanent noticeboards being erected in prominent locations for community groups to provide important and timely messaging, portable solar battery packs purchased and power points installed to community locations (halls/public toilets) for use during power outages.

Boonah Movies in the Park was another successful event with 150 people in attendance.

Recovery Group exercise was facilitated by Yellow and was well attended and a very informative day of collaboration between recovery partner agencies.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Number of attendees at Grant Workshops	46	N/A	29	10
Number of Community Grants	49	32	N/A	29
Total value of Community Grants	N/A	249843.59	N/A	84488.09
Number of attendees at Australia Day Ceremony	N/A	N/A	184	N/A
Number of new Citizens sworn in at Citizenship Ceremony	N/A	23	22	25
Number of attendees at Queensland Day	N/A	N/A	N/A	N/A
numbers	1280	3251	1200	3160
Volunteer Newsletters	N/A	N/A	N/A	N/A
Youth Leaders	31	62	66	123
Number of attendees at Cuppa in the Communi-Tea events	505	406	245	375
Number of attendees at the Community Hall Roadshows	435	N/A	307	212
Interagency and Mental Health Network meetings	28	50	15	34
Number of people engaged through Recovery and Resilience community activities (in addition to the Cuppa's)	169	621	352	298
Building Inclusive Disaster Resilient Communities Forums and Workshops	N/A	N/A	N/A	N/A
Community Disaster Exercises	N/A	1	1	1
Number of Pocket Books Distributed	70	60	30	50
Number of Living in Scenic Rim Kids Activity Books Distributed	720	520	650	650

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Number of Living in Scenic Rim booklets Distributed	380	308	267	269
Number of attendees at the International Men's Day Dinner	N/A	120	N/A	N/A
Number of attendees at the International Women's Day Breakfast	N/A	N/A	Cancelled due to TC Alfred	N/A
Number of attendees at the Free Movies in the Park	N/A	350	200 *Boonah rained out	150
Number of attendees at the Free Inflatable Event in the Park	N/A	N/A	N/A	N/A
Number of attendees at the Volunteer Thank You Events and Programs	N/A	17	N/A	N/A

### **Upcoming Activity**

Opening of Davidson Park Event. Community Grant Major and Minor Rounds.

Beaudesert Show.

CDV Get Together events.

LRRG Debrief and Community Consultations.

• Disaster Management Conference.

Interagency Meetings.

Evacuation Centre Training.

DFV Champions Network F2F Meeting in Mackay.

Child Safe Organisation Implementation Project - embedding The Universal Principle and Child Safe Standards across Council. Community Recovery & Resilience Officer Program commencement - appointment of temporary officer.

### Comments

• Events and activities marked N/A have not occurred in Quarter One but may be planned for later in the year.

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# **Customer and Regional Prosperity**

### **Regional Prosperity and Communications**

### **Highlights**

Commenced a monthly email newsletter called 'Business Link' targeted at business owners, operators and Industry stakeholders of the Scenic Rim region, with the first newsletter scheduled to be distributed in June 2025.

The goals of this monthly newsletter are:

- 1. To consistently inform, educate and engage Scenic Rim Economic Development stakeholders with relevant information (events, grants, Government initiatives, programs and tools).
- 2. Promote the Regional Prosperity team's projects and initiatives to the region and create open communication channels with stakeholders.
- 3. Grow the Regional Prosperity team's database to better engage with businesses operating in the Scenic Rim.
- Council's commitment to the distribution of a regular digital email newsletter aligns with the deliverables under the Scenic Rim Regional Prosperity Strategy 2020-2025.

Successful delivery of the 2025 Scenic Rim Small Business Month program of events.

The Regional Prosperity team developed a calendar of events that included social media workshops, networking opportunities, a grant writing workshop, a business cashflow and tax workshop facilitated by Griffith University, a disaster preparedness hub and planning information sessions with Council officers.

The region's four Chambers of Commerce and Destination Scenic Rim were supported to deliver events during May as part of the Small Business Month program.

In all, 15 events (see Queensland Small Business Month – Scenic Rim Regional Council) were delivered, attracting over 450 registrations (with some participants attending multiple events during May). Council also extended the accessibility of the series of Small Business Month workshops and events by coordinating Auslan interpreters for the Grant Writing Workshop, catering for several hearing-impaired members of the local business community.

Council's involvement in delivering a range of events during Scenic Rim Small Business Month aligns with the deliverables under the Scenic Rim Regional Prosperity Strategy 2020-2025 and is also identified as an action under the 2024-2025 Operational Plan.

As an action with the Scenic Rim Agribusiness and Agritourism 10-Year Roadmap 2022-2032, Think Economics and Better Cities Group were engaged to undertake a Supply Chain Project to assist in informing economic development opportunities and initiatives supporting the agricultural industry in the Scenic Rim region.

As the Scenic Rim Regional Prosperity Strategy 2020-2025 concludes at the end of 2025, Council has engaged SC Lennon and Associates to develop a five year economic development strategy for the region (2026-2030).

The intent of the Scenic Rim Economic Development Strategy 2026-2030 is to establish sustainable economic growth for businesses, create strong local employment opportunities and high performing industries as well as providing a suitable lifestyle for residents and visitor experiences.

Coordinated attendance of 150 high school students at the Scenic Rim Farming Expo to raise awareness of career pathways in the Agricultural sector.

Successful delivery of the 2025 Scenic Rim Eat Local Month including the Winter Harvest Festival.

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### **Performance Statistics**

	Q1	Q2	Q3	Q4
Council Facebook followers	13085	14881	15780	16236
LinkedIn followers	6528	6685	6929	7185
Council's Disaster Management Facebook followers	13755	13842	14, 083	14088
Visit Scenic Rim Facebook followers	25348	25415	25445	25550
Visit Scenic Rim Instagram followers	36079	36402	37158	38487
Scenic Rim Eat Local Month Facebook followers	16449	16555	16557	17580
Scenic Rim Eat Local Month Instagram followers	10424	10501	10670	13172

### **Upcoming Activity**

Continued engagement with local businesses, industry groups and government agencies. Business Networking Breakfast scheduled to be delivered in November 2025.

Deliver capability-building workshops for business and industry.
 Ongoing marketing campaigns to drive traffic to the Visit Scenic Rim destination website.
 Planning and launch of the 2025 Scenic Rim Business Excellence Awards.
 Adoption of the Scenic Rim Economic Development Strategy 2026-2030.

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# **Customer and Regional Prosperity**

### **Cultural Services**

### **Highlights**

The second series of Story Markers have been installed across Harrisville, telling the stories of significant local places and people. Expressions of Interest for the South East Qld City Deal Public Art Initiative opened with 23 submissions received and seven shortlisted for the concept development stage. The Arts Reference Group assessed the concepts with 3 artists finalised for inclusion in the grant application for a Nature-based water play space, that was submitted on 25 June 2025. The Boonah Mural Public Art Brief was opened and promoted widely with 21 Expressions of Interest received which are due to be assessed by the Arts Reference Group in July. The Rathdowney and Short Street Storyboards have been completed and are ready for installation. All Public Art maintenance has been undertaken including annual safety checks. The music Artist-in-Residence workshops at Beaudesert State High School, funded under the RADF Strategic Initiative, has been completed with a final performance for family and friends on the Davidson Park stage.

Eight performances were delivered across the three venues including performances of Anh Do, Arj Barker, Jimeoin, Tenzin
 Choegyle's Whispering Sky; Sydney Male Choir, Darren Coggan's John Denver and Jonathon Welch's From Stage to Screen.
 All performances were well received with good attendances. Successful school holiday programs were also delivered at the three cultural venues with good attendances with good attendances across all areas of the holiday program.

### Other significant events include:

Scenic Rim Wedding Expo and the Psychic and Wellness Fair at Vonda Youngman Community Centre.

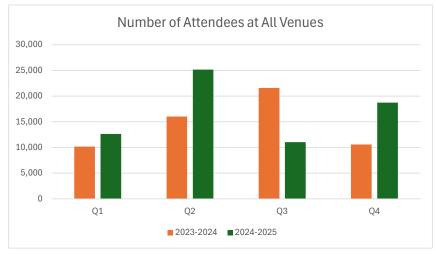
Boonah Cultural Centre - Commencement of the Wounded Heros Hospitality Training Program; ANZAC Gunfire Breakfast; Seniors Expo and AEC Election voting.

The Centre Beaudesert - Install and launch of exhibition Furari Flores by Cara-Ann Simpson, RFSQ Volunteer Presentation, Scenic Rim Business Breakfast and Loyalty Dance concerts.

### **Performance Statistics**

	Q1	Q2	Q3	Q4
Number of events at The Centre, Beaudesert	88	72	81	96
Number of attendees at The Centre, Beaudesert	2510	6031	4573	3580
Number of events at Boonah Cultural Centre	110	90	79	133
Number of attendees at Boonah Cultural Centre	2820	7561	1234	7540
Number of events at Vonda Youngman Community Centre	ctly reported. Sh	334	329	443
Number of attendees at Vonda Youngman Community Centre	7305	11573	5214	7610
Number of attendees All Venues	12635	25165	11021	18730
Number of Regional Arts Development Fund applications	14	6	1	
Value of Regional Arts Development Fund grant approvals	N/A	76600	N/A	N/A
Value of Regional Arts Development Fund projects	N/A	210582	N/A	N/A





### **Upcoming Activity**

Tamborine Public artwork is currently being installed and will be completed in July/August. The Boonah Mural concepts will be shortlisted in July and 3 concepts opened for community consultation in collaboration with the Boonah Chamber of Commerce. Rathdowney and Short Street (Beaudesert Potters) storyboards will be installed and lighting installed for the Potter's mural. The Big Ideas round of the 2025-26 Regional Arts Development Fund grants opens on 1 July. Outcome of the South East Queensland City Deal Public Art Initiative grant should be advised.

School holiday programs delivered across three venues in July and September. Three adult Floral Painting workshops with artist Julie Whitehead across three venues.

The Centre Beaudesert: Mununjali NAIDOC Gala; Install and launch of the Shifting Ground Exhibition; Ceramic Arts
Queensland Ian Curry Lecture; Daniel Champagne Concert; Normie Rowe in concert - The Story so far!; Livin', Lovin' Zeppelin
performance

Boonah Cultural Centre: Aurora Guitar Ensemble Concert, Ritchies Boonah Arts Festival 2025; Harvest Point Church Tent of Promise

Vonda Youngman Community Centre: Historical Fencing Competition Weekend; Psychic and Wellness Fair; Everyday Nature Sketchbook workshop with artist Deb Mostert; Lions Mountain Mates Bush Dance

### Comments

All Big Idea funds allocated in Quarter Two.

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# **Customer and Regional Prosperity**

### **Customer Care and Engagement**

### **Highlights**

The Customer Care and Engagement Team achieved several highlights despite facing challenges during Quarter 4. One Customer Care and Engagement Officer successfully transitioned to a Business Support Officer role within Council as part of a secondment and the backfill was successfully filled with an additional new recruit who commenced in during the quarter. There was a notable increase in service demand for QGAP services compared to the previous financial year, leading to a revenue boost through the contract with Smart Services. Additionally, Quarter 4 data shows a spike in customer requests and applications created, highlighting the team's responsiveness. While Council received various compliments, the most notable was the first acknowledgement of Council Sustainability efforts in Quarter 4, receiving their first compliment. The team experienced a rise is the longest call wait times due to an unexpected spike in unplanned leave and heightened demand on resources resulting from organisational initiatives. A reduction in Local Government Transactions was experience in Quarter four which was attributed to the timing of the rating period as Quarter Two and Four periods typically see lower transaction rates compared to the spikes seen in Quarters One and Three. The less than optimal service statistics this quarter can be attributed to several customer-facing initiatives that progressed with limited consultation with the Customer Care and Engagement team prior to their implementation dates which required the team to quickly adapt and provide expert insights on

project outcomes highlighting potential impact on customers.

The number of informed and engaged participants continues to grow for the Let's Talk Scenic Rim engagement platform, reflecting the successful engagement strategies, demonstrating the community's active involvement in Council projects. The

reflecting the successful engagement strategies, demonstrating the community's active involvement in Council projects. The highest number of visits to the engagement platform occurred on 5 May, with the highest number of respondents to a survey was recorded on 6 April with 90 contributions from 259 visitors. Achieved target for facilitating meaningful face-to-face interactions, hosting community sessions on the Draft Corporate Plan 2025-2030 and Draft Budget 2025-2026 as well as the Draft Integrated Transport Plan Stage Two. The Draft Economic Development Strategy Stage One saw a remarkable 411 contributions, marking it as the highest participation of all time. April saw the highest engagement in 2025, validating Council's ongoing commitment to involve community, ensuring better outcomes for projects. The community engagement results for the future use of Beaudesert Pig and Calf Saleyards were presented at Council's Ordinary Meeting on 30 April, where Council acknowledged the vital role of community input, with 115 responses received, and will now progress with the development of a new design to create a user-friendly and safe environment that meets community needs.

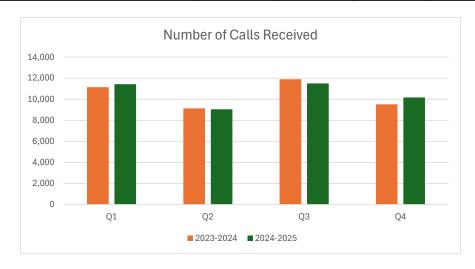
### **Performance Statistics**

	Q1	Q2	Q3	Q4
Number of calls	11432	9050	11505	10171
Average call wait time	0:00:33	0:00:24	0:00:28	0:00:33
Longest call wait time	0:19:00	0:10:32	0:09:07	0:11:53
Applications created	1511	1348	1245	1348
Requests created	3212	3060	3360	3388
Online requests	159	211	267	246
Local Government transactions (excluding enquiries)	4660	2293	3340	2348
QGAP transactions	3165	2939	2856	3089
Compliments received				
Asset and Environmental Sustainability	21	11	7	16
Council Sustainability				1
Customer and Regional Prosperity	5	13	4	4
People & Strategy		1		
Executive Office Mayor and Councillors	4			2

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Let's Talk Scenic Rim				
New participants registered on Let's Talk Scenic Rim	119	35	54	37
Total number of registered participants on Let's Talk Scenic Rim	1243	1278	1332	1370
Total visits to Let's Talk Scenic Rim	5617	4072	4027	6883



### **Upcoming Activity**

The Customer Care and Engagement team will maintain a strong focus on achieving target customer call wait times while closely monitoring the usage patterns of online requests. Provide support to define the necessary scope of work to update the customer experience strategy, customer charter, and community engagement strategy and framework, with plans to request budget allocation during the September budget review process. This initiative aims to enhance our ability to deliver a seamless customer experience, ensuring that Council services are aligned with community needs.

Additionally, the team will continue to advocate for early engagement in the planning stages of customer-facing initiatives to enable the provision of timely expert customer service advice that supports positive outcomes and continuous improvements to service delivery.

Council's Community Engagement Officer will continue to support the Masterplan Committees for Kalbar and Canungra, comprised of community members who will provide valuable input into a strategic plan for the future development of the townships. These committees will assess current and anticipated growth and identify essential infrastructure to meet the future population forecast.

Council is planning to engage with our community through two projects: the Boonah Mural, where feedback will be gathered on three concepts via a community poll in early September, and the Coronation Park Draft Masterplan, inviting input on a draft concept plan aimed at fulfilling the long-term development needs of local sporting clubs in Boonah, aligned to the Sport and Recreation Plan 2024-2034.

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# **Customer and Regional Prosperity**

### **Development Assessment and Engineering**

### **Highlights**

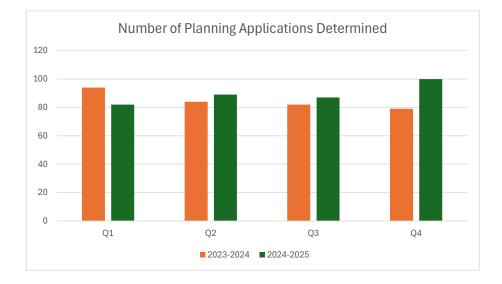
Successfully mediated a number of planning appeals with the Planning & Environment Court through the alternative dispute resolution (ADR).

Team continues to assess and decide a high volume of development applications, under reduced resources. The development assessment and engineering unit has achieved a 30.7% increase in applications being determined for the quarter, as compared to the same quarter last year.

### **Performance Statistics**

Applications received	Q1	Q2	Q3	Q4
Material change of use (MCU) including currency extensions and change applications	55	57	37	39
Reconfiguring a lot (RAL) including currency extensions and change applications	18	20	14	10
Operational works including currency extensions and change applications	25	37	26	21
Other concurrence agency referrals (CARS), exemption certificates (EXE) and building envelope amendments (BE)	44	33	24	36
Applications determined	82	89	87	100
Plan of surveys finalised	11	17	13	12
Flood certificates issued	45	44	53	37
Planning certificates issued	17	15	12	11
Superseded planning scheme requests received	Nil	Nil	Nil	Nil
Pre-lodgement meetings conducted	Nil	Nil	Nil	Nil
Concept meetings conducted	Nil	Nil	Nil	Nil
Lots approved as part of reconfiguration application approvals	106	327		66
Customer Requests Received (CRMS)				
Customer initial planning enquiries (telephone)	518	483	513	356
Customer callback enquiries related to existing application	204	186	189	228
ECM Tasks Received				
DA planners	202	196	121	260
DA submission	3	52	21	424
Planning & development	1028	1724	1546	2872





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# **Customer and Regional Prosperity**

### Infrastructure Charges

### **Highlights**

A total of 1.09M has been recoeved in overdue charges since Novementer 2024. The comprehensive audit of all levied charges has found that \$1.28M remains overdue for payment.

### **Performance Statistics**

INFRASTRUCTURE CHARGE NOTICE (ICN) RECONCILIATION - 30 JUNE 2025		
Total Current ICN Brought Forward from 31 March 2025 Note: Previous figure of \$41,418,642.36 from 31 March 2025 has been amended following a comprehensive audit of all ICN's issued by Council since 01/07/2011. Figure brought forward reflects corrected total as at 31 March 2025.		\$38,647,365.83
New Infrastructure Charge Notice issued (1 April to 30 June 2025)	+	\$5,985,359.96
Infrastructure Charge Notice Paid (as issued) (1 April to 30 June 2025)	-	\$2,984,577.08
Infrastructure Charge Notice Paid (CPI) (1 April to 30 June 2025)	-	\$279,878.06
Infrastructure Charge Notice (development) Lapsed	-	\$27,900.00
Infrastructure Charge Notice converted to Infrastructure Agreement (1 April to 30 June 2025)	-	
Infrastructure Charge Notice converted to Deferred Infrastructure Agreement (1 April to 30 June 2025)	-	
Infrastructure Charge Notice amended (1 April to 30 June 2025)	-	\$6,349.29
Infrastructure Charge Notice discounted/waived	-	\$53,169.16
Credits Issued		
New Current Total		\$41,280,852.20

### **Upcoming Activity**

The final 36 advice letters for outstanding charges (totalling \$561,000) will be issued.

Continued follow up on remaining unpaid charges with secondary actions to commence.

Finalise review of all outstanding infrastructure agreements to ensure all obligations have been met.

Ongoing liaison with utility providers about alignment of population projections and investment for critical infrastructure.

# Customer and Regional Prosperity

### Strategic Planning

	Q1	Q2	Q3	Q4
Customer requests (CRMS) received	12	7	7	4
Exemption certificates issued under section 71 of the Queensland Heritage Act 1992	Nil	Nil	Nil	Nil

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## **Customer and Regional Prosperity**

### **Regulatory Services**

### Highlights

• No highlights to report this quarter.

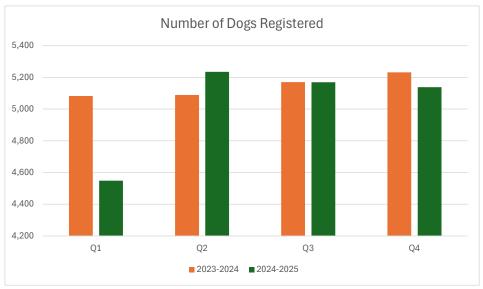
#### **Performance Statistics**

	Q1	Q2	Q3	Q4
Environmental and public health licences				
received				
Food	24	21	19	29
Personal appearance services	1	1	1	1
Local law	15	17	17	18
Customer requests received (CRMS)				
Health services	752	879	571	612
Reported dog attacks (captured within health services CRMS)	33	25	19	28
Compliance services	191	199	191	162
Compliance Services Notices issued				
Show Cause	19	22	6	25
Enforcement	6	9	9	11
Compliance	1	4	Nil	10
Direction	Nil	Nil	Nil	Nil
Penalty infringements	4	6	1	44
Dogs				
Registered at end of period	4549	5235	5169	5138
New registration applications	357	277	181	168
Impounded *(Q4 1 dog held at end of quarter)	64	41	42	50
Impounded and returned to owner	39	16	5	19
Impounded and rehomed	17	13	12	15
Impounded and euthanised	6	8	11	9

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Cats				
Impounded	79	38	41	70
Impounded and returned to owner	13	3	2	9
Impounded and re-homed	13	9	13	17
Impounded and euthanised	52	26	18	42
Animals reported lost/found by the public				
Animals reported lost	25	11	23	27
Animals reported found	1	4	4	3
1080 baiting program				
Landholders	28	28	Nil	Nil
Dog baits supplied	425	405	Nil	Nil
Pig baits supplied	20	20	Nil	Nil
Building				
Applications received (council-certified)	4	4	1	4
Inspections performed	Nil	1	Nil	Nil
Applications received (privately certified)	412	328	185	353
Plumbing				
Applications received	237	192	183	161
Inspections performed	1271	1193	1123	1309
Approvals issued	213	201	190	190
New facilities registered under plumbing and drainage act				
Backflow prevention devices	16	32	18	32
On-site sewerage facilities	46	66	51	52
Customer requests received (CRMS)				
Plumbing services	20	6	18	15
Plumbing Services notices issued				
Show Cause	Nil	1	Nil	1
Enforcement	Nil	Nil	Nil	Nil
Penalty infringement	Nil	Nil	Nil	Nil



• The Biosecurity team will be commencing Community Education programs in the 2nd quarter of 2024.

Service Delivery 2024-2025 Quarter Four Report

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#### Customer and Regional Prosperity

#### **Biodiversity and Climate Change**

#### **Highlights**

- Biosecurity Awareness Workshops held:
  - Tamborine Mountain on 3rd April with 18 participants.
  - Rathdowney on 1 May with 3 participants.
- Field Day for Land for Wildlife Participants at Milbong on 10 May.
- Spotlight at Tamborine Mountain Skywalk on 15 May .
- Presented at 3 Landcare Group Presentations.
- Logan catchment Property Planning for Resilient Rivers Workshop on 4 April with 10 participants.

#### Flying-fox Management

- Vegetation modification works and flora survey at Canungra.
- Rathdowney community notification for planned works.
- Beaudesert and region monitoring.
- Applied for Round 3 of State Government Grant funding valued at over \$100,000.

#### Biosecurity

- Completed fire ant nest treatment of roadsides on main roads and targeted local roads, approximately 650km.
- Council staff training in fire ant treatment held on 23 April with 15 participants and 4 June with 4 participants.
- Facilitated baiting program with 32 participants for wild dogs, foxes and wild pigs.
- Completed targeted treatment of priority weeds on main roads and local roads in the region of approximately 600km.

#### General Environment

- Attended field day for the endangered black plum facilitated by the Black Plum Recovery Team.
- Attended National Koala Monitoring Program training.
- Koala project video based on collaborative worth with Watergum Inc.
- Finalised a Heat Island Analysis and Prioritised Planting Plan report for Scenic Rim urban areas.
- Applied for Disaster Ready Fund to the value of over \$300,000.
- Participated in SEQ Climate Resilient Alliance (SEQCRA) strategy workshop.
- Through SEQCRA alliance, obtained a QCRC grant valued at over \$250,000.
- Created seedstick bookmarks as free promotional items to educate and encourage community on sustainability.
   Participated in the Urban Water Stewardship Framework for Scenic Rim Regional Council.
- 30,323 plants ordered from the 1 Million Trees Program

#### Catchments

- Undertook fishway barrier assessments in the Bremer catchment.
- Created and installed fish identification and education signs at three locations in the Logan-Albert catchment.
- Extensive landholder engagement in the Upper Warrill Creek for future riparian restoration and erosion works.
- Weed mapping project Mid-Logan drone capture and field sampling.
- Facilitated the Logan-Albert Catchment Action Plan team meeting at Logan Water

#### **Performance Statistics**

	Q1	Q2	Q3	Q4
Customer requests (CRMS) received	16	12	36	69
One million tree program applications received	55	57	84	125
Land for wildlife property inspections	41	49	65	80
Number of trees supplied (not including Councils Nursery)	8680	8100	17035	30323

Service Delivery 2024-2025 Quarter Four Report

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#### **Upcoming Activity**

Begin to deliver Extraordinary Clean Up works across impacted reserves of the 2023 Christmas Storm and Rainfall events under the Disaster Recover Fund Grant valued at over \$500,000.

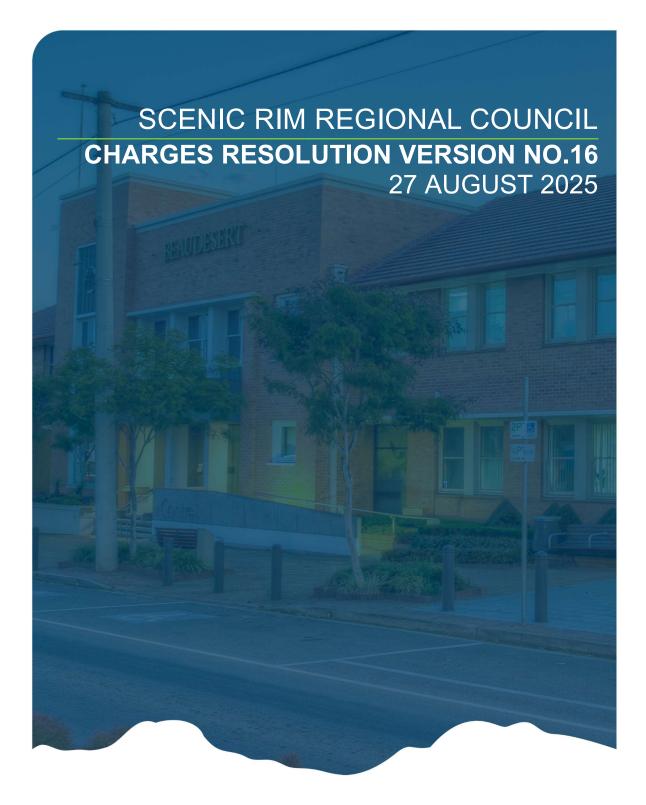
Tender appointment for works in Western Escarpment Reserve for the SEQ Koala Threat Management Initiative.

Begin and continue ecological restoration works across the region.

Facilitate a Backing onto Bushland Fire Workshop for Kooralbyn community and planning for prescribed burns with the Rural

• Fire Service.

Albert River Landholder Weed Management Workshop, 12 July Gully stabilisation and restoration works to begin in Bromelton, starting 14 July Completion of Climate Governance Self-Assessment for Scenic Rim Council. Begin a collaborative program with Energex to deliver eco-sensitive lighting project.





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<sup>2</sup> Scenic Rim Regional Council Charges Resolution Version No.16

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#### **Preliminary**

This charges resolution is made by the Scenic Rim Regional Council under s.113 of the *Planning Act 2016* (the Act).

#### 1. Application to local government area

This resolution applies to the local government area of Scenic Rim Regional Council. Priority infrastructure areas have been identified in the Local Government Infrastructure Plan (LGIP) in the *Scenic Rim Planning Scheme 2020*, which identifies the areas Council intends to accommodate future urban growth.

Areas subject to the *State Development and Public Works Organisations Act 1971* (State Development Act) are included in this resolution. To the extent the State Development Act or any infrastructure agreement facilitates the charging for infrastructure contributions under a different regime, this resolution will not have effect. Otherwise, the adopted charge will apply.

#### 2. When resolution has effect

This resolution has effect from 27 August 2025.

#### 3. Priority infrastructure area

The Priority Infrastructure Areas (PIA) for the Scenic Rim Regional Council are identified in the Local Government Infrastructure Plan in the Planning Scheme

The PIA boundary is shown on maps that can be found on Council's Planning Scheme interactive mapping at https://planningscheme.scenicrim.qld.gov.au/eplan/property/0 then follow the Map Layers to the PIA.

## 4. Adopted charges

Section 4 provides the adopted charge rates for development under the Planning Scheme. The total adopted charges for the Scenic Rim Regional Council area (which includes the charges levied by Council and the distributor-retailer i.e. Urban Utilities) do not exceed the maximum adopted charges prescribed under *the Planning Regulation 2017* (the Regulation).

The adopted charges are set out in Tables 1 and 2 in Schedule 2.

**Column 1** refers to the use or development, as defined under the Regulation, that applies to the development approval for a material change of use, building work, change to an approval or reconfiguring a lot.

Column 2 refers to the maximum prescribed amount set under Schedule 16 of the Regulation.

**Column 3** refers to the portion of the maximum prescribed amount that can be levied by the distributor-retailer (i.e. Urban Utilities).

Note: refer to Urban Utilities' Water NetServ Plan for details on adopted charges for water and wastewater infrastructure. Levied charges, demand credits, refunds and offsets for Water Approvals are administered by the Urban Utilities Water Netserv Plan.

**Column 4** refers to the *adopted charge* for development that will be levied by Council. The amount listed in column 4 is to be multiplied by the sum of the percentage increase for each financial quarter since 1 July 2025. The amount in column 4 is the portion of the maximum charge which Council is entitled to levy

**Column 5** refers to the portion of the Local Government Area (LGA) to which each charge applies. For example, a function facility outside of the Urban Footprint Area, will not attract the portion of the charge that relates to area impervious to stormwater.

For clarity, the portion of the base charge or adopted charge determined based on 'each square metre impervious to stormwater' does not constitute a separate charge for trunk stormwater infrastructure. Instead, it is an integral component of the base charge calculation.

# 5. Determining Additional Demand and Applicable Credits

Infrastructure charges may only be levied for additional demand that a development places on one or more trunk infrastructure networks, in accordance with section 120 of the *Planning Act 2016*.

Council determines whether additional demand is created by comparing:

- · The total demand generated by the proposed development, and
- Any existing lawful use or past contribution that can be credited under this section.

#### 5.1 When Demand Is Not Considered Additional

No additional demand is generated by the following:

- · An existing use on the premises that is lawful and continuing
- A previous lawful use no longer occurring, but which ceased within the past 10 years
- · Development that could lawfully occur without requiring a new development approval

However, demand from any of the above may still be counted if:

- An infrastructure requirement applying to that use has not been complied with, or
- A condition was imposed based on a lower scale or intensity than what is now proposed.

#### 5.2 Applying Credits to Determine Additional Demand

A credit is the value assigned to an existing or previous use on a premises that reduces the adopted infrastructure charge. The remaining charge applies to additional demand created by the proposed development.

A credit will be applied only if:

- The existing or previous use is lawful, and
- . The use is continuing at the time of development, or ceased within the past 10 years, and
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- The use corresponds with the development type to which the charge applies.
- The credit has not already been recognised and given in a previous infrastructure charges notice.

Table 5.2.1 - Credit Eligibility

Scenario	Residential Development	Non-Residential Development
Existing lawful use is currently being carried out on the premises	Credit equal to the adopted charge for the existing use (e.g. 3-bedroom dwelling). Only applies if the use continues.	Credit equal to the adopted charge for the existing use, if it is a defined non-residential use (excluding "Other uses").
Previous lawful use is no longer being carried out	Credit equal to the adopted charge for the previous lawful residential use. Use must have ceased within the past 10 years.	Credit equal to the adopted charge for the previous lawful non-residential use (excluding "Other uses").
3. Vacant lot with no existing or previous use	Credit equal to a 3-bedroom dwelling where the lot:  — Is capable of being developed for a dwelling house; and  — the dwelling house can comply with Planning Scheme setback requirements	No credit applies
4. "Other uses" or undefined/non-specified development	Credit determined by Council on a case-by-case basis	Credit determined by Council on a case-by-case basis
5. Reconfiguring a lot – boundary realignment (non-residential)	Refer to Scenarios 1–3 above	No credit applies unless Scenario 1 applies

#### 5.3 Additional Credit for Past Contributions

Where infrastructure contributions or charges were paid under a previous charging regime:

- Council may apply an additional credit above the standard credit amount, capped to the adopted charge for the relevant network.
- The applicant must provide sufficient evidence (e.g. payment receipts, prior approvals) to support the claim.

#### 5.4 Example Scenario

An applicant proposes a material change of use to develop six short-term accommodation cabins on

a property that already contains a lawful 3-bedroom dwelling house. The existing house will remain and continue to be used as a residence.

The applicant requests a credit based on the existing dwelling, arguing that it should offset the charges for the new cabins.

Table 5.4.1 - Assessment Under Section 5 - Credit Rules

Assessment Criteria	Outcome
Is there an existing lawful use on the premises?	Yes – a 3-bedroom dwelling house is a lawful, continuing residential use.
Will the existing use continue after the proposed development?	Yes – the house will continue to be used as a dwelling and is not being converted to another use.
Is the proposed development a continuation or intensification of the same use?	No – the proposed development introduces new, additional uses (short-term accommodation cabins).
Can the credit for the house be applied to reduce the charges for the cabins?	No – the dwelling does not offset demand generated by the new use. A credit can only be applied to the same use category.
Does the proposed development generate additional demand on trunk infrastructure?	Yes – the six cabins are a new use and generate new infrastructure demand, in addition to the existing dwelling.

Conclusion: The existing 3-bedroom dwelling is a lawful, continuing use and retains its credit, but this does not reduce the infrastructure charges applicable to the six new short-term accommodation cabins.

The full adopted charge for each cabin must be paid, as they represent additional demand on Council's trunk infrastructure networks.

### 6. How to Calculate the Levied Charge

The levied charge for development will be calculated by subtracting the applicable credit from the adopted charges. The following methodologies establish the formula for determining the base charge:

(a) Calculation of the base charge for reconfiguring a lot

A base charge for reconfiguring a lot is calculated as follows:

 $BC_{RaL} = (AC_{RaL} \times Q_{RaL}) - C$ 

Where:

BC<sub>RaL</sub> is the base charge for reconfiguring a lot.

 $AC_{RaL}$  is the adopted charge rate for reconfiguring a lot stated in section 5 (Adopted charge rate).

Q<sub>Ra</sub>L is the total number of lots.

C is the credit stated in section 5 (Credit for existing uses or vacant lots).

Note:

- (a) for Residential and Other lot reconfiguration, the base charge is apportioned across all networks;
- (b) for Commercial and Industrial lot reconfiguration, the base charge apportionment excludes the stormwater charge component.
- (b) Calculation of the base charge for a material change of use or building work for residential development

A base charge for a material change of use or building work for residential development is calculated as follows:

 $BC_R$  = (sum of (AC<sub>R</sub> x Q<sub>R</sub>) for each defined use) – C

Where:

BC<sub>R</sub> is the base charge for a material change of use or building work for residential development.

AC<sub>R</sub> is the adopted charge rate for each defined use for a material change of use or building work for residential development, as stated in section 5 (Adopted charge rate).

Q<sub>R</sub> is the residential quantity for each defined use

C is the credit stated in section 5 (Credit for existing uses or vacant lots).

(c) Calculation of the base charge for a material change of use or building work for non-residential development

A base charge for a material change of use or building work for residential development is calculated as follows:

 $BC = BC_{NR} + BCsw$ 

Where:

BC is the base charge for the total development

 $BC_{NR}$  = (sum of (AC<sub>4</sub> x Q<sub>4</sub>) for each defined use) – C<sub>4</sub>

 $BC_{SW} = (AC_{SW} \times Q_{SW}) - C_{SW}$ 

 $BC_{NR}$  is the base charge for a material change of use or building work for non-residential development for the transport, and public parks and land for community facilities networks.

BC<sub>SW</sub> is the base charge for a material change of use or building work for non-residential development for the stormwater network.

AC<sub>4</sub> is the adopted charge rate for each defined use for a material change of use or building work for non-residential development stated in section 5 (Adopted charge rate) for the transport, and public parks and land for community facilities.

AC<sub>SW</sub> is the adopted charge rate for a material change of use or building work for non-residential development stated in section 5 (Adopted charge rate) for the

stormwater network.

Q<sub>4</sub> is the non-residential quantity for each defined use.

Q<sub>SW</sub> is the impervious area of the development.

C<sub>4</sub> is the credit stated in section 5 (Credit for existing uses or vacant lots) for the transport, and public parks and land for community facilities.

C<sub>SW</sub> is the credit stated in section 5 (Credit for existing uses or vacant lots) for the stormwater network.

#### 7. Trunk infrastructure

The trunk infrastructure shown in Plans for Trunk Infrastructure of the Local Government Infrastructure Plan in the Planning Scheme is identified as the trunk infrastructure for the local government area.

The trunk infrastructure networks to which the adopted charge applies are:

- (a) transport network
- (b) parks and land for community facilities infrastructure network
- (c) stormwater network

The standard of service for each network or network mentioned above is stated to be the standard set out in the Desired Standards of Service (DSS) of the Local Government Infrastructure Plan in the Planning Scheme

The establishment cost of trunk infrastructure items is the cost shown in the Schedule of Works of the Local Government Infrastructure Plan in the Planning Scheme

Council typically invests more on the delivery of trunk infrastructure each financial year than it collects from levied charges. While a levied charge paid to the local government must be used to provide trunk infrastructure, the Council is not required to and does not apply any part of a paid levied charge to delivering a particular trunk infrastructure network.

### 8. Automatic increase (indexing) of levied charges

The levied charge for development will be increased after the charge is levied and before it is paid to Council. The automatic increase must not be more than the lesser of the following:

- (a) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (b) the increase worked out using the Producer Price Index (PPI) for the period starting on the day the levied charge was levied and ending on the day it is paid, adjusted according to the three-yearly PPI average.

The three-yearly PPI average means the PPI adjusted according to the three year moving average quarterly percentage change between financial quarters.

#### 9. Payment of levied charge

Levied charges will become payable in accordance with section 122 of the Act, which states-

A levied charge becomes payable—

- (a) if the charge applies for reconfiguring a lot—when the local government that levied the charge approves a plan for the reconfiguration that, under the <u>Land Title Act</u>, is required to be given to the local government for approval; or
- if the charge applies for building work—when the final inspection certificate for the building work, or the certificate of occupancy for the building, is given under the <u>Building Act</u>; or
- (c) if the charge applies for a material change of use—when the change happens; or
- (d) if the charge applies for other development—on the day stated in the infrastructure charges notice under which the charge is levied.

#### 10. Discount on adopted charges

#### 10.1 Community organisations on Council controlled land

Adopted charges are 100% waived for the development on Council-owned or controlled land where involving development is established and operated by a *community organisation* (non-profit entity). A *community organisation* must not hold liquor or gaming machine licences.

#### 10.2 Community organisations - other automatic discounts

Adopted charges are 100% waived for the development:

- (a) on land owned by a community organisation or the State Government; and
- (b) involving development established and operated by a community organisation; and
- (c) the development is an eligible community development; and
- (d) the community organisation does not hold liquor or gaming machine licences, and
- (e) involves a community organisation limited to;
  - (i) Community Halls (incl Memorial Halls and School of Arts)
  - (ii) Show Societies (and like venues)
  - (iii) Community cemeteries
  - (iv) Emergency Services
  - (v) Historical Societies

#### 10.3 Community organisations - Residential care facility

A maximum of 50% of the adopted charges levied for a residential care facility development approval, where involving development, is established and operated by a community organisation (non-profit entity) (capped to a maximum of \$50,000 per organisation, per application, per financial year) may be waived by Council, subject to meeting the eligibility requirements of a community organisation.

#### 10.4 Secondary Dwellings

The adopted charge levied for a secondary dwelling will be discounted by 50%.

This discount applies where the secondary dwelling receives a development approval for either a Material Change of Use or Building Work, and only where the secondary dwelling contains two (2) bedrooms or fewer.

The discounted charge has been calculated and incorporated into the adopted charges listed in **Schedule 2**. No further discount will be applied to the amounts shown in Schedule 2.

This discount is provided on the basis that the additional demand on the trunk infrastructure network is reduced, as a secondary dwelling must be used in conjunction with the main dwelling house.

#### 10.5 Community organisations - other

Adopted charges may be considered for discount upon request and such applications would be assessed on a case-by-case basis and in accordance with any relevant Council policies. Limits may apply as to the percentage and maximum value of such waivers.

Note: To qualify for an adopted charges discount under section 13, a community organisation must provide evidence of its non-profit and incorporated/registered status. This evidence shall include providing Council with a copy of its relevant constitution or governing documents and registration number under the Associations Incorporation Act 1981, Collections Act 1966, or equivalent as appropriate.

#### 11. Incentives – Deferred payment of adopted charges

Scenic Rim Regional Council supports strong, sustainable economic growth within the Scenic Rim. As part of Council's proactive approach to attracting high-quality development to the region, it is currently offering deferred payment of adopted charges for qualifying developments.

Please visit the following links for more information regarding the Council's Investment Incentives Program.

www.scenicrim.qld.gov.au/downloads/file/4239/investment-incentives-brochure

https://www.scenicrim.qld.gov.au/downloads/file/3992/scenic-rim-investment-attraction-incentives-program-infrastructure-charges-deferral-guideline

#### 12. Offset and refund for trunk infrastructure

#### 12.1 Purpose

Section 12 states the following matters relevant to the working out of an offset or refund for the provision of trunk infrastructure for the local government trunk infrastructure networks for development:

- (a) the criteria for trunk infrastructure to be applied by the local government in deciding if development infrastructure is trunk infrastructure (identified trunk infrastructure criteria);
- (b) the method to be applied by the local government for working out the establishment cost of trunk infrastructure for an offset or refund where an applicant is required under a condition of a relevant approval to provide land or work for the following trunk infrastructure for local

government trunk infrastructure networks (trunk infrastructure contribution):

Editor's note—A relevant approval is a development approval under the Planning Act 2016.

 (i) identified trunk infrastructure—development infrastructure which is identified in the Local Government Infrastructure Plan;

Editor's note—See section 128(1)(a) (Necessary infrastructure conditions) of the Planning Act 2016.

- (ii) different trunk infrastructure—development infrastructure which:
  - A. is an alternative to the identified trunk infrastructure; and
  - B. delivers the same desired standards of service for the network of development infrastructure stated in the Local Government Infrastructure Plan;

Editor's note—See section 128(1)(b) (Necessary infrastructure conditions)of the Planning Act 2016.

 (iii) necessary trunk infrastructure—development infrastructure which is not identified trunk infrastructure or different trunk infrastructure that satisfies the identified trunk infrastructure criteria and is necessary to service development;

Editor's note—See sections 128(2 & 3) (Necessary infrastructure conditions) of the Planning Act 2016.

 (iv) prescribed trunk infrastructure—development infrastructure which is not identified trunk infrastructure, different trunk infrastructure or necessary trunk infrastructure that becomes trunk infrastructure under the Planning Act;

Editor's note—See sections 142(3) (Effect of and action after conversion) of the Planning Act 2016.

(c) whether an offset or refund applies and if so, the details of the offset and refund and the timing of the offset and refund.

#### 12.2 Identified trunk infrastructure criteria

The identified trunk infrastructure criteria for deciding that development infrastructure is trunk infrastructure are the following:

- (a) that the development infrastructure is necessary to service development:
  - consistent with the assumptions about the type, scale, location or timing of future development stated in the Local Government Infrastructure Plan; and
  - (ii) for premises completely inside the priority infrastructure area in the Local Government Infrastructure Plan;
- (b) that the development infrastructure complies with the criteria in the Desired Standards of Service in the Local Government Infrastructure Plan of the planning scheme.

#### 12.3 Working out the establishment cost

The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using the following:

- (a) for the calculation of the establishment cost—the method in section 12.4 (Calculation of the
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establishment cost);

- (b) for the recalculation of the establishment cost for work calculated under paragraph (a)—the method in section 12.5 (Recalculation of the establishment cost for work);
- (c) for the recalculation of the establishment cost for land calculated under paragraph (a)—the method in section 12.6 (Recalculation of the establishment cost for land).

#### 12.4 Calculation of the establishment cost

- The establishment cost for a trunk infrastructure contribution is to be worked out by the local government using any of the following:
  - (a) the planned estimate of the trunk infrastructure contribution;
  - (b) a cost-based estimate of the establishment cost for the trunk infrastructure contribution determined by the local government using first principles estimating;
  - (c) an estimate of the establishment cost for the trunk infrastructurecontribution reasonably determined by the local government.
- 2) The planned estimate of the trunk infrastructure contribution if:
  - (a) the whole of an item of identified trunk infrastructure—is the *planned cost* being the amount
    of the value of the item stated in Schedule of Works in the Local Government
    Infrastructure Plan of the planning scheme;
  - (b) part of an item of identified trunk infrastructure—is the estimate of the proportion of the planned cost of the item of identified trunk infrastructure applicable to the trunk infrastructure contribution having regard to the method used by the local government to work out the planned cost of the item of identified trunk infrastructure stated in the extrinsic material to the Local Government Infrastructure Plan; and
  - (c) different trunk infrastructure, necessary trunk infrastructure or prescribed trunk infrastructure—is the estimate of the planned cost of the infrastructure having regard to the method used by the local government to work out the planned cost of the identified trunk infrastructure for the network of development infrastructure stated in the extrinsic material to the Local Government Infrastructure Plan.

#### 12.5 Recalculation of the establishment cost for work

#### 12.5.1 Market cost

- 1) The establishment cost for a trunk infrastructure contribution for work may be recalculated by the local government at the request of the applicant by using the market cost for the work.
- 2) The market cost for the work is the estimate of the cost of the design and construction of the work:
  - (a) including the following:
    - (i) the construction cost for the work;
    - (ii) construction on costs for the work which do not exceed the maximum construction
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on costs stated in schedule 1 for the following:

- A. the cost of survey for the work;
- B. the cost of geotechnical investigations for the work;
- C. the cost of only detailed design for the work;
- D. the cost of project management and contract administration;
- E. the cost of environmental investigations for the work;
- F. a portable long service leave payment for a construction contract for the work;
- (iii) risk and contingencies which do not exceed 10% for the cost of that part of the work in a construction contract which is subject to a contingency.

Example - A construction contract for a trunk road infrastructure network item may state acontingency for pavement design and service relocation.

- (b) excluding the following:
  - (i) the planning of the work;
  - (ii) a cost of carrying out temporary infrastructure;
  - (iii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
  - (iv) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (ii) and (iii);
  - (v) a part of the trunk infrastructure contribution provided by:
  - A. the local government; or
  - B. a person, other than the applicant or a person engaged by the applicant;
  - (vi) a cost to the extent that GST is payable and an input tax credit canbe claimed for the work;
  - (vii) a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work;

Editor's note — A relevant approval is a development approval under the Planning Act 2016.

- (viii) a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant;
- (ix) a cost of carrying out development infrastructure which is only made necessary by the development and does not contribute to the function of the trunk infrastructure item;
- a cost of carrying out trunk infrastructure which relates to another development infrastructure network;
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- (xi) a cost of carrying out development infrastructure which is replacing existing infrastructure with different infrastructure in another development infrastructure network;
- (xii) a cost of carrying out development infrastructure in excess of the desired standard of service for the network of development infrastructure stated in the Local Government Infrastructure Plan;
- (xiii) a cost of existing development infrastructure which services or is planned to service existing or future demand that is replaced by the trunk infrastructure contribution.

#### 12.5.2 Determining the market cost

- Council is to, prior to the applicant starting the construction of the work, determine the market cost for the work as follows:
  - (a) the applicant is to undertake an open tender process for the work;
  - (b) the applicant is to:
    - (i) give to Council a notice in the prescribed form which states the following:
      - A. an open tender process has been conducted;
      - B. the tenders received;
      - C. the applicant's preferred tenderer;
      - D. the applicant's reason for the preferred tenderer;
      - E. the terms of the construction contract for the work;
      - F. a plan for each development infrastructure network clearly showing the extent of the work for which an offset is sought;
      - G. the applicant's calculation of the market cost for the work; and
    - (ii) pay the prescribed fee;

Editor's note—The prescribed fee may include Council's costs for determining the market cost.

- (c) Council may, within 20 business days of the date the notice under paragraph (b) is received by Council, give a notice to the applicant which states that the applicant is to provide to Council a document to enable Council to determine the market cost including without limitation the following:
  - (i) details in respect of a construction contract for the work;
  - (ii) a plan for each development infrastructure network clearly showingthe scope of the work for which an offset is sought;
- (d) the applicant is to comply with a notice given by Council to the applicant under paragraph(c);
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- (e) Council is to as soon as reasonably practicable determine the market cost acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) Council after determining the market cost is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - A. Council's calculation of the market cost for the work and the reason for any difference from the applicant's calculation;
    - B. the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

#### 12.5.3 Adjustment of the establishment cost

- 1) Council is to, after the completion of the construction of the work and prior to the date for the payment of a levied charge, determine an adjustment to the establishment cost as follows:
  - (a) this subsection only applies to a cost of work (prescribed cost) if the cost:
    - (i) would have formed part of the market cost used to work out the establishment cost for the work; and
    - (ii) was not included in the market cost used to work out the establishment cost or was included in the market cost used to work out the establishment cost but was for an amount less than the prescribed cost; and
    - (iii) was included in the market cost used to work out the establishment cost but was subject to a contingency stated in subsection (1)(a)(iii);
  - (b) the applicant may, prior to 15 business days after the applicant has completed the work:
    - (i) give to Council a single notice which is to state the following:
      - A. that the applicant requests that Council adjust the establishment cost to take account of the prescribed cost;
      - B. all information reasonably necessary to establish the calculation of the prescribed cost and that the cost is a prescribed cost;
      - C. the applicant's calculation of the prescribed cost; and
    - (ii) pay the prescribed fee if paragraph (i) applies;
      - Editor's note The prescribed fee may include Council's costs for determining whether the establishment cost is to be adjusted.
  - (c) Council may, within 20 business days of the date the notice under paragraph (b) is received by Council, give a notice to the applicant which states that the applicant is to provide to Council a document to enable Council to determine the value of an adjusted establishment cost;
  - (d) the applicant is to comply with a notice given by Council to the applicant under paragraph (c);
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- (e) Council is to as soon as reasonably practicable determine whether the establishment cost is to be adjusted acting reasonably having regard to the matters in paragraphs (a) to (d);
- (f) Council after determining whether the establishment cost is to be adjusted, is to as soon as reasonably practicable:
  - (i) give to the applicant a notice which states the following:
    - Council's calculation of the adjusted establishment cost for the work and the reason for any difference from the applicant's calculation;
    - B. the establishment cost for the work; and
  - (ii) issue an amended infrastructure charges notice.

#### 12.5.4 Dispute process

- An applicant may, within 10 business days of the date of a notice under sections 12.5.2(1)(f) or 12.5.3(1)(f):
  - (a) give to Council a notice in the prescribed form stating that it disputes Council's recalculation of the establishment cost for the work; and
  - (b) pay the prescribed fee.

Editor's note — The prescribed fee may include Council's costs for the dispute process including the cost of the independent registered quantity surveyor.

- 2) Council and the applicant are to take the following action to resolve the dispute:
  - (a) Council is to appoint an independent registered quantity surveyor to determine the establishment cost for the work in accordance with this section;
  - (b) Council and the applicant are to cooperate in good faith with the independent registered quantity surveyor;
  - (c) Council and the applicant are to accept the independent registered quantity surveyor's determination of the establishment cost for the work;
  - (d) Council is to, as soon as reasonably practicable:
    - give to the applicant a notice which states the establishment cost for the work determined by the independent registered quantity surveyor; and
    - (ii) issue an amended infrastructure charges notice.

#### 12.6 Recalculation of the establishment cost for land

- The establishment cost for a trunk infrastructure contribution for land may be recalculated by Council at the request of the applicant using the market value of the land.
- 2) The *market value* of the land is the difference, determined by using the before and after method of valuation of the whole of the subject premises, between the value of the subject premises
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including the land and the value of the subject premises excluding the land.

- 3) Where the land infrastructure has been identified in the Local Government Infrastructure Plan, the valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made.
- 4) Where the land infrastructure has not been identified in the Local Government Infrastructure Plan, the valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, was approved.
- 5) The valuation report must—
  - (a) include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value;
  - (b) identify the area of land that is above the 1% AEP flood level and the area that is below the 1% AEP flood level;
  - (c) take into account and identify all other real and relevant constraints including but not limited to vegetation protection, ecological values including riparian buffers and corridors, stormwater or drainage corridors, slope, bushfire hazards, heritage, airport environs, coastal erosion, extractive resources,flooding, land use buffer requirements and landslide hazards. This must also include tenure related constraints and restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
  - (d) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
- 6) Council is to, prior to the date of payment of the levied charge, determine the market value of the land as follows:
  - (a) the applicant is to provide to Council the following:
    - (i) a notice in the prescribed form requesting the recalculation of theestablishment cost for the land;
    - (ii) a valuation of the land undertaken by a certified practicing valuer;
    - (iii) the prescribed fee;

Editor's note — The prescribed fee may include Council's costs of the recalculation process including the cost of the registered valuer and independent certified practicing valuer.

- (b) Council may, if the matters in paragraph (a) are satisfied, refer the valuation to a registered valuer to assess whether the valuation is consistent with the market value;
- (c) Council is to decide whether to:
  - (i) accept the valuation; or
  - (ii) reject the valuation
- (d) Council is to, if it accepts the valuation:
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- (i) give to the applicant a notice stating the establishment cost for the land; and
- (ii) index the establishment cost for the land using the 3 yearly PPI index average from the date of the accepted valuation to the date stated in the amended infrastructure charges notice;
- (e) Council is to, if it rejects the valuation, refer the valuation to an independent certified practicing valuer to:
  - (i) assess whether the valuation is consistent with the market value; and
  - (ii) undertake a valuation of the land if the valuation is assessed as not consistent with the market value;
- (f) Council is to, upon the determination of the independent certified practicing valuer's valuation:
  - (i) give to the applicant a notice stating the establishment cost for the land;
  - (ii) index the establishment cost for the land using the 3 yearly PPI index average from the date of the independent certified practicing valuer's valuation to the date stated in the amended infrastructure charges notice; and
  - (iii) issue an amended infrastructure charges notice;
- (g) Council however is not required to refer the valuation to the registered valuer or the independent certified practising valuer if the applicant has not paid to Council the prescribed fee including the costs of the registered valuer under paragraph (b) and the independent certified practicing valuer under paragraph (e).

#### 12.7 Application of an offset and refund

The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development, which is consistent with Local Government Infrastructure Plan in type, scale, timing and location, the subject of the relevant approval:

Editor's note — A relevant approval is a development approval under the Planning Act 2016.

- (a) an offset—where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge;
- (b) a **refund**—where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

#### 12.8 Details of an offset and refund

- If an offset applies, the establishment cost for the trunk infrastructure contribution to be worked out by Council in accordance with section 15.3 (Working out the establishment cost).
- 2) If a refund applies, the cost of the infrastructure required to be provided underthe condition is more than the amount worked out by applying the adopted charge to the development -
  - (a) there is no amount payable for the development approval; and
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- (b) Council must refund the applicant an amount equal to the difference between the establishment cost of the trunk infrastructure and theamount worked out by applying the adopted charge to the development.
- 3) Where development is inconsistent with the Local Government Infrastructure Plan in type, scale, timing or location, the relevant sections of the *Planning Act 2016* are to be referred to for guidance on the refund process.

#### 12.9 Timing of an offset and refund

- 1) An applicant entitled to an offset or refund for the trunk infrastructure contribution is to:
  - (a) give to Council a notice in the prescribed form which states the following:
    - the date the trunk infrastructure contribution the subject of an offset or refund was lawfully completed;
    - (ii) that the trunk infrastructure contribution has been provided in accordance with the relevant approval for the trunk infrastructure contribution; and
      - Editor's note A relevant approval is a development approval under the Planning Act 2016.
  - (b) pay the prescribed fee.
    - Editor's note The prescribed fee may include Council's costs for determining the matters in subsection (1)(a).
- 2) Council is to as soon as is reasonably practicable after receiving a notice under subsection (1):
  - (a) determine whether the trunk infrastructure contribution has satisfied the matters in subsection (1)(a); and
  - (b) give to the applicant a notice stating the outcome of Council's determination.
- 3) Council, if satisfied of the matters in subsection (1)(a), is to unless otherwise provided for in an infrastructure agreement:
  - (a) for an offset—set off the establishment cost for the trunk infrastructure contribution against
    the levied charge when the levied charge stated in the infrastructure charges notice is
    payable under the Planning Act;
  - (b) for a refund— give the refund when stated in the infrastructure charges notice.
- 4) Council has adopted a policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Council to achieve the following policy objectives:
  - (a) to seek to integrate Council's land use and infrastructure plans;
  - (b) to implement the Local Government Infrastructure Plan as the basis for Council's trunk infrastructure funding;
  - (c) to implement infrastructure funding which is equitable, accountable and financially sustainable for Council.
- 5) Council's policy position in relation to the determination in an infrastructure charges notice of when a refund is to be given by Council and related matters is as per Table 5.
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Table 12.9.1 - Timing of a Refund

TYPE OF TRUNK INFRASTRUCTURE	TIME OF PROVISION	REFUND AMOUNT	TIME OF REFUND	NO. OF INSTALMENTS
		1 million or less	Within 12 months following the end of relevant planned period	1
	Before / in planned period	1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the end of planned period	3
Identified /		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the end of planned period	5
Different trunk infrastructure		1 million or less	Within 12 months following the completion of trunk contribution	1
	After the planned period	1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the completion of trunk contribution	3
		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the completion of trunk contribution	5
		1 million or less	Within 12 months following the end of specified planned period	1
Necessary trunk infrastructure	infrastructure provision mo	1 to 10 million	Over 3 financial years in equal payments by 31 December each year starting in financial year following the end of specified planned period	3
		more than 10 million	Over 5 financial years in equal payments by 31 December each year starting in financial year following the end of specified planned period	5
Prescribed trunk infrastructure	Council to include as existing trunk infrastructurein LGIP	Any value	The payment trigger for a refund by31 December of the financial year following the end of the planning horizon of the respective trunk infrastructure network in the LGIP	1

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6) Each refund amount to be paid is to be increased by the 3 yearly PPI index average from the date of the infrastructure charges notice for the refund to the date that the amount is paid.

#### 13. Conversion to trunk infrastructure

#### 13.1 Conversion criteria

This section states Council's conversion criteria for the purposes of section 117 of the Act. An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to Council only where the following applies;

- 1) Council has required non-trunk infrastructure to be provided in a particular condition of a development approval under section 145 of the *Planning Act 2016*; and
- 2) the construction of the non-trunk infrastructure has not yet started; and
- the conversion application is made in accordance with section 139 of the *Planning Act 2016* and must be made to Council, in writing, within 1 year after the development approval starts to have effect.

Note - The commencement of construction of the non-trunk infrastructure the subject of the conversion application after the application is made but before it is decided (including any appeal in respect of the decision) may affect the determination of the application.

Council will decide the application in accordance with the decision criteria outlined in section 16.2 below, and section 140 and 141 of the *Planning Act2016*.

Where the Council agrees to the conversion application, any offset or refund is determined in accordance with section 15 above.

# 13.2 Requirements of development infrastructure for all infrastructure networks

For infrastructure to be considered trunk infrastructure, each of the following criteria must be met.

- the development infrastructure must be located completely inside the Priority Infrastructure Area:
- the development infrastructure must have capacity to service otherdevelopments in the area to the DSS;
- the development infrastructure must be located such that it is available to service other developments in the area based on the DSS;
  - Example a local recreation park within a large residential development that is not within a 500m catchment of other development will not be available to service the other development in the area in accordance with the DSS.
- the development infrastructure must be the same size (or equivalent capacity) and type and perform the same function and purpose as trunk infrastructure included in the LGIP;
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Example 1 – public open space that has an ecological and conservation function is not the same as the function provided by parks and land for community facilities infrastructure and therefore will not have the same function and purposeas a trunk infrastructure network included in the LGIP.

Example 2 – a road that is required to be constructed as an access road will not provide the same function and purpose as a trunk road which must be a collectoror arterial road constructed to the profile identified in Planning Scheme Policy on Infrastructure.

- the development infrastructure must comply with the DSS for the equivalent trunk infrastructure identified in the LGIP;
- 6) the development infrastructure must not be consistent with non-trunk infrastructure for which conditions may be imposed under section 145 of the *Planning Act 2016*;
- 7) the development infrastructure must be of a type, size and location that is the most cost effective option for servicing multiple users in the area. The most cost-effective option is the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the DSS (Most Cost Effective Option);
- 8) the development infrastructure must service development that is consistent with the planning assumptions for the premises identified in the Local Government Infrastructure Plan in terms of scale, type, timing and location:
- 9) the development infrastructure must not have been proposed by the applicant on the basis that it would remain non-trunk infrastructure for which an offset or refund would not be payable;

Example – if the applicant proposes a local park that is non-trunk infrastructure and through an exchange of correspondence Council and the developer agree that the local park will be provided on the basis that it will remain non-trunk infrastructure and will not be eligible for an offset or refund the local park will notbe converted to trunk infrastructure.

- the development infrastructure must not be temporary infrastructure unless identified by Council as the Most Cost Effective Option; and
- 11) the development infrastructure must be owned by Council.

# 13.3 Additional network specific requirements - transport development infrastructure

- 1) The development infrastructure must:
  - (a) be for a proposed collector road or arterial road as shown in standard drawings of Planning Scheme Policy on Infrastructure;
  - (b) not be for works that provide direct frontage access to a development orworks required to facilitate development access traffic; and
  - (c) be constructed to a collector road or arterial road standard in accordance with Council's Planning Scheme Policy on Infrastructure.

# 13.4 Additional network specific requirements – stormwater development infrastructure

- 1) The development infrastructure must:
  - (a) be for improving the existing flood immunity within a catchment in additionto the premises to
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achieve the DSS; and

(b) be designed and constructed in accordance with Council's Planning Scheme Policy on Infrastructure and the Queensland Urban Drainage Manual.

# 13.5 Additional network specific requirements - parks development infrastructure

1) The development infrastructure for embellishments must be located within land identified as trunk park.

### **Schedule 1 - Dictionary**

Words and terms used in this resolution have the meaning given in *Planning Act 2016* or the *Planning Regulation 2017*.

If a word or term used in this resolution is not defined in *Planning Act 2016* or the *Planning Regulation 2017*, it has the meaning given in this section.

**adopted charge** means the base charge amount listed in Schedule 2 of this resolution that applies to a particular development type or use category, before any credit, discount, or indexation is applied.

Editor's note – The adopted charge reflects the portion of the total charge Council is entitled to levy under the Planning Regulation 2017. Charges for water and wastewater networks are levied separately by Urban Utilities and are not included in the adopted charge.

bedroom means an area of a building or structure which:

- (a) is used, designed or intended for use for sleeping but excludes a lounge room, dining room, living room, kitchen, water closet, bathroom, laundry, garage or plant room; or
- (b) can be used for sleeping such as a den, study, loft, media or home entertainmentroom, library, family or rumpus room or other similar space.

**community development** means development which provides facilities or services to the community and is not undertaken for commercial purposes or for the purposes of sale, as approved by Council.

community organisation means a not-for-profit entity that:

- (a) is either:
  - i. endorsed as a charity by the Australian Taxation Office; or
  - ii. an incorporated association under the *Associations Incorporation Act 1981* that is not a club licensed under the *Liquor Act 1992*;
  - iii. and
- (b) has an annual turnover:
  - i. less than \$5 million; or
  - ii. more than \$5 million, provided the development is limited to facilities used exclusively for community activities or services, such as meeting halls, memorial buildings, emergency service facilities, or spaces available for general public hire on a noncommercial basis.

Editor's note – For clarity, "facilities used exclusively for community activities or services" excludes facilities used primarily for commercial trading, entertainment, or private membership-based activities. The focus is on spaces that deliver community benefit, are accessible to the general public, and are operated without a profit motive.

**completion** means the stage in the provision of a trunk infrastructure contribution by an applicant when Council is satisfied that the trunk infrastructure contribution is complete other than for a minor omission and a minor defect which:

- (a) is not essential;
- (b) does not prevent the matter from being reasonably capable of being used for itsintended purpose;
- (c) Council determines the applicant has a reasonable basis for not promptly rectifying; and
- (d) the rectification of which will not prejudice the convenient use of the matter.

Council means Scenic Rim Regional Council

**Council controlled land** means land under Council freehold ownership or Crown Land managed by Council under trust, but does not include:

- (a) State and Federal controlled reserves (e.g. National Parks, State Forests); and
- (b) Land identified as being at risk of bushfire, flood or landslide, or an area of conservation significance pursuant to any applicable Overlay Map.

**credit** means the amount by which the adopted charge for a development is reduced to reflect the lawful existing use, previous lawful use, or past infrastructure contribution that applies to the premises, in accordance with Section 5 of this resolution.

Editor's note – A credit does not apply where the use does not continue, is not lawfully established, or does not match the use category of the proposed development. Credits are applied per use type, as set out in Section 5.

**impervious** means the area of the premises that does not allow the infiltration of rainfall or overland flow.

Editor's note – An area of land that is not sealed but is highly compacted (e.g. comprising crusher dust, road base, gravel or similar material) is considered impervious for the purposes of this definition.

**infrastructure requirement** means a charges notice, or a condition of a development approval, that requires infrastructure or a payment in relation to demand on trunk infrastructure.

LGA means Local Government area

**Lot** means a separately disposable parcel of land as defined under the *Land Title Act 1994*, but for the purposes of calculating the total number of lots in a Reconfiguring a Lot development:

- · A balance lot is counted as one lot, and
- Any lot that is proposed to be transferred or dedicated to a public authority (e.g. Council, State) for purposes such as:
  - o public roads
  - o stormwater or drainage infrastructure
  - parks and community facilities is **not** counted as a lot.
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Editor's note – The purpose of this definition is to ensure that only developable or privately owned lots contribute to the infrastructure charge, consistent with the Planning Act 2016 and the principles of additional demand.

prescribed fee means a cost recovery fee prescribed by Council.

**stormwater** means rainfall that runs off roofs, roads and other impervious surfaces and flows into gutters, streams and waterways where it eventually flows into the ocean.

**suite** means a number of connected rooms one of which is a bedroom in which an individual or a group of two or more related or unrelated people reside with the common intention to live together on a long term basis and who make common provision for food or other essentials for living.

**Urban Footprint** includes the land identified for urban purpose under the *South East Queensland Regional Plan 2023*.

# **Schedule 2 - Adopted Charges**

Table 1: Adopted charges - Material Change of Use and Building Work

Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies
Residential Uses				
<ol> <li>Dwelling house</li> <li>Dual occupancy</li> <li>Caretaker's accommodation</li> <li>Multiple dwelling</li> </ol>	\$26,193.40 for each dwelling with 2 or less bedrooms     \$36,670.70 for each dwelling with 3 or more bedrooms	<ol> <li>\$13,096.70 for each dwelling with 2 or less bedrooms</li> <li>\$18,335.35 for each dwelling with 3 or more bedrooms</li> </ol>	<ol> <li>\$13,096.70 for each dwelling with 2 or less bedrooms</li> <li>\$18,335.35 for each dwelling with 3 or more bedrooms</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
Dwelling house that is a secondary dwelling	\$26,193.40 for each dwelling with 2 or less bedrooms     \$36,670.70 for each dwelling with 3 or more bedrooms	Refer to Water Netserve Plan published by Urban Utilities	\$6,548.35 for a secondary dwelling with 2 or less bedrooms     \$18,335.35 for a secondary dwelling with 3 or more bedrooms	Whole of the LGA     Whole of the LGA

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Column 1 Use	Column 2 Prescribed Amount	Column 3  Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5  Part of LGA to which the Adopted Charge applies
Accommodation (short	t-term)			
1. Tourist park	1. If the tourist park has tent or caravan sites  (a) \$13,096.60 for each group of 2 sites or less  (b) \$18,335.20 for each group of 3 sites  2. If the tourist park has cabins—  (a) \$13,096.60 for each cabin with 2 or less bedrooms  (b) \$18,335.20 for each cabin with 3 or more bedrooms	1. If the tourist park has tent or caravan sites  (a) \$6,548.30 for each group of 2 sites or less  (b) \$9,167.60 for each group of 3 sites  2. If the tourist park has cabins—  (a) \$6,548.30 for each cabin with 2 or less bedrooms  (b) \$9,167.60 for each cabin with 3 or more bedrooms	1. If the tourist park has tent or caravan sites  (a) \$6,548.30 for each group of 2 sites or less  (b) \$9,167.60 for each group of 3 sites  2. If the tourist park has cabins—  (a) \$6,548.30 for each cabin with 2 or less bedrooms  (b) \$9,167.60 for each cabin with 3 or more bedrooms	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
Hotel     Short-term accommodation     Resort complex	<ol> <li>\$13,096.60 for each suite with 2 or less bedrooms</li> <li>\$18,335.20 for each suite with 3 or more bedrooms</li> <li>\$13,096.60 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>\$6,548.30 for each suite with 2 or less bedrooms</li> <li>\$9,167.60 for each suite with 3 or more bedrooms</li> <li>\$6,548.30 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>\$6,548.30 for each suite with 2 or less bedrooms</li> <li>\$9,167.60 for each suite with 3 or more bedrooms</li> <li>\$6,548.30 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>

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Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5  Part of LGA to which the Adopted Charge applies
Accommodation (long-f	term)			
Relocatable home park	\$26,193.40 for each relocatable dwelling site for 2 or less bedrooms	\$13,096.70 for each relocatable dwelling site for 2 or less bedrooms	\$13,096.70 for each relocatable dwelling site for 2 or less bedrooms	1. Whole of the LGA
	\$36,670.70 for each relocatable dwelling site for 3 or more bedrooms	\$18,335.35 for each relocatable dwelling site for 3 or more bedrooms	\$18,335.35 for each relocatable dwelling site for 3 or more bedrooms	2. Whole of the LGA
Community residence     Retirement facility     Rooming accommodation	<ol> <li>\$26,193.40 for each suite with 2 or less bedrooms</li> <li>\$36,670.70 for each suite with 3 or more bedrooms</li> <li>\$26,193.40 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>\$13,096.70 for each suite with 2 or less bedrooms</li> <li>\$18,335.35 for each suite with 3 or more bedrooms</li> <li>\$13,096.70 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>\$26,193.40 for each suite with 2 or less bedrooms</li> <li>\$18,335.35 for each suite with 3 or more bedrooms</li> <li>\$13,096.70 for each bedroom that is not part of a suite</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
Places of assembly				
Club     Community use	\$91.75 for each square metre of gross floor area (GFA)	\$19.66 for each square metre of gross floor area (GFA)	\$72.09 for each square metre of gross floor area (GFA)	1. Whole of the LGA
<ol> <li>Function facility</li> <li>Funeral parlour</li> <li>Place of worship</li> </ol>	\$13.10 for each square metre impervious to stormwater		\$13.10 for each square metre impervious to stormwater	Inside Urban     Footprint

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Column 1 Use	Column 2 Prescribed Amount	Column 3 Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5 Part of LGA to which the Adopted Charge applies	
Commercial bulk goods	•				
<ol> <li>Agricultural supplies store</li> <li>Bulk landscape supplies</li> <li>Garden centre</li> <li>Hardware and trade supplies</li> <li>Outdoor sales</li> <li>Showroom</li> </ol>	<ol> <li>\$183.35 for each square metre of GFA</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	\$39.29 for each square metre of GFA	<ol> <li>\$144.06 for each square metre of GFA</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	Whole of the LGA     Inside Urban     Footprint	
Commercial (retail)					
<ol> <li>Adult store</li> <li>Food and drink outlet</li> <li>Service industry</li> <li>Service station</li> <li>Shop</li> <li>Shopping centre</li> </ol>	<ol> <li>\$235.75 for each square metre of GFA</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	\$39.30 for each square metre of GFA	\$196.45 for each square metre of GFA     \$13.10 for each square metre impervious to stormwater	Whole of the LGA     Inside Urban     Footprint	
Commercial (office)					
Office     Sales office	\$183.35 for each square metre of GFA     \$13.10 for each square metre impervious to stormwater	\$39.29 for each square metre of GFA	\$1. \$144.06 for each square metre of GFA     \$13.10 for each square metre impervious to stormwater	Whole of the LGA     Whole of the LGA	

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Column 1	Column 2	Column 3	Column 4	Column 5
Use	Prescribed Amount	Distributor-retailer portion of prescribed amount (\$)	Adopted Charge (\$)	Part of LGA to which the Adopted Charge applies
Educational facility				
Childcare centre     Community care centre     Educational establishment	\$183.35 for each square metre of GFA     \$13.10 for each square metre impervious to stormwater	\$39.29 for each square metre of GFA	<ol> <li>\$144.06 for each square metre of GFA</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
Entertainment				
Hotel     Nightclub     entertainment facility     Theatre     Resort complex	\$261.90 for each square metre of GFA, other than areas for providing accommodation     \$13.10 for each square metre impervious to stormwater	\$39.28 for each square metre of GFA, other than areas for providing accommodation	<ol> <li>\$222.62 for each square metre of GFA, other than areas for providing accommodation</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
Indoor sport and recreation				
Indoor sport and recreation	<ol> <li>\$261.90 for each square metre of GFA, other than court areas</li> <li>\$26.15 for each square metre of GFA that is a court area</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	<ol> <li>\$65.47 for each square metre of GFA, other than court areas</li> <li>\$6.54 for each square metre of GFA that is a court area</li> </ol>	<ol> <li>196.43 for each square metre of GFA, other than court areas</li> <li>\$19.61 each square metre of GFA that is a court area</li> <li>\$13.10 for each square metre impervious to stormwater</li> </ol>	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>

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U	olumn 1 se igh impact industry or	Pr	olumn 2 escribed Amount ecial industry	Column 3  Distributor-retailer portion of prescribed amount (\$)		olumn 4 dopted Charge (\$)	Column 5  Part of LGA to which the Adopted Charge applies
1.	High impact industry Special industry	1.	metre of GFA	\$52.44 for each square metre of GFA		\$39.31 for each square metre of GFA \$13.10 for each square metre impervious to stormwater	<ol> <li>Whole of the LGA</li> <li>Whole of the LGA</li> </ol>
0	ther industry						
1. 2. 3. 4. 5. 6.	Medium impact industry	1.	\$65.45 for each square metre of GFA \$13.10 for each square metre impervious to stormwater	\$39.27 for each square metre of GFA		\$26.18 for each square metre of GFA \$13.10 for each square metre impervious to stormwater	Whole of the LGA     Inside Urban     Footprint
1. 2. 3. 4. 5.	Cultivating, in a confined area, aquatic animals or plants for sale Intensive animal industry Intensive horticulture Wholesale nursery Winery	1.	\$26.15 for each square metre of GFA	Nil charge	1.	\$26.15 for each square metre of GFA	1. Whole of the LGA

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Column Output		Column 2 Prescribed Amount	Dis	lumn 3 stributor-retailer portion of escribed amount (\$)		umn 4 opted Charge (\$)	Column 5  Part of LGA to which the Adopted Charge applies
<ol> <li>Anima</li> <li>Cropp</li> <li>Perma planta</li> <li>Wind to</li> </ol>	anent ation	Nil charge					
Essentia	l services						
<ol> <li>Emerg</li> <li>Health</li> <li>Hospit</li> <li>Resident</li> <li>Resident</li> </ol>	ential care	1. \$183.35 for each squ metre of GFA 2. \$13.10 for each squa metre impervious to stormwater		\$39.29 for each square metre of GFA		\$144.06 for each square metre of GFA \$13.10 for each square metre impervious to stormwater	Whole of the LGA     Whole of the LGA
Minor us	es						
Ceme     Home busine	e-based ess			Nil char	ge		
7. Park	· ·						

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Column 1 Use	Column 2 Prescribed Amount	Column 3  Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5  Part of LGA to which the Adopted Charge applies
<ul><li>9. Telecommunications facility</li><li>10. Temporary use</li></ul>				
Other uses				
<ol> <li>Air service</li> <li>Animal keeping</li> <li>Car park</li> <li>Crematorium</li> <li>Extractive industry</li> <li>Major sport, recreation and entertainment facility</li> <li>Motor sport facility</li> <li>Non-resident workforce accommodation</li> <li>Outdoor sport and recreation</li> <li>Port service</li> <li>Tourist attraction</li> <li>Utility installation</li> <li>Any other use not listed in column 2</li> </ol>	The adopted charge is the charapply to the use.	rge (in Column 3) for another use	e (in Column 2) that the local gove	ernment decides to

<sup>35</sup> Scenic Rim Regional Council Charges Resolution Version No.16

Table 2: Adopted charge - Reconfiguring a Lot

Column 1 Reconfiguring a lot	Column 2 Prescribed Amount	Column 3  Distributor-retailer portion of prescribed amount (\$)	Column 4 Adopted Charge (\$)	Column 5  Part of LGA to which Column 4 charges apply
Reconfiguring a lot	Not Applicable	Refer to Water Netserve Plan published by Urban Utilities	1. \$18,335.35 for each new lot	Whole of the LGA

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# Schedule 3 - Maximum construction on costs for work

COLUMN 1	COLUMN 2
	MAXIMUM CONSTRUCTION ON COSTS FOR WORK (PERCENTAGE OF THE CONSTRUCTION COST FOR THE WORK)
Transport trunk infrastructure network	
Road network	20%
Footpath network	20%
Public transport (bus stops) network	20%
Community purposes trunk infrastructure	network
Public parks network	20%
Land for community facilities network	20%
Stormwater trunk infrastructure network	
Stormwater network	20%

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# Development Application Negotiated Decision Notice Sustainable Planning Act 2009 s 363

File Reference: MCBd14/061 Contact Person: Narendra Singh Contact Number: 07 5540 5435

30 June 2015

Urban Planning Services Pty Ltd PO Box 2091 SURFERS PARADISE QLD 4217

Development Application No: MCBd14/061

Application Type: A Request for a Negotiated Decision Notice

pursuant to section 361 of the Sustainable Planning Act 2009 to negotiate 4 conditions of the stated approval for MCBd14/061-Shopping

Centre (Business Use)

Planning Scheme: Beaudesert Shire Planning Scheme 2007
Location: 1-33 Tamborine Mountain Road TAMBORINE

Registered Plan Description: Lot 1 SP 268147

Dear Sir/Madam

I wish to advise that on 30 June 2015, a decision was made to issue a negotiated decision notice. This Negotiated Decision Notice replaces the decision notice previously issued and dated 24 February 2015.

### 1. Nature of the changes

- Condition 2 Amended Car Park Plan;
- Condition 21 Stormwater Drainage; and
- Condition 23 Stormwater Quality Management Plan

The Applicant is advised that nothing in the above correspondence / notice alleviates the need to comply with the balance of the Decision Notice dated 24 February 2015. The above development application was approved in full with conditions.

### **Director's Recommendation**

 That Council resolve to partly amend the development conditions in respect to the following property:

**RPD:** Lot 1 on SP268147

Address of property: 1-33 Tamborine Mountain Road

TAMBORINE

Site area: 3.224Ha

Proposal: A Request for a Negotiated Decision

Notice pursuant to section 361 of the Sustainable Planning Act 2009 to Negotiate 4 conditions of the Development Approval for

MCBd14/061.

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# 2. Conditions of Approval:

# **Approved Plans**

1) USE IN ACCORDANCE WITH THE APPLICATION - Material Change of Use Development being undertaken generally in accordance with the Approval Plans as stated within this condition and Conditions 2 and 3, and accompanying documentation, except insofar as it is modified by the conditions of this approval. Any minor changes may be requested by the Applicant in accordance with of the Sustainable Planning Act 2009 without the need for a further Development Application for a Material Change of Use. The Approved Plans are limited to the following drawings:

Plan/Drawing	Plan/Dwg No.	Date	Prepared by
Local Context Plan	Sheet 5 of 24	October 2014	Bda architecture
3.1	- Issue B		
Existing Site Analysis	Sheet 6 of 24	October 2014	Bda architecture
- 3.2	- Issue B		
Site Survey - 3.3	Sheet 7 of 24	October 2014	Bda architecture
	- Issue B		
Master Plan - 4.1	Sheet 8 of 24	October 2014	Bda architecture
	- Issue B		
Site Plan - 4.2	Sheet 9 of 24	October 2014	Bda architecture
	- Issue B		
Access and	Sheet 10 of 24	October 2014	Bda architecture
Movement - 4.3	- Issue B		
Site Setback Plan -	Sheet 11 of 24	October 2014	Bda architecture
4.4	- Issue B		
Car Park Plan - Area	Sheet 12 of 24	October 2014	Bda architecture
A - 4.5	- Issue B		
Car Park Plan - Area	Sheet 13 of 24	October 2014	Bda architecture
B - 4.6	- Issue B		
Car Park Plan - Area	Sheet 14 of 24	October 2014	Bda architecture
C - 4.7	- Issue B		
Retail Tenancy Floor	Sheet 15 of 24	October 2014	Bda architecture
- Plan 4.8	- Issue B		
Café Tenancy Plan	Sheet 16 of 24	October 2014	Bda architecture
and Elevations - 4.9	- Issue B		
Pylon Signage - 4.10	Sheet 17 of 24	October 2014	Bda architecture
	- Issue B	0	
Elevations 1 - 4.12	Sheet 19 of 24	October 2014	Bda architecture
	- Issue B	0	
Elevations 2 - 4.13	Sheet 20 of 24	October 2014	Bda architecture
	- Issue B	0	
Elevations 3 - 4.14	Sheet 21 of 24	October 2014	Bda architecture
	- Issue B		
Elevations 4 - 4.15	Sheet 22 of 24	October 2014	Bda architecture
	- Issue B		
Street Section - 4.16	Sheet 23 of 24	October 2014	Bda architecture
	- Issue B		
Entry Section - 4.17	Sheet 24 of 24	October 2014	Bda architecture
	- Issue B		

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### General

2) CAR PARK LAYOUT - The use of the DTMR road reserve for vehicle parking is not permitted, unless written consent from the land owner is obtained. The Applicant is to ensure that the number of vehicle parking spaces is consistent with Condition 17. This may require amendments to Site Plan - 4.2, Car Park - Detailed Layout plans (Car Park Plan - Area A 4.5, Area B - 4.6 and Area C - 4.7 prepared by BDA architecture, dated October 2014) should consent to use the DTMR road reserve car parking area not be obtained.

This amended plan (if required) must be lodged and approved by the Director of Regional Services or equivalent, acting reasonably, prior to seeking any further approvals.

3) AMENDED PYLON SIGNAGE - The Applicant is to submit an amended Pylon Signage Plan - 4.10, prepared by Bda architecture, dated October 2014, that incorporates a Pylon signage with the maximum sign face area does not exceed 20m² in total.

This amended plan must be lodged and approved by the Manager Planning, or equivalent, acting reasonably, prior to seeking any further approvals.

- 4) DEFINITION COMPLIANCE AND EXCLUSIONS The approved use/s and associated ancillary activities shall at all times comply with the definition/s of a Shopping Centre uses of Schedule 1 Dictionary, Part 1 Defined Uses respectively, of the Beaudesert Shire Planning Scheme 2007.
- 5) BUILDING ENCROACHMENTS The applicant must ensure that all buildings and structures, as defined under the Building Codes of Australia, are fully contained within the boundaries of the subject site.
- 6) COMMENCEMENT OF USE Prior to the use commencing, the Applicant shall advise Council's Planning Department in writing, of the proposed commencement date.
- 7) Works applicant's expense All works, services, facilities and/or public utility alterations required by this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the Applicant's expense unless otherwise specified.
- 8) PREVIOUS APPROVAL This approval will override the Previous Approval 020-030-001839.
- 9) OPERATING HOURS The use so approved shall operate in accordance with standard commercial and retail trading hours of operation.
- **10) SITE MAINTENANCE** The site shall be maintained in a clean and orderly state at all times.
- 11) RELEASE OF CONTAMINANTS Contaminants must not be released to the environment where the release will or may cause environmental harm.

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- **12) FENCING** Safety fencing is provided between the driveway and the water detention basin areas and any other areas where appropriate at a level to ensure that no danger or threat occurs to public.
- 13) LANDSCAPING In accordance with the approved Master Plan showing the concept landscaping. The land shall be landscaped with suitable trees hedgerow plantings and shrubs together with grass or other ground cover in accordance with the provisions of Planning Scheme Policy No.6 of Council's Beaudesert Shire Planning Scheme 2007. Such trees and shrubs shall be native Australian varieties particularly those indigenous to the locality, where possible, and be maintained in a sturdy and healthy condition with dead or diseased trees replaced as soon as practicable. Landscaping of the site is to occur prior to the commencement of use.
- 14) UPGRADING OF LEACH ROAD Upgrading works are required for the full road width of the full frontage of the development and any extent beyond the frontage so as to meld with the existing road and kerb and channel. These works are to be designed and constructed in accordance with all parts of the Austroads "Guide to Road Design" and Scenic Rim Regional Council Standards. The design and construction of the road works shall include road widening to allow for two (2) 3.5m lanes, 2.9m manoeuvring areas, 5.4m car parking and barrier kerb and channel on the development side of Leach Road, parallel parking on the opposite side of Leach Road including kerb and channel to meld with the existing roadway (for the length of the frontage of the development), footpath works on both sides of Leach Road for the full frontage of the development, pavement works, drainage works in accordance with the Queensland Urban Drainage Manual (QUDM), line-marking and all necessary traffic signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) as and where required. The works required by this condition are to be completed prior to the commencement of the approved use.

Detailed design will be submitted as part of an "Application for Constructing or Interfering with a Road or its Operation".

15) ACCESS TO COUNCIL ROAD - Two new two-way accesses are to be constructed on the Western side of the development (Leach Road side) in accordance with Council standards. The works required by this condition are to be completed prior to the commencement of the use. The access provisions shall be maintained in good condition for the lifetime of the proposed use.

Detailed design will be submitted as part of an "Application for Constructing or Interfering with a Road or its Operation"

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16) CAR PARKING – concrete / flexible pavement with asphalt - All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Design & Construction Manual. If conflict exists between the standards, advice is to be sort from Council before proceeding. All pavements will be designed to suit the proposed vehicle loadings with the individual pavements constructed as either a rigid pavement (reinforced concrete) or alternatively as a flexible pavement (unbound granular pavement with a primer seal and asphalt wearing course seal), from the property boundary to the satisfaction of the Director of Infrastructure Services or equivalent, acting reasonably. The car parking provisions must be available prior to the commencement of the use and must be maintained in good condition for the lifetime of the proposed use. The internal car parking layout is to be generally in accordance with the approved drawings.

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 commercial purposes.

- 17) CAR PARKING NUMBERS The developer is to provide a minimum of one hundred and sixteen (116) car parking spaces including three (3) spaces for people with disabilities. Additionally, one (1) space for Small Rigid Vehicle (SRV) is to be provided. One (1) space for Heavy Rigid vehicle (HRV) will also be provided to cater for the proposed development. The minimum provided spaces are to comply with the rate provided in the Car Parking and Servicing Code of the Beaudesert Shire Planning Scheme 2007.
- 18) CAR PARKING ON-SITE All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site. All vehicle movements to and from the site, inclusive of service vehicles, are to be conducted in forward gear. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- 19) VEHICLE LOADING / UNLOADING All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.
- **20)** ADVERSE DRAINAGE IMPACT GENERAL No ponding, concentration or redirection of stormwater shall occur onto adjoining land not forming part of the land the subject of the approved development.

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21) STORMWATER DRAINAGE - The Developer is to make provision for the discharge of stormwater drainage flows to a legal point of discharge. The Developer shall provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM) and demonstrate "no worsening" downstream of the site in accordance with Council's Design and Construction Manual. The stormwater system is to manage stormwater runoff to avoid any increase in peak flow impacts to downstream properties.

Plans for stormwater conveyance and treatment systems to cater for the whole of the development site are to be prepared to the satisfaction of the Council's Director Infrastructure Services or equivalent, acting reasonably. The developer is to demonstrate that no worsening of peak flows for a 1% AEP storm event. This is to be addressed and submitted prior to the commencement of works associated with the proposal.

The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice. The works required by this condition are to be completed prior to the commencement of the use.

22) STORM WATER TREATMENT FACILITIES - The Developer is to design and construct any mitigation works and the treatment facilities required for the development in accordance with Site Based Stormwater Management Plan prepared by Sedgman Yeats dated 11/09/2014 rev. 02

# 23) DELETED

- 24) SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP) Prior to the commencement of any works on the site, the Applicant is to submit to Council, a properly prepared comprehensive Erosion and Sediment Control Program to the satisfaction of the Director of Infrastructure Services or equivalent, acting reasonably. The report is to comply with "Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites, Institute of Engineers, Australia 1996".
- 25) ADEQUATE WATER SUPPLY The Applicant is to make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the proposed method of providing an adequate water supply are to be submitted as part of a Development Application for Plumbing and Drainage Works. The requirements of this condition are to be completed prior to the commencement of the approved use.
- 26) WASTEWATER DISPOSAL GENERAL The Applicant is to make provision for the design and construction of an adequate wastewater disposal system capable of servicing the proposed development so as to adequately provide for the treatment and disposal of wastewater on-site.

The wastewater disposal system is to conform with the provisions of the Department of Infrastructure and Planning "Queensland Development Code", the "Queensland Plumbing and Wastewater (QPW) Code" and AS1547-2000. Details on the proposed method of treatment and

disposal of wastewater are to be submitted as part of a Development Application for Plumbing and Drainage Works and/or Environmentally Relevant Authority (ERA 63) if the equivalent persons exceeds 21. The works required by this condition are to be completed prior to the commencement of the approved use.

- 27) EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAY AND ALLOTMENT FILLING) All earthworks associated with the car-parking areas, access driveway(s) and the building works will be undertaken in accordance with Council's Design and Construction Manual.
- **28) ELECTRICITY -** The Applicant is to make provision of a suitable electricity supply from the State electricity grid through the State authorised supplier (Energex) to the shopping centre or production of evidence of satisfactory arrangements for such supply having been made.

The works required by this condition are to be completed prior to the commencement of the approved use.

29) CAR-PARK LIGHTING & SECURITY GENERAL - The developer shall be responsible for the provision and ongoing maintenance of adequate lighting to the open area car-parking facilities and all pedestrian links to the requirements of the relevant Australian Standards within AS1158 – Lighting for Roads and Public Spaces and AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. The lighting to the aforementioned areas will be maintained in good condition for the lifetime of the proposed use.

The works required by this condition are to be completed prior to the commencement of the approved use. The lighting to the aforementioned areas will be maintained in good condition for the lifetime of the proposed use.

- 30) AIR CONTAMINANTS A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.
- **31) LIGHT EMISSIONS** Light sources at the premises must be positioned and shielded to ensure light spillage outside the boundaries of the premises is in accordance with Australian Standard AS.4282 Control of the Obtrusive effects of outdoor light.
- **32) NOISE DISTURBANCE** The activity must be carried out by such practicable means necessary to prevent or minimise the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.

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33) NOISE EMISSION LIMITS - If a complaint (other than a frivolous or vexatious complaint) is made to the administering authority, the emission of noise from the premises must not exceed the levels prescribed by Table 1 (below).

Table 1

Time Period	At dwelling or other Noise sensitive place	At commercial premises
Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)
Night time (10:00pm-7:00am)	Background +3dB(A)	Background +8dB(A)
	Background=LA <sub>90</sub>	Background=LA <sub>90</sub>

The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are provided in the *Environmental Protection Act 1994*.

- **34) EROSION & SEDIMENT CONTROL** Appropriate erosion and sediment control measures must be installed and maintained as required to prevent or minimise the release of sand, silt or mud from the premises to any stormwater drainage system or any natural waterway.
- **35) RELEASES TO WATER -** Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
- **36)** Waste Waste is not to be stockpiled so as to cause environmental nuisance or attract flies.
- 37) WASTE STORAGE All waste produced at the site must be stored in appropriate containers/receptacles of a sufficient number to receive all waste generated at the site. Waste containers/receptacles must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste.
- **38) WASTE REMOVAL** All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.
- **39) PESTS & VERMIN** Organic substances likely to provide a food source for vermin must be stored in a sealed and airtight storage container to exclude access by pests or vermin.
- 40) POTABLE WATER All water provided for personal hygiene, human consumption and to food preparation facilities is of a potable standard and meets the requirements of the National Health and Medical Research Council (NHMRC) Australian Drinking Water Quality Guidelines.
- 3. Approval Conditions (Referral Agency):

The State Assessment and Referral Agency (Concurrence) Response dated 12 December 2014.

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# 4. That the Applicant be further advised of the following:

- a) DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND Development Approvals which include conditions and any modifications attach to the land and are binding on the owner/s, the owner's successors in title and any occupier of the land pursuant to Section 3.5.28 of the Integrated Planning Act 1997.
- b) VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT 2003 This approval in no way restrict or inhibit the provisions of neither the Vegetation Management Act 1999 nor the Aboriginal Cultural Heritage Act 2003. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c) WHEN DEVELOPMENT APPROVAL TAKES EFFECT Pursuant to Sustainable Planning Act 2009, this Development Approval takes effect:
  - 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).
- d) APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is four (4) years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 341 of the Sustainable Planning Act 2009. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 383 of the Sustainable Planning Act 2009. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- e) FOOD LICENSING If food is prepared and served at the premises, the food preparation facilities may require to be licensed and approved by Council in accordance with the Food Act 2006. Further information and the relevant application forms can be obtained by calling Council's Health & Environment area on 07 5540 5444.
- f) ADVERTISING SIGNS Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.

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These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

# 2. Approval under s.331

This application has not been deemed to be approved under section 331 of the Sustainable Planning Act 2009 (SPA).

# 3. Details of the approval

The following approvals are given

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval to which section 242 applies			

- 4. Other necessary development permits and/or compliance permits Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out:
  - a) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking and building work on the subject property.
  - **b)** A Plumbing and Drainage approval is required for all / any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.
  - c) Constructing or Interfering with a Road or its Operation Approval and a Property Access Location Approval, from Council Infrastructure Services Directorate is required prior to lodgement of a Building or Plumbing Application.
  - d) An Environmental Authority for an Environmentally Relevant Activity 63 -Sewage Plant is required to be obtained from the relevant authority from the Department of Environment and Heritage Protection should sewage treatment works on site have a total daily peak design capacity of at least 21 equivalent persons (>4,000 litres per day).

# 5. Referral agencies

The referral agencies for this application are

Name of referral agency	Address
Department of State Development, Infrastructure & Planning	ipswichSARA@dsdip.qld.gov.au

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### 6. Appeal rights

# Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of the SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of the SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see the SPA, chapter 7, part 2.

### Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the Assessment Manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the Assessment Manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of the SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see the SPA, chapter 7, part 2.

Attachment 2 is an extract from the SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours faithfully

Signed by Scott Turner and sent via registered post 2 July 2015.

Scott Turner
MANAGER PLANNING

cc: Dept of State Development, Infrastructure & Planning ipswichSARA@dsdip.qld.qov.au

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# Part 2 - Concurrence agency conditions



State Development,

Our reference: SDA-0714-012919
Your reference: MCBd14/061

12 December 2014

The Chief Executive Officer Scenic Rim Regional Council PO Box 25 BEAUDESERT QLD 4285 mail@scenicrim.qld.gov.au

Attn: Narendra Singh

Dear Narendra,

### Concurrence agency response—with conditions

1-33 Tamborine Mountain Road, Tamborine (Given under section 285 of the *Sustainable Planning Act* 2009)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the Sustainable Planning Act 2009 on 1 August 2014.

# Applicant details

Applicant name: Beaudesert Project Pty Ltd ATF Beaudesert Project Unit

Trust C/- Urban Planning Strategies Pty Ltd

Applicant contact details: PO Box 2091

SURFERS PARADISE QLD 4217

sara@urbanps.com.au

# Site details

Street address: 1-33 Tamborine Mountain Road, Tamborine, QLD, 4207

Lot on plan: Lot 1 SP268147

Local government area: Scenic Rim Regional Council

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SEQ West Region Level 4,117 Brisbane Street PO Box 129 Ipswich QLD 4305

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SDA-0714-012919

# Application details

Proposed development:

Development Permit for Material Change of Use for a Shopping Centre (Business Use)

### Aspects of development and type of approval being sought

_	<u> </u>		11 0 0	
	Nature of	Approval	Brief Proposal of	Level of
	Development	Type	Description	Assessment
	Material Change of	Development	Tamborine Village Shopping	Impact
	Use	permit	Centre	Assessment

#### Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger Schedule 7, Table 3, Item 1—State-controlled roads

#### Conditions

Under section 287(1)(a) of the Sustainable Planning Act 2009, the conditions set out in Attachment 1 must be attached to any development approval.

#### Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

### Further advice

Under section 287(6) of the Sustainable Planning Act 2009, the department offers advice about the application to the assessment manager—see Attachment 3.

# Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference	Version/Is
			no.	sue
Aspect of development: Ma	aterial Change of Use	for a Shopping	Centre (Busines	s Use)
Site Plan (as amended in red 11 December 2014)	BDA Architecture	October 2014	360000	В
Preliminary Concept Design  – Leach Road/Beaudesert- Beenleigh Road Intersection	Bitzios Consulting	17 November 2014	P1588 – Sheet 1	В

A copy of this response has been sent to the applicant for their information.

Department of State Development, Infrastructure and Planning

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For further information, please contact Danae Johnston, Planner, on (07) 3432 2420, or  $email\ \underline{\textbf{lpswichSARA@dsdip.qld.gov.au}}\ who\ will\ be\ pleased\ to\ assist.$ 

Yours sincerely

Nathan Rule

Manager - Planning

Beaudesert Project Pty Ltd ATF Beaudesert Project Unit Trust c/- UPS, <a href="mailto:sara@urbanps.com.au">sara@urbanps.com.au</a>
Department of Transport and Main Roads, <a href="mailto:South.Coast.IDAS@tmr.qld.gov.au">South.Coast.IDAS@tmr.qld.gov.au</a>

Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

Department of State Development, Infrastructure and Planning

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SDA-0714-012919

Our reference: SDA-0714-012919 Your reference: MCBd14/061

# Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Develo	oment Permit for Material Change of Use Shopping Centre (Busin	ness Use)
executiv Main Ro	ntrolled road—Pursuant to section 255D of the Sustainable Planning e administering the Act nominates the Director-General of the Depart lads to be the assessing authority for the development to which this d or the administration and enforcement of any matter relating to the fo	tment of Transport and evelopment approval
1.	The development must be carried out generally in accordance with the following plans as amended in red:  Site Plan (as amended in red 11 December 2014), prepared by BDA Architecture, dated October 2014, Reference No. 360000, Issue B;  Preliminary Concept Design – Leach Road/Beaudesert-Beenleigh Road Intersection, prepared by Bitzios Consulting, dated 17 November 2014, Reference Number P1588, Sheet 1, Version B.	At all times
2.	(a) Development must be carried out generally in accordance with the Site Based Stormwater Management Plan, prepared by Sedgman Yeats, dated 3 October 2014, Reference No. C0482, Revision 2.  (b) Any works on the land must not:  (i) create any new discharge points for stormwater runoff onto the state-controlled road;  (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;  (iii) surcharge any existing culvert or drain on the state-controlled road;  (iv) reduce the quality of stormwater discharge onto the state-controlled road.  (c) RPEQ certification must be provided to the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(a) and (b) At all times (c) Prior to commencement of use
3.	Road works comprising a Channelised Right Turn (CHR) and Auxiliary Left Turn Treatment (AULs), for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided generally in accordance with <i>Preliminary Concept Design – Leach Road/ Beaudesert-Beenleigh Road Intersection</i> , prepared by Bitzios Consulting, 17 November 2014, Reference Number P1588, Sheet 1, Version B. The road works must be designed and constructed in accordance with the Road Planning and Design Manual (2nd Edition).	Prior to the commencement of use

Department of State Development, Infrastructure and Planning

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SDA-0714-012919

Our reference: SDA-0714-012919 Your reference: MCBd14/061

# Attachment 2—Reasons for decision to impose conditions

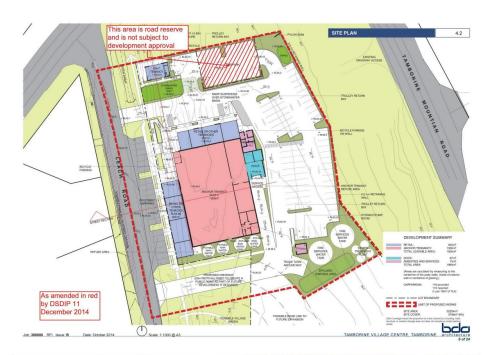
The reasons for this decision are:

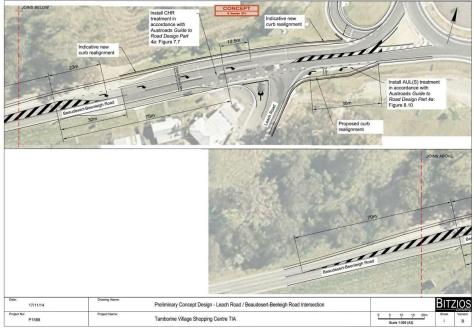
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.

Department of State Development, Infrastructure and Planning

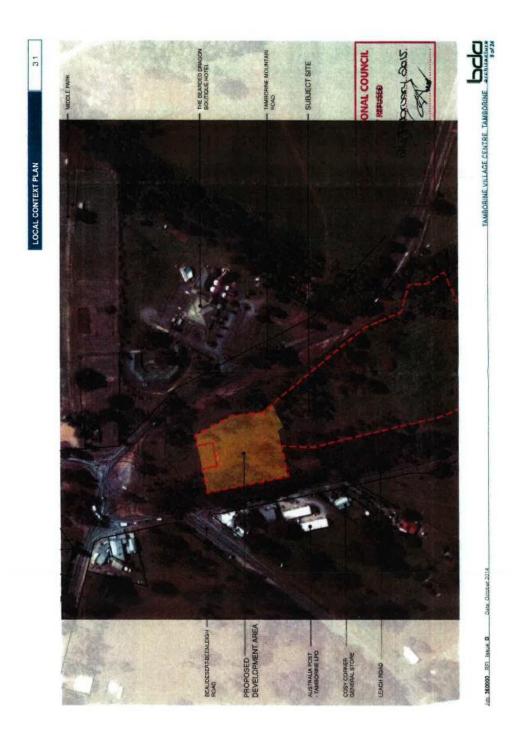
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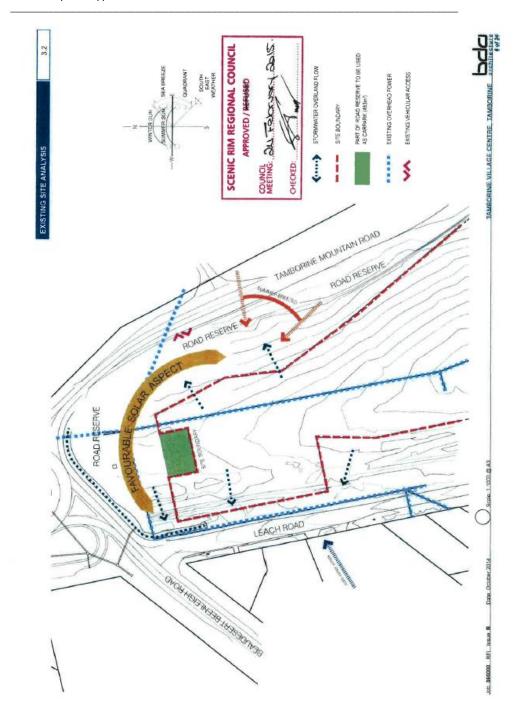




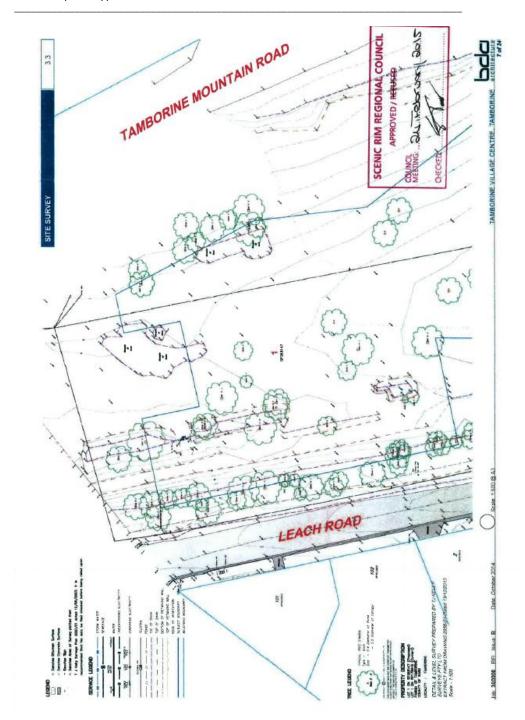
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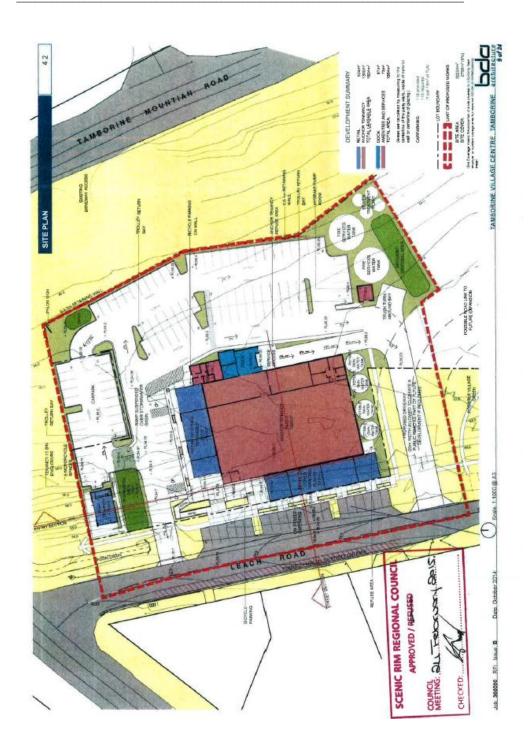
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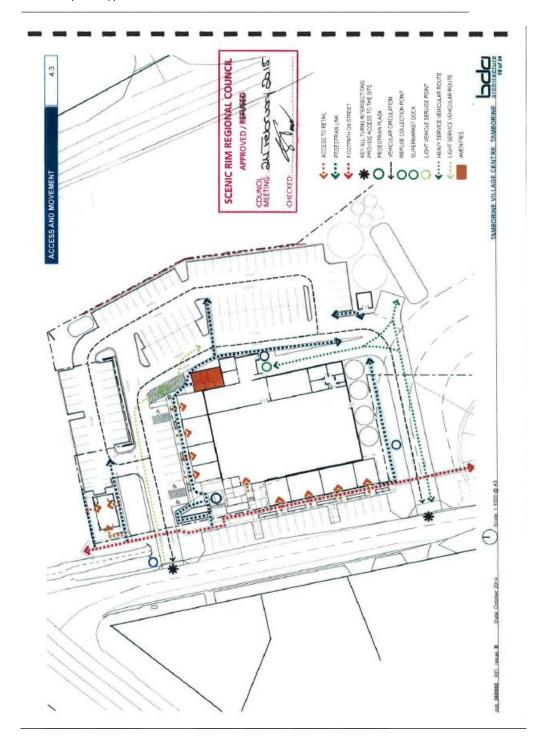
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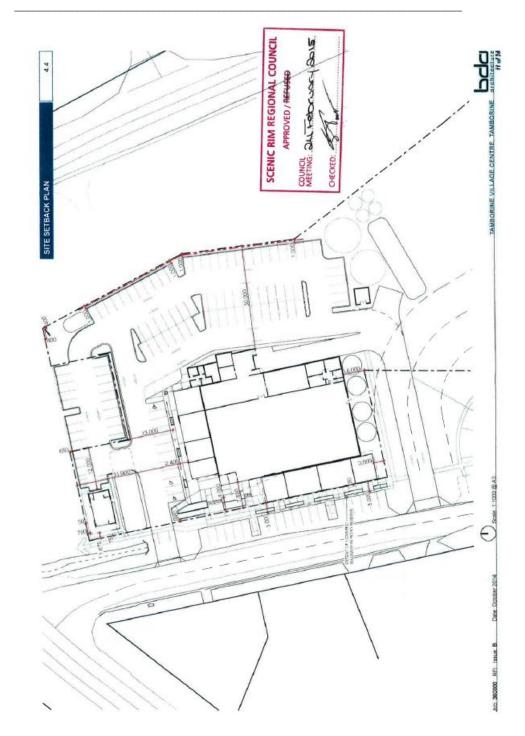
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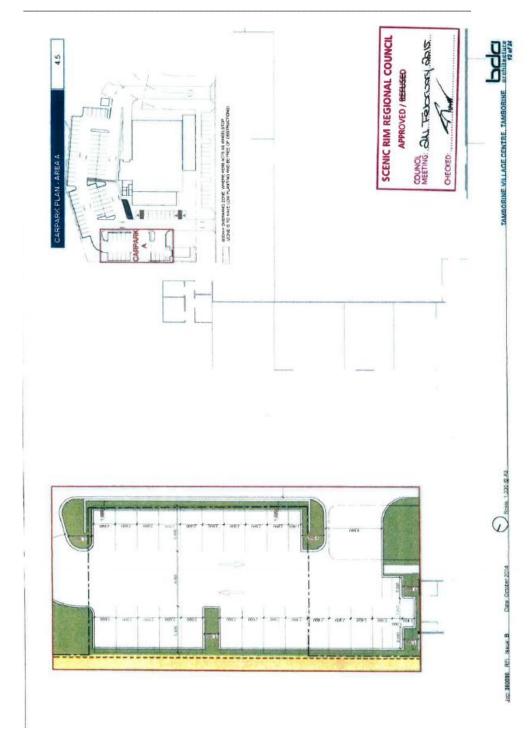
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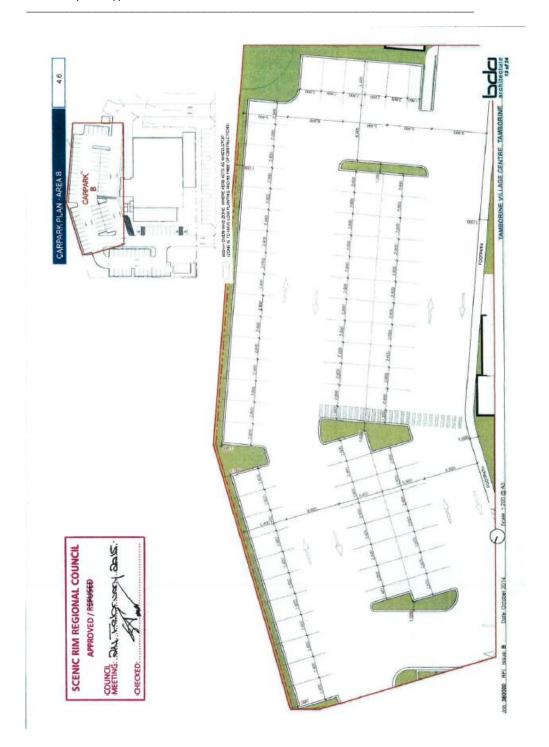
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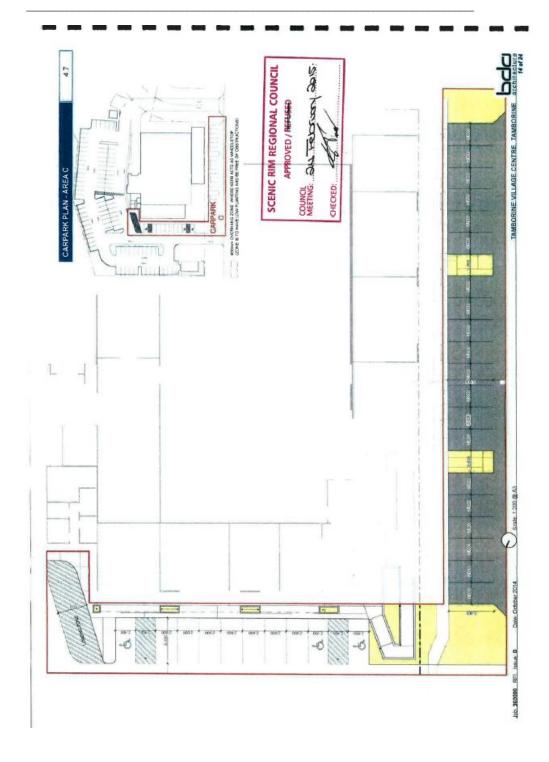
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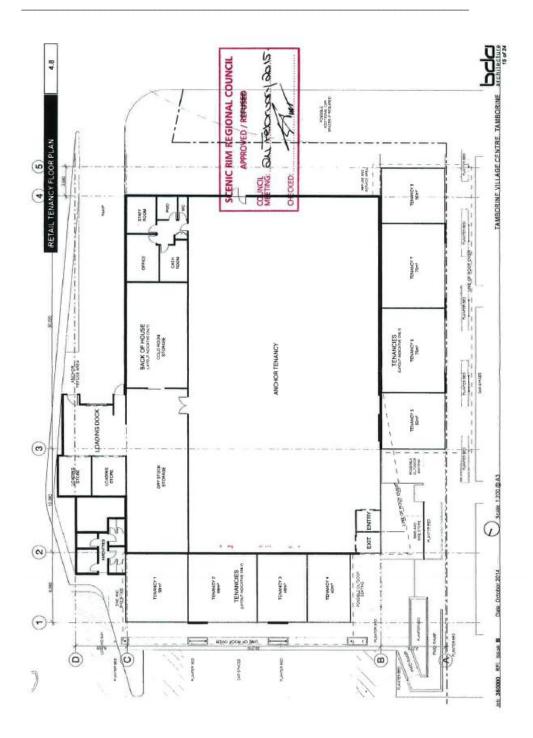
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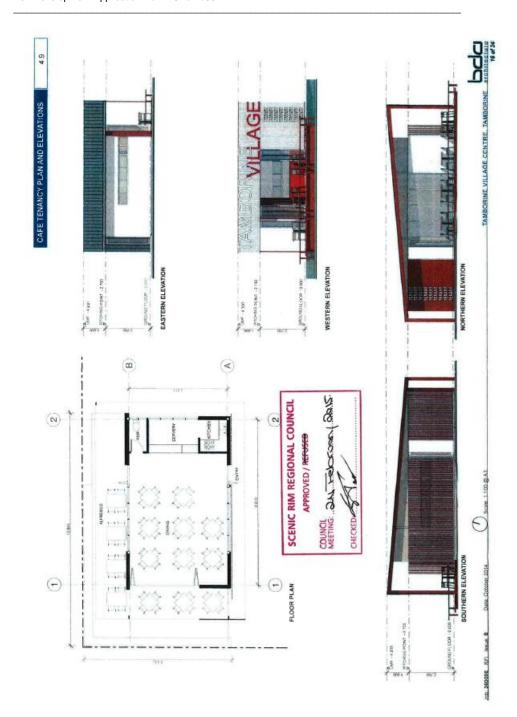
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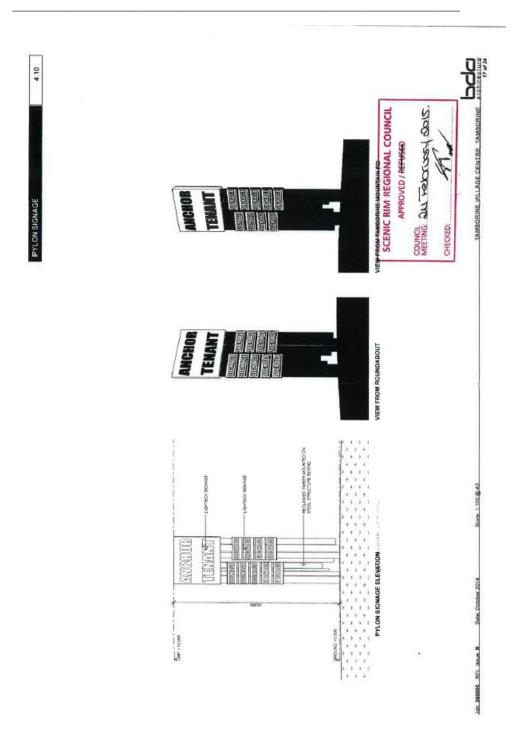
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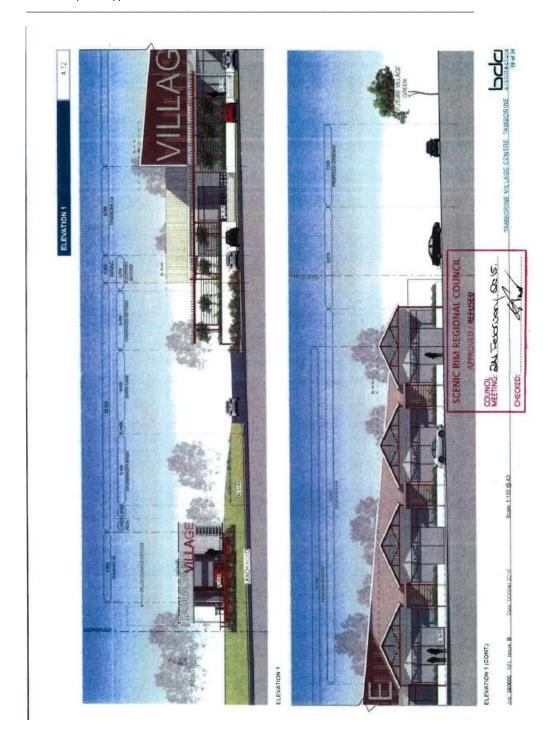
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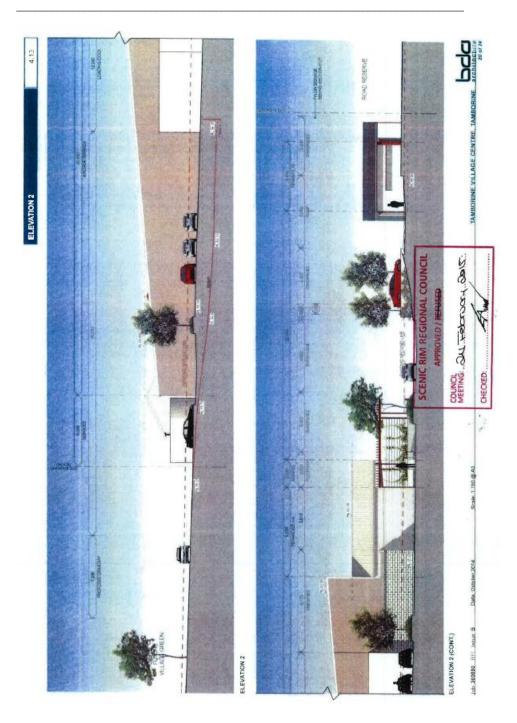
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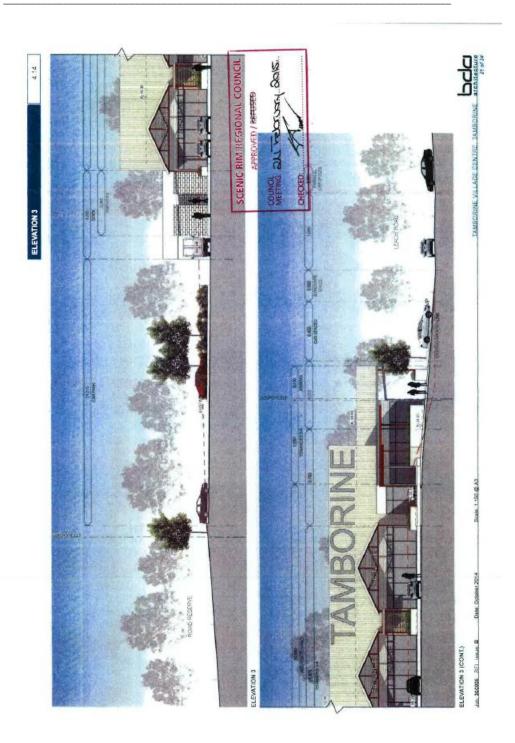
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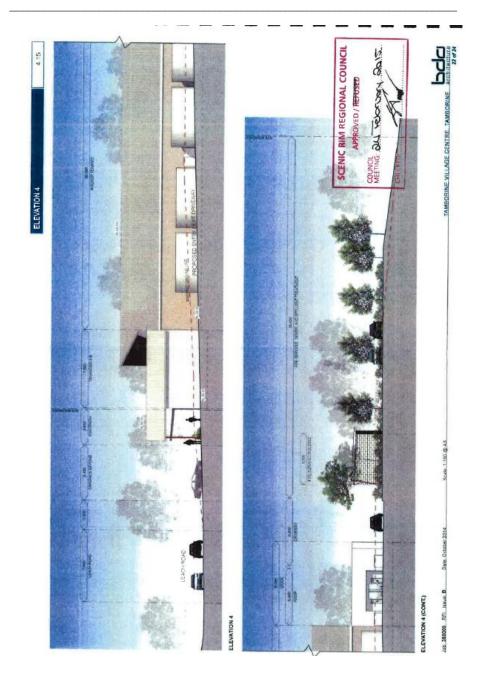
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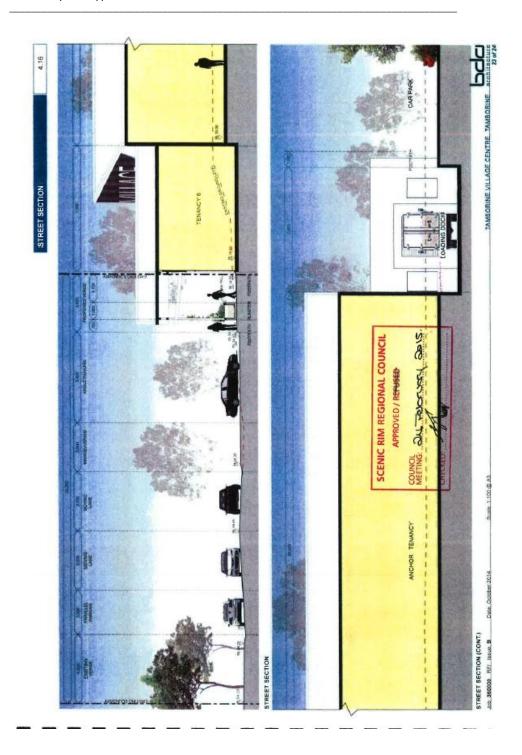
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