

Agenda

Ordinary Meeting

Wednesday, 10 December 2025

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

Scenic Rim Regional Council
Ordinary Meeting
Wednesday, 10 December 2025
Agenda

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- 2 Attendance and requests for leave of absence**
- 3 Apologies**
- 4 Prayers**
- 5 Public Question Time**
- 6 Declarations of Prescribed or Declarable Conflict of Interest by Members**
- 7 Announcements / Mayoral Minutes**
- 8 Reception of Deputations by Appointment / Presentation of Petitions**
- 9 Confirmation of Minutes**
Ordinary Meeting - 26 November 2025
- 10 Business Arising from Previous Minutes**
Nil

11 Consideration of Business of Meeting

Customer & Regional Prosperity

11.1 MCU25/021 RAL25/010 Material Change of Use for Dual occupancy and Reconfiguring a Lot for Subdivision of one lot into two lots - 16 Telemon Street, Beaudesert Lot 4 RP54315

Executive Officer: Director Planning, Development and Environment

Item Author: Team Leader Development Assessment /
Acting Manager Regional Development Health and Biodiversity

Attachments:

1. Proposal Plans [!\[\]\(8d139a66f540002704b5c70b7fe6cc7a_img.jpg\)](#) 
2. State Assessment and Referral Agency response (under separate cover) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 4.

Executive Summary

Council is in receipt of a development application for a Development Permit for Material Change of Use for a Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, over the property located at 16 Telemon Street, Beaudesert, and described as Lot 4 RP54315.

The subject site is located within the Low-Medium Density Residential Zone under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) (Planning Scheme). Within the Low-Medium Density Residential Zone, a Dual occupancy if not located on a corner lot, where each dwelling has access to separate constructed roads is Code Assessable. Reconfiguring a Lot is also Code Assessable if all proposed residential lots meet the minimum average lot size of 700 square metres specified in Table 9.4.6.3.2 under the Planning Scheme. As the proposed average lot size is 670.5 square metres, the proposed development is Impact Assessable.

The site is also located within Overlay 6A (Flood Hazard – Hazard Area), Overlay 6B (Flood Hazard – Category Area), Overlay 12 (Transport Noise Corridor – Mandatory Area), Overlay 14 (Higher Order Roads) and Overlay 15 (Road Hierarchy).

The proposed development has demonstrated compliance with the relevant assessment benchmarks of the Planning Scheme through the submitted material within the application.

As such, it is recommended the proposed development be approved, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "MCU25/021 RAL25/010 Material Change of Use for Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, located at 16 Telemon Street, Beaudesert, formally described as Lot 4 RP54315";
2. Council approve development application MCU25/021 RAL25/010 and grant a development permit for Material Change of Use for a Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or further change applications to the approval (MCU25/021 RAL25/010) will proceed via delegated authority where the change would not significantly alter the original decision.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The following Recommended Conditions of Approval form part of the officers' recommendation:

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

No.	Condition	Timing																								
1.	<p>APPROVED PLANS & DOCUMENTS</p> <p>Undertake development generally in accordance with the following plans and documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s):</p> <table><tr><th>Plan Name</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr><tr><td>Site Plan</td><td>4501-001, Rev. C</td><td>Queensland Surveying Solutions Pty Ltd</td><td>27 November 2024</td></tr><tr><td>Dwelling 1 Floor Plan</td><td>Sheet No. 02, Rev. A</td><td>Hallmark Homes</td><td>10 November 2023</td></tr><tr><td>Dwelling 1 Elevations</td><td>Sheet No. 03, Rev. A</td><td>Hallmark Homes</td><td>10 November 2023</td></tr><tr><td>Dwelling 2 Floor Plan</td><td>Sheet No. 02, Rev. A</td><td>Hallmark Homes</td><td>22 November 2023</td></tr><tr><td>Dwelling 2 Elevations</td><td>Sheet No. 03, Rev. A</td><td>Hallmark Homes</td><td>22 November 2023</td></tr></table>	Plan Name	Drawing No.	Prepared By	Date	Site Plan	4501-001, Rev. C	Queensland Surveying Solutions Pty Ltd	27 November 2024	Dwelling 1 Floor Plan	Sheet No. 02, Rev. A	Hallmark Homes	10 November 2023	Dwelling 1 Elevations	Sheet No. 03, Rev. A	Hallmark Homes	10 November 2023	Dwelling 2 Floor Plan	Sheet No. 02, Rev. A	Hallmark Homes	22 November 2023	Dwelling 2 Elevations	Sheet No. 03, Rev. A	Hallmark Homes	22 November 2023	At all times.
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2.	SEQUENCE OF DEVELOPMENT All conditions contained within 3.a) of this Development Permit for Dual occupancy, must be complied with to the satisfaction of the Planning Department, prior to the signing of the plan of subdivision associated with 3.b).	Prior to plan sealing.
3.	DEFINITION COMPLIANCE AND EXCLUSION The approved use and associated ancillary activities shall at all times comply with the definition of a Dual occupancy as identified under Schedule 1 – Definitions, SC1.1 Use Definitions of the <i>Scenic Rim Planning Scheme 2020</i> (as amended 30 June 2023).	At all times.
4.	INTENSIFICATION OF APPROVED USE A material increase in the intensity or scale of the use of the premises as approved may constitute a material change of use and require further development approval.	At all times.
5.	SCREEN FENCING Construct and maintain screen fencing along the property boundary to screen the development from adjoining residential dwellings. Alternatively, planting a hedge to substitute the fence will also be accepted. The fence must have zero permeability and be a minimum height of 1.8 metres. Any hedge planting must be a minimum of 1.2 metres in height at time of planting and 1.8 metres or above mature height. Hedge planting must also achieve 90% permeability at 6 months.	Prior to the commencement of the use and thereafter at all times.
6.	LANDSCAPING - GENERAL The land must be landscaped with suitable trees and shrubs together with grass or other ground cover in accordance with: a) Council's Town Planning Scheme; and b) The application except where varied by conditions of the development approval. Such trees and shrubs must 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. Any landscaping required to be removed as a result of construction must also be replaced with suitable plantings.	Prior to the commencement of the use and thereafter at all times.
7.	DAMAGE TO ASSETS Any damage to Council assets or any other services is to be made good by the Applicant at the Applicant's expense.	As soon as practically possible.
8.	ALLOTMENT EARTHWORKS All earthworks and allotment filling is to be undertaken in accordance with the Earthworks, Construction and Water Quality Code. Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 "Guidelines for Earthworks on commercial and residential developments". The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice.	At all times.

9.	ADVERSE DRAINAGE IMPACT - GENERAL Drainage from the development is not to adversely impact upon upstream and downstream owners. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.	At all times.
10.	STORMWATER DISCHARGE AND DISPOSAL The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM). 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.	Prior to the commencement of use.
11.	EROSION CONTROL The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works.	At all times.
12.	ACCESS DRIVEWAY - SEALED The development must provide an all-weather internal access driveway. The internal access driveway must be designed and constructed to a sealed standard. The driveway must be trafficable in all weather conditions and maintained in good condition for its lifetime.	Prior to the commencement of the use.
13.	SERVICES - GENERAL The development must demonstrate connection to services (reticulated water and sewer). Documented evidence of this will be in the form of a Connection Certificate issued by Urban Utilities, Certificate of Supply from Energex, etc.	Prior to the commencement of use.
14.	MINIMUM FLOOR LEVEL The minimum floor level of all buildings constructed on the site must be in accordance with the requirements of the Flood Hazard Overlay Code.	Prior to the commencement of the use.
15.	HABITABLE FLOOR LEVEL All habitable floor levels of buildings are above the Defined Flood Level plus Freeboard (500mm) in accordance with the requirements of the Flood Hazard Overlay Code. Surveyor's Certification must be submitted: <ol style="list-style-type: none"> confirming the Australian Height Datum (AHD) level for the floor level of the structure. 	Prior to the commencement of the use.

16.	FILLING OR EXCAVATION BELOW THE DEFINED FLOOD LEVEL No imported filling or removal of material is permitted in the area below the defined flood level that will create an adverse impact on any property upstream or downstream unless: <ol style="list-style-type: none"> 1. a flood study has been undertaken by a suitably qualified person for the watercourse; 2. the flood study demonstrates no adverse impacts; 3. all works are carried out in accordance with the flood study; and 4. any filling undertaken below the defined flood level to be based on compensatory (cut/fill) earthworks basis. 	Prior to the commencement of the use.
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3.b) A Development Permit is given for Reconfiguring a Lot (1 lot into 2 lots), subject to the following conditions:

No.	Condition	Timing								
1.	<p>APPROVED PLANS AND DOCUMENTS</p> <p>Undertake development generally in accordance with the following plans and documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s):</p> <table><tr><th>Plan Name</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr><tr><td>Subdivision Plan</td><td>Sheet 1 of 1</td><td>Queensland Surveying Solutions Pty Ltd</td><td>27 November 2024</td></tr></table>	Plan Name	Drawing No.	Prepared By	Date	Subdivision Plan	Sheet 1 of 1	Queensland Surveying Solutions Pty Ltd	27 November 2024	At all times.
Plan Name	Drawing No.	Prepared By	Date							
Subdivision Plan	Sheet 1 of 1	Queensland Surveying Solutions Pty Ltd	27 November 2024							
2.	<p>FINAL PLAN OF SURVEY</p> <p>Subdivision of the site occurs generally in accordance with the approved plan, a final plan of survey that conforms with the approved plans is to be submitted for Council's endorsement.</p>	Prior to plan sealing.								
3.	<p>SERVICE TO LOTS - GENERAL</p> <p>Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, electricity and telecommunications). Documented evidence of this will be Urban Utilities Connection Certificate, Energex Certificate of Supply NBN and any other relevant certificate from the relevant utility provider.</p>	Prior to plan sealing.								
4.	<p>EASEMENT ARRANGEMENTS</p> <p>All necessary documentation for the implementation of or amendments to any access easements arising from this reconfiguration will be at no cost to the Council. Copy of duly executed easement documents (where Council is not a party) is to be provided at the time of requesting the endorsement of the final plan of survey.</p>	Prior to plan sealing.								
5.	<p>ADVERSE DRAINAGE IMPACT - GENERAL</p> <p>Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.</p>	At all times.								

6.	<p>STORMWATER DISCHARGE AND DISPOSAL</p> <p>The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM).</p> <p>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 design and construction of these works will be subject of an application for operational works with Council.</p>	At all times.
7.	<p>ELECTRICITY</p> <p>Provision of electricity supply from the State electricity grid through the State authorised supplier (Energex) to all lots within the development or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs.</p> <p>Consumer power lines not contained wholly within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.</p>	Prior to plan sealing.
8.	<p>PAYMENT RATES AND CHARGES</p> <p>Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the Local Government Act 2009, the Planning Act 2016 or any other relevant legislation. The payment of all rates, charges or expenses referenced herein are to be paid to Council at or before submission of the application for signing and sealing of the Final Plan(s) of Survey.</p>	Prior to plan sealing.

4. Referral Agency Conditions

Refer to the attached Changed SARA referral agency response with conditions dated 8 May 2025 (SARA reference 2504-45459 SRA).

5. Advisory Notes

- a) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- b) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.

c) WHEN DEVELOPMENT APPROVAL TAKES EFFECT - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:

- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
- (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
- (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).

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. For any part of the Development Approval relating to a Material Change of Use, the relevant period is six (6) years from the date the approval takes effect. For any part of the Development Approval relating to Reconfiguring a Lot, 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 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.

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

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

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

6. Further approvals are required for:

- a) A Buildings Works approval for a Class 1a is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b) A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing work on the subject property.
- c) An Operational Works approval is required for stormwater discharge from the development.

That the Submitter/s be advised of the following:

SUBMITTER ADVICE - APPROVAL - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

7. Administrative Action:

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

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Christopher Davis and Poppy Ellis-Southwell
Owner(s)	Christopher Davis and Poppy Ellis-Southwell
Site Address	16 Telemon Street, Beaudesert
Real Property Description	Lot 4 RP54315
Site Area	1,338m ²
Relevant Zone and Precinct	Low-Medium Density Residential Zone
Proposal	Dual occupancy Subdivision of 1 lot into 2 lots
Assessment Level	Impact Assessment
Development Type	Material Change of Use Reconfiguring a Lot
Submissions Received	One properly made submission
Date Application Deemed Accepted	27 February 2025

Development History

Not applicable.

Proposal

The subject site is comprised of one lot (Figure 1) and is located within the Low-Medium Density Residential Zone (Figure 2). The site is vacant and is characterised by relatively flat land and vegetation along the lot boundaries and in the rear part of the site.

The site is surrounded by low-set detached dwellings to the north, south and west. Immediately east is land that forms part of the open space area of the Spring Creek residential development with the Lions Bicentennial Park located to the north-east. The site is relatively flat with contours ranging between approximately 50.7 metres AHD at the Telemon Street frontage of the site and approximately 48.5 metres AHD at the rear of the site.

Figure 1: Subject Site Aerial Image

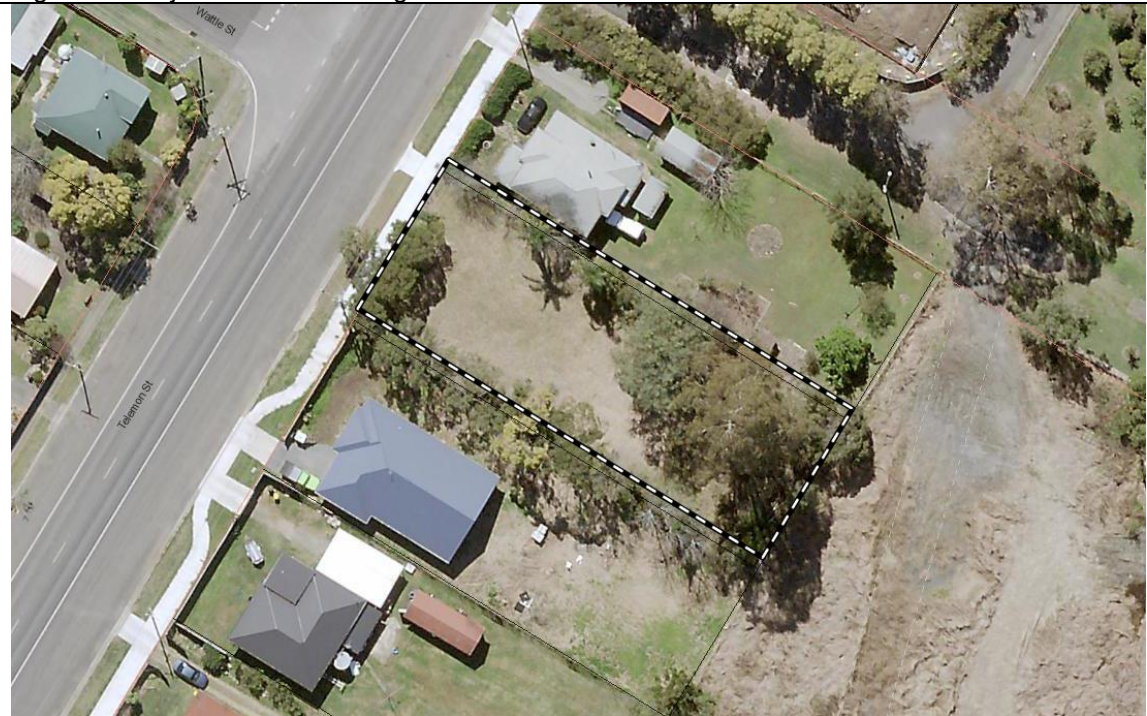


Figure 2: Zoning (Low-Medium Density Residential Zone - Light Red)



The applicant is proposing to establish a Dual occupancy comprised of two detached, single-storey dwellings (refer to Figure 3). The proposed dwellings will be located at the front of the site with access via a shared driveway to Telemon Street. The applicant also seeks to subdivide the land so that each proposed dwelling is located on a separate lot (refer to Figure 6).

- Northern Boundary – 0.55 metres to the proposed lot boundary
- Eastern Boundary – 29.0 metres
- Southern Boundary – 1.5 metres
- Western Boundary – 6.0 metres

- Northern Boundary – 1.5 metres
- Eastern Boundary – 29.0 metres
- Southern Boundary – 0.55 metres to the proposed lot boundary
- Western Boundary – 6.0 metres

The site cover of the proposed development is approximately 28.5 percent per new lot.

Proposed Lot	Proposed Area	Proposed Frontage
Lot 1	670.5m ²	11.067m
Lot 2	670.5m ²	11.067m

[illegible]

Figure 4: Proposed Dwelling 1 Floor Plan

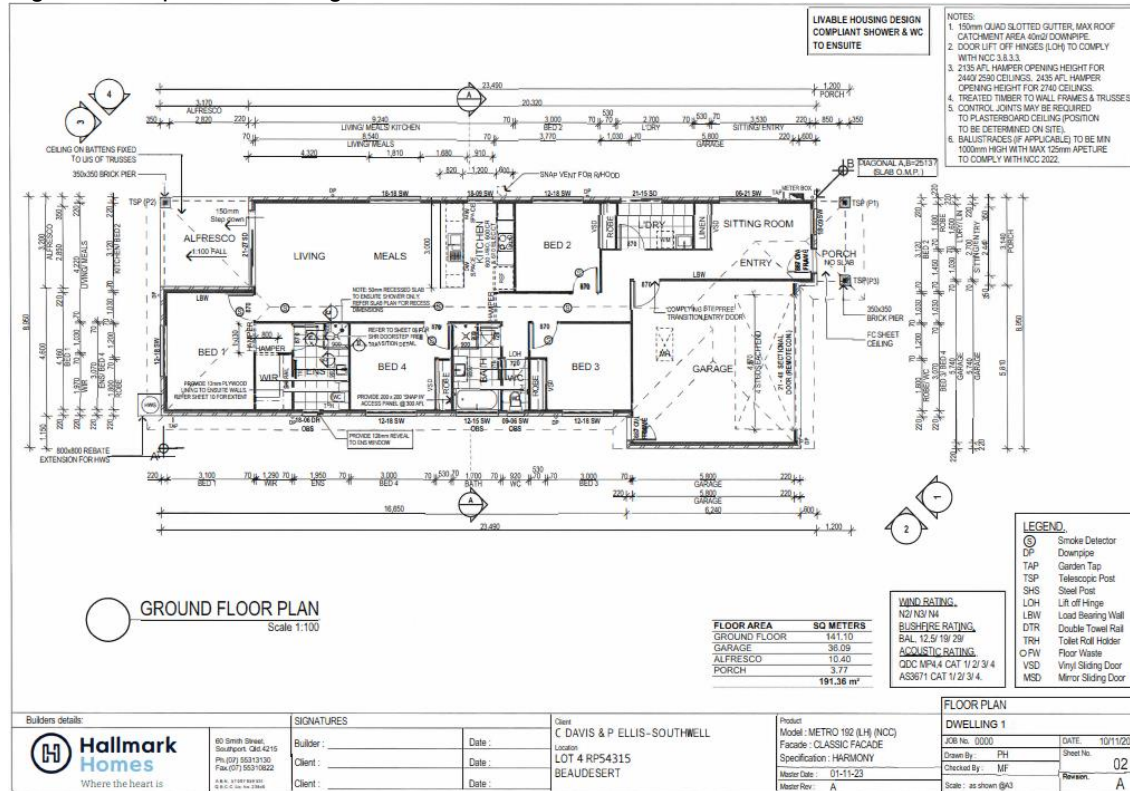


Figure 5: Proposed Dwelling 2 Floor Plan

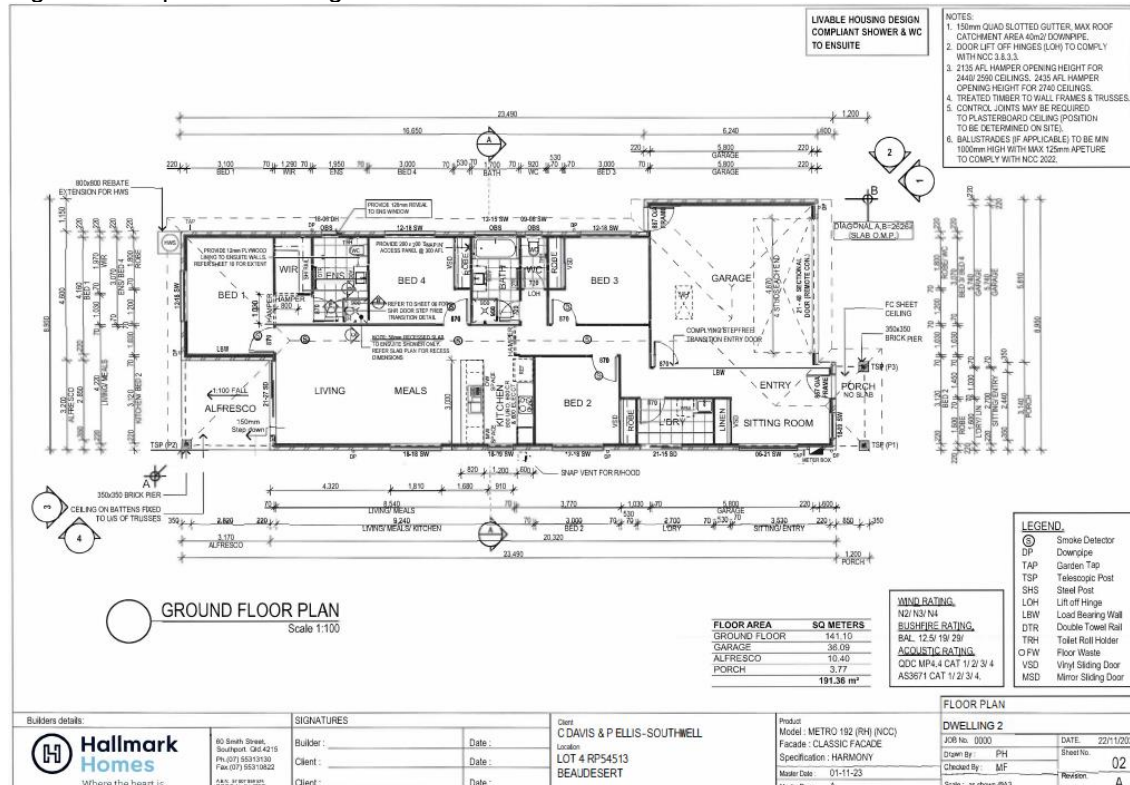
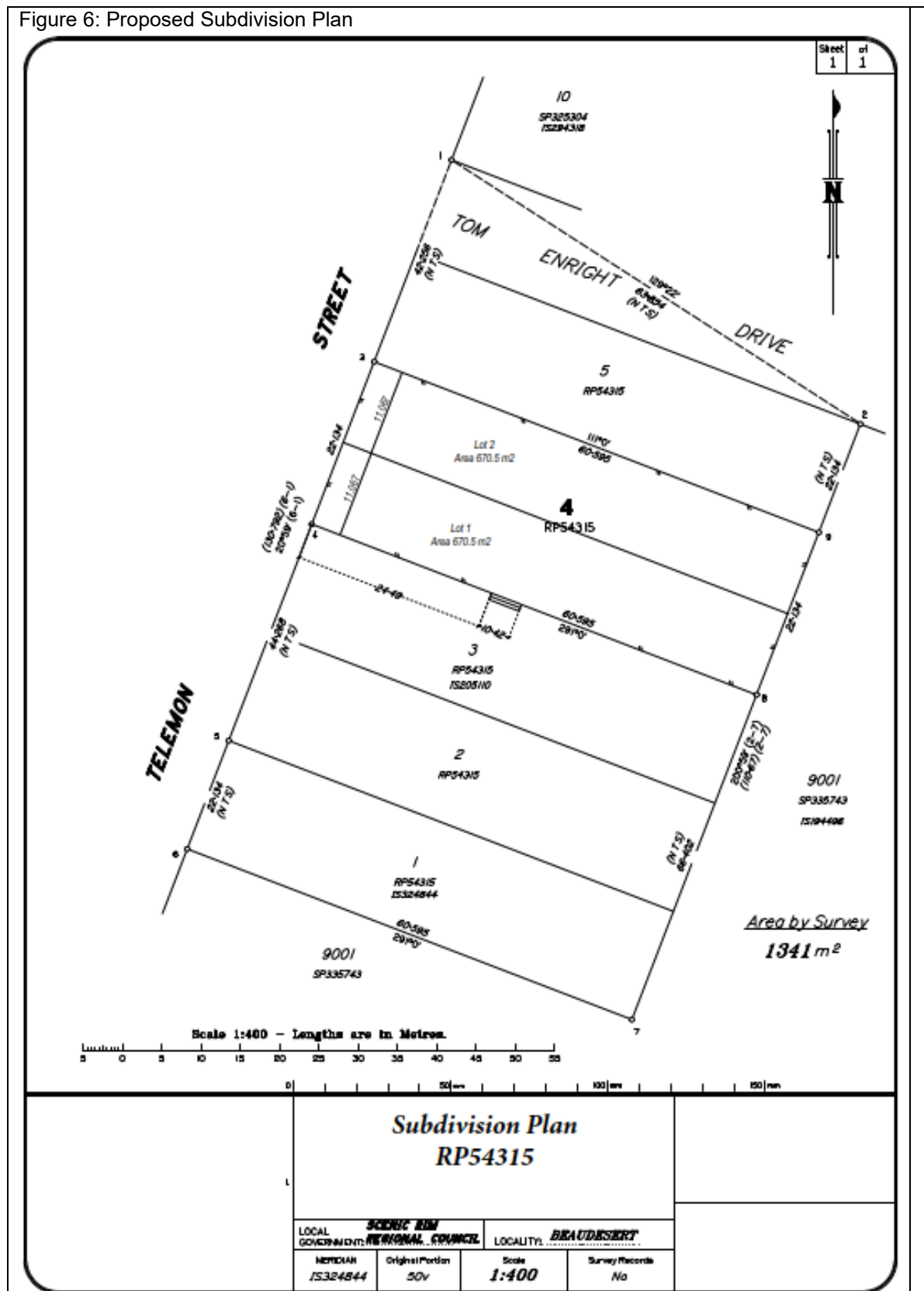


Figure 6: Proposed Subdivision Plan



Framework for Assessment

Categorising Instruments for Statutory Assessment

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Nil
ShapingSEQ South East Queensland Regional Plan 2023 Designation:	Urban Footprint

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low-Medium Density Residential Zone
Consistent/Inconsistent Use:	A Dual occupancy is identified as a consistent use within the Low-Medium Density Residential Zone under Table 6.2.9.2.1 of the Planning Scheme.
Assessment Benchmarks:	<ul style="list-style-type: none"> • Strategic Framework • Low-Medium Density Residential Zone Code • Dual Occupancy Code • Reconfiguring a Lot Code • Flood Hazard Overlay Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code

Strategic Framework

The Strategic Framework considers the following themes:

- Communities and Character
- Growing Economy
- Environmental and Natural Hazards
- Sustainable Infrastructure

Communities and Character

The proposal has been assessed against the Strategic Framework and is considered to be in accordance with the intent for Communities and Character.

Strategic Intent for Urban Areas in section 3.4.1 states that:

“Urban Areas provide for a range of residential lot sizes and dwelling types to meet the housing needs of the community. Rural residential lots are only created within Urban Areas where the land is subject to physical constraints that limit its development for more intensive residential purposes or where consistent with the intended character of the land contemplated by the zone.”

Strategic Outcomes for Urban Areas provide further details, specifically (7):

“Dual occupancies in the Low-medium Density Residential Zone are located on lots 600m² or greater and incorporate urban design elements that positively contribute to the streetscape and create variation in appearance, particularly in areas that have a concentration of Dual occupancies or medium density residential activities.”

The proposed lots do not meet the minimum average lot size of 700 square metres under Table 9.4.6.3.2 of the Reconfiguring a Lot Code. However, the proposed lots are greater than 600 square metres and the proposal retains streetscape amenity through orientation to the street and compliant front setbacks. The proposed dwellings are mirrored in appearance however the adjoining lots have existing Dwelling houses with varied façades. Therefore, the proposal is considered to comply with Strategic Outcome (7).

Growing economy

The proposal has been assessed against Growing Economy under the Strategic Framework and does not compromise the strategic intent of this theme. The proposal is for residential purposes only and is a use that supports the centres hierarchy.

Environment and natural hazards

The rear of the site is affected by flood hazard. The proposed Dual occupancy is sited to avoid potential impacts relating to flood hazard. Further, minimal earthworks are proposed that are not expected to adversely affect stormwater quality through disturbing natural drainage, soils, groundwater levels or landscape features and vegetation. Vegetation will also be retained in the rear part of the site. As such, the proposed development complies with the strategic intent and strategic outcomes relating to Environment and natural hazards under the Strategic Framework.

Sustainable infrastructure

The proposal results in one additional allotment within an established area and is not considered to impact on existing or planned infrastructure and therefore does not compromise the strategic intent of the Sustainable infrastructure theme under the Strategic Framework.

Planning Scheme Codes

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

Compliance with the Relevant Zone Code

The proposal complies with all relevant Overall Outcomes and the Purpose of the Low-Medium Density Residential Zone Code with the exception of Overall Outcome 2(e) which requires that lot design “complies with the requirements relevant to the Low-medium Density Residential Zone of Table 9.4.6.3.2 – Minimum Lot Size and Design.”

Despite this, the proposed lot areas exceed the minimum size of 600 square metres for Dual occupancy developments in the Low-Medium Density Residential Zone under Strategic Outcome 7 for Urban Areas under the Strategic Framework. The proposed development also facilitates low-medium density housing choice in the local area and through the lodgement of the proposed subdivision in conjunction with the Material Change of Use for the Dual occupancy is able to demonstrate that adverse amenity impacts are minimised.

The proposal complies with all acceptable outcomes and performance outcomes within the Low-Medium Density Residential Zone Code, except as follows.

Low-Medium Density Residential Zone Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
PO1 <i>Setbacks:</i> 1. assist in the protection of the residential character of the zone; 2. contribute to streetscape character; 3. assist in the protection of amenity and privacy to adjoining premises; 4. allow for access and landscaping around buildings; 5. provide a sense of openness between buildings and from the street; and 6. allow for on-site car parking between the front boundary and buildings.	AO1 <i>Setbacks are as follows:</i> <i>Street frontage: 6m</i> <i>Side and rear boundary:</i> - Up to 4.5m: 1.5m - For that part between 4.5m – 7.5m: 2m - For that part exceeding 7.5m: 2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	No	<p>The proposed dwellings have side setbacks of 0.55 metres to the proposed new lot boundary which does not meet the minimum setback of 1.5 metres prescribed in AO1. The proposed setback is adequate as it relates to the garage of each dwelling only, extends for approximately 6.2 metres and does not have any openings.</p> <p>The liveable areas of each dwelling maintain a compliant side boundary setback of 1.7 metres to the new common boundary.</p> <p>The proposed dwellings also have complaint front, rear and side setbacks to the existing lot boundaries.</p> <p>With landscaping and fencing conditions imposed, streetscape character and privacy between dwellings can be retained.</p>

Low-Medium Density Residential Zone Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
P09 <i>Reconfiguring a lot:</i> 1. creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; 2. supports low-medium density residential living; and 3. complies with the minimum lot size in Table 9.4.6.3.2 - Minimum Lot Size and Design.	A09 <i>No Acceptable Outcome is prescribed.</i>	N/A	<p>The proposed lots have a lot size of 670.5 square metres and a frontage width of 11.067 metres. Whilst compliant with the minimum lot size of 450 square metres, the proposal does not meet the minimum average lot size of 700 square metres or minimum frontage width of 18 metres for lots greater than 600 square metres of Table 9.4.6.3.2 of the Reconfiguring a Lot Code.</p> <p>The proposed subdivision is lodged in conjunction with the proposal for a Dual occupancy which demonstrates that each lot is of an appropriate size and dimension to accommodate the proposed dwelling and required private open space and carparking areas on site.</p>

Compliance with the Overlay Codes

The proposal complies with all acceptable outcomes and performance outcomes within the Flood Hazard Overlay Code, except as follows:

Flood Hazard Overlay Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
P01 <i>Development siting, layout and access:</i> 1. responds to the potential risk of flooding, including the Flood Hazard Category on the site; 2. maintains personal safety at all times; and 3. mitigates the risk to people and property to an	A01.5 <i>Development either:</i> 1. does not create additional lots that are located in the flood hazard area; or 2. creates lots that incorporate a building envelope outside the flood hazard area.	No	<p>The proposed lots do not incorporate a building envelope which is located outside of the Flood Hazard Area and therefore compliance with AO1.5 is not achieved.</p> <p>Despite this, the proposed subdivision is lodged in conjunction with a Material Change of Use for Dual occupancy which demonstrates that the proposed dwellings and private open space areas will be sited outside the</p>

Flood Hazard Overlay Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
<i>acceptable or tolerable level.</i>			Flood Hazard Area and will achieve flood immunity. On this basis, building envelopes are not required. Flood free pedestrian and vehicular access is also achieved for both lots ensuring that personal safety is maximised and risk to people and property is to an acceptable level.

Compliance with the Development Codes

The proposal complies with all acceptable outcomes and performance outcomes within the Dual Occupancy Code, except as follows:

Dual Occupancy Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
PO1 <i>A Dual occupancy allows for safe and convenient vehicular access to the site, provides for on-site car parking and makes a positive contribution to the amenity and character of the surrounding area.</i>	A01.4 <i>The covered car parking spaces are set back a minimum of 1m from the front building façade of the Dual occupancy.</i>	No	Proposed garages are recessed approximately 0.82 metres from the alignment of the front façade instead of 1.0 metre. The garage is however setback approximately 8.0 metres from the street frontage and provides sufficient space for vehicles to park within the driveway area. Double garages are also proposed. A covered porch area also extends approximately 1.8 metres forward of the garage which provides a lightweight entry feature for each dwelling. The front façade of each dwelling is articulated ensuring that the proposed development contributes positively to the amenity and character of the surrounding area.

PO5 <i>Each dwelling of a Dual occupancy is sited and designed to provide opportunities for casual surveillance of the street and any adjoining public spaces.</i>	AO5 <i>The window of at least one habitable room of each dwelling of the Dual occupancy overlooks the street or adjoining public spaces.</i>	No	The proposed dwellings do not have a habitable room as defined overlooking the street. A sitting room is proposed which provides a large window that facilitates casual surveillance of the street.
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The proposal complies with all acceptable outcomes and performance outcomes within the Reconfiguring a Lot Code, except as follows:

Reconfiguring a Lot Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
PO11 <i>Reconfiguring a lot:</i> 1. results in lots that have a usable shape suitable for the lots intended purpose and use; 2. results in lots with a regular shape and boundaries where practicable; 3. allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone; 4. achieves character and built form outcomes applicable to the relevant Zone; 5. provides for all activities associated with the use on the lot to be located wholly within the lot; 6. does not contravene any existing approvals attached to the land; and 7. does not result in existing development contravening the Planning Scheme.	AO11.1 <i>Development creates lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design.</i>	No	The proposed lots have a lot size of 670.5 square metres and a frontage width of 11.067 metres. The proposed lots have a narrow, rectangular shape that accommodates the proposed dwellings. The subdivision is proposed in conjunction with the Dual occupancy proposal which demonstrates that all activities associated with the use can be accommodated within each lot. The proposal has a compliant built form, except for the side setbacks of the garage between both dwellings. With fencing conditions imposed, privacy can be retained. The proposal also provides adequate private open space outside of flood-hazard areas.

Reconfiguring a Lot Code			
Performance Outcomes	Acceptable Outcome	Compliance with Acceptable Outcomes	Compliance with Performance Outcomes
PO25 <i>Development ensures that a building envelope is provided when part of an allotment is constrained or when creating a rear lot.</i>	AO25.1 <i>A building envelope is provided on lots where: (1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (2) involving the creation of a rear lot.</i>		The proposed lots do not incorporate a building envelope which is located outside the Flood Hazard Area and therefore compliance with AO25.1 is not achieved. Despite this, the proposed subdivision is lodged in conjunction with the Material Change of Use for Dual occupancy which demonstrates that the proposed dwellings and private open space areas will be sited outside the Flood Hazard Area and will achieve flood immunity. On this basis, building envelopes are not required. Flood free pedestrian and vehicular access is also achieved for both lots ensuring that personal safety is maximised and risk to people and property is acceptable.

The proposal complies with all acceptable outcomes and performance outcomes within the Earthworks, Construction and Water Quality Code. Conditions have been imposed to ensure an Operational Works approval is obtained for stormwater discharge.

The proposal complies with all acceptable outcomes and performance outcomes within the Infrastructure Design.

Assessment Benchmarks Pertaining to a Variation Approval

Not Applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not Applicable.

Advertising

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*.

Applicable Infrastructure Charges

Scenic Rim Regional Council Charges Resolution Version No.16

If approved, relevant infrastructure charges would apply and a notice will be issued in accordance with Council's Adopted Infrastructure Charges Resolution No. 16.

Relationship to Desired Environmental Outcomes

Not applicable.

Consultation*Referral Agencies*

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Department of State Development, Infrastructure and Planning

The Department is a referral agency for the state if it affects a state interest. In this instance, a State-controlled road. The Department issued a Changed SARA referral agency response with conditions dated 8 May 2025 (attached).

Public Notification

The applicant has submitted a written notice stating that public notice of the proposal has been completed for a period of 15 business days in accordance with the requirements of the *Development Assessment Rules*.

Submissions

Council has received one properly made submission. Issues raised in the submission are addressed below:

Issue 1

The Submitter identified concerns with insufficient setbacks to the new common boundary between the dual occupancy dwellings

Officer's Comment:

The proposed dwellings have side setbacks of 0.55 metres to the proposed new lot boundary which does not meet the minimum setback of 1.5 metres prescribed in AO1 of the Low-Medium Density Residential Code. The proposed setback is adequate as it relates to the garage of each dwelling only and does not have any openings. The rest of each dwelling is setback to the side boundary approximately 1.7 metres and complies. The proposed dwellings also have complaint front, rear and side setbacks to the existing lot boundaries.

Issue 2

The Submitter identified concerns with potential flood inundation.

Officer's Comment:

The proposed subdivision is lodged in conjunction with the Material Change of Use for the Dual occupancy which demonstrates that the proposed dwellings and private open space areas will be sited outside of the mapped Flood Hazard Area and will achieve flood immunity.

Issue 3

The Submitter identified concerns with safety as a result of the retention of a large gum tree.

Officer's Comment:

The proposed development is not contained within the Environmental Significance Overlay. Retention or otherwise of the tree to the rear of the site has not been considered in the assessment of this application.

Issue 4

The Submitter identified a requirement for front fencing due to traffic noise.

Officer's Comment:

Conditions were not imposed in relation to fencing associated with the State-controlled road in SARA's referral agency response dated 8 May 2025.

Issue 5

The Submitter identified concern that the proposed development could encourage further development of smaller lots which negatively impacts on style of living in the area.

Officer's Comment:

The proposal exceeds the minimum size of 600 square metres for Dual occupancies in the Low-Medium Density Residential Zone under Strategic Outcome 7 for Urban Areas under the Strategic Framework. It also achieves the minimum lots size of 450 square metres for Low-Medium Density Residential Zoned development in the Reconfiguring a Lot Code.

Internal Referrals*Development Assessment (Engineering)*

Council's Engineering team have reviewed the application documents and provided engineering conditions.

Budget / Financial Implications

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

Strategic Implications*Corporate Plan 2025-2030*

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Customer Responsiveness

Legal / Statutory Implications

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

RisksStrategic Risks

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

- CR4 Environmental Standards Compliance - Council currently has a range of compliance obligations to meet environmental standards, with potentially significant consequences for non-compliance. Council may face challenges in meeting future standards on reducing carbon emissions.
- SR51 Customer Experience - If Council has ineffective arrangements in place to ensure consistent, timely and high-quality customer communications and customer request management, this may negatively impact customers and limit Council's ability to fulfil its mission.
- SR53 Economic Development - Economic growth and employment opportunities are created through promoting and developing the region's competitive strengths. Council has a key role in supporting and enabling that growth.

Risk Summary

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

Human Rights Implications

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

Consultation

Internal Referrals

Development Assessment (Engineering)

The Development Assessment (Engineering) team have reviewed the application and have not raised engineering concern with the proposal.

Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

OptionsOption 1

That:

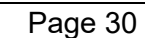
1. Council receive and note the report titled "MCU25/021 RAL25/010 Material Change of Use for Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, located at 16 Telemon Street, Beaudesert, formally described as Lot 4 RP54315";
2. Council approve development application MCU25/021 RAL25/010 and grant a development permit for Material Change of Use for a Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or further change applications to the approval (MCU25/021 RAL25/010) will proceed via delegated authority where the change would not significantly alter the original decision.

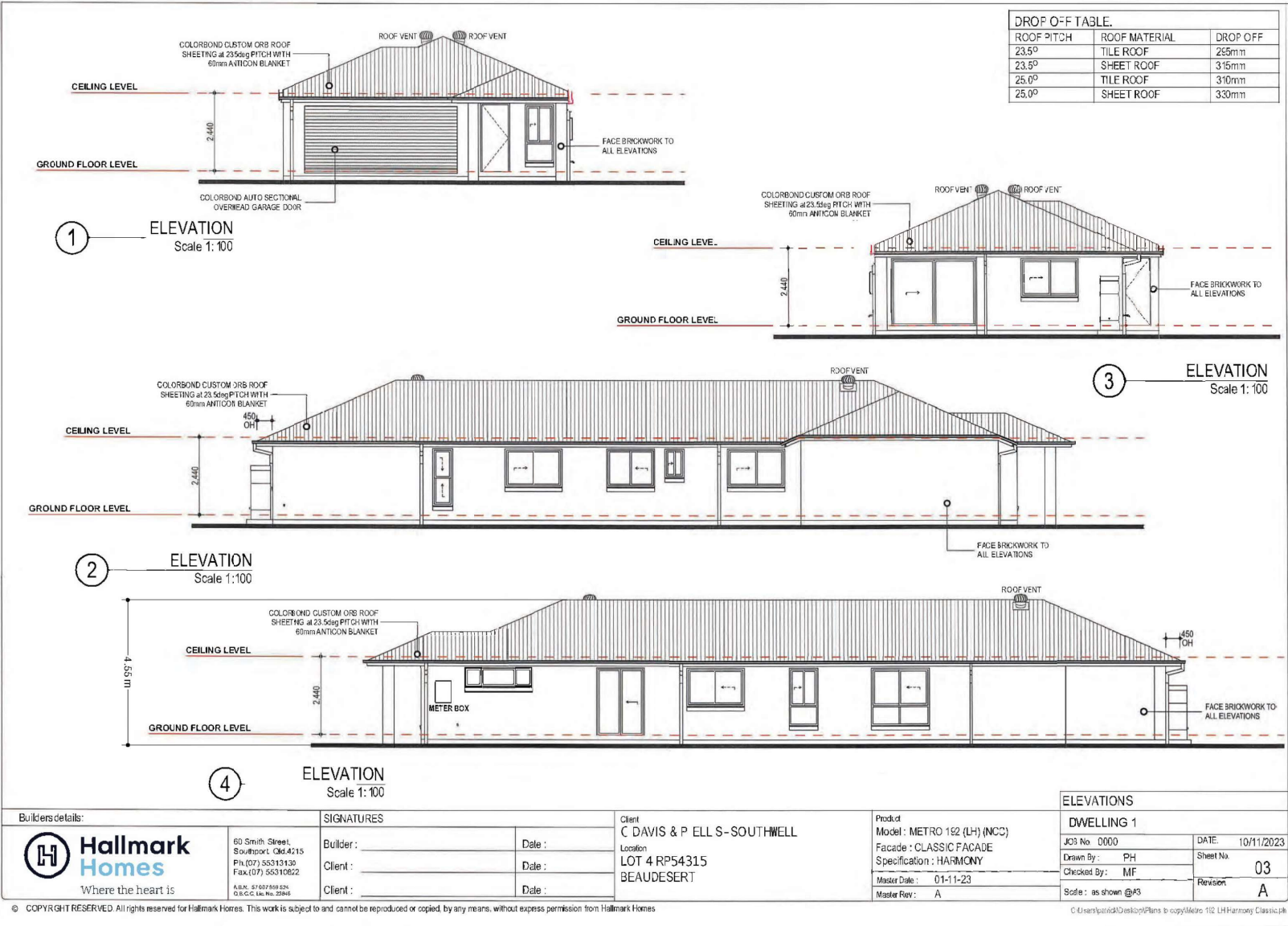
Option 2

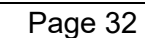
That:

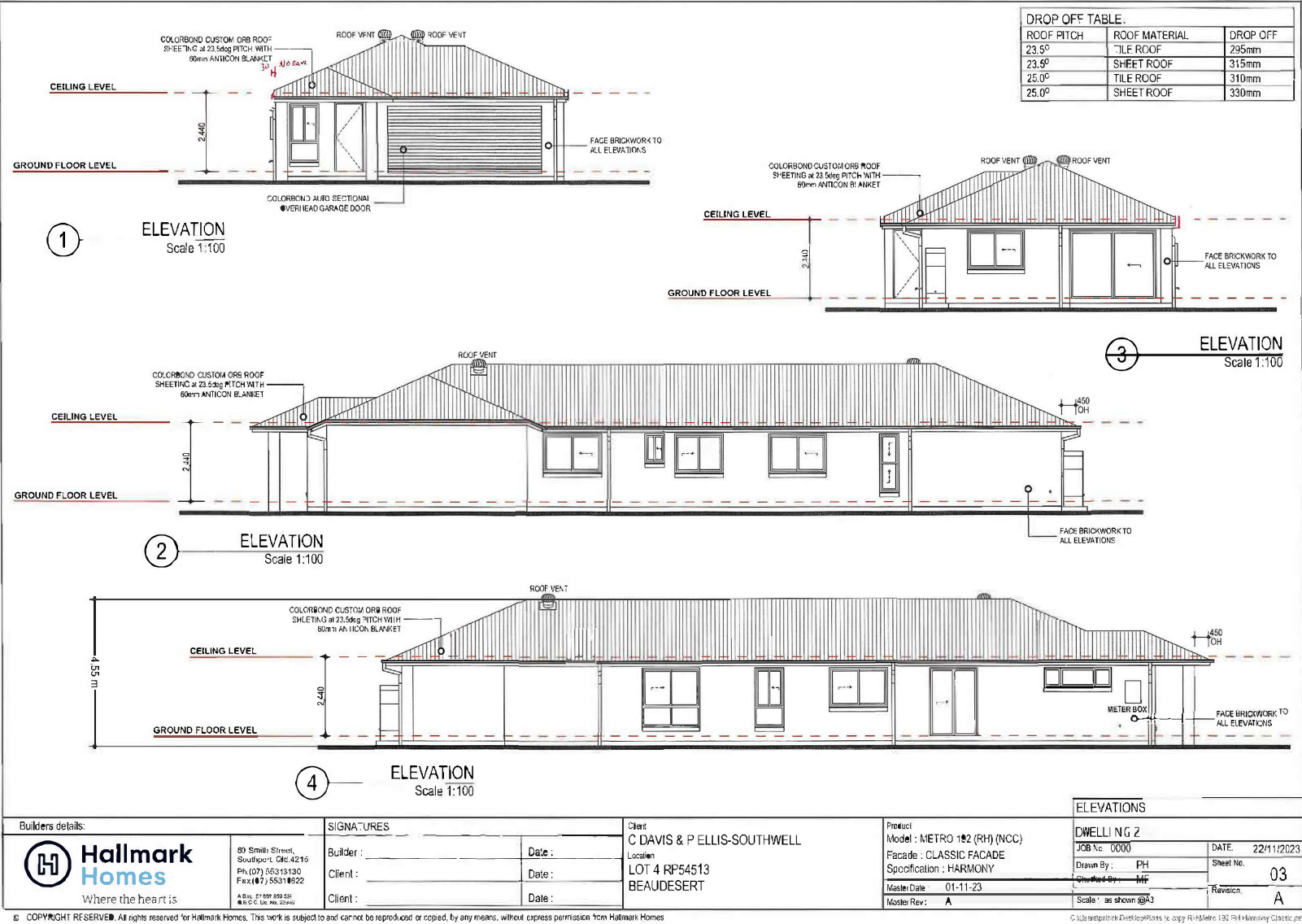
1. Council receive and note the report titled "MCU25/021 RAL25/010 Material Change of Use for Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, located at 16 Telemon Street, Beaudesert, formally described as Lot 4 RP54315";
2. Council refuse development application MCU25/021 RAL25/010 for Material Change of Use for a Dual occupancy and Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, subject to reasons stated.











11.2 MC25/058 Extension to Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre at 1 - 33 Tamborine Mountain Road, Tamborine, described as Lot 1 SP268147

Executive Officer: Director Planning, Development and Environment

Item Author: Manager Planning and Development

Attachments:

1. MCBd14/061 Negotiated Decision Notice (under separate cover) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 2.

Executive Summary

Council is in receipt of a request to extend the currency period for development approval MCBd14/061 for Material Change of Use for a Shopping Centre at 1-33 Tamborine Mountain Road, Tamborine and described as Lot 1 SP268147. The applicant seeks an extension to the currency period in accordance with Section 86 of the *Planning Act 2016*, for an additional six years with a new lapse date of 30 June 2031. The applicant strongly believes in the site's potential to catalyse a village-like commercial development on Leach Road. However, notes the following issues that have obstructed the realisation of the project during the life of the development approval:

- Lack of committed interest from a suitable anchor tenant due to insufficient catchment size.
- Escalation in construction costs, post COVID-19.
- Internal resources tied up completing large-scale projects.

The applicant met with Council officers in October 2025 to further discuss the reasons for delay associated with the development approval. These reasons included:

- Catchment size constraints, due to insufficient size and scale to ensure long-term viability of a Shopping Centre.
- Changes to corporate structure and strategy of the business responsible for developing and building the approved Shopping Centre.

In accordance with Section 87 of the *Planning Act 2016*, the assessing officer has reviewed the request and recommends that Council approve the request to extend the currency period for a further six years, from 30 June 2025 until 2 July 2031.

Recommendation

That:

1. Council receive and note the report titled "MCU25/058 Extension to Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre at 1 - 33 Tamborine Mountain Road, Tamborine, described as Lot 1 SP268147"; and
2. Council approve extension application MCU25/058, and grant an extension to the Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre for six years to 2 July 2031.

Previous Council Considerations / Resolutions

On 21 February 2006, the former Beaudesert Shire Council approved a Material Change of Use application for Shopping Centre and Retail Nursery (File Reference: 020-030-001839). Several approvals were granted to extend the relevant period; however, the approval ultimately lapsed in 2017.

A road closure application was lodged and approved on 7 September 2011 by the Department of Natural Resources and Mines and the Governor in Council signed the Deed of Grant creating Lot 1 SP268147 on 20 March 2014.

On 24 February 2015, Scenic Rim Regional Council approved a Material Change of Use for a Shopping Centre on the subject site (MCbd14/061). On 30 June 2015, Council approved a Negotiated Decision Notice for the Shopping Centre.

On 10 June 2019, Council approved a request to extend the relevant period for Material Change of Use for Shopping Centre with a new lapse date of 30 June 2023. It is noted that the applicant requested to extend the currency period for an additional six years ending 30 June 2025. At the time, Council officers acknowledged the applicant's reasons for the delay in developing the site, however due to changes to Council's planning scheme, infrastructure charges and industry standards, an extension for an additional six years was considered excessive. As such, it was recommended that Council under Delegated Authority approve the request to extend the relevant period for a further four years only.

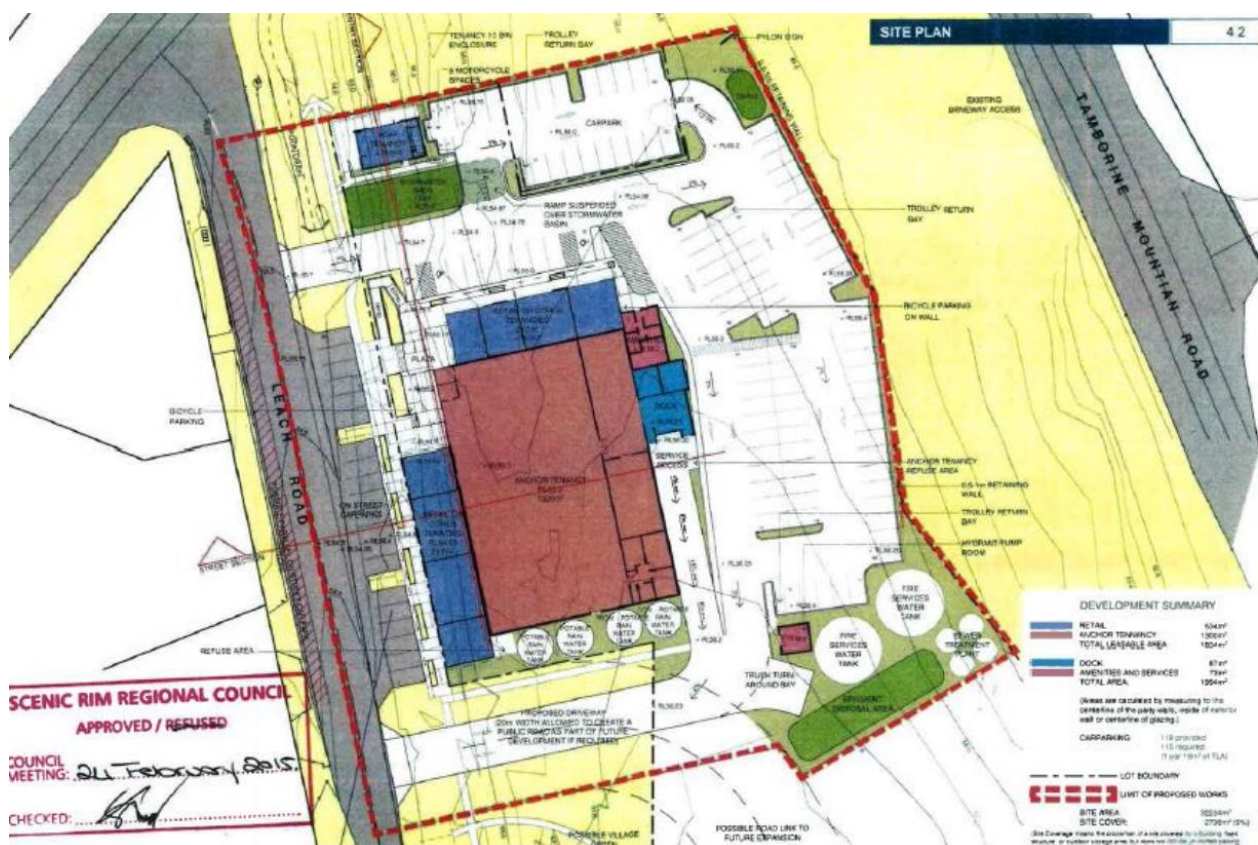


Figure 1: Approved site plan for MCbd14/061

Ministerial Covid Extensions

On 8 July 2020, 1 September 2021 and 29 April 2022, the Planning Minister, under Section 275R of the *Planning Act 2016*, issued three 'extension notices'. The development approval was in effect during the timeframes of each extension; therefore the development was afforded an automatic additional two years to the currency period. As such, the lapse date for the proposed development is taken to be 30 June 2025.

Report / Background

Applicable Planning Scheme	Beaudesert Shire Planning Scheme 2007 Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Beaudesert Project Pty Ltd ATF Beaudesert Project Unit Trust C/- Urban Planning Services
Owner(s)	Beaudesert Project Pty Ltd As Trustee
Site Address	1-33 Tamborine Mountain Road, Tamborine
Real Property Description	Lot 1 SP268147
Site Area	32,240m ²
Relevant Zone and Precinct	Rural – Village Precinct Zone (Former) Township Zone (Current)
Proposal	Extension of Time to Currency Period
Original Assessment Level	Impact
Submissions Received:	Nine (one being a petition with 71 names)
Original Approval Type	Material Change of Use for Shopping Centre (Business Use)
Date Application Deemed Accepted	20 May 2025

Proposal

The applicant seeks a six year extension to the currency period for development approval MCbd14/061 which approved the establishment of a Shopping Centre at 1-33 Tamborine Mountain Road, Tamborine and described as Lot 1 SP268147.

In support of the request the applicant notes:

The approved development is a significant project within the Tamborine area and the first of its kind with respect to the size and scale of the 'Anchor Tenancy'. Whilst this presents an excellent opportunity for the community, anchor tenants' approach new sites (with a small catchment) with a strong degree of caution, despite long term growth potential. The following issues that have obstructed the realisation of the project during the life of the development approval:

- Lack of committed interest from a suitable anchor tenant due to insufficient catchment size.
- Escalation in construction costs, post COVID-19.
- Internal resources tied up completing large-scale projects.

The applicant strongly believes in the site's potential to catalyse a village-like commercial development on Leach Road. The elevated site has direct access from four state roads with increasing traffic volume, fronting onto Leach Road opposite existing commercial uses. The applicant is an experienced and established shopping centre developer with in-house shopping centre management operations, with its largest asset being Treetops Plaza in Burleigh Waters. The Applicant would use the extension to secure a viable product-market fit, from the point of view of an anchor tenant, by:

- Incorporating new land uses supported in the new planning scheme to make the site more attractive to an anchor tenant.
- Bringing forward the construction roadworks that improve the access to Leech Road from Beaudesert-Beenleigh Road (please note: the Applicant is currently preparing an Operational Works application for these works).

On 8 October 2025, Council officers met with the applicant, following concerns regarding the extension for a further six years. Following this meeting, the applicant provided additional information in support of the request, which is summarised as follows:

The site has struggled in the past with securing an anchor tenant for the project. This is primarily due to the insufficient size of the surrounding catchment for supermarket operators to consider the project viable in the long-term as a Shopping centre. The inadequate catchment size has been a fundamental barrier in obtaining support from a suitable anchor tenant, which is why the development has not been realised.

Following unsuccessful attempts from the developer (Rayjon Group) to attract an anchor tenant and to overcome the inadequate size of the direct catchment, Rayjon Group has changed the way it is approaching the site.

To support this change in strategy, Rayjon Group commissioned a traffic survey to measure vehicle volumes at the Beaudesert-Beenleigh Road / Waterford Tamborine Road / Tamborine Mountain Road intersection during September 2025. This has shown a dramatic increase in traffic volumes when compared against historical traffic data. Totals in the 12 hour range have doubled in most directions of travel from the initial 2008 counts. As anticipated by the developer, the recent traffic survey demonstrates the potential catchment size is greater than the immediate local community and effectively elongates the catchment area.

Since lodgement of the subject extension application in May 2025, the developer has since submitted a roadworks application with the Department of Transport and Main Roads in August 2025.

Rayjon Group has outlined the core focus of their business is to grow its Shopping centre business as opposed to its residential business. Changes to leadership within the company and focus towards operating as a developer-builder company are reasons provided by the applicant supporting their ability to develop the site within the requested timeframe.



Figure 2: Approved Master Plan



Figure 3: Approved elevations (west and east)



Figure 4: Approved elevations (north and south)

Assessment

Approved development

The approved development was assessed against the *Beaudesert Shire Planning Scheme 2007*. The subject site was mapped within the Rural (Village Precinct Zone). The approved development was subject to an Impact assessable development application due to exceeding the 1,000 square metre gross floor area (GFA) limit. The approved development included establishing a 'Shopping Centre' that proposes two buildings, comprising a main building and a small building. The main building consisted of a 1,300 square metre anchor tenancy and eight speciality tenancies with combined gross floor area of 474 square metres. The small building was 60 square metres and had been designed to accommodate a Food and drink outlet/recreation centre. The combined GFA of the proposed development is 1,994 square metres. This includes 87 square metres of dock area and 73 square metres of amenities area in the main building.

The total approved parking included:

- 116 parking spaces (96 on-site parking spaces and 20 bays as on-street parking)
- 1 SRV space
- 1 HRV space
- 3 Disabled bays
- 5 Motorcycle spaces

Approved on-site services/infrastructure:

- Sewage treatment plant with a sub-surface drip irrigation land application area method to service the development. Council conditioned that an Environmentally Relevant Authority (ERA 63) would need to be obtained if the equivalent persons exceeds 21, given the unknown/varied nature of tenancies proposed and the capacity approaching towards the maximum allowable of 4,000 litres/day.
- Stormwater management: An on-site bio-retention/detention basin was proposed to collect and detain overland stormwater flows. Flows from the basin will be piped directly to the lawful point of discharge, being an existing culvert along Leach Road. Overland flow from the Leach Road catchment will be conveyed via kerb and channel to the same existing culvert point along Leach Road.

Landscaping is situated along the eastern boundary of the car park, the southern side of the proposed shops and at other areas throughout the proposed development as per the submitted master plan. Conditions were imposed to ensure appropriate landscaping is provided for the proposed development.

ShapingSEQ South East Queensland Regional Plan (ShapingSEQ) 2023

The development site is currently mapped in the Rural Living Area of the *ShapingSEQ South East Queensland Regional Plan 2023*. Under the current *Planning Regulation 2017* (Schedule 10, Part 16, Division 6, Subdivision 1, Section 27C, s1(b)), urban activities such as a Shopping Centre are prohibited development in the Rural Living Area. However, this subsection does not apply if the material change of use is excluded development. The approved development is considered to be excluded development as although it is a premises wholly within the Rural Living Area, it is included in an urban zone under a local categorising instrument. In this case, in recent years the development site has been upzoned from Rural Zone (Village Precinct) to Township Zone under the current Planning Scheme. As such the approved development continues to be consistent with the intent of the *ShapingSEQ South East Queensland Regional Plan 2023*.

Scenic Rim Planning Scheme (as amended 30 June 2023)

Under the *Scenic Rim Planning Scheme 2020*, the subject site is currently mapped in the Township Zone. The tables of assessment for the Township Zone Code note that the approved Shopping Centre would trigger Impact assessment as the anchor tenancy would exceed 250 square metres of GFA required for Code assessment. Despite this, a Shopping Centre with larger scale tenancy such as the approved development would be a potentially consistent use in the Township Zone. If a new development application were to be lodged for the approved development, an economic needs assessment would likely be required to demonstrate that a Shopping Centre would be suitable to be established on the development site.

Given the time passed since the approval (10 years) and change of planning scheme, it is important to review the approved development against the current planning provisions.

The assessment benchmarks of the Township Zone Code and subsequent Strategic Framework associated with built form and design are similar in nature and intent to those found under the Beaudesert Shire Planning Scheme 2007 Rural (Village Precinct Zone). Therefore, re-assessment of an application by way of a new development application would likely garner a similar development outcome, with reasonable and relevant conditions that are not substantially different from those imposed on the current approval.

Table 6.2.19.3.2 — Assessable Development — Township Zone - Where no precinct applies

Performance Outcomes	Acceptable Outcomes	Assessment Officer
Amenity		
PO5 Outdoor storage, utility, service and loading areas are screened so they are not visible from: <ol style="list-style-type: none"> the street and public spaces; and land in an adjacent residential zone. 	AO5 No Acceptable Outcome is prescribed.	The approved master plan shows landscaping will be provided throughout the site. Landscaping will be provided to screen the on-site tanks. A condition was included in the original approval to ensure landscaping is provided in accordance with the approved master plan. The development complies with performance outcome PO5.
PO6 Development: <ol style="list-style-type: none"> does not detract from the amenity of adjoining land in a residential zone; and 	AO6 Where adjoining land in a residential zone: <ol style="list-style-type: none"> development provides buffer landscaping with a 	Not applicable as the subject site is mapped in the Township Zone and does not adjoin residential zoned land.

2. affords privacy to adjoining land in a residential zone.	minimum width of 2m or solid fencing 1.8m high along the common boundary; and 2. development screens or obscures any window 1.8m above ground level that has a direct view of land in a residential zone.	
Land Uses		
PO7 Industrial activities are of a low intensity and do not detract from the character and amenity of the township.	AO7 No Acceptable Outcome is prescribed.	Not applicable.
Reconfiguration of a Lot		
PO8 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.	AO8 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.	Not applicable.

Overall, it is considered that the approved development can generally satisfy the provisions of the Township Zone Code.

Parking

Table 9.4.5.3.3 - Car and Service Vehicle Parking in the Parking and Access code includes the following parking rates for a shopping centre:

Land Use	No. of Car Parking Spaces	No. of Service Vehicle Parking Spaces	Additional Requirements for Assessable Development
		carparking assessment to Council, where the GFA is 2,000m ² or more.	
Shopping centre	1 space per 20m ² of total leasable area.	1 SRV space where the gross floor area is less than 500m ² . 1 SRV space and 1 HRV space where the gross floor area is 500m ² or more but less than 2,000m ² . As determined upon submission of carparking assessment to Council, where the gross floor area is 2,000m ² or more.	Where the shops comprise a single integrated complex in excess of 4,000m ² gross floor area, provision is to be made for— a. on-site bus and taxi parking; and b. bicycle parking.

Based on a total leasable area of 1,834 square metres, the approved development would be required to have 91.7 (92) on-site parking spaces. The approved development would satisfy this provision as 96 on-site parking spaces were approved with a further 20 on-street parking spaces also approved.

Under the superseded scheme, the subject site was not impacted by Development Constraint Overlays. However, under the current scheme the site is constrained by several overlays including the Agricultural Land Overlay Code, Bushfire Hazard Overlay Code, Environmental Significance Overlay Code and Landslide Hazard and Steep Slope Overlay Code. No further assessment against these codes are required for the approved development as the portion of the land approved for the development of the Shopping Centre is not impacted by any Overlays.

Conditions

No changes to the original approved development are proposed as part of this proposal. Therefore, no changes to the underlying conditions are permitted.

Submitters

The original application received nine properly made submissions, with one submission consisting a petition with 71 signatures. Areas of concern for the submitters were as follows:

- On-site car parking;
- Ability to manoeuvre on-site in accordance with the Planning Scheme;
- Design of the Advertising devices (signs);
- Landscaping;
- Impact to local businesses;
- Impact on native wildlife;
- Loss of "village" lifestyle;
- Increased traffic to the area;
- Lack of infrastructure to adequately support the proposed development;
- Need for such a development;
- Increased noise;
- Traffic issues on the road network; and
- Security issues ie. vandalism.

The assessment undertaken by the Council officer and supported by the Elected Members, outlined that the concerns of the submitters were noted and suitable conditions imposed to ensure that issues raised were adequately addressed. These controls were considered to generally allay any concerns of the submitters.

Other Approvals

The applicant has not commenced any works or obtained other approvals (building/ plumbing) for the approved development. An application for roadworks has been lodged with the Department of Transport and Main Roads and traffic data obtained to support the proposed change in development strategy. A six year extension to the currency period taking the end date to 30 June 2031 would mean that 16 years would have passed since Council approved the development. With consideration to the consistency in planning controls, applications lodged with DTMR and additional information provided by the applicant, the extension as requested is considered reasonable. Concern remains that limited progress after an additional six years may jeopardise the ability for further extension applications to be supported, particularly if planning controls vary in this period of time.

Budget / Financial Implications

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

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Customer Responsiveness

Legal / Statutory Implications

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

Risks

Strategic Risks

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

- CR4 Environmental Standards Compliance - Council currently has a range of compliance obligations to meet environmental standards, with potentially significant consequences for non-compliance. Council may face challenges in meeting future standards on reducing carbon emissions.
- SR51 Customer Experience - If Council has ineffective arrangements in place to ensure consistent, timely and high-quality customer communications and customer request management, this may negatively impact customers and limit Council's ability to fulfil its mission.
- SR53 Economic Development - Economic growth and employment opportunities are created through promoting and developing the region's competitive strengths. Council has a key role in supporting and enabling that growth.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to ensure applications are assessed.	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016.
Environmental Environmental impacts on environment as a result of development activity.	Environmental impacts have been appropriately considered in accordance with the relevant assessment benchmarks, and conditioned accordingly.
Governance, Risk & Compliance Opportunity for applicant or third party appeal against Council decision.	Ensure reasonable and relevant test applicable to assessment process. Council ensure Model Litigant processes followed in Court cases.

Category	Explanation
Reputation, Community & Civic Leadership Negative perception from community or development proponents.	Transparency of all common material is available to the public and applicant through Council's DAP Online. Assessment report details considerations in relation to compliance with the relevant assessment benchmarks.

Human Rights Implications

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

Consultation

This extension application does not require referral to the State Assessment and Referral Agency.

Conclusion

The approved development generally complies with the requirements of the current planning scheme and the *ShapingSEQ South East Queensland Regional Plan 2023* and does not raise any significant issues that cannot be addressed by the existing reasonable and relevant conditions. Given the time that has elapsed and historical approval of a four year extension on the application, further extensions will continue to be heavily scrutinised.

Options

Option 1 - Approval

That:

1. Council receive and note the report titled "MCU25/058 Extension to Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre at 1 - 33 Tamborine Mountain Road, Tamborine, described as Lot 1 SP268147"; and
2. Council approve extension application MCU25/058, and grant an extension to the Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre for six years to 2 July 2031.

Option 2 - Alternative Currency Period Approval

That:

1. Council receive and note the report titled " MCU25/058 Extension to Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre at 1 - 33 Tamborine Mountain Road, Tamborine, described as Lot 1 SP268147"; and
2. Council approve extension application MCU25/058, subject to an alternative currency period.

Option 3 - Refusal

That:

1. Council receive and note the report titled "MCU25/058 Extension to Currency Period for Development Permit MCBd14/061 for Material Change of Use for Shopping Centre at 1 - 33 Tamborine Mountain Road, Tamborine, described as Lot 1 SP268147"; and
2. Council refuse extension application MCU25/058, for the reasons presented *[insert reasons below]*.

11.3 MCU25/027 Minor Change to a Development Permit for Material Change of Use involving Extractive industry (including ancillary activities), on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909

Executive Officer: Director Planning, Development and Environment

Item Author: Manager Planning and Development

Attachments: Nil

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 6.

Executive Summary

Council is in receipt of a change application for a Minor Change and an extension application to a development approval ie. MCBn17/006. The subject site is located on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909.

Under Section 78 of the *Planning Act 2016*, the applicant seeks to amend Conditions 19, 24 and 49 and seek clarification surrounding Condition 3 of the Development Approval for Material Change of Use for Extractive industry (including ancillary activities). The amendments sought relate to the design and construction of the road and associated setbacks.

Under Section 86 of the *Planning Act 2016*, the applicant also seeks to extend the currency period for a further four years until 26 August 2029.

The proposed change complies with the requirements of the Schedule 2 definition of Minor Change and the assessment provisions of Section 81 of the *Planning Act 2016*. The proposed extension to the currency period complies with the assessment provisions of Section 87 of the *Planning Act 2016*. It is therefore recommended that Council resolve to approve the applicant's request in part for Minor Change and Extension to the Currency Period, subject to the amended conditions outlined in the report.

Recommendation

That:

1. Council receive and note the report titled "MCU25/027 Minor Change to a Development Permit for Material Change of Use involving Extractive industry (including ancillary activities), on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909";
2. Council resolve the following in relation to the change application:
 - (a) Council agrees with the applicant's request to amend Condition 49;
 - (b) Council refuses the applicant's request to amend Conditions 19 and 24;
 - (c) Council provides clarification that Condition 3 does not seek to limit the setbacks provided to the northern boundary of Lot 18 RP50377 for the ancillary operations area; and
 - (d) All other conditions remain unchanged; and
3. Council approve the extension application to extend the currency period for a further four years until 26 August 2029.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 19 August 2019, Council approved the Development Permit for Extractive industry (including ancillary activities), on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909, subject to reasonable and relevant conditions.

Report / Background

The following amended conditions of approval form part of the officers' Recommendation:

- a) A Development Permit is given for Material Change of Use for Extractive industry and ancillary activities subject to the following conditions:
 - 1) **USE IN ACCORDANCE WITH THE APPLICATION - MATERIAL CHANGE OF USE** - Development being undertaken generally in accordance with plans identified in the table below and accompanying documentation, except insofar as it is modified by the conditions of this approval.

Approved Plans

Plan/Drawing	Prepared by	Plan/Dwg No.	Date
Conceptual Overall Development Plan	Groundwork Plus	1361.DRG.058R3	01/08/2018
Conceptual East Pit Development Plan	Groundwork Plus	1361.DRG.062R3	01/08/2018
East Pit Operations Area Plan - Long Term Layout	Groundwork Plus	1361.DRG.060AR2	18/05/2017
Operations Area and Initial Quarry Development Plan	Groundwork Plus	1361.DRG.059R4	01/08/2018

Plan/Drawing	Prepared by	Plan/Dwg No.	Date
West Pit Operations Area Plan - Long Term Layout	Groundwork Plus	1361.DRG.060BR2	01/08/2018
Interim Office, Amenities and Crib Floor Plans and Elevations	Groundwork Plus	1361.DRG.061B	03/05/2017
Workshop (igloo) Floor Plans and Elevations	Groundwork Plus	1361.DRG.061C	03/05/2017
Foreman's Office Floor Plans and Elevations	Groundwork Plus	1361.DRG.061D	03/05/2017
Longer Term Site Office and Amenities Building Floor Plans and Elevations	Groundwork Plus	1361.DRG.061E	03/05/2017
Longer Term Workshop and Storage Building Floor Plans and Elevations	Groundwork Plus	1361.DRG.061F	03/05/2017
Site and Weighbridge Office Floor Plans and Elevations	Groundwork Plus	1361.DRG.061A	03/05/2017
Approved Reports			
Noise Assessment Proposed Extractive Industry Warrill View Quarry	MWA Environmental	Warrill View 17-028	30/05/2017
Warrill View Quarry Environmental Management Plan	Groundwork Plus	1361.610.001R1	August 2018
Warrill View Quarry Stormwater Management Plan	Groundwork Plus	1361.610.002	November 2018
Warrill View Quarry Traffic Impact Assessment Report	MRCagney	5955-TIA-001	18/05/2017

General

- 2) **DEFINITION - COMPLIANCE AND EXCLUSIONS** - The approved use shall at all times comply with the definition of Extractive Industry of Schedule 1, Part 1 - Defined Uses and the relevant provisions of Part 6, Division 5 – Extractive Industry of the *Boonah Planning Scheme 2006*.
- 3) **SETBACKS FROM BOUNDARIES** – All processes of the extractive industry are not permitted to occur within 50 metres of any property boundary adjoining land that is not being used for extractive industries.
- 4) **COMMENCEMENT OF USE** - Prior to the use commencing, the Applicant shall advise Council in writing, of the proposed commencement date.
- 5) **WORKS APPLICANT'S EXPENSE** - All works, services, facilities, environmental performance monitoring and/or public utility alterations required by this approval, whether carried out by the Council or otherwise, must be at the Applicant's expense unless otherwise specified.

- 6) **SITE MAINTENANCE** - The site shall always be maintained in a clean and orderly state.
- 7) **AMENITIES BLOCK** – On-site amenities building must be provided for the purposes of providing both male and female toilets, potable water supply and hand basins and at least one (1) shower (unisex) cubicle for the use by staff and visitors alike prior to the use commencing.
- 8) **OPEN STORAGE - SCREENING** - Open storage area/s containing goods or materials associated with the approved use shall be screened from all adjoining allotments by the way of suitable screened landscaping and/or other suitable means.
- 9) **SIGNS - FORMAT AND OPERATION** - Advertising signs shall be of a format and appearance that is in accordance with the existing character of the built and natural environments. Signs shall have regard for local amenity and not be illuminated, flashing, moving or rotating.

Plant Operations

- 10) **OPERATING HOURS** - The following limits are imposed to the operating hours:
 - a) 6:00am to 7:00am seven (7) days per week – extraction, processing, product sales and site/equipment maintenance. No blasting. No rock drilling operations;
 - b) 7:00am to 6:00pm seven (7) days per week – Generally full operation, including rock drill operation, extraction, processing, product sales and site/equipment maintenance;
 - c) 6:00pm to 10:00pm seven (7) days per week – extraction, processing, product sales and site/equipment maintenance. No rock drilling operations.
 - d) 10:00pm to 6:00am seven (7) days per week – product sales and site/equipment maintenance. No blasting or rock drilling operations. No extraction and/or processing.
- 11) **REVERSING ALARMS** - All mobile plant (e.g. front-end loaders, dozers, haul trucks, excavators) must be fitted with broadband reversing alarms to mitigate potential nuisance from tonal characteristics of traditional beeper alarms.
- 12) **EQUIPMENT** - The development must ensure that all equipment provided as part of the extractive industry facilities on site including the mobile plant required to transfer, extract and grade materials be maintained in good working condition to minimise noise emissions.
- 13) **BLASTING** – Blasting shall be planned and carried out by suitably experienced and qualified personal in accordance with an approved Blasting Management Plan, and the environmental controls required by the Department of Natural Resources, Mines and Energy.
- 14) **BLASTING** – Blasting is only permitted during the hours of 9:00am to 3:00pm Monday to Friday, and from 9:00am to 1:00pm on Saturdays. Blasting is not permitted at any time on Sundays or public holidays.
- 15) **NOTICE OF BLASTING** – Where blasting is to be carried out within 1000 metres (1km) of any occupied adjoining land, the operator must provide notification initially to all adjoining landowners (including those separated by road, or road reserve) and Council at least forty eight (48) hours prior to a blast occurring. Such notification is to provide details of the scheduled time and date of the proposed blast. Such notification is also to request confirmation from the landowner whether they wish to be placed on a blast notification register and if so, their preferred method of communication.

Production Capacity

- 16) **MAXIMUM EXTRACTION RATE** – The maximum quantity of material be extracted and hauled from the site must not exceed 3.8 million tonnes per annum.

Haulage Routes, Access, Parking and Site Fencing

- 17) **KEEPING OF RECORDS** - The development must maintain accurate records and books of account which record the quantity of material extracted from the site and transported by road, and shall keep such records and accounts for not less than five years. A copy of these records must be provided to Council annually at the end of each financial year.
- 18) **VEHICLE SHAKEDOWN** - Access from the private haul road to a new Council controlled road shall be via a shakedown device consisting of a shaker grid (metal bar cattle grid or crushed rock device) to minimise accumulation of materials on the road. The shakedown device shall be a minimum of three (3) metres wide and ten (10) metres long.
- 19) **ACCESS TO COUNCIL ROAD** - The access to the site must be designed in accordance with the Austroads "*Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections*", to cater for the largest vehicle that is anticipated to use the access during its design life. The access must be located so that sight distances are achieved with B-Double turning templates used to design the exit. The location of the access point must also enable store capacity of one B-Double along *Unnamed Road* and adequate stopping sight distance for other road users. (*Unnamed Road* where used within these conditions is defined as the road reserve abutting Lot 5 RP32823 through to Lot 103 SP240188, and includes the service road within the Cunningham Highway.) The development must provide the design and construction of the access to be generally in accordance with Scenic Rim Regional Council Standard Drawing R-07/R-08 (where it doesn't conflict with the Austroads requirements mentioned above) and the specific requirements for the heavy vehicle use, i.e.: including but not limited to pavement depth to be designed by an RPEQ, surface to be sealed with asphalt to gate set back. The gate is to be set back to cater for largest design vehicle etc.

The works required by this condition are to be completed prior to the commencement of the use. Detailed design will be submitted as part of an application for Operational Works with Council.

- 20) **INTERNAL ROADWAY, CAR PARKING AND MANOEUVRING AREAS GRAVEL** – The development must provide a suitable internal roadway appropriate to facilitate two-way vehicle movements from the access point.

All vehicle access and car parking areas (excluding internal quarry haul roads) must be designed and constructed to a bottom course gravel minimum standard or approved equivalent standard.

All parking areas internal roadways and manoeuvring areas are to be designed and constructed in accordance with AS2890.1 - 2004, AS2890.2 – 2002. All pavements will be designed to suit the proposed vehicle loadings with the individual pavements constructed to a gravel standard, from the property boundary.

The works required by this condition are to be completed prior to the commencement of the use. All internal roadways and car parking areas will be maintained in good condition for the lifetime of the proposed use.

The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice and fit for purpose, and are to be completed prior to the commencement of the use.

- 21) **CAR PARKING NUMBERS** – The development must provide an adequate number of on-site car parking spaces necessary for the operation of the quarry. The car parking layout and light vehicle access road must be generally in accordance with the approved plans.
- 22) **CAR PARKING ON – SITE** - All vehicles under the control of the occupier of ancillary staff must be parked wholly within the curtilage of the site.
- 23) **FENCING** –The development must provide an adequate fencing necessary for the safe operation of the quarry and the associated plant and equipment.
- 24) **DESIGN AND CONSTRUCTION / UPGRADING OF ASSETS (UNNAMED ROAD)** – The section of *Unnamed Road* from its intersection, including the service road, with Cunningham Highway to provide access to the development site, must be designed and constructed to an asphalt seal standard in accordance with all parts of the Austroads "Guide to Road Design", and to a '4A' standard as shown on Scenic Rim Regional Council Standard Drawing R-10. The design and construction of the road works must include all necessary pavement works, drainage works, line-marking and any necessary traffic signage and guardrails as and where required. Signage is to comply with the Manual of Uniform Traffic Control Devices – MUTCD. A sealed turning area at the end of the road pavement construction is required to cater for the largest anticipated vehicle. The turning area must be fully contained within the road reserve. Provision is to be made to amend the road reserve in this area to extend over the full extents of the turning area and is to be for vehicular access purposes. The works required by this condition must be completed prior to the commencement of the use and at the development's expense. Detailed design will be submitted as part of an application for "Constructing or Interfering with a road or its operation" with Council.
- 25) **HAUL ROUTE** - Haulage of material from the subject site and return trips to the subject site shall be restricted to *Unnamed Road* connecting the site to Cunningham Highway and the connecting State-controlled road network. Heavy vehicle traffic associated with the operation is required to use the designated haul routes as indicated in this approval.
- 26) **HAUL ROUTE RESEAL** - The development must undertake a "Road Condition Report" (RCR) prepared by a suitably qualified RPEQ of *Unnamed Road* every ten (10) years from commencement of the use to determine what reseal works are required.

Council may also request within this timeframe that a RCR be prepared by a suitably qualified RPEQ, if Council believes on reasonable grounds that reseal works are required due to the Development's use of the Unnamed Road for the purpose of the approved use.

Should the requested "Road Condition Report" recommend that reseal works are required to all or part of *Unnamed Road*, the Development must carry out the reseal works within three (3) months of the "Road Condition Report" being completed at the Developer's expense.

Drainage and Water Management

- 27) **EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAY AND MANOEUVRING AREAS)** – All earthworks associated with the car-parking and manoeuvring areas and access driveway(s) will be undertaken in accordance with Council's Design and Construction Manual.
- 28) **ADVERSE DRAINAGE IMPACT - GENERAL** - Drainage from the development must not adversely impact upon adjoining and or downstream properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.
- 29) **STORMWATER DISCHARGE AND DISPOSAL** - The development must implement and monitor the recommendations included in the Stormwater Management Plan Issue 2 prepared by Groundwork Plus Pty Ltd, dated 6 February 2018, or amendments to this document provided to the Department of Environment and Science (copy to Council) or as amended and approved by Council, with all requirements of the approved stormwater management plan being complied with at all times.

Water

- 30) **ADEQUATE WATER SUPPLY** - Provision must be made of an adequate water supply system to cater for the needs of the approved use. Water must not be sourced from Waroolaba Creek or groundwater through bore holes on the subject land. 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 works required by this condition are to be completed prior to the commencement of the approved use.
- 31) **POTABLE WATER SUPPLY** – All water provided for personal hygiene, human consumption must meet the standards of the National Health and Medical Research Council (NHMRC) Australian Drinking Water Quality Guidelines for both microbial and chemical potable water standards.

Wastewater

- 32) **WASTEWATER DISPOSAL - GENERAL** - The wastewater disposal system must conform with the provisions of the "*Queensland Development Code*", the "*Queensland Plumbing and Wastewater (QPW) Code*" and *AS1547-2012*. 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*. The works required by this condition are to be completed prior to the commencement of the approved use.

Waterways

- 33) **WATER QUALITY** - No water with a Total Suspended Solids (TSS) greater than 50 mg/l is to be discharged from the subject site into waterways, drains or roadways. The Applicant is to submit to Council for approval, a properly prepared comprehensive **Erosion and Sediment Control Plan**. The report is to comply with "*Best Practice Erosion and Sediment Control, International Erosion Control Association, (IECA), Australasia Chapter, 2008*". This is to be submitted and approved prior to commencement of any works on the site.

- 34) **WATERWAYS** - Operations must not result in adverse impacts on properties located upstream and downstream of the property subject to approval. These impacts include reduction in water quality, loss of bank stability, erosion and head cuts associated with operations. Furthermore, Operators must take all reasonable steps to ensure impacts on water quality and bank stability in areas outside of the approval are prevented and if identified these impacts are monitored and remediated appropriately.

Environment

- 35) **COMPLAINTS REGISTER** - A complaints register must be kept at the premises and all complaints received about the activity must be recorded in the register with the following details:
- Time, date and nature of complaint;
 - Type of communication (telephone, letter, personal, etc.);
 - Name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded);
 - Response and investigation undertaken in response to the complaint;
 - Name of the person responsible for investigating the complaint; and
 - Action taken as a result of the complaint and the investigation and the confirmation signature of operator or an authorised representative of the operator.
- 36) **DUST EMISSIONS MONITORING & RECORDING** - The operator must conduct regular checks to monitor dust emission and record relevant information including date, time, location and staff member.
- 37) **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 cause nuisance at an identified sensitive receptor.
- 38) **LIGHT EMISSIONS** -- Light sources at the premises must be positioned and shielded to prevent direct light spillage outside the boundaries of the premises.
- 39) **NOISE EMISSION LIMITS**- The emission of noise from the premises must not exceed the levels prescribed by Table 1 (below) where measured at a sensitive use not located on the development site.

Table 1

Noise level measured in dBA	Monday to Saturday			Sunday and Public Holidays		
	7am–6pm	6pm–10pm	10pm–7am	7am–6pm	6pm–10pm	10pm–7am
	Noise measured at the nearest sensitive place* (dBA)					
LAeq adj, T 40 35	40	35	30	40	35	30
maxLpA,T	N/A	N/A	47	N/A	N/A	47

Associated monitoring requirements

- i. All monitoring devices must be calibrated and maintained according to the manufacturer's instruction manual.
 - ii. Any monitoring must be in accordance with the most recent version of the administering authority's Noise Measurement Manual.
 - iii. Any monitoring of noise emissions from the activity must be undertaken when the activity is in operation.
- 40) **NOISE BARRIER** - The operations areas including processing plants for the east pit and west pit are to be shielded to the south and west by a minimum 10 metre high retained topographical rim, or otherwise supplemented in height by earth bunding at all times.
- 41) **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.
- 42) **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.

Site Rehabilitation and Landscaping

- 43) **VEGETATION** - No native trees are to be remove, damaged or poisoned within 50m on either side of Warroolaba Creek.
- 44) **WILDLIFE** - Vegetation clearing being undertaken by the development must have a wildlife spotter and/or catcher present.

Note - Spotter catchers must be approved by the Department of Environment and Science

- 45) **VISUAL AMENITY** - The applicant is to assist with screening the quarry operations by providing a vegetative buffer (incorporating existing vegetation) of a minimum 20m wide along the entire length of the northern boundary of the site and the western boundary of Lot 2 on RP50377. Such screening is to be planted prior to the commencement of any quarry operations occurring for the west pit. A landscaping plan shall be submitted and approved prior to the commencement of quarrying operations for the west pit. Quarry operations must comply with the approved landscaping plan.
- 46) **PLANT CLOSURE AND REHABILITATION** – Should the plant cease to operate for whatever reason during the period of this approval or the development application not be renewed, the operator will remove the plant and equipment and restore the site in accordance with the approved Environmental Management Plan. For the purpose of this clause “cease to operate” shall mean no commercial production and sale of material for a period of twelve (12) months. The removal of the plant and equipment and the final rehabilitation of the site are to be completed within a further 12 months.
- 47) **LANDSCAPING AND REHABILITATION** - Landscaping and rehabilitation (progressive and ultimate rehabilitation) shall be undertaken in accordance with the Environmental Management Plan contained in the Environmental Assessment Management Plan Assessment Report prepared by Groundwork Plus Pty Ltd dated August 2018. Prior to carrying out rehabilitation works, a Rehabilitation Plan and Specifications shall be submitted to Council for approval. The land must be rehabilitated and include suitable trees and shrubs together with grass or other ground cover. 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.

- 48) **ENVIRONMENTAL MANAGEMENT PLAN** - The development must implement and monitor on an on-going basis the recommendations included in the approved Environmental Management Plan, or amendments to this document provided to the Department of Environment and Science (copy to Council).

Electrical Works

- 49) **ELECTRICITY** - The development must provide electricity supply to the buildings/structures associated with the approved use from the State electricity grid through the State authorised supplier (Energex) or, from other approved power sources (such as generators or renewable energy systems) that meet the operational requirements of the development. Evidence of satisfactory arrangements for such supply, including any necessary approvals, must be provided to Council prior to commencement of the use. The works required by this condition, including the installation of the electricity supply, must be completed prior to the commencement of the approved use, unless otherwise agreed with Council. ~~to the buildings / structures associated with the approved use 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.~~

Application Details

Applicable Planning Scheme	Boonah Shire Planning Scheme 2006 Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Neilsens Quality Gravels Pty Ltd c/- Groundwork Plus, part of SLR
Owner(s)	Neilsens Developments Pty Ltd
Site Address	Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale
Real Property Description	Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909
Site Area	438.907 hectares
Relevant Zone and Precinct	Rural Zone - Precinct 3 Arable Lands Rural Zone - Where no precinct applies
Proposal	Minor Change to Development Approval for Extractive industry (including ancillary activities) and Extension of Time for Currency Period
Assessment Level	Minor Change to Approval
Approval Type	Material Change of Use and Operational Works
Date Application Deemed Accepted	18 March 2025

Development History

On 19 August 2019, Council issued a Development Permit for Material Change of Use for an Extractive industry and ancillary activities, on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909, subject to conditions. The approved development layout is shown in Figures 1 to 3.

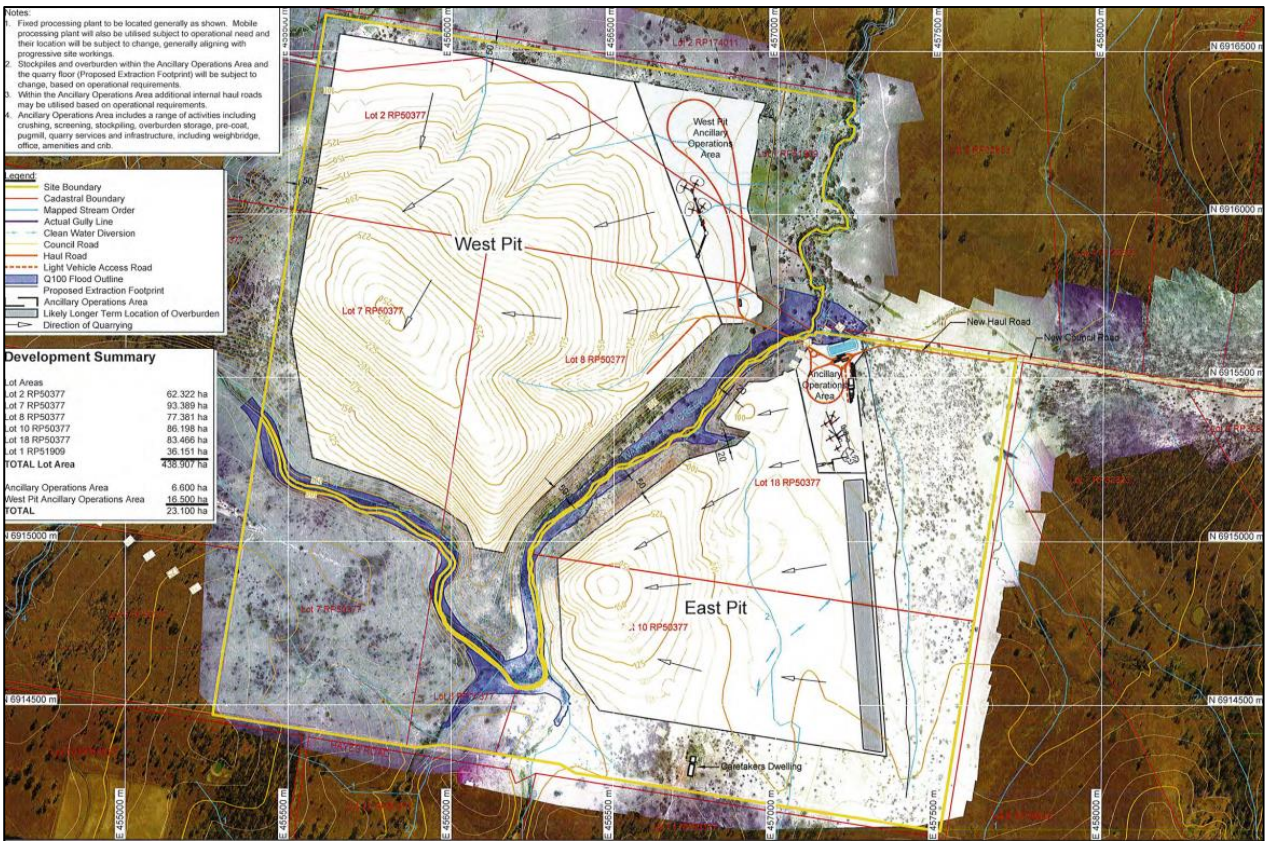


Figure 1: Approved Development Layout Plan

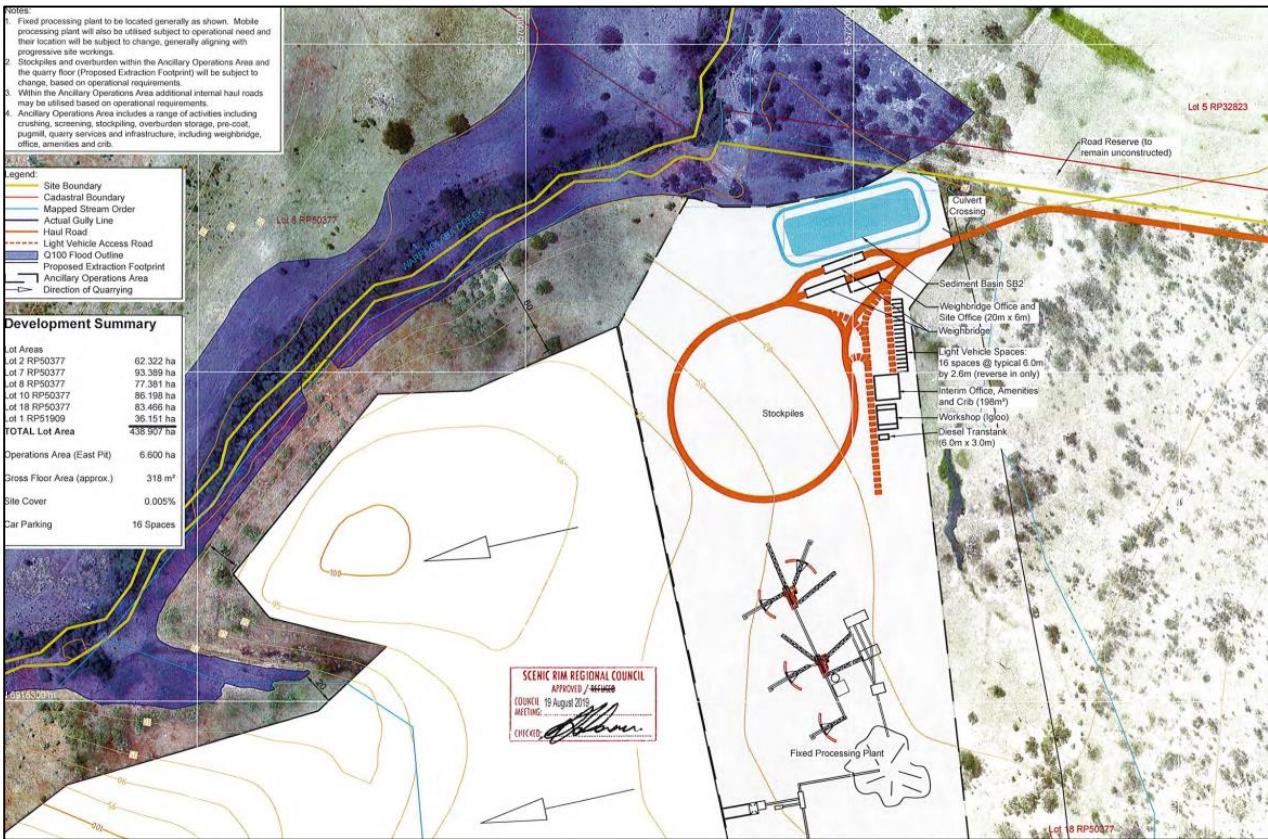


Figure 2: Approved Operations Area and Initial Quarry Development Plan

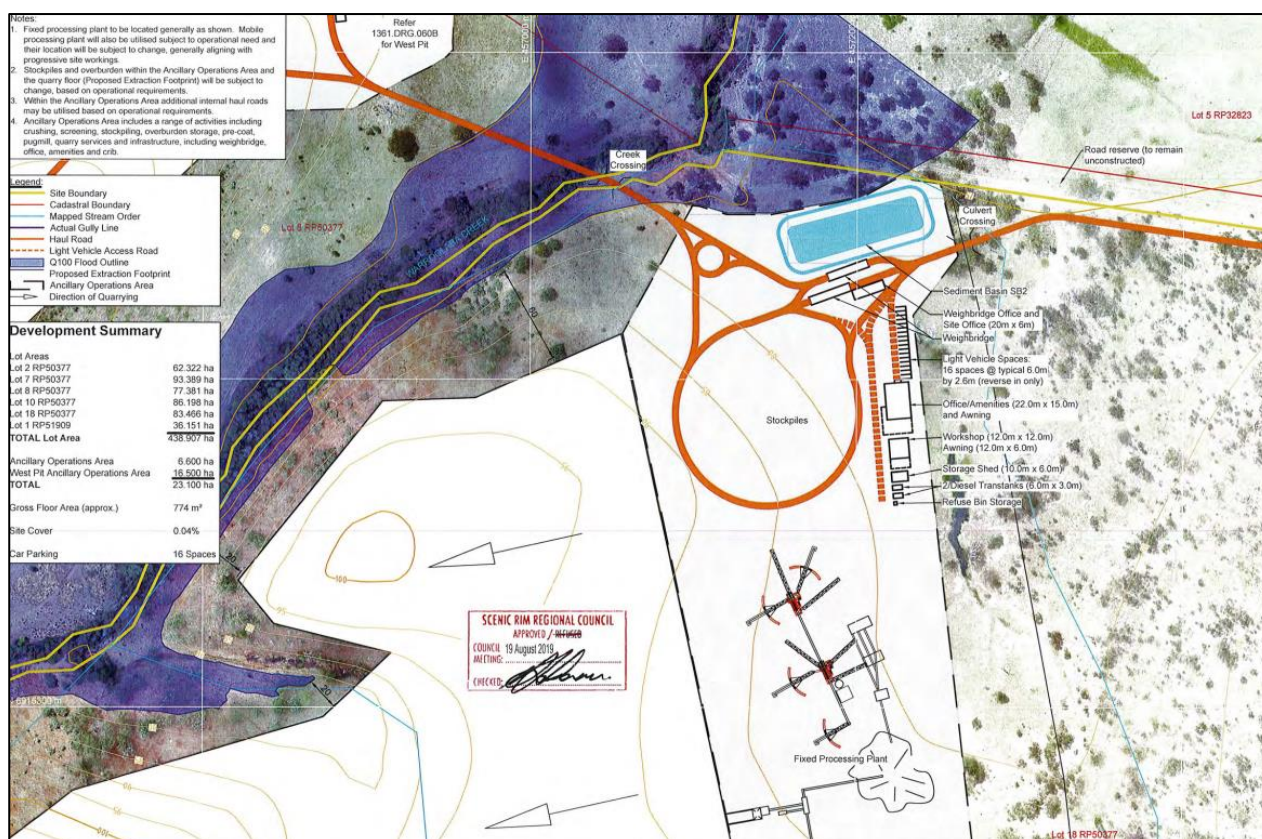


Figure 3: East Pit Operations Area Plan - Long Term Layout

The original application required impact assessment. The Development Permit included concurrence agency approval for:

- Material change of use for Environmentally Relevant Activity 16(2)(c) extracting, other than by dredging, in a year, more than 1,000,000 tonnes of material;
- Material change of use for Environmentally Relevant Activity 16(3)(c) screening, in a year, more than 1,000,000 tonnes of material;
- Operational work for vegetation clearing; and
- Operational work for constructing or raising waterway barrier works.

Proposal

Minor Change to Approval

Under Section 78 of the *Planning Act 2016*, the applicant seeks to vary the design standards of the Extractive industry as follows:

- Reduce the design speed and operating speed of the external road network;
- Constructing the road with a two-coat bitumen seal rather than asphalt;
- Resultant lowered retaining wall requirements;
- Reduced setbacks to the northern boundary of the site; and
- Temporary electricity supply through the provision of local generators and/or renewable energy sources.

Extension of Time for Currency Period

Under Section 86 of the *Planning Act 2016*, the applicant also seeks to extend the currency period for a further four years until 26 August 2029.

Assessment pertaining to change applications

The applicant seeks to amend an existing development approval under Section 78 of the *Planning Act 2016*. The following table identifies whether the proposed change can be considered as a 'minor' change as prescribed under Schedule 2 of the *Planning Act 2016*.

Council considers the requested amendments to the development approval do not result in 'substantially different development'.

Definition under Schedule 2 of the <i>Planning Act 2016</i>	Officer's comments
For a development approval— <i>(i) would not result in substantially different development; and</i>	Complies Schedule 1 of the Development Assessment Rules provides criteria to assist in determining whether a change could be considered 'substantially different' development.
<i>(ii) if a development application for the development, including the change, were made when the change application is made would not cause—</i> <i>A. the inclusion of prohibited development in the application; or</i> <i>B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i> <i>C. referral to extra referral agencies, other than to the chief executive; or</i> <i>D. a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55 (2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or</i> <i>E. public notification if public notification was not required for the development application.</i>	It is determined that: A. no prohibited development is proposed; B. no new referral agency is triggered by the change; C. no additional referral agency is triggered by the change; D. no new referral agency or matter prescribed by the regulation is triggered by the change; E. the proposed changes do not change the level of assessment.

The Development Assessment Rules 2017 (Schedule 1) provide guiding criteria in relation to 'substantially different development'. The change application is assessed against these criteria below.

Substantially different development	Officer's comments
A change may be considered to result in a substantially different development if any of the following apply to the proposed change:	
<i>a) involves a new use; or</i>	There are no new uses proposed.
<i>b) results in the application applying to a new parcel of land; or</i>	The proposed change does not apply to a new parcel of land.
<i>c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	No built form changes.

Substantially different development	Officer's comments
d) <i>changes the ability of the proposed development to operate as intended; or</i>	The change does not affect the ability of the approved development to operate as intended. The changes relate to external infrastructure upgrades and a change to electricity provision.
e) <i>removes a component that is integral to the operation of the development; or</i>	The change proposed does not involve the removal of any critical components of the development.
f) <i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site;</i>	The change will not significantly impact on traffic flows or the transport network.
g) <i>introduces new impacts or increase the severity of known impacts; or</i>	No new impacts are anticipated.
h) <i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	Not applicable.
i) <i>impacts on infrastructure provision.</i>	The change will not impact on infrastructure provision. The change proposes a different pavement type on the external road network, however these impacts have been considered by Council's Development Engineers as minor in the context of the proposed new road surface material.

Conditions 19, 24 and 26 - Haulage Routes

The applicant has requested amendment to roadworks conditions associated with the road connecting the development to the Cunningham Highway. Conditions 19 and 24 are requested to be amended, whilst highlighting the retention of Condition 26. The original conditions read as follows:

(19) ACCESS TO COUNCIL ROAD - The access to the site must be designed in accordance with the Austroads "*Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections*", to cater for the largest vehicle that is anticipated to use the access during its design life. The access must be located so that sight distances are achieved with B-Double turning templates used to design the exit. The location of the access point must also enable store capacity of one B-Double along *Unnamed Road* and adequate stopping sight distance for other road users. (*Unnamed Road* where used within these conditions is defined as the road reserve abutting Lot 5 RP32823 through to Lot 103 SP240188, and includes the service road within the Cunningham Highway.) The development must provide the design and construction of the access to be generally in accordance with Scenic Rim Regional Council Standard Drawing R-07/R-08 (where it doesn't conflict with the Austroads requirements mentioned above) and the specific requirements for the heavy vehicle use, i.e.: including but not limited to pavement depth to be designed by an RPEQ, surface to be sealed with asphalt to gate set back. The gate is to be set back to cater for largest design vehicle etc.

The works required by this condition are to be completed prior to the commencement of the use. Detailed design will be submitted as part of an application for Operational Works with Council.

(24) DESIGN AND CONSTRUCTION / UPGRADING OF ASSETS (UNNAMED ROAD) – The section of *Unnamed Road* from its intersection, including the service road, with Cunningham Highway to provide access to the development site, must be designed and constructed to an asphalt seal standard in accordance with all parts of the Austroads "Guide to Road Design", and to a '4A' standard as shown on Scenic Rim Regional Council Standard Drawing R-10. The design and construction of the road works must include all necessary pavement works, drainage works, line-marking and any necessary traffic signage and guardrails as and where required. Signage is to comply with the Manual of Uniform Traffic Control Devices – MUTCD. A sealed turning area at the end of the road pavement construction is required to cater for the largest anticipated vehicle. The turning area must be fully contained within the road reserve. Provision is to be made to amend the road reserve in this area to extend over the full extents of the turning area and is to be for vehicular access purposes. The works required by this condition must be completed prior to the commencement of the use and at the development's expense. Detailed design will be submitted as part of an application for "Constructing or Interfering with a road or its operation" with Council.

(26) HAUL ROUTE RESEAL - The development must undertake a "Road Condition Report" (RCR) prepared by a suitably qualified RPEQ of *Unnamed Road* every ten (10) years from commencement of the use to determine what reseal works are required.

Council may also request within this timeframe that a RCR be prepared by a suitably qualified RPEQ, if Council believes on reasonable grounds that reseal works are required due to the Development's use of the Unnamed Road for the purpose of the approved use.

Should the requested "Road Condition Report" recommend that reseal works are required to all or part of *Unnamed Road*, the Development must carry out the reseal works within three months of the "Road Condition Report" being completed at the Developer's expense.

Applicant's request: The applicant has submitted a technical engineering memorandum (KBA) in support of the request for a Minor Change. The request to change Conditions 19 and 24 ultimately seeks to:

- Reduce the design speed at crest curves from 70 km/h to 60 km/hr and operating speed of the external road network to 60km/hr for the full length of the access road as shown in Figure 4 (rather than the 100 km/hr required by the approval);
- Change the road construction from asphalt to a two-coat bitumen seal; and
- Resultantly, lower retaining wall requirements at various sections of the road.

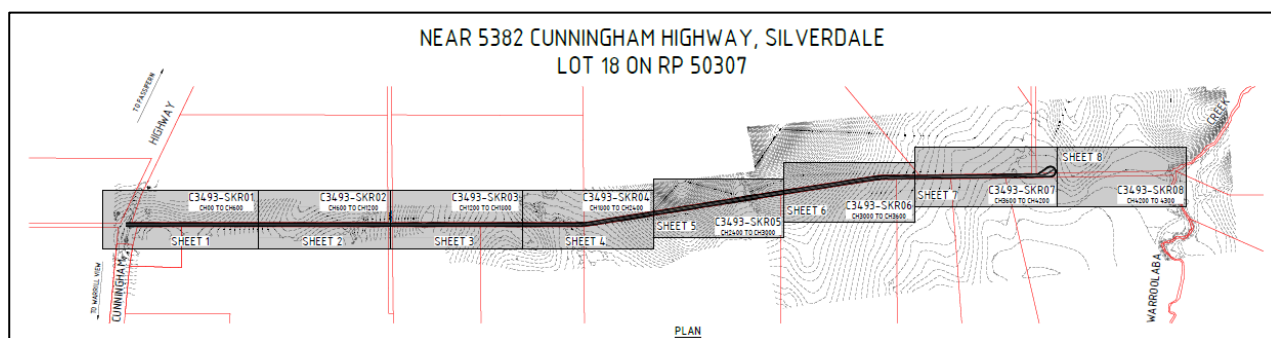


Figure 4: Access Road from Cunningham Highway to subject land

Reduction of design speeds are argued by the applicant to have the benefit of reducing risks, as well as removing additional design features to the road. The proposed changes to design speed and ultimately operating speed will result in the removal of retaining structures, safety barriers, large embankment heights and associated maintenance.

Proposed road construction changes include the construction of the road connecting the Cunningham Highway with the site in two-coat bitumen seal, replacing the current requirement for asphalt. The applicant has indicated asphalt will still be used at the intersection and in specific areas for wearing course longevity, however the remaining sections in two-coat bitumen seal. The road is currently unconstructed from the site to the Cunningham Highway.

Notably, the applicant has outlined Condition 26 requires an RPEQ to undertake a Road Condition Report every ten (10) years to determine potential reseal works to the unnamed road from the Cunningham Highway to the site and undertake associated works. There is no change proposed to Condition 26.

Officer's response: Council's Development Assessment Engineering team have reviewed the material provided and outlined that changes to the operating speed of the external road network are not considered acceptable. The road must be designed in accordance with relevant standards and industry best practice. All works included in the design must be designed and constructed to withstand the proposed use, for the extent of the developments operation. Council's Development Assessment team have been in discussion with the applicant and will ensure the road is designed to comply with the Conditions of Approval. Based on the advice provided, it is not considered reasonable for Conditions 19 and 24 to be amended.

Condition 49 - Electrical Works

The original condition reads as follows:

ELECTRICITY - The development must provide electricity supply from the State electricity grid through the State authorised supplier (Energex) to the buildings / structures associated with the approved use 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.

Applicant's request: The applicant seeks amendment of the condition to allow alternative electricity supply, such as generators or renewable energy sources. The applicant has indicated the change is sought to provide a more cost-effective and practical solution.

Potential operational impacts that may arise from alternative electricity supply, such as increased background noise, are able to be managed under the existing Environmental Authority which regulates noise from the site.

Officer's response: The material provided and assessment of the changes are considered acceptable. Condition 39 of the existing conditions package adequately manages noise through the establishment of accepted noise levels from the nearest sensitive receivers. The retention of this condition will ensure any potential noise impacts from generators does not cause nuisance to surrounding land uses. The condition will be amended as requested.

New condition to read as follows:

ELECTRICITY - The development must provide electricity supply **to the buildings/structures associated with the approved use** from the State electricity grid through the State authorised supplier (Energex) **or, from other approved power sources (such as generators or renewable energy systems) that meet the operational requirements of the development. Evidence of satisfactory arrangements for such supply, including any necessary approvals, must be provided to Council prior to commencement of the use. The works required by this condition, including the installation of the electricity supply, must be completed prior to the commencement of the approved use, unless otherwise agreed with Council.** ~~to the buildings / structures associated with the approved use 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.~~

Condition 3 - Boundary Setbacks

The original condition reads as follows:

SETBACKS FROM BOUNDARIES – All processes of the extractive industry are not permitted to occur within 50 metres of any property boundary adjoining land that is not being used for extractive industries.

Applicant's request: The applicant seeks clarification that Condition 3 does not seek to limit setbacks provided to the northern boundary of Lot 18 RP50377 and the unmade road reserve. The approved plans include ancillary operations area within proximity to the aforementioned boundary.

Officer's response: Review of the original application, approved plans and the provisions of the Boonah Shire Planning Scheme 2006 indicate Condition 3 did not seek to limit the setbacks provided to the northern boundary of Lot 18 RP50377 for the ancillary operations area. Clarification will be provided to this effect.

Extension of Time for Currency Period

On 26 August 2019, Council issued a Development Permit for Extractive industry (Including ancillary activities) on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909. In accordance with Section 71(2)(b)(ii) of the *Planning Act 2016* the Development Permit ends on 15 October 2025 (Submitter Notice issued on 16 September 2019) as the application involved submitters and the appeal rights were not waived.

Under Section 86 of the *Planning Act 2016*, the applicant seeks to extend the currency period for a further four years.

The applicant has identified that prior to commencing the activity, further authorisations are required including:

- An Operational Works Approval for site access to comply with Condition 19;
- A further authorisation under the relevant Local Law to construct or interfere with the road for the unnamed Council Road from Cunningham Highway to comply with Condition 24;
- A Section 33 approval from the Department of Transport and Main Roads for works proposed in the State-controlled road; and
- An assessment under the *Environmental Protection and Biodiversity Conversation Act 1999* for the quarry including works in the road. This includes securing an offset site subject to final assessment by the federal Department.

The applicant has advised that quarry operators have progressed activities, however further time is required to ensure the use can commence prior to the currency period ending.

The approved development seeks to establish an Extractive industry on the site and generally complies with the Boonah Shire Planning Scheme 2006 current at the time of the initial assessment and the current planning scheme i.e. Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).

In 2020, the Queensland Government implemented measures to assist with mitigating issues faced by the development industry as a consequence of the COVID-19 pandemic. This includes extending the statutory timeframes under the *Planning Act 2016* with respect to the currency period for development approvals and compliance permits under Section 85 and Section 299(2), as well as for development approval periods for completion of development under Section 88 and Section 342. The development benefitted from all three COVID-19 extension notices.

In assessing this extended timeframe, section 87 of the *Planning Act 2016* allows the assessment manager to consider any relevant matter, even if the matter was not relevant to assessing the development application.

In assessing the application to extend the currency period, consideration has been given to intended land uses under the current statutory framework. It is noted that the site is identified as a Key Resource Area on the State Planning Policy mapping system. The site is within the Rural Zone under the current Scenic Rim Planning Scheme 2020 and the proposal would be Impact Assessable if the use was applied for today (originally Impact Assessable).

Further to this, the approved plans and technical reports (traffic, noise etc) remain relevant.

The extension to the currency period is supported on these grounds.

Budget / Financial Implications

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

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Customer Responsiveness

Legal / Statutory Implications

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

Risks

Strategic Risks

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

- CR4 Environmental Standards Compliance - Council currently has a range of compliance obligations to meet environmental standards, with potentially significant consequences for non-compliance. Council may face challenges in meeting future standards on reducing carbon emissions.
- CR9 Statutory Regulation - Councils are expected to regulate in a consistent, fair and transparent manner. The range of services, complex legislative and legal frameworks, expanding obligations and challenges of funding and securing adequate resources all increase the risk of ineffective regulatory functions.
- SR53 Economic Development - Economic growth and employment opportunities are created through promoting and developing the region's competitive strengths. Council has a key role in supporting and enabling that growth.

Risk Summary

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

Human Rights Implications

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

ConsultationReferral Agencies

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Department of State Development, Infrastructure and Planning (SARA)

The Department of State Development, Infrastructure and Planning was a referral agency for the original application. As the referral agency is the chief executive and the conditions of approval relating to the referral agency response will not be amended, SARA is not an affected entity.

Internal Referrals*Development Assessment (Engineering)*

Development Assessment (Engineering) reviewed the proposed amendments to the conditions of approval and recommended Conditions 19 and 24 remain unchanged. The response regarding Conditions 3 and 49 was taken under advisement as part of the assessment.

Public Notification

The original development application was publicly notified for 15 business days from 14 August 2018 in accordance with the requirements of the *Planning Act 2016*. Council received six properly made submissions during the public notification period. In accordance with Section 81(2) of the *Planning Act 2016*, when assessing a change application for a minor change to a development approval, the responsible entity (Council) must consider any properly made submissions about the development application that was approved. Concerns raised by the submitters included:

- Concerns with 24/7 operating hours.
- Noise impacts on the rural amenity of the surrounding area.
- Blasting impacts and nominated hours for blasting.
- Water usage and water impacts on dams.
- Ensuring compliance is achieved with conditions.
- Dust impacts on health, dwellings and cattle.
- Buffer distances between the quarry and identified dwellings.
- Impacts on koala population.
- Impacts on property values.
- Proposed local road design.
- Traffic safety.
- Traffic noise from new road.
- Dust impacts from new road.
- Stormwater impacts generated by new road.
- Impacts on Warroolaba Creek.
- Request that annual extraction volume is capped.
- Desired Environmental Outcomes (DEO's) of Boonah Planning Shire Scheme have not been sufficiently addressed.
- Public notification process.
- Visual amenity issues.
- Need for operation, given proximity of existing/approved quarries.
- L1 RP32834 was not included as a sensitive receptor.

The issues above were addressed in the assessment of the original development application and development conditions imposed to ensure compliance with the planning scheme. Accordingly, the submissions relating to the matters raised in this change application must be considered to ensure compliance is maintained. The conditions proposed to be amended with this change application relate to electricity and external roadworks. Relevant submissions and the officer response with the original development application are as follows:

Matters raised in submission	Original assessment	Change assessment
Proposed local road design	The applicant has submitted technical road designs which demonstrate that a haulage road can be constructed within Council's dedicated road reserve. The new road will be sealed and constructed in accordance with Council's road design standards.	Variation to road design as proposed in the change application is not considered appropriate. Road design will remain in accordance with Council's road design standards.

Matters raised in submission	Original assessment	Change assessment
Traffic safety	The concern in relation to access onto Cunningham Highway has been carefully considered by the Department of Transport and Main Roads within their jurisdiction. The construction of the new road within Council's road reserve will allow for a new property access to be gained from a local road as opposed to a highway in a safe location.	This submission primarily relates to the Cunningham Highway. Design changes to the road network have not been accepted, with original conditions to remain.

Conclusion

The proposed development complies with the requirements of the *Planning Act* 2016, generally complies with the requirements of the planning scheme and does not raise any significant issues to the existing conditions of approval. The application will therefore be recommended for approval in part of the change application and approval in full of the extension application, as outlined in Option 1.

Options

Option 1

That:

1. Council receive and note the report titled "MCU25/027 Minor Change to a Development Permit for Material Change of Use involving Extractive industry (including ancillary activities), on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909";
2. Council resolves the following in relation to the change application:
 - (a) Council agrees with the applicant's request to amend Condition 49;
 - (b) Council refuses the applicant's request to amend Conditions 19 and 24;
 - (c) Council provides clarification that Condition 3 does not seek to limit the setbacks provided to the northern boundary of Lot 18 RP50377 for the ancillary operations area; and
 - (d) All other conditions remain unchanged; and
3. Council approves the extension application to extend the currency period for a further four years until 26 August 2029.

Option 2

That:

1. Council receive and note the report titled "MCU25/027 Minor Change to a Development Permit for Material Change of Use involving Extractive industry (including ancillary activities), on land at Unnamed Road and Leitch Road, Rosevale and 299 Hayes Road, Silverdale, described as Lots 2, 7, 8, 10 and 18 RP50377 and Lot 1 RP51909";
2. Council resolves the following in relation to the change application:
 - (a) Council agrees with the applicant's request to amend Conditions 19, 24 and 49;
 - (b) Council provides clarification that Condition 3 does not seek to limit the setbacks provided to the northern boundary of Lot 18 RP50377 for the ancillary operations area; and
 - (c) All other conditions remain unchanged; and
3. Council approves the extension application to extend the currency period for a further four years until 26 August 2029.

11.4 MCU24/107 Development Permit for Material Change of Use - Hotel and Shop (Extensions) at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 and Lot 20 RP32081

Executive Officer: Director Planning, Development and Environment

Item Author: Contractor - Senior Strategic Planner

Attachments:

1. Proposal Plans [↓](#) 
2. Landscape Concept Package [↓](#) 
3. Environmental Noise Impact Assessment (under separate cover) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 3.

Executive Summary

Council is in receipt of an application for a Development Permit for a Material Change of Use for a Hotel and Shop (Extensions) on land at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 and Lot 20 RP32081.

The subject site contains the Canungra Hotel. The proposal involves:

- an extension the existing bottle shop at ground level to allow for extension to the gaming room within the former bottle shop area and construction of a new bottle shop within the extended area;
- the conversion of an existing ground level storage room to a new storage room;
- an extension to the first floor accommodation level on top of the new ground floor extension to provide a further 16 hotel rooms (a total of 27 rooms); and
- formalisation of the existing informal car parking over 7 Appel Street. Access and car parking is to be reconfigured to provide an efficient layout.

The subject site is located in the Local Centre Zone and Minor Tourism Zone. Under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), within the Local Centre Zone, a proposal for a Hotel and Shop is Code Assessable. However, in the Minor Tourism Zone, a Hotel is Impact Assessable based on the proposed use not being listed within Table 5.5.12.1 - Minor Tourism Zone. Additionally, a Shop is Impact Assessable in the Minor Tourism Zone where it does not involve the sale of speciality goods to tourists.

The application was publicly notified for 16 business days in accordance with the requirements of the *Planning Act 2016*, with one 'not properly made' submission received.

The proposed development has demonstrated compliance with the relevant Codes of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) and on balance, the strategic framework, through the submitted material within the application.

As such, the proposed development is recommended for approval.

Recommendation

That:

1. Council receive and note the report titled "MCU24/107 Development Permit for Material Change of Use - Hotel and Shop (Extensions) at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 Lot 20 RP32081";
2. Council approve development application MCU24/107, and grant a development permit for a Material Change of Use, subject to the conditions as outlined in this report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU24/107), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The following proposed conditions of approval form part of the officers' Recommendation:

Proposed conditions of Approval:

Real Property Description:	Lot 1 RP213710 and Lot 20 RP32081
Address of property:	18-28 Kidston Street and 7 Appel Street, Canungra
Site area:	4,889m ²
Proposal:	Hotel and Shop (Extensions)

1. Currency Period of Approval

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

2. Conditions of Approval

A Development Permit is given for Material Change of Use for Hotel and Shop (Extensions), subject to the following conditions:

No.	Condition	Timing																																																																
1.	<div>APPROVED PLANS AND DOCUMENTS</div> <div>Undertake development generally in accordance with the approved plans of development and/or documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plans or document.</div> <table><tr><th>Title</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr><tr><td>Proposed Ground Floor Overall Plan</td><td>COM-CED-1567, Page 2 of 13</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Existing Site Plan</td><td>COM-CED-1567, Page 1 of 5</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Existing Ground Floor Plan</td><td>COM-CED-1567, Page 2 of 5</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Existing First Floor Plan</td><td>COM-CED-1567, Page 3 of 5</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Existing Elevations</td><td>COM-CED-1567, Page 4 of 5</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Existing Elevations</td><td>COM-CED-1567, Page 5 of 5</td><td>Richard Jones</td><td>28-11-22</td></tr><tr><td>Proposed Site Plan</td><td>COM-CED-1567, Page 6 of 13</td><td>Richard Jones</td><td>07-02-24</td></tr><tr><td>Proposed Ground Floor Plan</td><td>COM-CED-1567, Page 7 of 13</td><td>Richard Jones</td><td>07-07-24</td></tr><tr><td>Proposed First Floor Plan</td><td>COM-CED-1567, Page 8 of 13</td><td>Richard Jones</td><td>07-02-24</td></tr><tr><td>Ground Floor Plan</td><td>COM-CED-1567, Page 9 of 13</td><td>Richard Jones</td><td>07-02-24</td></tr><tr><td>First Floor Plan</td><td>COM-CED-1567, Page 8 of 13</td><td>Richard Jones</td><td>22-01-24</td></tr><tr><td>First Floor Plan</td><td>COM-CED-1567, Page 8 of 13</td><td>Richard Jones</td><td>07-02-24</td></tr><tr><td>Proposed Elevations</td><td>COM-CED-1567, Page 12 of 13</td><td>Richard Jones</td><td>07-12-24</td></tr><tr><td>Proposed Elevations</td><td>COM-CED-1567, Page 13 of 13</td><td>Richard Jones</td><td>07-02-24</td></tr><tr><td>Preliminary Stormwater Drainage Plan</td><td>2024096-DA-001, Amendment A</td><td>DNBS Consulting Engineers</td><td>29-04-25</td></tr></table>	Title	Drawing No.	Prepared By	Date	Proposed Ground Floor Overall Plan	COM-CED-1567, Page 2 of 13	Richard Jones	28-11-22	Existing Site Plan	COM-CED-1567, Page 1 of 5	Richard Jones	28-11-22	Existing Ground Floor Plan	COM-CED-1567, Page 2 of 5	Richard Jones	28-11-22	Existing First Floor Plan	COM-CED-1567, Page 3 of 5	Richard Jones	28-11-22	Existing Elevations	COM-CED-1567, Page 4 of 5	Richard Jones	28-11-22	Existing Elevations	COM-CED-1567, Page 5 of 5	Richard Jones	28-11-22	Proposed Site Plan	COM-CED-1567, Page 6 of 13	Richard Jones	07-02-24	Proposed Ground Floor Plan	COM-CED-1567, Page 7 of 13	Richard Jones	07-07-24	Proposed First Floor Plan	COM-CED-1567, Page 8 of 13	Richard Jones	07-02-24	Ground Floor Plan	COM-CED-1567, Page 9 of 13	Richard Jones	07-02-24	First Floor Plan	COM-CED-1567, Page 8 of 13	Richard Jones	22-01-24	First Floor Plan	COM-CED-1567, Page 8 of 13	Richard Jones	07-02-24	Proposed Elevations	COM-CED-1567, Page 12 of 13	Richard Jones	07-12-24	Proposed Elevations	COM-CED-1567, Page 13 of 13	Richard Jones	07-02-24	Preliminary Stormwater Drainage Plan	2024096-DA-001, Amendment A	DNBS Consulting Engineers	29-04-25	At all times.
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	<table><tr><th colspan="4">Approved Reports</th></tr><tr><td>Landscape Concept Package</td><td>L-CAN-LIP</td><td>Green Synthesis Design</td><td>03-05-25</td></tr><tr><td>Environmental Noise Impact Assessment</td><td>24073 report</td><td>CRG Acoustics</td><td>20-08-24</td></tr></table>	Approved Reports				Landscape Concept Package	L-CAN-LIP	Green Synthesis Design	03-05-25	Environmental Noise Impact Assessment	24073 report	CRG Acoustics	20-08-24	
Approved Reports														
Landscape Concept Package	L-CAN-LIP	Green Synthesis Design	03-05-25											
Environmental Noise Impact Assessment	24073 report	CRG Acoustics	20-08-24											
2.	<p>NOISE ASSESSMENT REPORT – COMPLIANCE</p> <p>All acoustic controls identified in the Environmental Noise Impact Assessment prepared by CRG Acoustics dated 20 August 2024 must be implemented at the site.</p>	Prior to the commencement of the use and thereafter at all times												
3.	<p>ACOUSTICS - FENCE</p> <p>Construct acoustic fencing in accordance with the recommendations of the acoustic report listed in the approved documents.</p>	Prior to the commencement of use												
4.	<p>SCREENING OF PLANT AND UTILITIES</p> <p>All service equipment, mechanical ventilation and refrigeration units associated with the use of the premises must be installed, located and screened so as not to cause nuisance or disturbance to persons outside the curtilage of the premises.</p>	Prior to the commencement of the use and thereafter at all times												
5.	<p>WASTE CONTAINER MANAGEMENT AT COMMERCIAL PREMISES</p> <p>The following must be provided:</p> <ul style="list-style-type: none">a) An appropriate enclosure or screening must be provided for the waste container storage area(s) to effectively conceal the containers from view of any street or roadway;b) An imperviously paved area must be provided to store all waste containers, which must be kept clean and tidy at all times;c) The waste containers must be kept clean; andd) Ready and unobstructed access must be available for waste contractors to facilitate removal of waste via kerbside collection within the development (or alternate arrangement as agreed with Council's appointed waste collection contractors).	Prior to commencement of use and at all times thereafter.												
6.	<p>LANDSCAPING – ESTABLISHMENT</p> <p>Install landscape plantings to accord with the requirements set out in the approved 'Landscape Concept Package'. The plantings associated with these landscaped areas are to be installed and maintained in accordance with Planning Scheme Policy 2 – Landscape Design.</p>	Prior to commencement of use.												

No.	Condition	Timing
7.	LANDSCAPING – MAINTENANCE Ensure the landscaped areas include a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme.	At all times.
8.	REDUNDANT VEHICULAR CROSSINGS All redundant vehicle crossings must be removed and kerb and channel and verge reinstated.	Prior to the commencement of use
9.	WORKS WITHIN EXISTING ROAD RESERVES A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works.	Prior to the commencement of use
10.	CAR PARKING & DRIVEWAYS – SEALED All Vehicle accesses, 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, AS2890.6 and Council's Planning Scheme. 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 to a standard reasonable for commercial purposes. The car parking provisions must be maintained in good condition for the lifetime of the proposed use.	Prior to the commencement of use
11.	CAR PARKING NUMBERS The development must provide a total of forty-eight (48) car parking spaces including Two (2) spaces for People With Disabilities (PWD), staff parking as shown in the Figure 2 of the Technical Memorandum Project#: 24-203[IR] v02a prepared by Zekacorp Traffic and Transport dated 11 November 2025. Pavement marking must be provided on the site to clearly identify designated customer parking spaces, staff parking spaces, and Persons With Disability (PWD) parking spaces. Provide vehicle bollards or tyre stops to control vehicular access and to protect landscaping or pedestrian areas Provide directional arrows on the pavement, to enable all vehicles to enter and leave the site in a forward gear.	Prior to the commencement of use
12.	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.	At all times.

No.	Condition	Timing
13.	<p>VEHICLE LOADING / UNLOADING</p> <p>All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, must be conducted entirely within the curtilage of the site and adhere to the servicing arrangement specified in the Technical Memorandum, Project#: 24-203[IR] v02a, prepared by Zekacorp Traffic and Transport, dated 11 November 2025.</p> <p>Pavement marking must be provided on the site to clearly identify all designated loading and unloading areas, waste storage area, and the mini-bus set down area.</p>	At all times.
14.	<p>ADVERSE DRAINAGE IMPACT - GENERAL</p> <p>Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.</p>	At all times.
15.	<p>STORMWATER DISCHARGE AND DISPOSAL</p> <p>The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM). The works must be generally in accordance with the strategy outlined in the drainage plan prepared by DNBS Consulting engineers, Drawings 2024096-DA-001A and 002A dated 29/04/2025.</p> <p>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.</p>	Prior to the commencement of use
16.	<p>EROSION CONTROL</p> <p>The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of the development works / building works. Such control measures are to be in accordance with <i>"Best Practice Erosion and Sediment Control, IECA, 2008"</i>.</p>	At all times.
17.	<p>EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAYS AND ALLOTMENT FILLING)</p> <p>All earthworks and allotment filling is to be undertaken in accordance with Council's <i>Earthworks, Construction and Water Quality Code</i> of the <i>Scenic Rim Regional Councils Planning Scheme 2020</i>. Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 <i>"Guidelines for Earthworks on commercial and residential developments"</i>.</p>	Prior to the commencement of use

No.	Condition	Timing
	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.	
18.	RETAINING WALLS The design and construction of any retaining wall greater than <u>1.0 metre</u> in height is to be structurally certified by a Registered Professional Engineer Queensland. Any retaining wall higher than 1.0 metre will require approval under a Building Application.	Prior to the commencement of use
19.	ELECTRICITY The development must be connected to electricity supply from the State electricity grid through the State authorised supplier to the buildings / structures associated with the approved use.	Prior to the commencement of use
20.	CAR-PARK LIGHTING & SECURITY GENERAL The development must provide adequate lighting to the open area car-parking facilities and <u>all</u> 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.	Prior to the commencement of use
21.	SIGNAGE Install entry and exit Signs at the entry/exit points, erected one metre offset from the driveway and facing the opposite direction to the one-way flow, in accordance with the Manual for Uniform Traffic Control Devices (MUTCD).	Prior to the commencement of use
22.	VEHICLE CROSSINGS Construct any new crossovers or upgrade existing crossovers such that the edge of the crossover is no closer than 1.5 metre to any existing or proposed infrastructure, including any stormwater gully pit, manhole, service infrastructure (eg power pole, telecommunications pit), road infrastructure (eg street sign, street tree, etc).	Prior to the commencement of use
23.	WORKS All works, services, facilities and/or public utility alterations required by this approval or stated condition/s will be at the Applicants expense unless otherwise specified.	At all times.

3. Referral Agency Conditions

Council received correspondence dated 4 November 2024 from the Department of State Development, Infrastructure and Planning as a Referral Agency (Concurrence) through the State Assessment and Referral Agency (SARA) process. The aforementioned correspondence has been attached to this Decision Notice in accordance with Section 62 of the *Planning Act 2016*. SARA have no requirements.

4. Advisory Notes

- a) **ADVERTISING SIGNS** - Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.
- b) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- d) **When Development Approval Takes Effect** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
 - i. From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - ii. From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - iii. Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- e) **APPROVAL LAPSES AT COMPLETION OF CURRENCY PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the currency period. The currency period is six years from the date the approval takes effect. The currency period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the currency period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the currency period is about to lapse.
- f) **BIOSECURITY QUEENSLAND** - should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the DAF website - www.daf.qld.gov.au/fireants.

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

5. Further approvals are required for:

- a. Operational Works (Design Vehicle manoeuvring, Car parking, Access, external road works, stormwater quality and quantity management, carparking and access for each stage as applicable) approval is to be obtained from Council prior to undertaking any site works.
- b. A Building Works approval for a Class 3 and Class 6 is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- c. A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing work on the subject property.
- d. A Property Access Permit and Road Corridor Use Permit Applications must be lodged with Council prior to undertaking any access/road construction works.

6. That the Submitter/s be advised of the following:

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

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Cedarmill Pty Ltd
Owner(s)	Cedarmill Pty Ltd
Site Address	18-28 Kidston Street and 7 Appel Street, Canungra
Real Property Description	Lot 1 RP21370 and Lot 20 RP32081
Site Area	4,889m ²
Relevant Zone and Precinct	Local Centre Zone and Minor Tourism Zone
Proposal	Hotel and Shop (Extensions)
Assessment Level	Impact
Approval Type	Material Change of Use
Public Notification	16 business days (between 16 May 2025 to 6 June 2025)
Submissions Received	One (1) not properly made
Date Application Deemed Accepted	10 September 2024

Development History

- Consent Approval TP/10202

On 11 May 1977, the former Beaudesert Shire Council approved a Consent Application to allow an extension to the existing Canungra Hotel, being the extension of the public bar.

- Consent Approval TP/77137

On 6 July 1980, the former Beaudesert Shire Council approved a Consent Application to allow an extension to the existing lounge area within the Hotel premises.

- Consent Approval TP/213

On 22 April 1994, the former Beaudesert Shire Council approved a Consent Application to allow an extension to the Canungra Hotel bottle shop and add eight motel units to the existing development.

- Modification of Accommodation Rooms as 'Self Assessable'

Modifications were undertaken to the accommodation component of the hotel development as follows:

- The renovation of the existing upper floor (Level 1) of the Canungra Hotel premises to change the existing twelve (12) accommodation rooms to twelve (12) rearranged ensuited accommodation rooms;
- The changes involved internal fitout only, including minor adjustments to room layouts, corridor and the common room:
 - removal of the separate men's and women's bathroom facilities to allow for the creation of new Room 1 and the ensuite to new room 12;
 - extension of existing Room 3 into the common room to allow for an ensuite to new Rooms 5 and 6;
 - shortening of the corridor to allow an ensuite to new Room 7;
 - modification of existing Rooms 6, 7 and 8 to create two ensuited rooms (Rooms 8 and 9);
 - addition of ensuited rooms within remaining rooms.

The modifications did not increase the number of rooms or modify the development footprint such that the proposal did not constitute a 'Material Change of Use' under the *Planning Act 2016* and proceeded as 'Building Work'.

Site Evaluation

The subject site comprises two adjoining land parcels, located in the township of Canungra, described as Lot 1 RP213710 and Lot 20 RP32081, situated at 18-28 Kidston Street and 7 Appel Street, Canungra respectively (refer to Figure 1 for an aerial photo of the subject site and its immediate surrounds). The subject site is located approximately 130 metres south of the Canungra town centre which is focused around Christie Street.

Lot 1 RP213710 has an area of 3,905 square metres and Lot 20 RP32081 has an area of 984 square metres, with the total area of the subject site being 4,899 square metres. The lots are of regular configuration with a generally rectangular parcel accommodating the hotel building and carparking, and a smaller rectangular parcel providing additional car parking. The subject site has established landscaping to the street frontages and along the southern boundary of Lot 1 RP213710 where the beer garden is located. The site has a gentle slope from 99 metres AHD at the southern portion of the site to 97 metres AHD at the Kidston Street frontage of the site.

The subject site has three frontages being:

- Kidston Street (Lamington National Park Road) to a length of approximately 62.4 metres;
- Kidston Street (west) to a length of approximately 56 metres; and
- Appel Street to a length of approximately 80.8 metres.

The existing hotel presents primarily to Kidston Street (Lamington National Park Road), however the access locations for the site are three existing vehicular crossovers located along the Appel Street frontage of the subject site.

The subject site is currently improved by the 'Canungra Hotel', which includes a tavern, accommodation rooms, beer garden, function room and bottle shop. The existing hotel comprises several buildings, including the hotel building itself which is a two storey building representative of a traditional rural Swiss architecture. Adjoined to the east of the main hotel building is an extension for the bottle shop. The single storey function room addition is situated to the west of, and attached to, the original building. A separate single storey storage building is situated to the south. The development provides for covered alfresco areas, and a 'beer garden' situated to the south of the hotel building. Car parking is provided over both Lot 1 RP213710 and Lot 20 RP32081. In total, 23 formal car parking spaces are provided over Lot 1, and approximately 30 to 40 informal spaces on Lot 20.

Lot 1 RP213710 is in the Local Centre Zone while Lot 20 RP32081 is located in the Minor Tourism Zone. Sites to the north of the subject site are within the Community Facilities Zone and Recreation and Open Space Zone and this land is occupied with St Lukes Anglican Church, Canungra State Primary School, C&K Canungra Community Kindergarten and DJ Smith Park. To the east of the site, the land is within the Community Facilities, Local Centre and Minor Tourism Zones. Land in these zones are occupied with Canungra Library and Visitors Centre and accommodation villas. To the west of the site is land within the Local Centre and Community Facilities Zones which are occupied with a healthcare centre and police station. The land adjoining the subject site to the south is within the Low Density Residential and Minor Tourism Zones and contain Dwelling houses. Figure 2 shows the zoning of the subject site and its immediate surrounds.



Figure 1: Aerial Photo of subject site



Figure 2: Zoning of subject site and surrounds

The Proposal

The application seeks a Development Permit for a Material Change of Use for a Hotel and Shop (Extensions) on land at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 and Lot 20 RP32081. The subject site contains the Canungra Hotel and the proposal involves an extension to the hotel as follows:

- an extension the existing bottle shop at ground level to allow for extension to the gaming room within the former bottle shop area and construction of a new bottle shop within the extended area;
- the conversion of an existing ground level storage room to a new storage room;
- an extension to the first floor accommodation level on top of the new ground floor extension to provide a further 16 hotel rooms (a total of 27 rooms); and
- formalisation of the existing informal car parking over 7 Appel Street. Access and car parking is to be reconfigured to provide an efficient layout.

Refer to Figures 3-8 for the proposal plans. The proposed additions are likely to be staged, with the ground floor works occurring first, and the accommodation extensions. In total the proposal will increase the existing development as follows:

- Increase in the floor area of the hotel (excluding accommodation) from 1,063m² to 1,455m² (+391m²), including (rounded):
 - increase in bar area of 7.5m²
 - increase in gaming area of 82.1m²
 - increase in bottle shop area of 120.9m²
 - Provision of a lounge area at 26.2m²
 - Increase in storage area of 79.7m²
 - Increase in office area of 6.2m²
 - Increase in foyer/entry/circulation space of 62.1m²
 - Increase in toilet amenity area of 6.6m²
- Increase in the number of hotel accommodation suites (hotel rooms) by 16, from 11 to 27. The floor area addition at Level 1 is approximately 601m².

The building height will match the existing building height. The building comprises two storeys, with an approximate overall height of 11.6 metres at its highest point at the corner of Lamington National Park Road (Kidston Street) and Appel Street.

The proposed additions will align with the buildings existing setbacks to Lamington National Park Road (Kidston Street) and Appel Street, and are otherwise generously setback from the sites western (Kidston Street) and southern boundaries as follows:

- North – Lamington National Park Road (Kidston Street)
 - Ground floor minimum setback 1.5m
 - First floor minimum setback 1.5m
- East – Appel Street
 - Ground floor minimum setback 9.2m
 - First floor minimum setback 9.2m
- South
 - Ground floor minimum setback 36.4m to Lot 19 RP32081 (9-11 Appel Street) and 11m to Lot 11 RP32081 (30-32 Kidston Street)
 - First floor minimum setback 36.4m to Lot 19 RP32081 (9-11 Appel Street) and 11m to Lot 11 RP32081 (30-32 Kidston Street)
- West – Kidston Street
 - Ground floor minimum setback 36.1m (additions) and built to boundary (existing hotel)
 - First floor minimum setback 36.1m (additions)

The proposed development has a site cover area of 1,215.43 square metres representing 24.8 percent of the 4,899 square metre site. The proposed development has a total Gross Floor Area (GFA) of 2,427.57 square metres, representing a 'Floor Space Ratio' of only 0.49:1 over the development parcel.

The use area of the development is distributed as follows in the following table from the applicant's report:

TABLE 2: COMPARATIVE USE AREA DISTRIBUTION 18-28 Kidston Street & 7 Appel Street, Canungra						
PURPOSE		EXISTING DEVELOPMENT		PROPOSED DEVELOPMENT		CHANGE
ACCOMMODATION	Hotel Suites	NO. SUITES		NO. SUITES		+/-
		11 x 1 bed		27 x 1 bed		+ 16 x 1 bed
	Hotel	GFA	OTHER	GFA	OTHER	+/-
	Bedrooms	164.91m ²	-	573.93m ²	-	+409.02m ²
	Ensuites	47.09m ²	-	204.8m ²	-	+57.71m ²
	Passageways	38.32m ²	-	107.6m ²	-	+69.28m ²
	Balconies	-	-	51.36m ²	-	+51.36m ²
	Staircases	-	8.26m ²	-	19.67m ²	+11.31m ²
	Lift	-	-	-	2.7m ²	+2.7m ²
	Common Room	22.98m ²	-	22.98m ²	-	-
	Toilets (common)	11.48m ²	-	11.48m ²	-	-
	Sub-total	284.78m ²	8.26m ²	972.15m ²	22.37m ²	+700.74m ²
		293.04m ²		994.52m ²		
HOTEL & BOTTLE SHOP	Entry/Foyer	4.24m ²	-	35.15m ²	-	+30.91m ²
	Dining Areas (total)	400m ²	-	400m ²	-	-
	Bar Areas	222.6m ²		230.1m ²		+ 7.5m ²
	• Bar Service	46.17m ²	-	53.67m ²	-	+ 7.5m ²
	• Bar storage	43.32m ²	-	43.32m ²	-	-
	Lounge	-	-	26.25m ²	-	+26.25m ²
	Gaming Area	25.77m ²	-	107.89m ²	-	+82.12m ²
	Bottle Shop	146.6m ²	-	267.31m ²	-	+120.91m ²
	Children's Games Room	12.27m ²	-	12.27m ²	-	-
	Back of House	155.96m ²		241.769m ²		+ 85.83m ²
	• Store	54.52m ²	-	134.23m ²	-	+79.71m ²
	• Office	18.01m ²	-	24.13m ²	-	+6.18m ²
	• Kitchen/Stores	83.43m ²	-	83.43m ²	-	-
	Hallways/Circulation	38.89m ²	-	70.25m ²	-	+31.36m ²
	Toilets	46.54m ²	-	46.54m ²	-	-
	Sub-total	1,063.83m ²		1455.42m ²		391.59m ²
	External Areas					
	• Covered Entry/Verandah	-	8.99m ²	-	34.98m ²	+25.99m ²
	• Dining Terrace	-	28.91m ²	-	28.91m ²	-
	• Kids Play Ground	-	52m ²	-	52m ²	-
	• Drive Through	-	33.34m ²	-	-	-33.34m ²
	Sub-total	123.34m ²		115.89m ²		-7.35m ²
Total		1,480.21m ²		2,565.83m ²		+1,085.92m ²

Car parking will increase from 23 spaces lawfully established for the development (excluding the informal parking over Lot 20 RP32081 which is now provided) to a total of 47 spaces plus four motorcycle parking bays. The proposed additions are designed to be in keeping with the established architectural character of the iconic building.

Trading hours will remain unchanged from that current operating:

- Bars & Gaming: Monday to Sunday 10.00am 'til late'
- Bistro/Dining : Monday to Thursday 12.00pm-2.00pm and 5.30pm to 8.30pm
Friday 12pm-2pm and 5.30pm-8.30pm
Saturday 11.30am-2.30pm and 5.30pm-8.30pm
Sunday 11.30am-2.30pm and 5.30pm-8.00pm

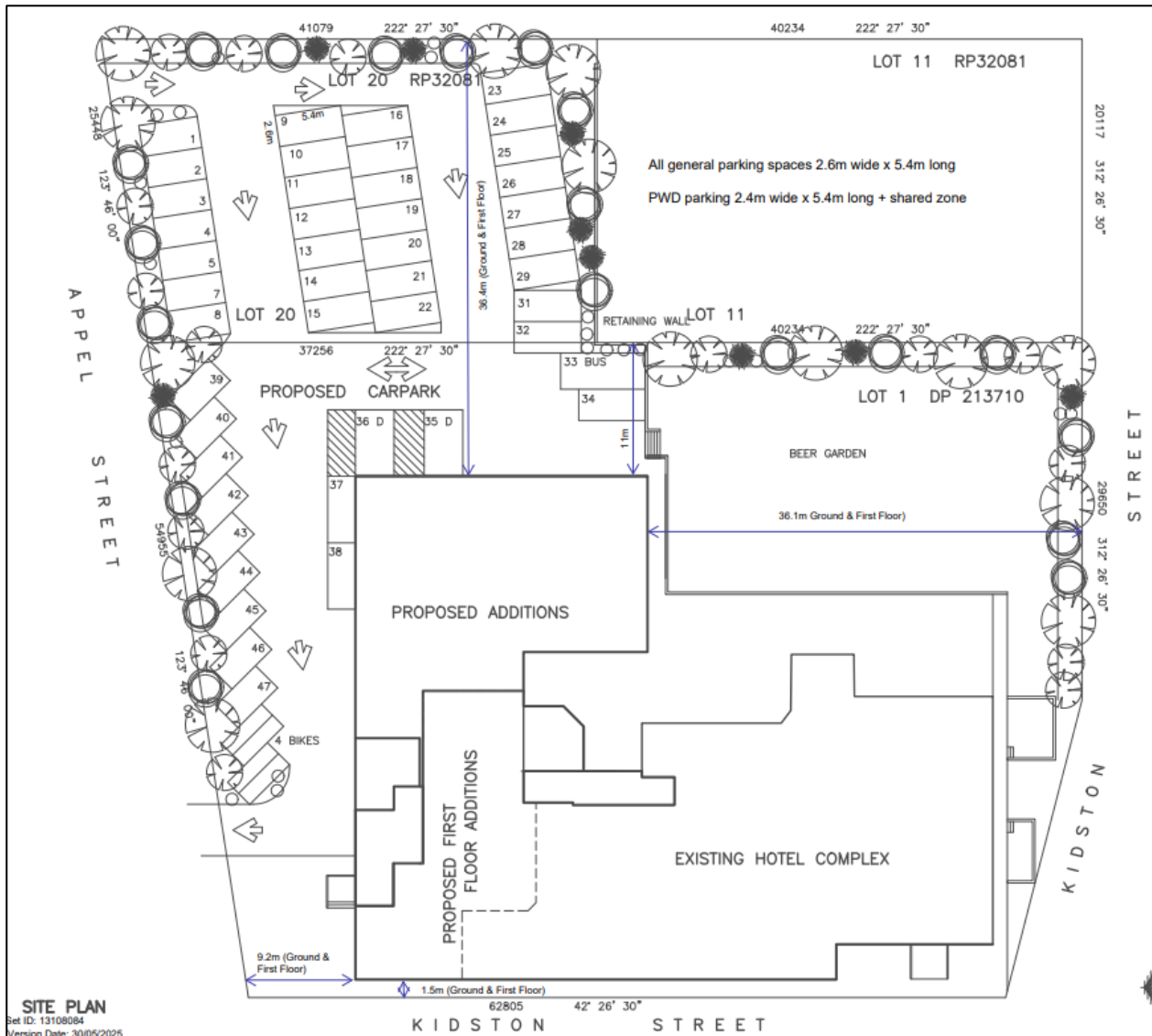


Figure 3: Site Plan

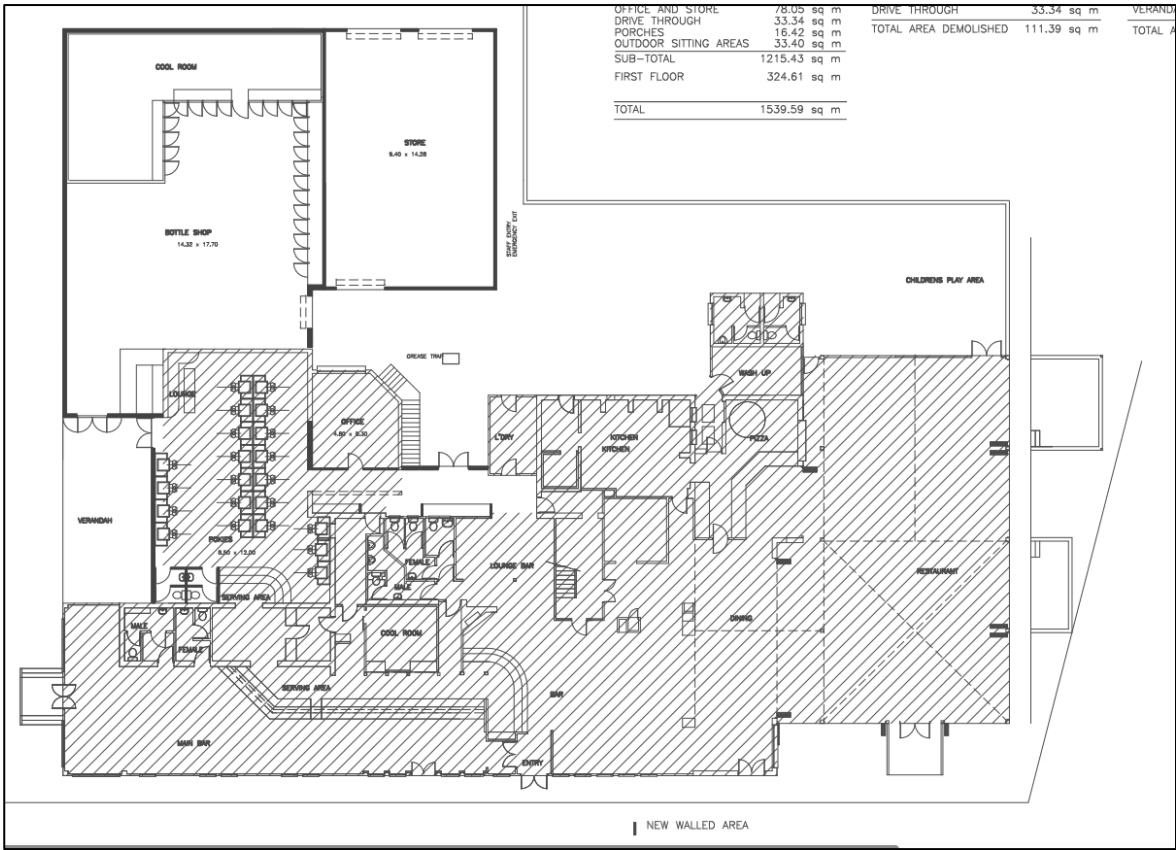


Figure 4: Proposed Ground Floor – Existing and New

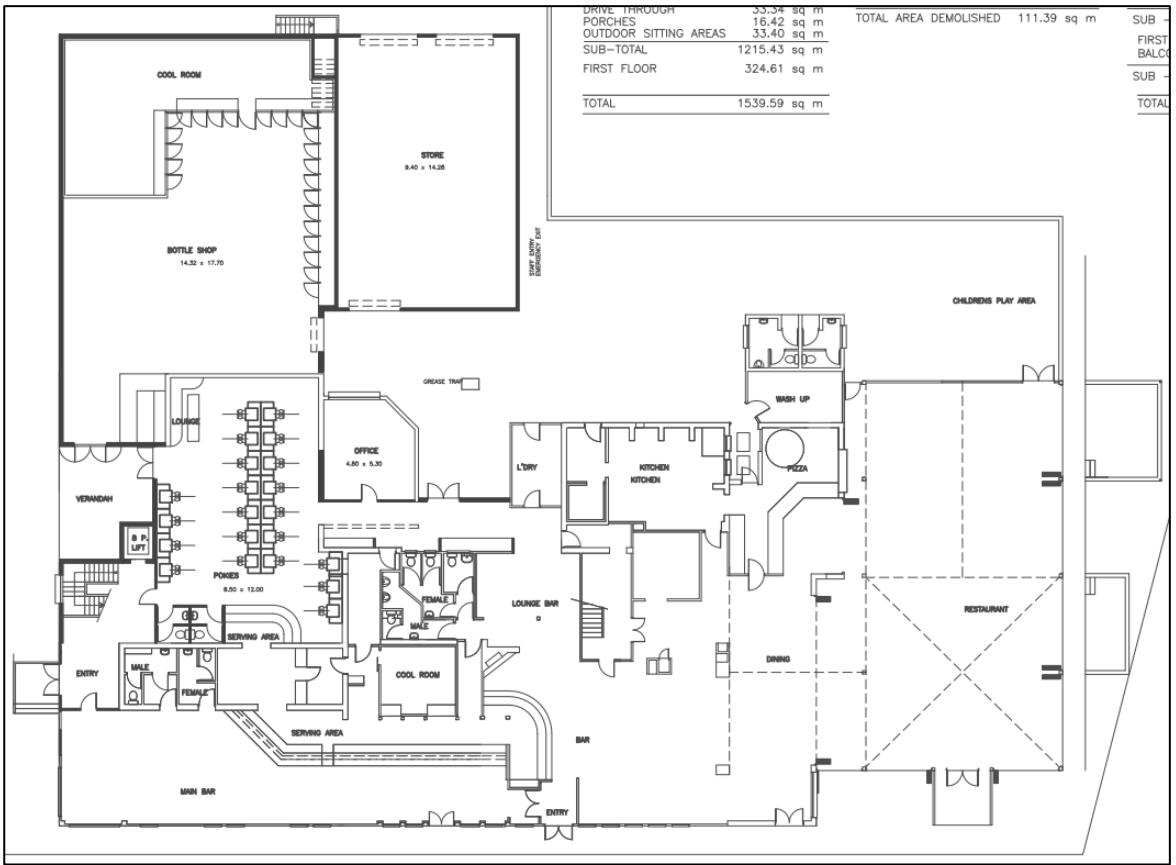


Figure 5: Proposed Ground Floor Overall Plan

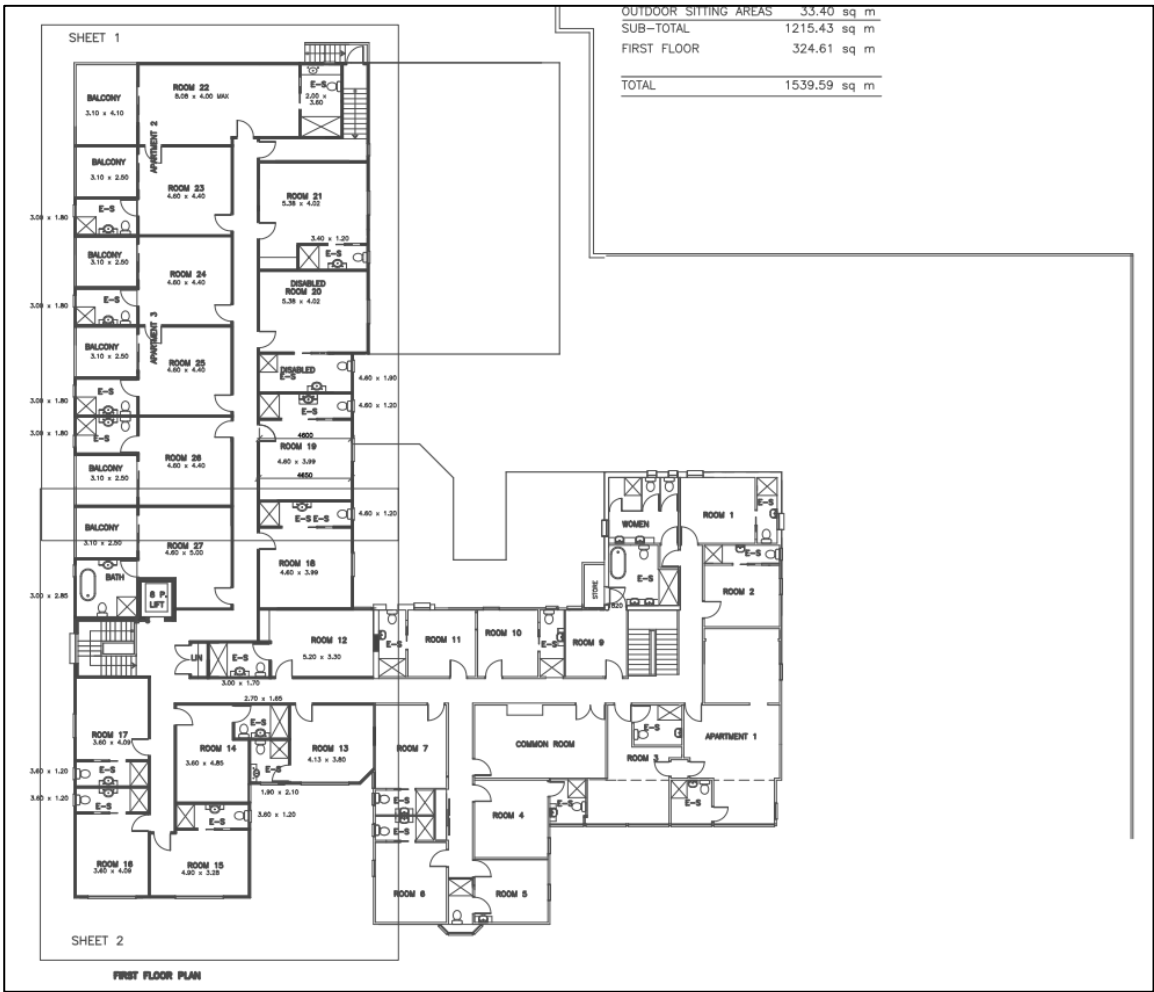


Figure 6: Proposed First Floor Overall Plan



Figure 7: Elevations



Figure 8: Elevations

Framework for Assessment

Categorising Instruments for Statutory Assessment:

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks	Nil.
Shaping SEQ South East Queensland Regional Plan 2023 Designation	Urban Footprint

State Planning Policy

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

- Water Quality
 - Water resource catchments
- Natural Hazards Risk and Resilience
 - Flood hazard area - Local Government flood mapping area
 - Flood hazard area - Level 1 - Queensland floodplain assessment overlay
- Transport Infrastructure
 - State-controlled road

Notwithstanding, the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) confirms that the State Planning Policy requirements are appropriately reflected within the Scheme, and no further assessment is required.

Shaping SEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Urban Footprint of the *ShapingSEQ South East Queensland Regional Plan 2023*. The proposed development does not trigger the regulatory provisions.

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Local Centre Zone and Minor Tourism Zone
Consistent/Inconsistent Use:	<u>Local Centre Zone</u> <ul style="list-style-type: none"> • Hotel and Shop - Consistent <u>Minor Tourism Zone</u> <ul style="list-style-type: none"> • Hotel - Potentially Consistent • Shop - Inconsistent
Assessment Benchmarks:	<u>Strategic Framework</u> <u>Zone Code</u> <ul style="list-style-type: none"> • Local Centre Zone Code • Minor Tourism Zone Code <u>Overlay Codes</u> <ul style="list-style-type: none"> • Environmental Significance Overlay Code <u>Development Codes</u> <ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code • Landscaping Code • Parking and Access Code

Strategic Framework

The Strategic Framework considers the following matters:

- Communities and Character
- Growing Economy
- Environment and Natural Hazards
- Sustainable Infrastructure

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

3.4 Communities and Character

The premises is noted as forming part of the “Urban Areas” under Section 3.4 – Communities and Character of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). An extract of the Strategic Intent (3.4.1) for ‘Urban Areas’ reads as follows, with a detailed assessment provided against the relevant aspects of the Strategic Outcomes in the table below.

“Urban Areas are the larger towns of the region and include Beaudesert, Boonah, Canungra, Kalbar and part of Kooralbyn. They contain many of the key commercial, cultural, civic, recreation and community services and facilities of the region.

Urban Areas have a well-designed, attractive, functional, safe and accessible built environment to enhance the physical and social wellbeing of people.

The centres zones in Urban Areas facilitate a range of commercial, administrative, business, community, entertainment, professional and retail uses of varying scales and intensities relative to the intended role and function of the centre in the centres hierarchy shown on Strategic Framework Map SFM-02: Growing Economy.

Development that has the potential to impact on the high level of amenity expected in Urban Areas manages these impacts within their sites so as not to compromise the existing or potential development of nearby land. Buffers and other separation areas are provided within Urban Areas between incompatible land uses to minimise impacts on nearby Rural Areas.”

Assessment against Section 3.4.2 – Strategic Outcomes (Communities and Character)

Strategic Outcomes	Applicant Comments	Officer’s Assessment
Element – Urban Areas		
1. Urban Areas only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.	A Hotel and Shop (ancillary Bottle Shop) are identified as consistent uses in the Local Centre Zone in accordance with Table 6.7.2.1. A Hotel is a potentially consistent use in the Minor Tourism Zone and Shop is only considered potentially consistent where ‘involving the retail or tourism products only’. In this instance, the ‘bottle shop’ component is associated with the Hotel and entirely contained within the portion of the site zoned Local Centre. Accordingly, it is considered that the proposal is consistent with Strategic Outcome 3.4.2(1).	Council officers agree with the applicant’s justification that the proposal aligns with Strategic Outcome 3.4.2(1) of the Strategic Framework. The Hotel and ancillary Bottle Shop are consistent uses within the Local Centre Zone, and as the retail component is wholly contained within this zone, the development is considered appropriate and consistent with the planning intent.

3.5 Growing Economy

The premises is noted as forming part of the “Urban Areas” under Section 3.5 – Growing Economy of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). An extract of the Strategic Intent (3.5.1) for ‘Tourism and Recreation’ and ‘Centre Hierarchy’ reads as follows, with a detailed assessment provided against the relevant aspects of the Strategic Outcomes in the table below.

Tourism and Recreation

"The tourism and recreation sector is a significant employer in the region and its sustainable growth is supported. Tourism and recreation development protects and enhances the existing strengths of the Scenic Rim including its Natural Areas, rural landscapes and vibrant communities, and is promoted where it is consistent with community values and aspirations and contributes to community development and wellbeing.

Development that provides distinctive and competitive tourism products and experiences in the region, with flexibility to respond to future market, environment and social changes, are supported. The region's rich agricultural history is celebrated through farmers markets, farm stays and the ability to sample the best of fresh food and produce from the farm gate.

Minor Tourism zoned areas at Tamborine Mountain and Canungra facilitate the establishment and ongoing operation of small-scale tourist hubs.

The expansion of existing tourist uses in the Minor Tourism Zone to encourage the ongoing viability of these important regional assets is supported where it is demonstrated that the potential impacts can be avoided or appropriately mitigated."

Centre Hierarchy

"The Centre Hierarchy is depicted on Strategic Framework Map SFM-02: Growing Economy and includes the following centres:

- 1. Major Centre: Beaudesert;*
- 2. District Centre: Boonah and Tamborine Mountain (North Tamborine);*
- 3. Local Centre: Canungra, Kalbar and Kooralbyn;*
- 4. Neighbourhood Centre: Beaudesert (East) and Tamborine Mountain (Eagle Heights and Mount Tamborine);*
- 5. Township: Aratula, Harrisville, Mount Alford, Peak Crossing, Roadvale, Rathdowney, Beechmont and Tamborine; and*
- 6. Future Neighbourhood Centre: Beaudesert (South).*

The role, function and scale of centres in the region is clarified through the Centre Hierarchy so that growth and development of the region occurs in a way that uses land efficiently, minimises transport demand, encourages the cost-effective provision of community infrastructure and services and ensures commercial development addresses end user needs and is consistent with the community's economic, social, cultural and environmental values and expectations.

The Centre Hierarchy seeks to encourage development in centres that:

- 1. maintains a healthy level of retail competition and customer choice;*
- 2. maintains a strong small business community and a vibrant retail employment market;*
- 3. reduces vehicle travel requirements to secure household goods and services;*
- 4. provides places of community interaction and engagement;*
- 5. avoids or mitigates unreasonable traffic, noise, light and building mass nuisance to surrounding activities;*
- 6. preserves and enhances the character, heritage and cultural values of the locality; and*
- 7. discourages development that undermines the role and function of these centres through appropriate land use allocation.*

Sufficient land has been made available within the Centre Hierarchy to directly cater for the retailing, commercial and service industry needs of residents of the region."

Assessment against Section 3.5.2 – Strategic Outcomes (Growing Economy)

Strategic Outcomes	Applicant Comments	Officer's Assessment
Element – Tourism and Recreation		
1. A range of tourism enterprises and infrastructure are located throughout the region to take advantage of, and allow the public to experience the natural landscape and ecological values of the area.	The proposal is an expansion to a well-established and respected hotel use. The hotel services both local and visiting public, particularly, providing a destination or waypoint for Gold Coast and other regional patrons to the Scenic Rim hinterland region. Additional hotel suites directly support the dining, event and bar activities on site as well as providing expanded tourist accommodation offerings within the Canungra township.	Council officers agree with the applicant's justification that the proposal aligns with Strategic Outcome 3.4.2(1) of the Strategic Framework. The Hotel and ancillary Bottle Shop are consistent uses within the Local Centre Zone, and as the retail component is wholly contained within this zone, the development is considered appropriate and consistent with the planning intent.
2. Visitor accommodation and tourism activities are compatible with, and complement existing tourism products available in the region.	The proposed visitor accommodation (additional 16 hotel suites) supports the use of the site as a tourist destination, and more broadly supports the regions tourist economy.	Council officers agree that the proposed visitor accommodation aligns with the region's tourism objectives. The addition of 16 hotel suites enhances the site's role as a tourist destination and contributes positively to the broader regional tourism economy.
5. Tourism and recreational activities seeking to take advantage of the rural, natural and scenic amenity values of the region are of a scale, nature and intensity appropriate for the landscape setting and conserve and enhance natural values of the site and its surrounds.	The proposal is a modest expansion of a well-established and respected Hotel that provides experiences to the tourist public and locals alike. The hotel (and ancillary bottle shop) remains of a scale compatible with the village environment and do not dominate local surrounds.	Council officers agree that the proposal satisfies Strategic Outcome 3.4.2(5), as it represents a modest expansion of an existing, well-regarded Hotel that complements the rural and scenic character of the area. The scale and intensity of the development are appropriate for the village setting and will not detract from the natural values or surrounding amenity.
7. Tourist accommodation and tourist attractions in the centres zones (excluding the Neighbourhood Centre Zone) are of a scale and design that meets the character and built form expectations contemplated in the zone.	The proposal provides additional tourist accommodation, which will operate mostly ancillary to the hotel on the site. The proposal remains of a bulk and character that is consistent with the iconic Canungra Hotel and the character of the Canungra village area.	Council officers agree that the proposal satisfies Strategic Outcome 3.4.2(7), as the additional tourist accommodation is ancillary to the existing hotel and maintains a scale, bulk, and design consistent with both the Canungra Hotel and the established character of the Canungra village centre.

Strategic Outcomes	Applicant Comments	Officer's Assessment
Centre Hierarchy		
1. Development is consistent with the Centre Hierarchy identified on Strategic Framework Map SFM-02: Growing Economy.	Canungra is identified as a Local Centre, and the proposal remains of a scale and nature consistent with the centre hierarchy. In particular, it is noted that Canungra serves not only a local centre function, but a village tourist destination role. The proposed Hotel additions support both the immediate local economy, and the broader regional tourist economy.	Council Officers agree that the proposal is consistent with Strategic Outcome 3.4.2(1) and the Centre Hierarchy outlined in Strategic Framework Map SFM-02. The development reflects the intended scale and role of Canungra as a Local Centre and village tourist destination, supporting both local services and the wider regional tourism economy.
12. The Local Centres (incorporating Canungra, Kalbar and Kooralbyn): <ul style="list-style-type: none"> a. provide land uses that meet the local level retail, business and community needs and services of Canungra, Kalbar and Kooralbyn and their surrounding rural catchments; b. accommodate local shopping and commercial activities, cafes and dining and community services; c. are well-designed, safe and visually attractive; d. are a low rise building format, where significant off-site impacts are avoided and the existing character of the centre is retained; e. complement and do not detract from the role and function of the Major Centre and the District Centres in providing for the higher-order retailing needs of the region; and f. where located in the Canungra and Kalbar Local Centres, maintain the existing rural village and historical character of the centres. 	The proposal seeks to expand the existing Canungra Hotel, which is an established 'institution' within the Canungra village centre. The proposal involves improvements to accommodation and the bottle shop component, together with improved layout and functioning generally, and appropriate storage areas. The proposed additions are in keeping with the existing built form and will complement the character of the village area.	Council officers agree that the proposal aligns with Strategic Outcome 3.4.2(12) of the Strategic Framework. The expansion of the Canungra Hotel supports local retail and tourism needs, enhances site functionality, and maintains the low-rise built form and rural village character expected within the Canungra Local Centre.

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The applicant has submitted the following supporting documentation which is considered to satisfy the assessment criteria under the *Scenic Rim Planning Scheme 2020* (as amended 30 June 2023):

Proposals Plans, prepared by Richard Jones, Proposed Additions and Alterations to the Canungra Hotel, dated 28 November 2022 (pages 2-15)
Landscape Concept Plans, prepared by Green Synthesis Design, dated 24 August 2024 (pages 16-22)
Environmental Noise Impact Assessment, prepared by CRG Acoustics, dated 20 August 2024 (pages 2-51)
Traffic Impact Assessment, prepared by Zekacorp, Reference# 24-203, dated 6 May 2025 (pages 1-63), Technical Memorandum – Response to Council’s Request for Information, prepared by Zekacorp, Reference# 24-203, dated 15 October 2025 and Technical Memorandum – Response to Council’s Request for Information, prepared by Zekacorp, Reference# 24-203, dated 11 November 2025

The pertinent issues arising out of assessment against the codes are discussed below:

a) Compliance with the Local Centre Zone Code

The proposal complies with all the Local Centre Zone Code’s Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes															
Setbacks (Table 6.2.7.3.1)																
PO1 Building setbacks: 1. contribute to the streetscape character and a 'main street' appearance; 2. assist in creating a walkable centre; 3. assist in the protection of adjacent land in a residential zone; and 4. allow for access and landscaping around the building. <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	AO1 Building setbacks are as follows: <table><tr><th>Setback</th><th colspan="2">Minimum Distances Measured in Metres (m)</th></tr><tr><td>Street frontage</td><td colspan="2">0m (Maximum 1.5m)</td></tr><tr><td rowspan="4">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td><th>Building Height</th><th>Setback</th></tr><tr><td>Up to 4.5m</td><td>2m</td></tr><tr><td>For that part between 4.5m - 7.5m</td><td>2.5m</td></tr><tr><td>For that part exceeding 7.5m</td><td>An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td></tr></table> <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 1.5m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m
Setback	Minimum Distances Measured in Metres (m)															
Street frontage	0m (Maximum 1.5m)															
Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback														
	Up to 4.5m	2m														
	For that part between 4.5m - 7.5m	2.5m														
	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m														
Applicant's Comments The proposed development provides setbacks to front, side and rear boundaries that are in accordance with these provisions, with the exception of the following elements: <ul style="list-style-type: none">• Appel Street<ul style="list-style-type: none">○ Ground floor minimum setback 9.2 metres○ First floor minimum setback 9.2 metres• Kidston Street (West)<ul style="list-style-type: none">○ Ground floor minimum setback 36.1 metres (additions)○ First floor minimum setback 36.1 metres (additions)																

Performance Outcomes	Acceptable Outcomes
<p>The proposal is considered to satisfy PO1 for the following reasons:</p> <ul style="list-style-type: none"> • The subject site (to the extent relevant in the Local Centre Zone) has three (3) frontages, of which Lamington National Park Road (Kidston Street) is considered to be the sites primary frontage. Setbacks to this frontage are maintained as narrow, being a maximum of 1.5 metres such that the additions reinforce the 'main street' centre character intended. • Both Appel Street and Kidston Street (west) are minor streets which exhibit a non-traditional centre character, with uses including low rise low density residential activities, and minor commercial and community uses within landscaped settings. No other development along these frontages are pushed to the street edge, and doing so would detract from the prevailing streetscape character and intended character along Appel Street which continues with an intend for 'Minor Tourism', and Appel Street which is of a typical village residential character. • The increases setbacks proposed do not compromise the 'main street' centre character, being detached from the primary centre area and at the outer edge of the walkable neighbourhood. • On balance the building additions are appropriate to the existing site character and respect neighbouring uses. <p>On the basis of the above, it is considered that the proposed development provides appropriate setbacks which do not compromise the 'main street' character of the Canungra village centre and also assist in maintaining a high standard of residential and streetscape amenity where the centre transitions into more traditional low intensity non-commercial neighbourhood areas. The proposal is demonstrated to satisfy Performance Outcome PO1 so as to warrant favourable consideration by Council.</p>	
Officer's Assessment	
<p>Council officers support the applicant's justification for compliance with Performance Outcome PO1. The proposed development will increase the building's interface with Appel Street, with a reduced setback compared to the existing arrangement. This change will enhance the building's street presence and contribute positively to the streetscape. Relocation of the building further west, towards Kidston Street, is not feasible as it would adversely impact the existing beer garden. Notably, portions of the current building are situated within 1.5 metres of Kidston Street, and this proximity will be retained in the proposed design.</p>	
Height (Table 6.2.7.3.1)	
<p>PO2 Development is of a height that:</p> <ol style="list-style-type: none"> 1. is low-rise; and 2. does not detract from the amenity of adjacent land in a residential zone. 	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>
Applicant's Comments	
<p>It is noted that the height provision is consistent within the Minor Tourism Zone Code, however no buildings are proposed over the portion of the site so zoned, and only the Local Centre Zone Code is relevant in this instance. In this instance, the proposed additions comprise two (2) storeys but achieves an overall maximum building height of 11.6 metres (at its greatest point at the corner of Lamington national Park Road (Kidston Street) and Appel Street). The proposal therefore cannot comply with Acceptable Outcome AO2 of the Local Centre Zone Code, and must demonstrate compliance with Performance Outcome PO2.</p> <p>The terms 'low rise' or 'low rise character' are not defined in the Scenic Rim Planning Scheme 2020 (nor the Planning Regulation 2016) and a common meaning must be applied. Clearly, the intent of the Performance Outcome is to achieve buildings of maximum two (2) storeys in height and of an overall height that is typically associated with such buildings, generally allowing 3 metres floor to floor/ceiling and roofing forms of moderate bulk – hence the 8.5 metre allowance in the Acceptable Outcome. The site however is in a commercial zone whereby greater floor heights are expected and encouraged, and 'low rise' buildings would not necessary be expected to be limited in a numerical sense to a height of 8.5 metres.</p>	

Performance Outcomes	Acceptable Outcomes
<p>In this instance, the building achieves two (2) storeys and has a typical floor to floor height of 3 metres, being 6 metres to the top of the second storey (provided that height increases toward the sites north-eastern corner. The roof form is high pitched and contributes up to 4 metres of additional height. The building, for the most part is 10 metres in height, with only the north-easternmost portion attaining 11.6 metres where the ground level falls away (noting that the proposal is building over the existing structure). Notwithstanding the considerable exceedance of the 8.5 metre height allowance under the Acceptable Outcome, the proposal is considered to maintain a low rise character as intended, and will not detract from the amenity of adjacent land:</p> <ul style="list-style-type: none"> • The breach of the normally accepted height occurs due to the ensure the considerable roof pitch – this is necessary to maintain the iconic character of the building and alternate roof forms (which might achieve compliance) would not be appropriate. • The site represents a 'stand-alone' site at the edge of the local centre area, such that the increased height is not read in direct association with neighbouring built form such that it will not present as being out of character or visually dominant with respect to other local centre buildings. • The building additions retain the compact built form and keep that form concentrated to the Lamington National Park Road frontage, maintaining generous separation to the adjoining non-centre zoned land and low rise residential uses. The height will not dominate development in Appel Street or Kidston Street (west) or detract from amenity by way of compromise to privacy, visual dominance, overshadowing, or denial of access to breezes. <p>Accordingly, whilst significantly taller than intended under Acceptable Outcome AO2, the proposed building height is appropriate in the context of the importance of retaining the existing building character and having regard to its urban setting and neighbouring relationships. The proposal satisfies Performance Outcome PO2 and warrants favourable consideration by Council.</p>	
Officer's Assessment	
<p>Council officers support the applicant's justification for non-compliance with Acceptable Outcome AO2 of the Local Centre Zone Code, noting that the proposed two-storey building, despite exceeding the 8.5 metre height guideline, maintains a low-rise character consistent with Performance Outcome PO2. The increased height is considered appropriate given the site's commercial context, the need to retain the building's iconic roof form, and the absence of adverse impacts on neighbouring amenity.</p>	
Built Form and Urban Design (Table 6.2.7.3.1)	
<p>PO4 Development:</p> <ol style="list-style-type: none"> 1. creates a comfortable pedestrian experience by providing continuous shading along building frontages; and 2. ensures that pedestrians can easily and efficiently access the street and public spaces. 	<p>AO4 Buildings provide continuous shade to footpaths through the use of:</p> <ol style="list-style-type: none"> 1. awnings, verandahs or the like; or 2. an overhanging first floor balcony.
Applicant's Comments	
<p>The proposed additions do not alter the ground floor level presentation to Lamington National Park Road and maintain consistently generous setbacks to Appel Street. Awnings are not proposed to be added to either frontage. Locationally, the site is detached from the Canungra 'Main Street' and immediately local commercial area whereby opportunities for continuous awning coverage (connectivity) along the verge is not achievable. This is clearly reflected in the portion of Lamington National Park Road frontage between Appel Street and Christie Street occupied by the Canungra Library and visitor centre which does not provide for footpath coverage.</p> <p>The proposal does not alter the ground floor built form as presented to Lamington National Park Road, and while setbacks are sufficiently narrow to achieve retrospective awning provision over the adjacent footpath this would compromise the architectural character of the building and also serve little purpose, given that 'commercial' main street activities do not continue westward of the subject site. The site itself is an isolated lot included in the Local Centre Zone which lies at the outer edge of the village centre area.</p>	

Performance Outcomes	Acceptable Outcomes
<p>Pushing the new building additions to the Appel Street frontage, despite being encouraged in the Local Centre Zone, would result in a built form that is inconsistent with the adjoining land use intent and the existing character of Appel Street. The building siting remains consistent with that already established. Accordingly, it is not possible to provide pedestrian awnings along this portion of frontage and, as mentioned, it is considered that doing so would compromise streetscape character and amenity.</p> <p>Further, the Canungra Hotel is a destination site at the edge of the centre area, and its frontages are not necessary linkages for pedestrians accessing centre development beyond the site. As such, awning coverage is not considered critical, and nor is provision of awnings (if desirable) worthy in the context of the incongruous built form outcome that would be achieved in Appel Street.</p> <p>Built form and streetscape character aside, it is considered that a sufficiently comfortable pedestrian experience is achieved along Lamington National Park Road and Appel Street, facilitated by generous mature trees that extend along the street frontage. Accordingly, the proposal is considered to satisfy Performance Outcome PO4.</p>	
Officer's Assessment	
<p>Council officers support the applicant's justification for compliance with Performance Outcome PO4 of the Local Centre Zone Code. The proposal maintains the existing ground-level presentation and setbacks, and given the site's location at the edge of the village centre, detached from the main commercial strip, awning coverage is neither practical nor necessary. The design respects the established built form and streetscape character, ensuring a comfortable pedestrian experience without compromising architectural integrity.</p>	

b) Compliance with the Minor Tourism Zone Code

The proposal complies with all the Minor Tourism Zone Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design (Table 6.2.12.3.2)	
<p>PO1</p> <p>Buildings are designed to:</p> <ol style="list-style-type: none"> 1. address the street and public spaces; 2. provide opportunities for casual surveillance; 3. use landscaping to visually soften the street frontage and create a landscaped setting; 4. incorporate attractive building facades; 5. where in Canungra, contribute to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, bulk and scale; 6. where in Tamborine Mountain, complement the existing built form and landscape setting of the surrounding area in terms of scale, roof form, building materials and colours. 7. 	<p>AO1.5</p> <p>Outdoor storage, utility, service and loading areas are not visible from public view.</p>

Performance Outcomes	Acceptable Outcomes
Applicant's Comments	
<p>Whilst partially screened by landscape car parking (and potentially loading areas) over Lot 20 RP32081, which is included in the Minor Tourism Zone, will be visible from the street. Acceptable Outcome AO1.5 does not reference car parking specifically; however it may be considered to form part of servicing function, and some loading areas may be indirectly visible. Conservatively, the proposal may not comply with AO1.5, and consideration of the Performance Outcome is required. The proposal satisfies PO1 as discussed below:</p> <ul style="list-style-type: none"> • Performance Outcome PO1 refers only to 'buildings'. The 'Minor Tourism' Zoned portion of the development parcel contains no buildings. • Notwithstanding the above: <ul style="list-style-type: none"> ○ existing street trees and enhanced understorey plantings proposed along the Appel Street frontage will adequately screen car parking areas and visually soften the street frontage; ○ servicing areas are well setback from the frontage and sleeved behind the building so as not to be visually dominant or result in an excessively commercial or 'industrial' appearance; and ○ car parking areas will be viewed in association with the improved building appearance on the eastern portion of the development site, lessening perception of dominance. <p>Based on the above assessment it is considered the development complies with PO1 (for Assessable Development) of the Minor Tourism Zone Code.</p>	
Officer's Assessment	
<p>Council officers support the applicant's justification for compliance with Performance Outcome PO1 of the Minor Tourism Zone Code. Although car parking and potential loading areas may be partially visible from the street, the absence of buildings on the Minor Tourism-zoned portion, combined with effective landscaping and building orientation, ensures the development maintains an appropriate visual character and satisfies PO1.</p>	

- c) Compliance with the Environmental Significance Overlay Code
The proposed extensions are not located within the Waterways and Wetlands Buffer Area therefore assessment against the Environmental Significance Overlay Code is not required.
- d) Compliance with the Earthworks Construction and Water Quality Code
The proposal involves only minor reprofiling and complies with all the Earthworks Construction and Water Quality Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.
- e) Compliance with the General Development Provisions Code
The proposal complies with all the General Development Provisions Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.
- f) Compliance with the Infrastructure Design Code
The proposal complies with all the Infrastructure Design Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.
- g) Compliance with the Landscaping Code
The proposal complies with all the Landscaping Code's Acceptable Outcomes and Performance Outcomes, subject to adherence with a relevant and reasonable condition of approval requiring landscape works being undertaken on site in accordance with the requirements of the approved 'Landscape Concept Package'.

h) Compliance with the Parking and Access Code

The proposal complies with some of the Parking and Access Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows below. The proposal also warrants assessment against the Overall Outcomes of the Code as well as the Strategic Framework.

Performance Outcomes	Acceptable Outcomes
Parking Provision Rates (Table 9.4.5.3.1)	
PO1 Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the: <ol style="list-style-type: none"> 1. nature, intensity and hours of operation of the use; and 2. the existing and expected future traffic conditions in the surrounding area. 	AO1 Development provides the number of vehicle and service vehicle parking spaces on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking. <i>Note - Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking.</i>
Applicant's Comments	
<p>The existing development is lawfully established with 23 on-site car parking spaces and the proposed additions, requires an additional 34 spaces, being:</p> <ul style="list-style-type: none"> • 16 spaces for the additional 16 hotel accommodation suites; plus • 14.6 spaces for the 146.78m² increase in GFA for bar, lounge, and other public areas; plus • 3.4 spaces for the 120.91m² increase in liquor sales area ('bottle shop'). • The additions will accommodate an increase of 24 car parking spaces plus 4 additional motorcycle parking bays. The additions result in a shortfall of 6 spaces. <p>It is submitted that sufficient car parking is provided to cater for expected demand as follows:</p> <ul style="list-style-type: none"> • The shortfall is largely generated by the guest room additions which require 16 car parking spaces. There is a lesser requirement for guest accommodation parking in addition to the hotel parking given that accommodation guests, if driving, will otherwise not require parking provided for the hotel, and vice versa. • Ample on-street parking is available in the vicinity of the site, particularly during evening hours when both guest accommodation and hotel dining and entertainment customer parking demand is at its peak. On-street parking includes 32 angle car parking spaces and 7 general parallel on-street parking on Kidston Street (west), 22 parallel spaces on Lamington National Park Road (to Christie Street), and approximately 13 parallel car parking spaces along the Appel Street to the depth of the site. Further parking is available throughout the centre area in walking distance from the site • A significant portion of patrons originating from the local area will utilise the courtesy bus or public transport services such as 'Ubers' and taxis. • There is likely significant overlap between patrons utilising parking within the Canungra Centre and the hotel, with visitors in particular attending the centre area for dual purposes – (ie. visiting tourist attractions, local shops and the hotel) such that a proportion of patrons will have parked elsewhere in the centre area and walk to the hotel for lunch/dinner or refreshment. • Proportionately, the proposed increase in formalised parking is greater than the current provision representing a significant overall improvement in on-site parking opportunity. • The proposed hotel additions (excluding the accommodation component) show a 391.59m² increase in floor area. However, there is no increase in the dining area and over 188m² (48%) of this is provided as areas which are not expected to generate significant additional patronage (and car parking demand) including the provision of improved storage which accounts for an increase of 79.71m² and the improvements to layout and general areas including access which accounts for an increase of 108.85m². • Similarly, the increase in the bottle shop area of 120.91m² is not expected to proportionally increase patronage and car parking demand for this activity, noting that the proposal seeks an improvement to the layout and quality of the shop and allowance for greater product range. It is unlikely that the increase will generate significant additional patronage given the limitations of the catchment area. 	

Performance Outcomes	Acceptable Outcomes
<p>On the basis of the above, it is not expected that the proposed hotel additions will result in a demand for more than the additional 28 spaces proposed (24 car spaces plus 4 motorcycle bays). It is therefore considered that the shortfall of 6 spaces will not compromise the amenity of the area or over-burden on-street parking in the vicinity of the site.</p>	
<p>Officer's Assessment</p>	
<p>Council's Engineer has advised that:</p> <p>The site is expected to generate a demand for 24 new car parking spaces when adopting the surveyed occupancy demand, whereas against Council's prescribed rate the site is estimated to require 34 new car parking spaces.</p> <p>The car parking layout for the proposed expansion has been revised to enhance the overall function of the car park and to allow for a dedicated set-down and loading zone. The applicant has confirmed that a review of the area was conducted, noting the region is limited in its potential for significant growth due to environmental constraints. Additionally, Appel Street remains a dead-end road with no current plans for extension or connectivity to the broader road network.</p> <p>The subject site predominantly represents the major land uses along Appel Street, an area generally expected to experience higher parking demand, which may in turn create potential overflow onto kerbside parking supply. Despite these conditions, the proposal includes provisions for additional parking to address demand generated by the expansion. As such, the anticipated impact on kerbside parking demand is not expected to exceed levels reasonably anticipated by the local community.</p> <p>There is a net decrease resulting in an overall parking supply ratio of 37 percent based on the current situation will represent an improvement in comparison to existing provisions.</p> <p>The proposed car parking arrangements have been updated to include additional parking for staff.</p> <p>Based on the above, the proposal complies with PO1.</p>	
<p>Driveway Access (Table 9.4.5.3.2)</p>	
<p>PO6 Safe and segregated pedestrian paths are provided within the parking area that provide access to the use.</p>	<p>AO6 No acceptable outcome is prescribed.</p>
<p>Applicant's Comments</p>	
<p>The proposed car parking layout does not accommodate segregated pedestrian pathways. As such, the proposal cannot satisfy the prescriptive performance outcome and must otherwise satisfy the Overall Outcomes of the Code.</p> <p>Accordingly, it is submitted that the proposal satisfies the relevant Overall Outcome [Overall Outcome 9.4.5.2(2)(iv)] of the Parking and Access Code so as to allow variation of Performance Outcome PO6 on the following basis:</p> <ul style="list-style-type: none"> • Aisle lengths are short, and vehicle movements are expected to be both low-speed and sufficiently infrequent that it is expected that pedestrians can safely walk from car parking spaces to the building entries. • Shared Zone signage (including pavement differentiation as required) and speed restrictions are able to be imposed to assist in the safety of the car parking area. • Subject to these management devices, it is considered that a safe environment for pedestrians is achieved without requiring dedicated pedestrian pathways. 	
<p>Officer's Assessment</p>	
<p>Council officers support the applicant's justification for variation to Performance Outcome PO6, agreeing that the proposal satisfies Overall Outcome 9.4.5.2(2)(iv) of the Parking and Access Code. Although dedicated pedestrian pathways are not provided, the short aisle lengths, low-speed vehicle movements, and proposed safety measures, such as shared zone signage and speed controls, are considered sufficient to ensure a safe pedestrian environment.</p>	

Performance Outcomes		Acceptable Outcomes	
Driveway Access (Table 9.4.5.3.2)			
PO8 A car pick up and set down area is provided on site where the development involves: <ol style="list-style-type: none">1. a Cemetery or Crematorium; or2. a Child care centre; or3. a Community use; or4. an Educational establishment; or5. a Hospital; or6. a Major sport, recreation and entertainment facility; or7. a licensed Club or Hotel; or8. a Place of worship; or9. a Shopping centre with a gross floor area in excess of 5,000m².		AO8 A car pick up and set down area is provided within the site that allows: <ol style="list-style-type: none">1. several cars at one time to manoeuvre in accordance with Austroads standards;2. passengers to safely board and alight from the vehicle; and3. cars to avoid obstructing access for circulating traffic within the site.	
Applicant's Comments			
<p>Dedicated set-down/pick-up facilities are not proposed, although it is expected that passengers will be boarded in the area adjacent the entry immediately north of the verandah facing Appel Street. PO8 is a prescriptive Performance Outcomes that directly reflects the Acceptable Outcome. The proposal therefore cannot meet PO8 and requires further assessment against the Overall Outcomes of the Code.</p> <p>The relevant Overall Outcome [Overall Outcome 9.4.5.2(2)(v)] of the Parking and Access Code is similarly prescriptive, requiring 'pick up and set down areas for larger scale, high traffic uses'. As the proposal conflicts with Overall Outcome Overall Outcome 9.4.5.2(2)(v) the proposal must therefore satisfy the relevant elements of the 'Strategic Framework'. See the Strategic Framework section of this report for further information.</p>			
Officer's Assessment			
<p>As the proposed development cannot achieve compliance with Performance Outcome 8 and Overall Outcome 2(a)(v) of the Parking and Access Code, assessment against the Strategic Framework is required. See Strategic Framework section of this report for further information.</p>			
Landscaping (Table 9.4.5.3.2)			
PO21 Development provides for landscaping in parking areas to: <ol style="list-style-type: none">1. enhance the amenity of the site;2. reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt;3. provide shade for vehicles and pedestrian walkways;4. separate and define different use areas in the parking area;5. reduce light spill-over; and6. separate incompatible uses.		AO21.1 Development provides for landscaping throughout parking areas, which: <ol style="list-style-type: none">1. incorporates shade trees at the rate of one shade tree for every fourth car space;2. provides a minimum 1.2 metres square planting area for each shade tree;3. incorporates ground covers around the base of each shade tree; and4. uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap.	
Applicant's Comments			
<p>No tree bays are provided within the proposed car parking area. The proposed car parking area is compact and there is insufficient room to allow for reduced parking in favour of tree bays. More importantly, it is considered that tree bays are not necessary in this instance to ensure a high standard of amenity, climatic management and shading.</p> <p>It is noted that the applicant is willing to provide one or more tree bays within the central portion of the car parking area over Lot 20, however this is currently not provided – in favour of maximising car parking provision. Should Council prefer the loss of one or two spaces in the central bank of car parking (Spaces 9-22) the applicant would agree to its provision.</p>			

Performance Outcomes	Acceptable Outcomes
Officer's Assessment	
Council officers support the applicant's justification for compliance with Performance Outcome PO21 of the Parking and Access Code. While tree bays are not currently included due to spatial constraints, the proposal achieves a high standard of amenity and shading through existing mature trees, perimeter landscaping, and the potential for additional plantings, ensuring the car parking area remains visually unobtrusive and well-integrated.	
Landscaping (Table 9.4.5.3.2)	
PO21 Development provides for landscaping in parking areas to: <ol style="list-style-type: none"> 1. enhance the amenity of the site; 2. reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; 3. provide shade for vehicles and pedestrian walkways; 4. separate and define different use areas in the parking area; 5. reduce light spill-over; and 6. separate incompatible uses. 	AO21.2 A buffer landscaped strip 3 metres in width along all street frontages to the parking area is provided, and a 2 metre screen landscape is provided along all boundaries with residential activities or other sensitive land uses.
Applicant's Comments	
Landscape buffers of between 1 and 2 metres wide are proposed to Appel Street, and a 2 metre buffer is provided to the adjoining dwelling at 11 Appel Street. The proposal therefore does not comply with AO21.2 with respect to the landscape buffer to Appel Street. Notwithstanding, Acceptable Outcome AO21.2 of the Parking and Access Code is in conflict with the overriding provisions of the Minor Tourist Zone Code which requires: <p>AO1.6 <i>Aesthetic landscaping with a minimum width of 1m is provided along the front boundary.</i></p> To the extent of the conflict, the 3 metre landscape requirement under the Parking and Access Code does not apply to the Appel Street frontage and, in this respect, that part of the development complies. No further consideration of the performance provisions of PO21 is required.	
Officer's Assessment	
The proposal delivers a high level of amenity and effective shading through the presence of mature street trees, well-considered perimeter landscaping, and opportunities for additional plantings. This approach ensures the car parking area is visually cohesive and unobtrusive within its setting. Given the extent and quality of landscaping provided, the development is considered to comply with Performance Outcome PO21.	

Assessment Benchmarks Pertaining to a Variation Approval

Not applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not applicable.

Budget / Financial Implications

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

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

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

Legal / Statutory Implications

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

Risks

Strategic Risks

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

CR9 Statutory Regulation - Councils are expected to regulate in a consistent, fair and transparent manner. The range of services, complex legislative and legal frameworks, expanding obligations and challenges of funding and securing adequate resources all increase the risk of ineffective regulatory functions.

Risk Summary

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

Human Rights Implications

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

Consultation

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Department of State Development, Infrastructure and Planning (SARA)

The Department is a referral agency for a material change of use near a state transport corridor pursuant to Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 of the *Planning Regulation 2017*. The Department responded by letter dated 4 November 2024 stating that the proposed development has been assessed against and complies with State code 1 of the SDAP, with no conditions required.

Internal Referrals***Development Assessment (Engineering)***

The Development Assessment (Engineering) team have reviewed the application and have provided conditions.

Public Notification

The application was publicly notified for 16 days from 16 May 2025 to 6 June 2025 in accordance with the requirements of the *Planning Act 2016*. There was one submission received outside of the public notification period hence why it is 'not properly made'.

Name	Address	Date Received
Monique Morcus and Karen MacAndrew	4-6 Appel Street, Canungra (1-3 Lawton Lane, Canungra)	13 June 2025

The following table provides a summary and assessment of the issues raised by the submitter.

Item	Officer Comments
<p>Two errors in the application:</p> <ul style="list-style-type: none">• The submitter's property has been used as a short term rental whilst they are on holidays for approximately 1.5 years. The submitters are due to return home from traveling in October 2025 and will live there again permanently. Therefore the property is a private residence.• 8 Appel Street Canungra is owned by a relative of the submitters, who resides at the property and it is not a short term rental, therefore also a private residence.	<p>The land uses on these properties are noted.</p>

Item	Officer Comments
<ul style="list-style-type: none"> Issues with loud noise from the patrons in the smoking area until late night / early morning both weekdays and weekends. Submitters have discussed this with the hotel manager and requested the smoking area is moved to the northern side as there are no private residences there. Manager advised it was not possible. The loud noise outside trading hours still occurs. The hotel manager advised the submitters that nobody should be on the premises after midnight and should be moved on however submitter advises that this does not occur. Issues with patrons leaving the property driving recklessly and creating disturbances during and after trading hours. Submitters don't have any objection to the proposal in essence, other than noise disturbances be controlled. There has been no inclusion in the proposal for a sound barrier to protect the residences on the opposite side of Appel Street. 	<p>The applicant submitted an Environmental Noise Impact Assessment with the application. The submitter's property is included as a noise sensitive receiver in the Environmental Noise Impact Report. The existing hotel has an approved carpark at similar distance to the receivers; and given the proposed onsite driveway crossovers, acoustic barriers would not provide beneficial noise mitigation and have therefore not been recommend along the Appel Street frontage. The Environmental Noise Impact Report recommends the acoustic treatments below to be incorporated into the development to mitigate onsite activity noise:</p> <ul style="list-style-type: none"> Construction of the acoustic barriers along the southern boundaries of the site, around the car park area The eastern entry door to the pokies room is to be kept closed when not in use and have an automatic closer installed Carpark areas, driveways and ramps be finished with surface coatings which prevent tyre squeal (an uncoated rough concrete or bitumen surface is acceptable) Drainage grating over trafficable areas be well secured to prevent rattling Mechanical plant installation. As final plant selection has not been completed, an assessment of plant should be conducted during the design phase, and a Certificate provided to the Building Certifier confirming that installed plant achieves the noise limit criteria. <ul style="list-style-type: none"> Based upon modelling, mechanical plant such air-conditioning condensers and refrigeration compressors may require acoustical screens / enclosures. To minimise the acoustic attenuation requirements, onsite building screening should be utilised where possible (i.e. located along the northern façade of the proposed store). <p>Conditions will be imposed to ensure that the proposed development implements the noise mitigation measures detailed in the report.</p>

Applicable Infrastructure Charges*Adopted Infrastructure Charges Resolution (Version No. 16 – 27 August 2025)*

In accordance with the Infrastructure Charges Resolution, infrastructure charges will be levied for the following Use category.

Planning Scheme Use Type	Classes of Development to which Adopted Infrastructure Charges Schedule apply
Hotel	Accommodation (short term)
	Entertainment
Shop	Commercial (retail)

Full details of the charges will be provided in a separate notice under Infrastructure Charges Notice to be issued to the applicant with the Decision Notice.

Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application will therefore be recommended for approval.

OptionsOption 1 - Approval

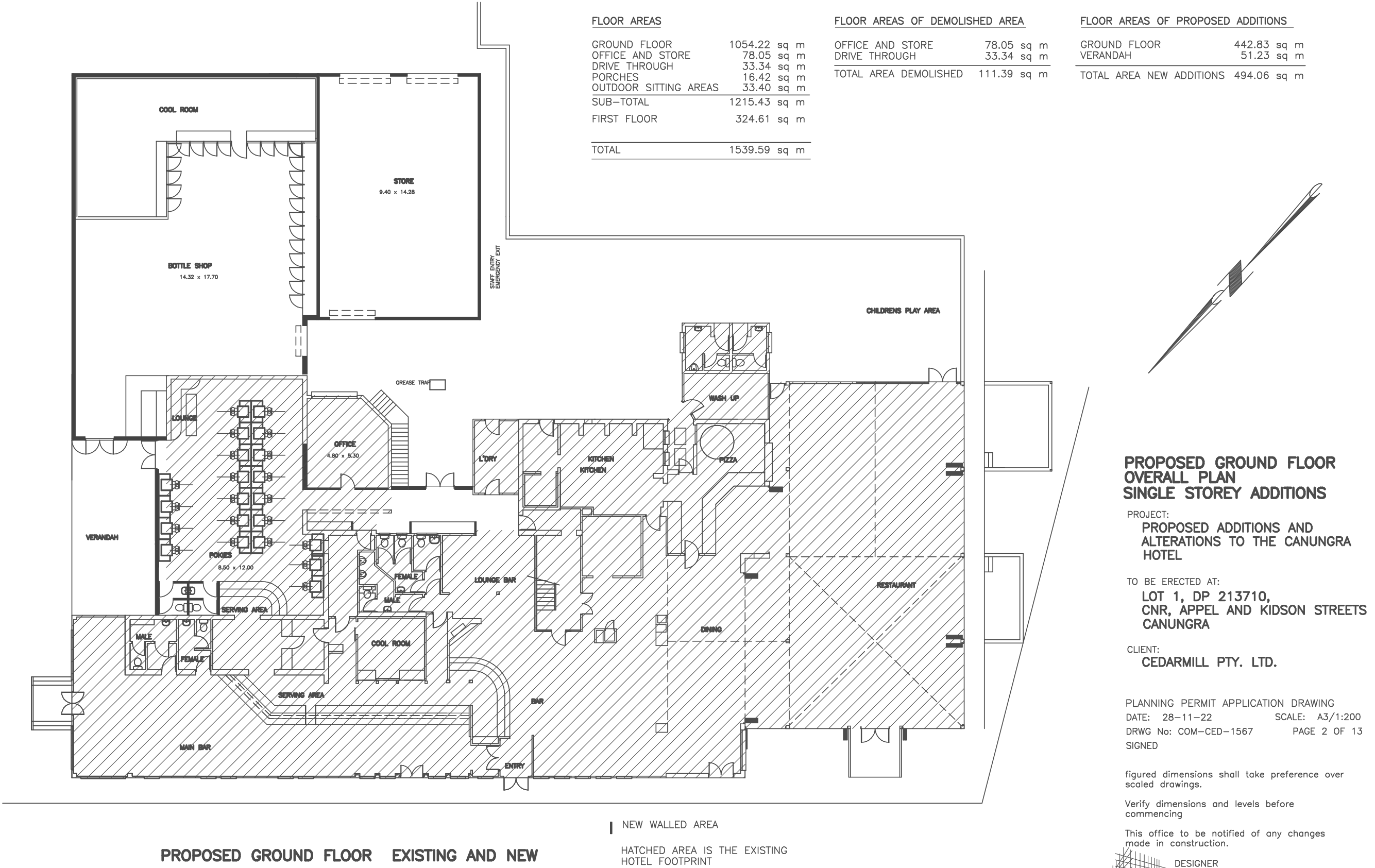
That:

1. Council receive and note the report titled "MCU24/107 Development Permit for Material Change of Use - Hotel and Shop (Extensions) at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 Lot 20 RP32081";
2. Council approve development application MCU24/107, and grant a development permit for a Material Change of Use, subject to the conditions as outlined in this report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU24/107), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2 - Deferred Decision

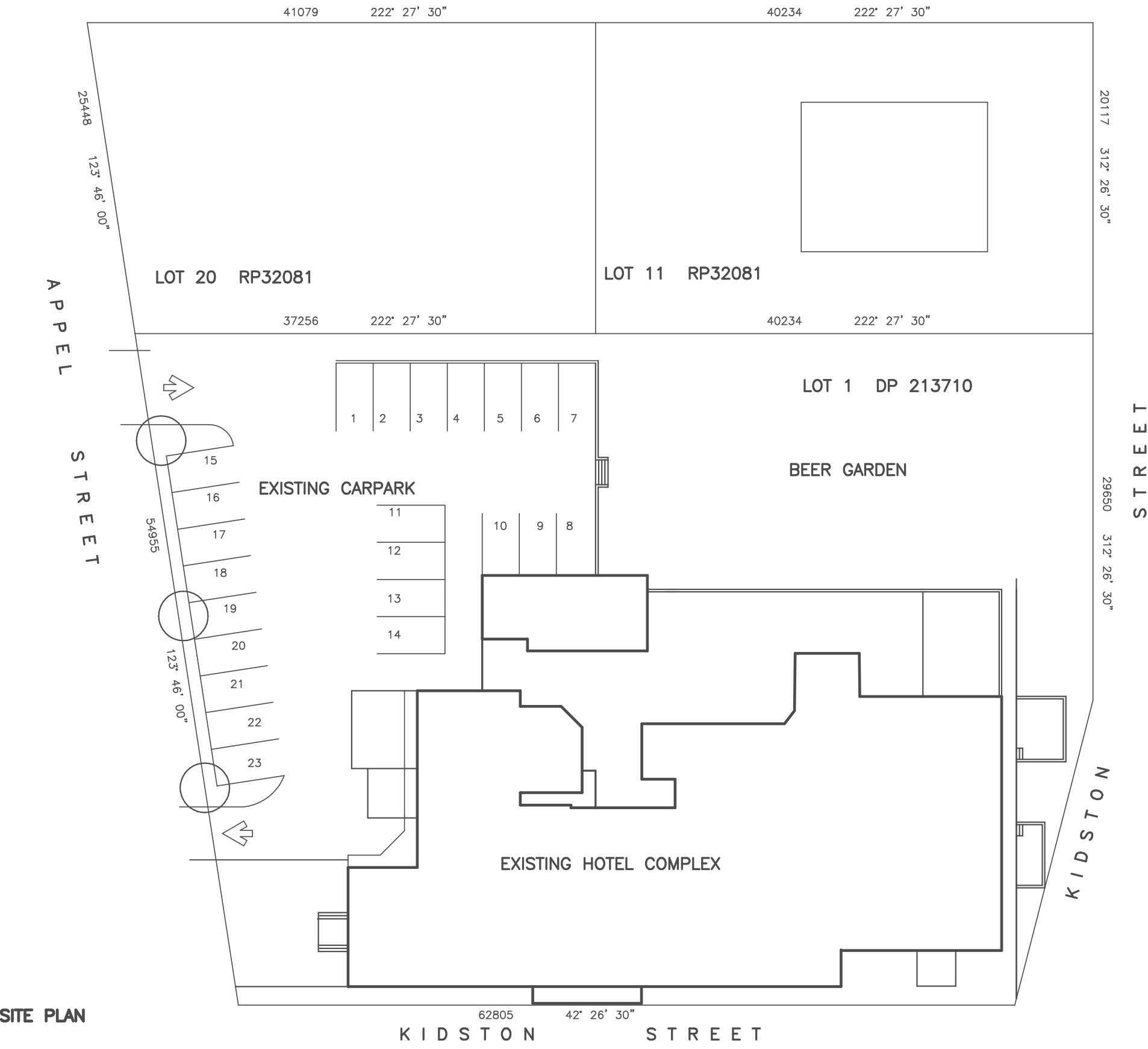
That:

1. Council receive and note the report titled " MCU24/107 Development Permit for Material Change of Use - Hotel and Shop (Extensions) at 18-28 Kidston Street and 7 Appel Street, Canungra, described as Lot 1 RP213710 Lot 20 RP32081"; and
2. Council defer the decision of development application MCU24/107, for the stated reasons.



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FLOOR AREAS

GROUND FLOOR	1054.22	sq m
OFFICE AND STORE	78.05	sq m
DRIVE THROUGH	33.34	sq m
PORCHES	16.42	sq m
OUTDOOR SITTING AREAS	33.40	sq m
SUB-TOTAL	1215.43	sq m
FIRST FLOOR	324.61	sq m
TOTAL	1539.59	sq m

EXISTING SITE PLAN

PROJECT:
CANUNGRA HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

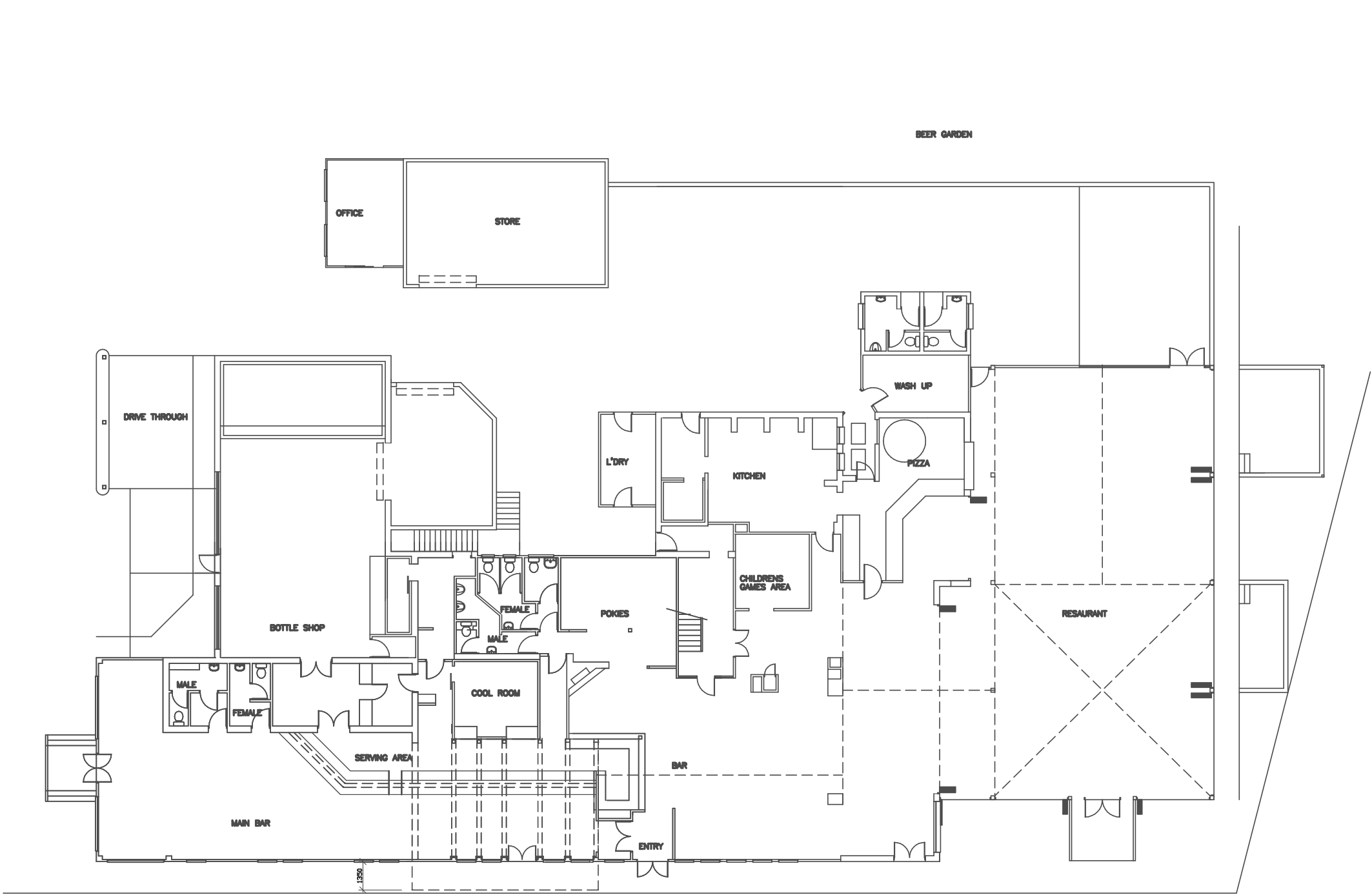
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EXISTING PLANS
DATE: 28-11-22 SCALE: A3/1:300
DRWG No: COM-CED-1567 PAGE 1 OF 5
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 0404 278 680



FLOOR AREAS		
GROUND FLOOR	1054.22	sq m
OFFICE AND STORE	78.05	sq m
DRIVE THROUGH	33.34	sq m
PORCHES	16.42	sq m
OUTDOOR SITTING AREAS	33.40	sq m
SUB-TOTAL	1215.43	sq m
FIRST FLOOR	324.61	sq m
TOTAL		1539.59 sq m

EXISTING GROUND FLOOR PLAN

PROJECT:
CANUNGRA HOTEL

TO BE ERRECTED AT:
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CANUNGRA

CLIENT:
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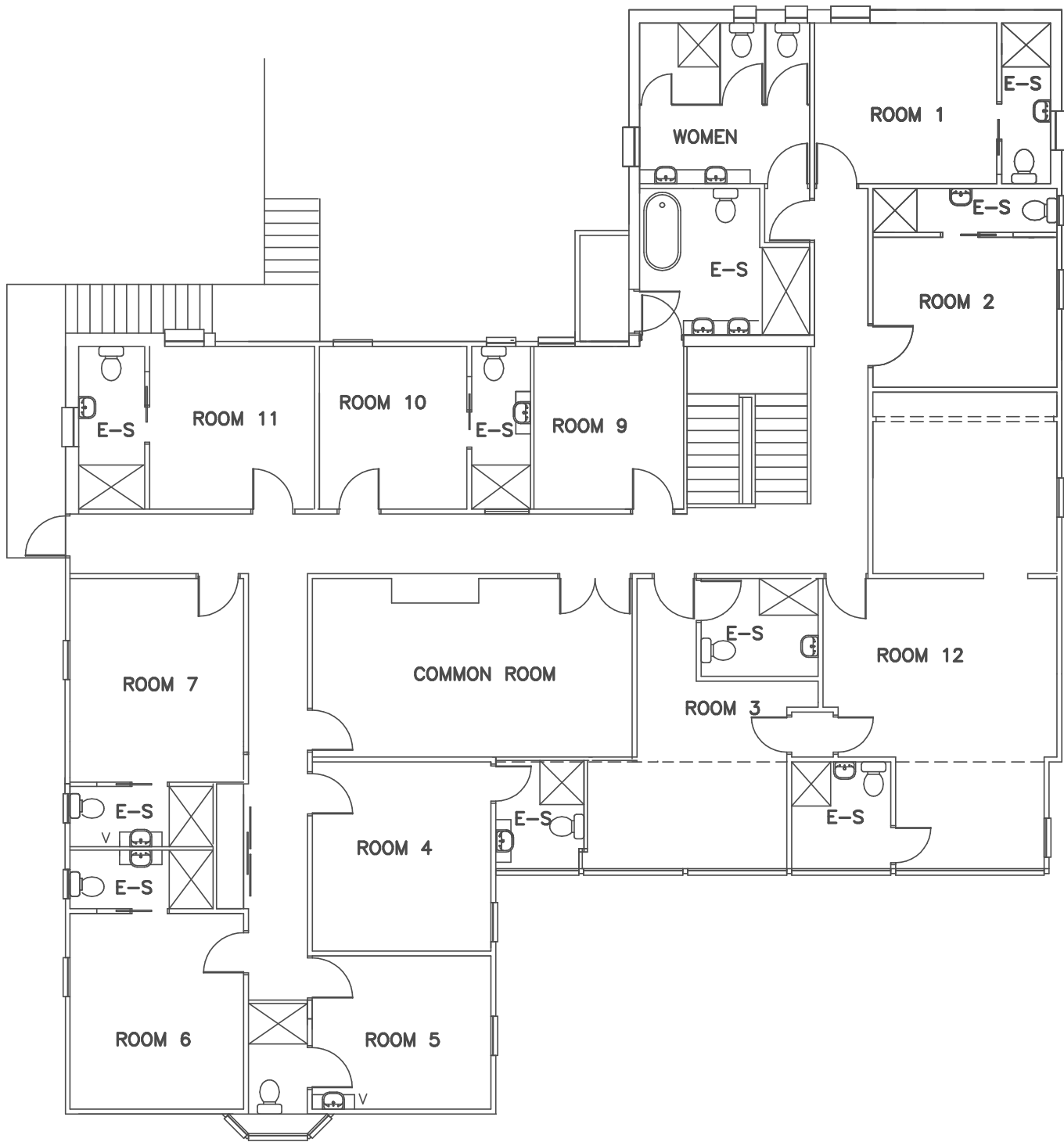
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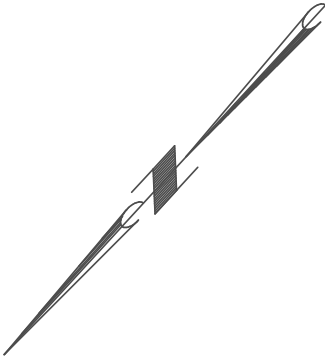
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FIRST FLOOR PLAN



FLOOR AREAS

GROUND FLOOR	1054.22 sq m
OFFICE AND STORE	78.05 sq m
DRIVE THROUGH	33.34 sq m
PORCHES	16.42 sq m
OUTDOOR SITTING AREAS	33.40 sq m
SUB-TOTAL	1215.43 sq m
FIRST FLOOR	324.61 sq m
TOTAL	1539.59 sq m

EXISTING FIRST FLOOR PLAN

PROJECT:
CANUNGRA HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

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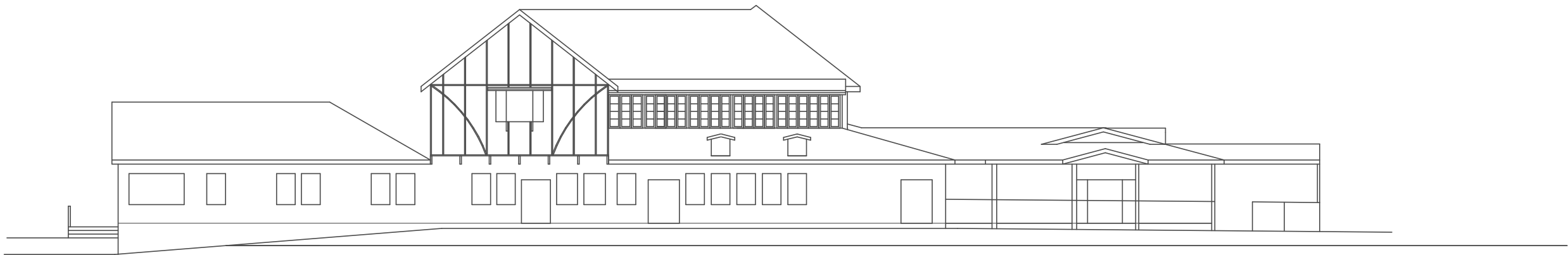
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NORTH WEST ELEVATION



SOUTH WEST ELEVATION

EXISTING ELEVATIONS

PROJECT:
CANUNGRA HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

CLIENT:
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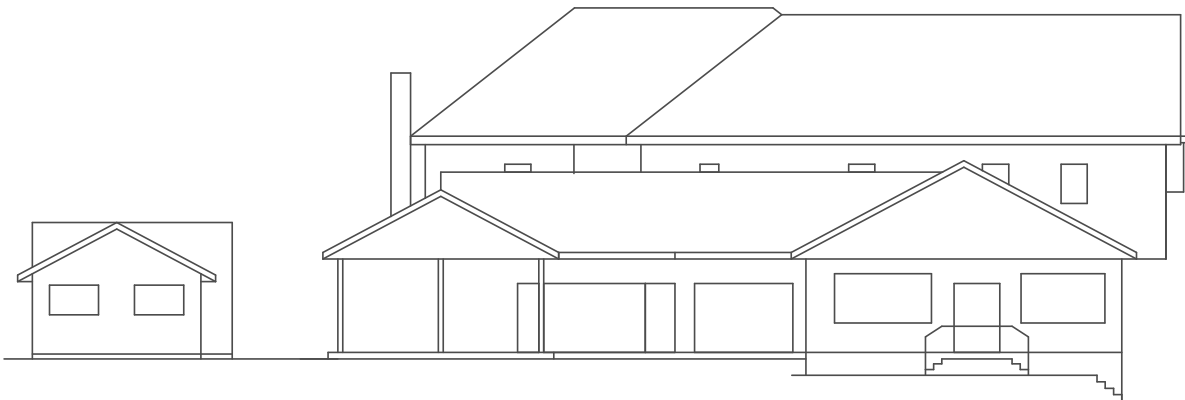
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SOUTH EAST ELEVATION



SOUTH EAST ELEVATION FROM BEER GARDEN



NORTH EAST ELEVATION

EXISTING ELEVATIONS

PROJECT:
CANUNGRA HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

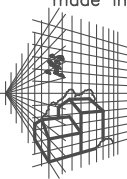
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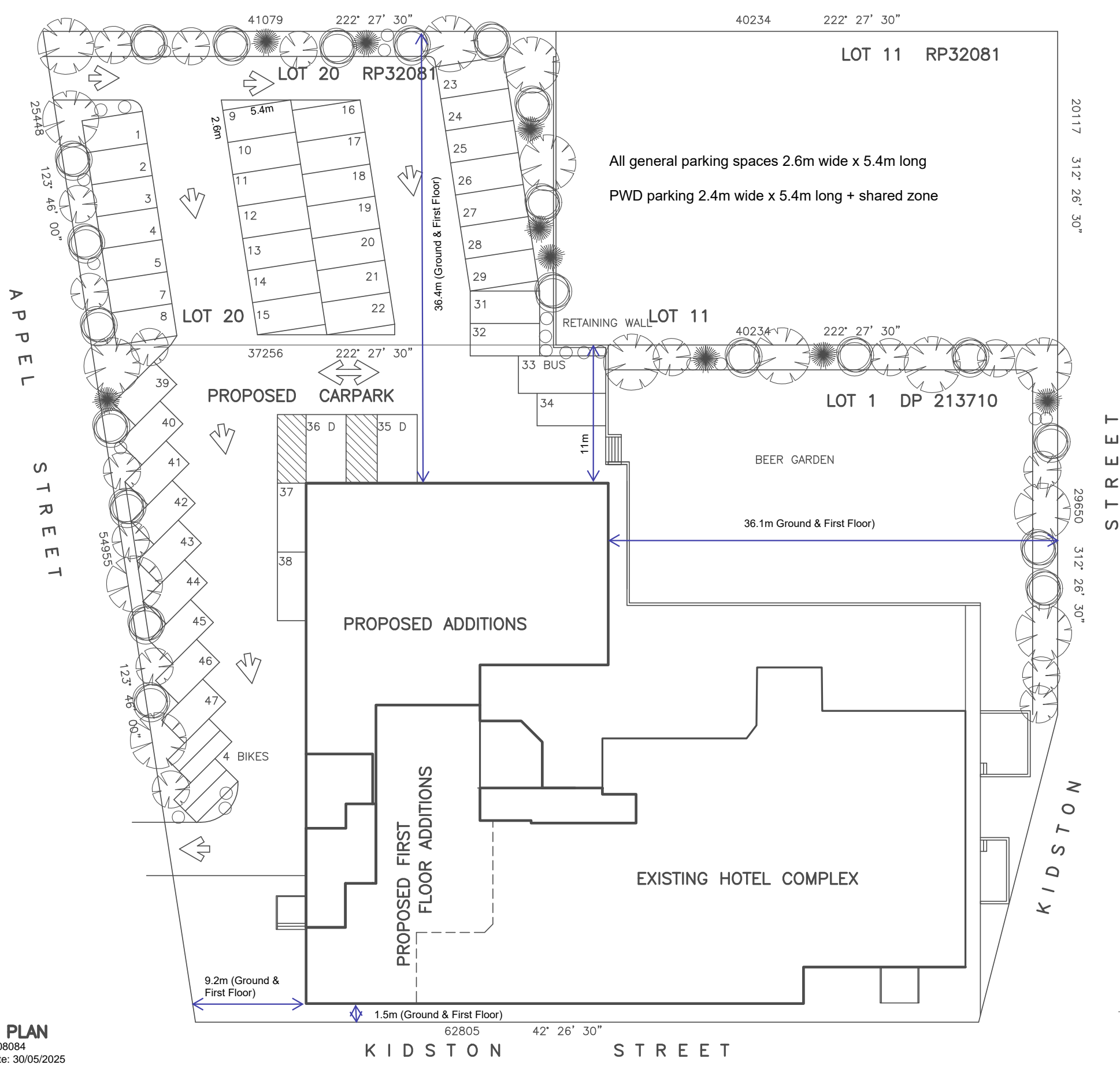
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**PROPOSED SITE PLAN
DOUBLE STOREY ADDITIONS**

PROJECT:
**PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL**

TO BE ERECTED AT:
**LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA**

CLIENT:
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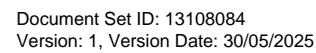
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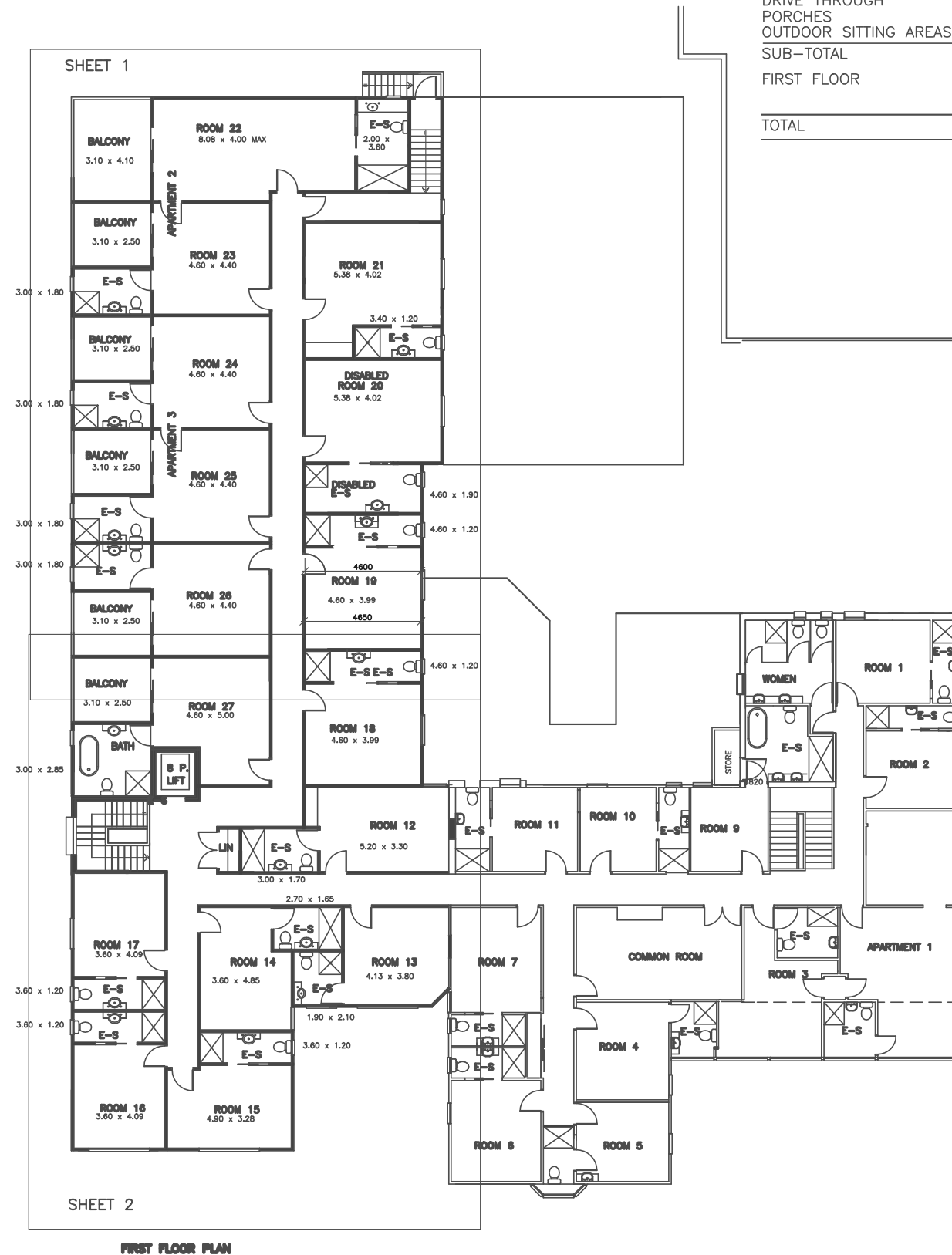
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SITE PLAN
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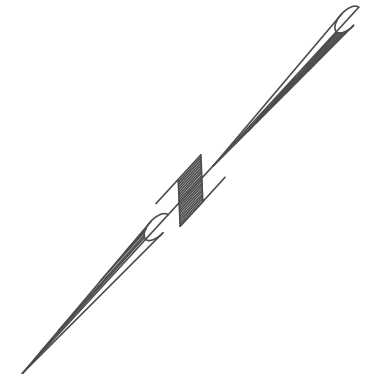




<u>FLOOR AREAS</u>			
GROUND FLOOR	1054.22	sq	m
OFFICE AND STORE	78.05	sq	m
DRIVE THROUGH	33.34	sq	m
PORCHES	16.42	sq	m
OUTDOOR SITTING AREAS	33.40	sq	m
SUB--TOTAL	1215.43	sq	m
FIRST FLOOR	324.61	sq	m
<u>TOTAL</u>	1539.59	sq	m

FLOOR AREAS OF DEMOLISHED AREA		
OFFICE AND STORE	78.05	sq m
DRIVE THROUGH	33.34	sq m
TOTAL AREA DEMOLISHED	111.39	sq m

FLOOR AREAS OF PROPOSED ADDITIONS		
GROUND FLOOR	468.06	sq m
VERANDAH	26.00	sq m
<hr/>		
SUB – AREA GF	494.06	sq m
FIRST FLOOR	517.99	sq m
BALCONIES	51.46	sq m
<hr/>		
SUB – AREA FF	569.45	sq m
<hr/>		
TOTAL	1063.51	sq m



**PROPOSED FIRST FLOOR
OVERALL PLAN
DOUBLE STOREY ADDITIONS**

PROJECT:
PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

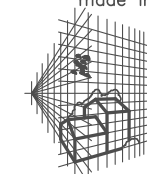
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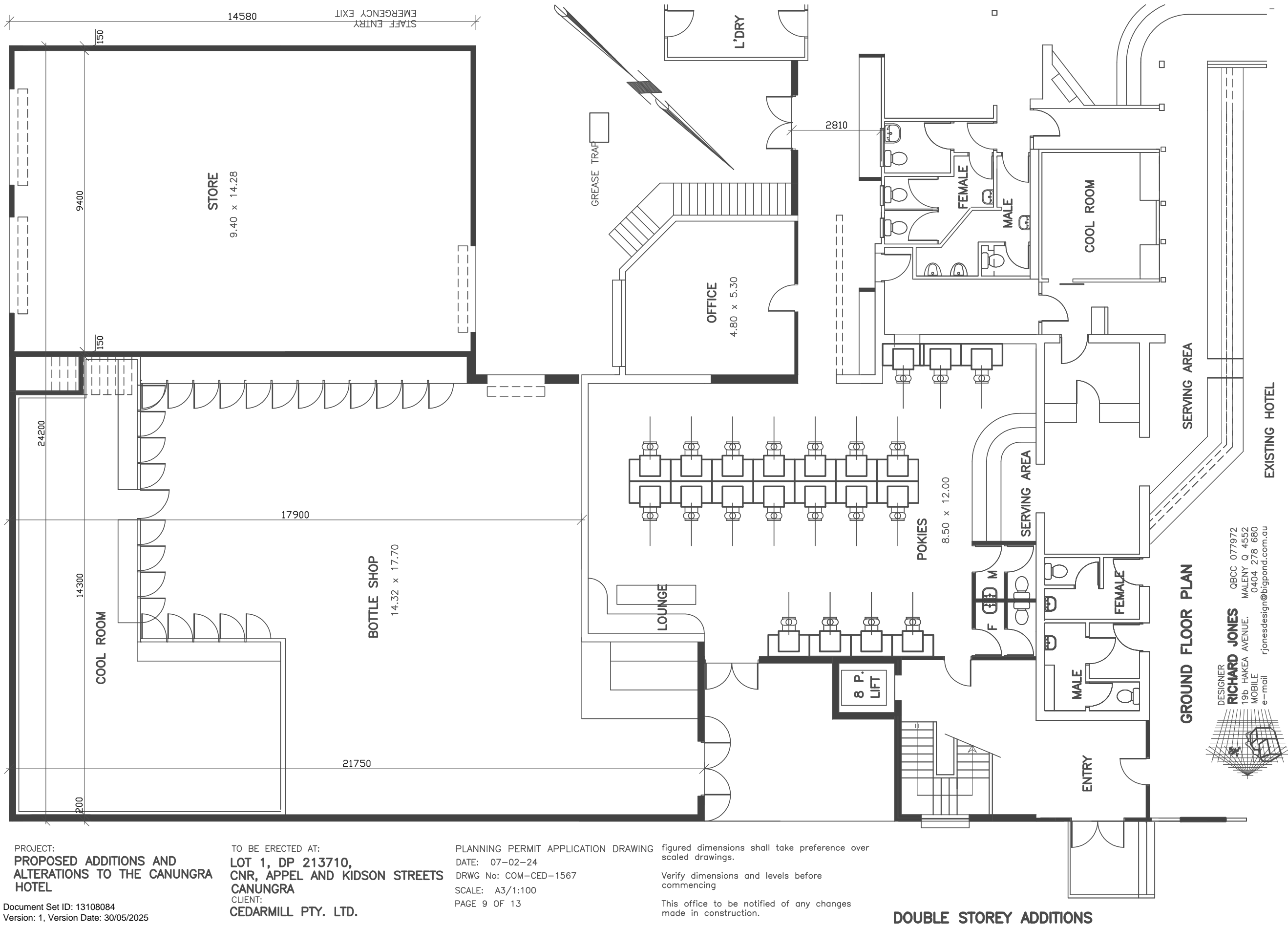
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PROJECT:
**PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL**

Document Set ID: 13108084
Version: 1, Version Date: 30/05/2025

TO BE ERECTED AT:
**LOT 1, DP 213710,
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PLANNING PERMIT APPLICATION DRAWING
DATE: 07-02-24
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SEE SHEET 2

SHEET 1
DOUBLE STOREY ADDITION

PROJECT:
**PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL**

TO BE ERECTED AT:
**LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA**

CLIENT:
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DATE: 22-01-24 SCALE: A3/1:100
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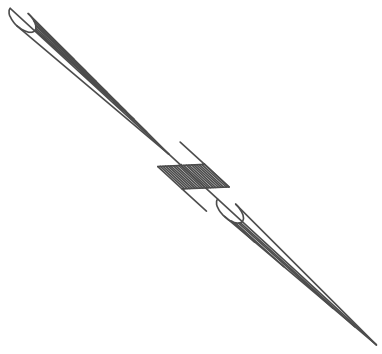
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FIRST FLOOR PLAN



SHEET 2
DOUBLE STOREY ADDITION

PROJECT:
PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL

TO BE ERECTED AT:
LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA

CLIENT:
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PLANNING PERMIT APPLICATION DRAWING
DATE: 07-02-24 SCALE: A3/1:100
DRWG No: COM-CED-1567 PAGE 8 OF 13
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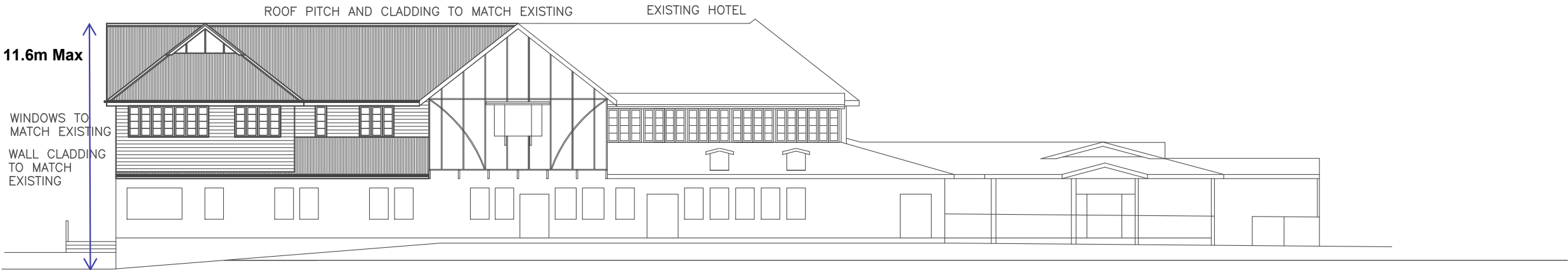
figured dimensions shall take preference over
scaled drawings.

Verify dimensions and levels before
commencing

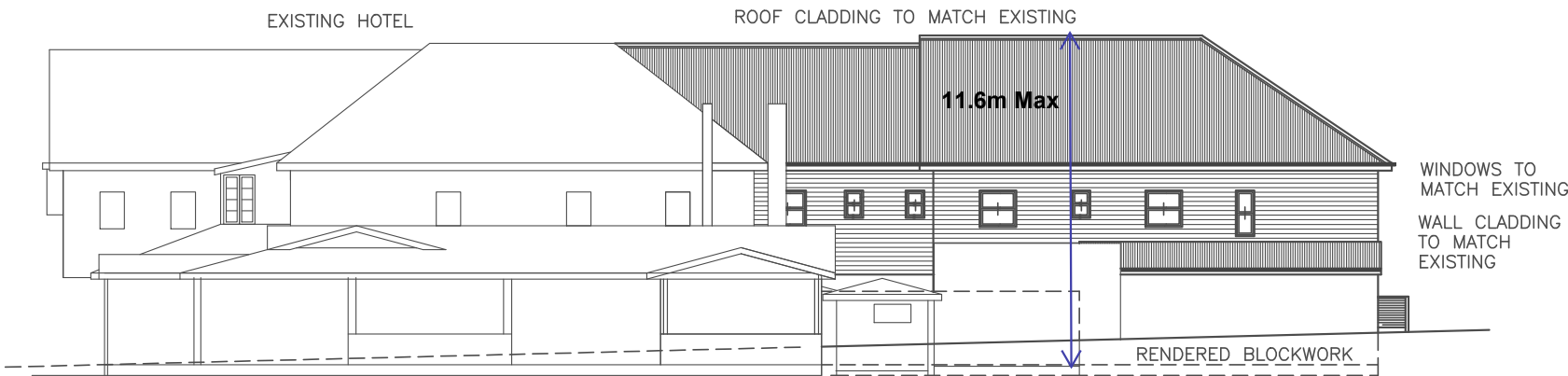
This office to be notified of any changes
made in construction.



DESIGNER
RICHARD JONES QBCC 077972
19b HAKEA AVENUE. MALENY Q 4552
MOBILE 0404 278 680
e-mail rjonesdesign@bigpond.com.au



NORTH WEST ELEVATION (STREET ELEVATION)



SOUTH WEST ELEVATION

**PROPOSED ELEVATIONS
DOUBLE STOREY ADDITIONS**

PROJECT:
**PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL**

TO BE ERRECTED AT:
**LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA**

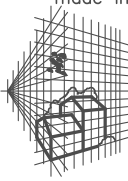
CLIENT:
CEDARMILL PTY. LTD.

PLANNING PERMIT APPLICATION DRAWING
DATE: 07-12-24 SCALE: A3/1:200
DRWG No: COM-CED-1567 PAGE 12 OF 13
SIGNED

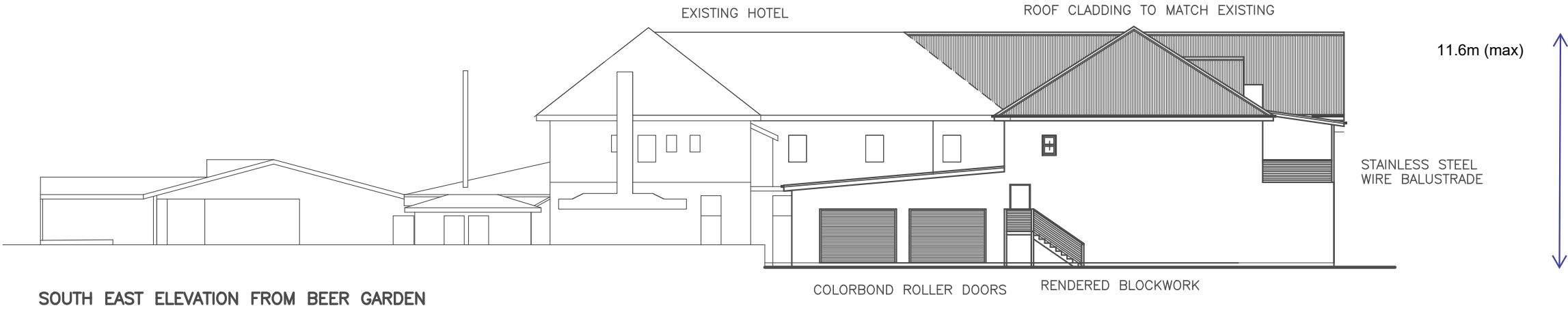
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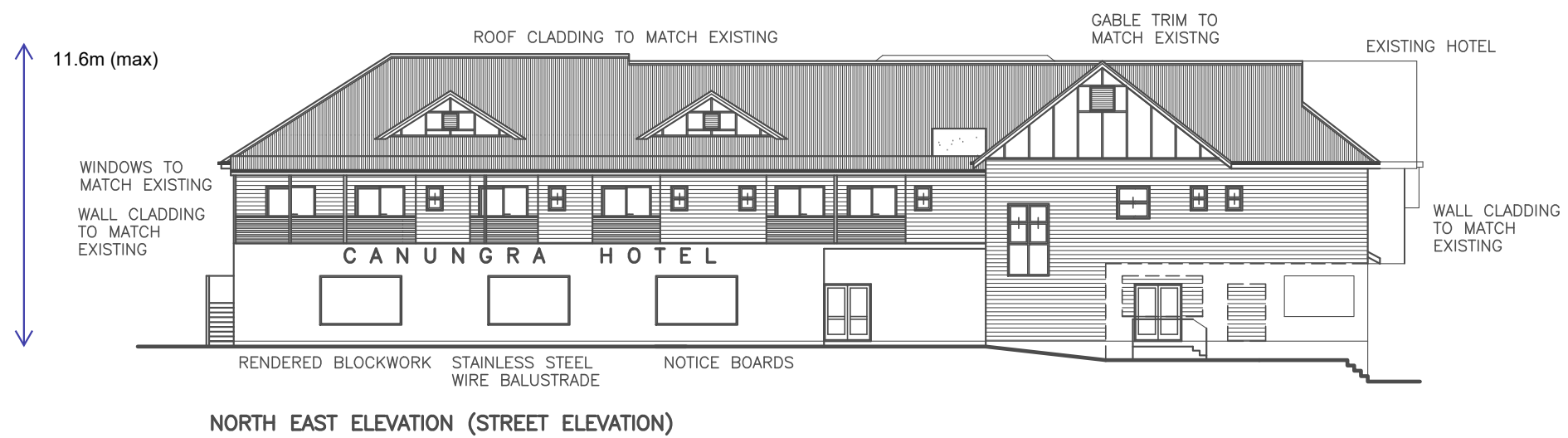
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SOUTH EAST ELEVATION FROM BEER GARDEN



NORTH EAST ELEVATION (STREET ELEVATION)

**PROPOSED ELEVATIONS
DOUBLE STOREY ADDITIONS**

PROJECT:
**PROPOSED ADDITIONS AND
ALTERATIONS TO THE CANUNGRA
HOTEL**

TO BE ERECTED AT:
**LOT 1, DP 213710,
CNR, APPEL AND KIDSON STREETS
CANUNGRA**

CLIENT:
CEDARMILL PTY. LTD.

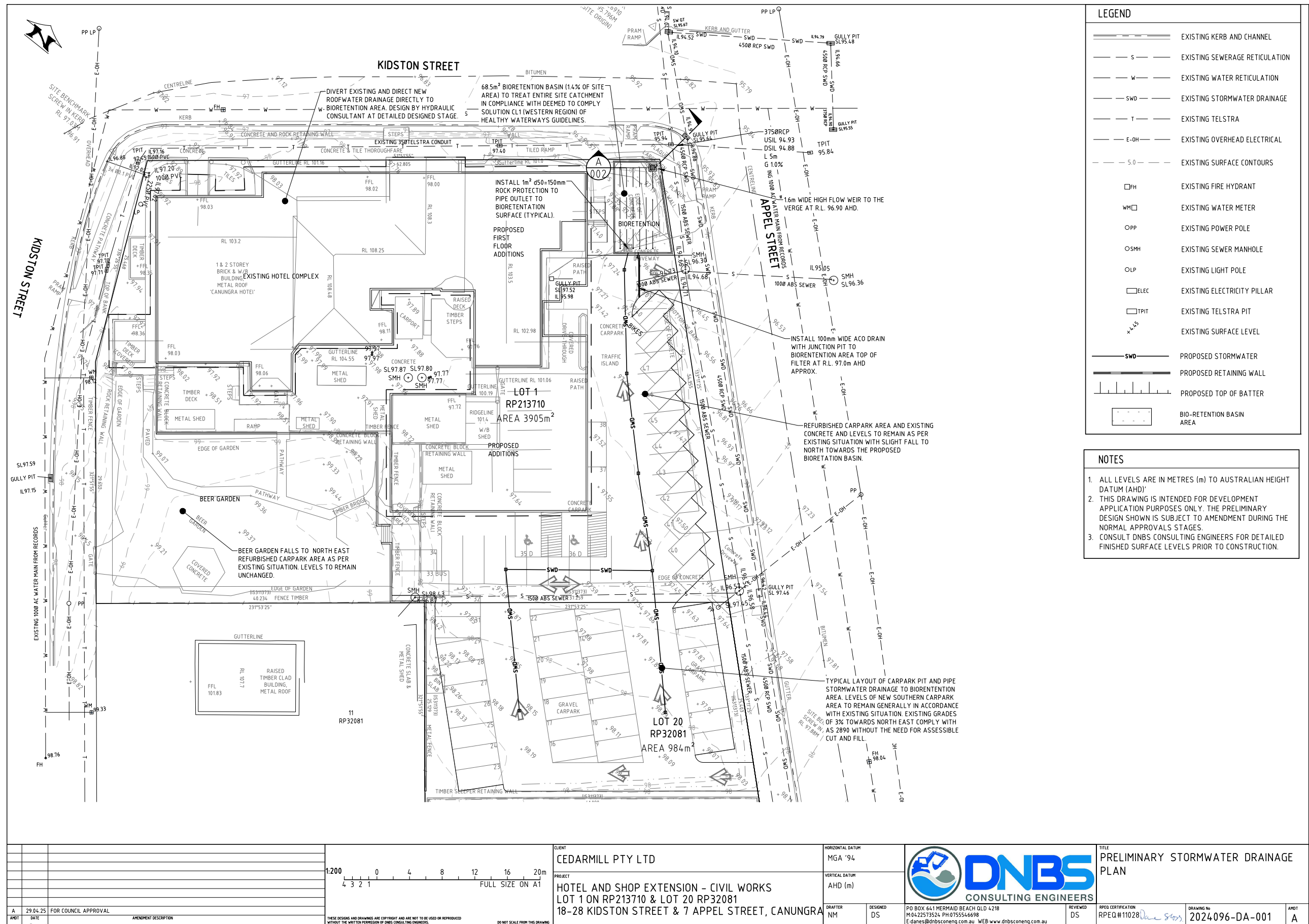
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DATE: 07-02-24 SCALE: A3/1:200
DRWG No: COM-CED-1567 PAGE 13 OF 13
SIGNED

figured dimensions shall take preference over
scaled drawings.

Verify dimensions and levels before
commencing

This office to be notified of any changes
made in construction.

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18 Kidston St, Canungra 4275
QUEENSLAND

LANDSCAPE CONCEPT
PACKAGE



3 MAY 2025



Po Box 3563 Robina Town Centre,
4230, Queensland Australia
Ph: 0755 6252235 M: 0414949851
www.gsdesign.com.au

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LEGEND:

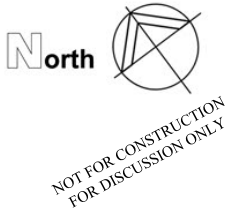
- 1 - BIO RETENTION BASIN TO BE PLANTED OUT WITH PLANTING AS PER THE WATER SENSITIVE URBAN DESIGN GUIDE LINES. REFER TO HYDRAULIC ENG DOCUMENTATION. RETAIN EXISTING MATURE TREE PLANTING/VEGETATION
- 2 - EXISTING VXO TO BE RETAINED AND MADE GOOD AS NEEDED. ENSURE PEDESTRIAN SIGHTLINES ARE MAINTAINED AS PER AS2890.1
- 3 - APPEL STREET BUFFER PLANTING RETAINING EXISTING MATURE / LARGE TREE PLANTINGS WHERE POSSIBLE AND INFILLING GARDEN BED AREAS TO MAINTAIN A DENSE EVERGREEN SCREEN ALONG THE STREET ALIGNMENT.
- 4 - EXISTING STREET VERGE TO BE FULLY TURFED AND MADE GOOD. ENSURE EXISTING GROUND LEVELS ARE MAINTAINED
- 5 - NEW PLANTING TO CONSIST OF EVERGREEN CANOPY TREES PLANTED WHERE POSSIBLE (NOT OVER UNDERGROUND SEWER/STORM-WATER INFRASTRUCTURE) AND SHRUBS/GROUND COVERS THROUGHOUT TO CREATE A LAYERED LANDSCAPED AREA.
- 6 - NEW VEHICLE CROSS OVER TO LOCAL COUNCIL SPECIFICATIONS. SEALED SURFACE FINISH.
- 7 - SOUTHERN PERIMETRE BUFFER PLANTING AREA CONSISTING OF OVER HEAD TREE AND PALM CANOPY FOR A VARIETY OF FOLIAGE TYPES. LOWER UNDER STOREY SHRUBS AND ACCENT PLANTING WITH UNDERSTOREY GROUND COVERS THROUGHOUT.
- 8 - WESTERN PERIMETRE PLANTING TO COMPLIMENT SOUTHERN AREA.
- 9 - SMALLER TRAFFIC ISLAND PLANTING TO CONSIST OF SUITABLE PLANTING, ALLOWING FOR CLEAR UNOBSTRUCTED VISION AND ALSO RESTRICTED PLANTING / GROWING MEDIA.
- 10 - EXISTING VEGETATION TO BE RETAINED AND PROTECTED THROUGHOUT CONSTRUCTION WITHIN PROJECT SITE.
- 11 - EXISTING FACILITIES THROUGH EXISTING BEER GARDEN AREA TO BE RETAINED.
- 12 - EXISTING STREET VEGETATION (PALM) TO BE RETAINED.



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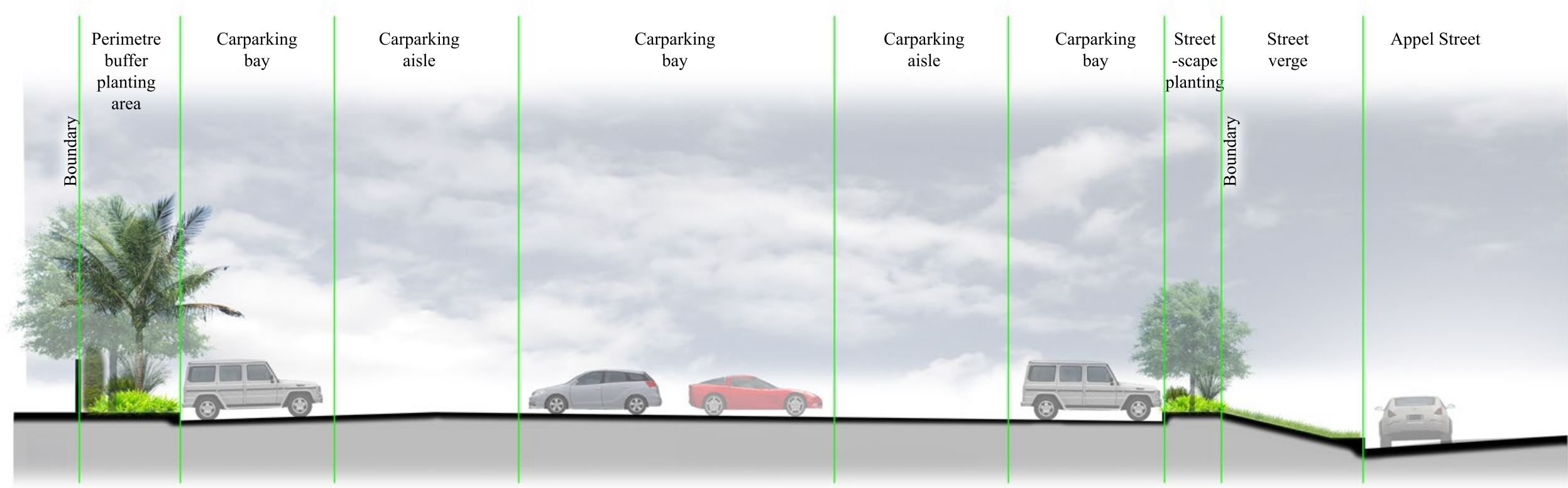
Document Set ID: 13108084
Version: 1, Version Date: 30/05/2025

18 Kidston St, Canungra QLD
LANDSCAPE CONCEPT PLAN



NOT FOR CONSTRUCTION
FOR DISCUSSION ONLY
3 MAY 2025
241114 L-CAN-LIP-01A
SCALE 1:250 @ A2

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Document Set ID: 13108084
Version: 1, Version Date: 30/05/2025

18 Kidston St, Canungra QLD
INDICATIVE SECTION

3 MAY 2025	
241114	L-CAN-LIP-02A
SCALE: NTS	

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Agathis robusta
Ht: 40m, W: 3-4m (200Lt+)



Caesalpinia ferrea
Ht: 20m, W: 8m



Cupaniopsis anacardioides
Ht: 10m, W: 4-5m



Elaeocarpus eumundi
Ht: 12-18m, W: 3-4m (200Lt+)



Lophostemon confertus
Ht: 10-15m, W: 6-12m (200Lt+)



Magnolia grandiflora
Ht: 10m, W: 5m



Tristaniopsis laurina
Ht: 10-14m, W: 5-6m (200Lt+)



Waterhousea floribunda
Ht: 10-30m, W: 5-10m (200Lt+)



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18 Kidston St, Canungra QLD
TREE PLANTING PALETTE

3 MAY 2025
241114 L-CAN-LIP-03A

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Buxus sempervirens



Callistemon vininalis



Gardenia augusta



Metrosideros thomasii



Metrosideros fujifire



Murraya paniculata



Syzygium australe



Syzygium pinnacle



Syzygium resilience



Viburnum odoratissimum



Viburnum emerald lustre



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18 Kidston St, Canungra QLD
PALM PLANTING PALETTE

3 MAY 2025
241114 L-CAN-LIP-04A

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Archontophoenix alexandrae



Dypsis lutescens



Livistona australis



Livistona chinensis



Phoenix canariensis



Rhapis excelsa



Wodyetia bifurcata



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18 Kidston St, Canungra QLD
PALM PLANTING PALETTE

3 MAY 2025
241114 L-CAN-LIP-05A



Alpinia caerulea - Native ginger



Carissa macrocarpa - Dessert star



Casuarina glauca - Cousin it



Cordyline negra

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Cycas revoluta - Sago palm



Dianella caerulea



Gardenia Radicans - Dwarf gardenia



Hymenocallis littoralis - Spider lilly



Liriope muscari - Ever green giant



Liriope variegated



Furcraea foetida



Lomandra confertifolia rubiginosa - matt rush



Lomandra longifolia



Melaleuca linariifolia claret tops



Strelitzia juncea - Leafless bird of Paradise



Trachelospermum jasminoides - Star jasmine



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18 Kidston St, Canungra QLD
SHRUB PLANTING PALETTE







3 MAY 2025
241114 L-CAN-LIP-06A

11.5 MCU24/165 Development Permit for Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities) at Oakland Way, Beaudesert, described as Lot 4 SP3127420 and Lot 802 SP342583

Executive Officer: Director Planning, Development and Environment

Item Author: Contractor - Senior Strategic Planner

Attachments:

1. Proposal Plans 
2. Landscape Concept Plan (under separate cover) 
3. Stormwater Management Plan (under separate cover) 
4. Ecological Assessment Report (under separate cover) 
5. Geotechnical Report (under separate cover) 
6. Bushfire Management Plan (under separate cover) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 4.

Executive Summary

Council is in receipt of a development application for a Development Permit for a Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities), at Oakland Way, Beaudesert, described as Lot 4 SP317420 and Lot 802 SP342583.

Part of the subject site (Lot 4 SP317420) has approval for a Material Change of Use for Aged Persons Accommodation, approved under the historic Beaudesert Planning Scheme 2007. This development is currently being completed. This subject application is for the expansion of the existing Millers Glen Lifestyle Community to create a larger, integrated lifestyle community.

The subject site is located in the Low-Medium Density Residential Zone. Under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), within the Low-Medium Density Residential Zone, a proposal for a Retirement facility is Impact Assessable if involving more than 10 bedrooms.

The application was publicly notified for 16 business days in accordance with the requirements of the *Planning Act 2016*, with two 'properly made submissions' being received.

The application required referral to the State Assessment and Referral Agency (SARA) who are supportive of the proposal. The application was also referred to SEQ Water for Third Party Advice who had no major concerns with the proposal.

The proposed development has demonstrated compliance with the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) through the submitted material with the application as outlined within this report.

As such, the proposed development is recommended for approval, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "MCU24/165 Development Permit for Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities) at Oakland Way, Beaudesert, described as Lot 4 SP317420 and Lot 802 SP342583;
2. Council approve the development application MCU23/064, and grant a Development Permit for Material Change of Use, subject to conditions; and
3. Council note that any subsequent requests for a negotiated decision notice/or change applications to the approval (MCU24/165), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 27 May 2014, Council resolved to approve a Combined application (Council Ref: COM.Bd/00003) for a Preliminary Approval (Section 242) for a Material Change of Use and a Development Permit for a Reconfiguring a Lot (10 Lots and new road).

Report / Background

The following proposed conditions of approval form part of the officers' Recommendation:

Proposed conditions of Approval:

Real Property Description: Lot 4 SP317420 and Lot 802 SP342583
 Address of property: Oakland Way and 27 Oakland Way, Beaudesert
 Site area: Lot 4 SP317420 = 55,050m² (5.505 hectares)
 Lot 802 SP342583 = 93,870m² (9.387 hectares)
 Total = 148,920m² (14.892 hectares)
 Proposal: Material Change of Use for Retirement facility (211 additional dwellings and communal facilities)

1. Currency Period of Approval

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

2. Conditions of Approval

A Development Permit is given for a Material Change of Use for Retirement facility (211 additional dwellings and communal facilities), subject to the following conditions:

No.	Condition	Timing
1.	APPROVED PLANS AND DOCUMENTS Undertake development generally in accordance with the approved plans of development and/or documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plans or document.	At all times.

No.	Condition				Timing
	Title	Drawing No.	Prepared By	Date	
	Site Masterplan	DA_10, Issue D	OGE Group Architects	7/3/2025	
	Staging Plan	DA_12, Issue E	OGE Group Architects	14/8/2025	
	Development Statistics	DA_13, Issue D	OGE Group Architects	7/3/2025	
	Clubhouse Floor Plan	DA_15, Issue D	OGE Group Architects	7/3/2025	
	Clubhouse Elevations	DA_16, Issue D	OGE Group Architects	7/3/2025	
	Clubhouse Elevations	DA_17, Issue D	OGE Group Architects	7/3/2025	
	Clubhouse Perspective	DA_18, Issue D	OGE Group Architects	7/3/2025	
	Housing Design Guidelines	Revision A	OGE Group Architects	22/11/2024	
	Approved Reports				
	Stormwater Management Plan	24-0241-SMP-V2	Colliers	6/3/2025	
	Landscape Concept Plan	10966, Issue B	Saunders Havill Group	December 2025	
	Bushfire Management Plan	Version 2	Queensland Bushfire Planning	November 2024	
	Geotechnical Report	PG-11215	Pacific Geotech Consulting Geotechnical Engineers	March 2025	
	Ecological Assessment Report	Issue A	Saunders Havill Group	29 November 2024	

No.	Condition	Timing
2.	<p>ENERGY EFFICIENT DESIGN</p> <p>Submit to, and have approved by the Manager Planning and Development, prior to any approval of Building Works in respect to this development approval, plans showing floor plans and elevations of the proposed retirement dwellings, with certification demonstrating each dwelling and structure within the complex is compliant with relevant energy efficiency design requirements as detailed within the Queensland Development Code and National Construction Code.</p> <p>Once approved, the plans will become the approved plan of development.</p>	Prior to any approval of Building works.
3.	<p>APPROVED PLANS</p> <p>This approval is based on the information, reports, plans and other information supplied for assessment by the applicant and/or their consultants or authorised representatives:</p> <ol style="list-style-type: none"> Works must be undertaken generally in compliance with the submitted and accepted reports and other supporting documents as listed in Condition 1 of this approval. If, after approval is issued, errors, omissions, or insufficient details are noted on the construction plans, such deficiencies are to be made good during construction and Council reserves the right to withhold acceptance of construction until such remedies are complete. It does not extinguish or diminish the responsibility of the Applicant and/or RPEQ Engineer in regard to being wholly responsible for the designs, plans, reports or specifications in complying with any legal, government or Council requirements, or any omissions in this regard. 	At all times.
4.	<p>DEFINITION COMPLIANCE AND EXCLUSION</p> <p>The approved use and associated ancillary activities must at all times comply with the definition of Retirement facility as identified under Schedule 1 of the <i>Scenic Rim Planning Scheme 2020</i> (as amended 30 June 2023).</p>	At all times.
5.	<p>INTENSIFICATION OF APPROVED USE</p> <p>A material increase in the intensity or scale of the use of the premises as approved may constitute a material change of use and require further development approval.</p>	At all times.

No.	Condition	Timing
6.	<p>DEVELOPMENT IN STAGES</p> <p>Develop the site in accordance with the stages identified on the approved plan of development, with the stages to be developed in the consecutive number or alphabetic order of each stage as identified on the plan. The applicant must comply with each condition of this development approval as it relates to each stage, unless otherwise specifically stated in the condition.</p>	At all times.
7.	<p>COMMUNAL BUILDINGS</p> <p>The communal buildings and/or facilities are to be for the exclusive use of the residents and their visitors. No public access is to be permitted for the communal buildings and/or facilities.</p>	At all times.
Amenity		
8.	<p>AMENITY – PRIVACY</p> <p>Any habitable room windows directly facing another habitable room within ten metres, or a defined communal area within three metres must have:</p> <ul style="list-style-type: none"> a. a fixed obscure glazing in any part of the window below 1.5 metres above floor level; or b. privacy screens that cover a minimum of 50% window. 	Prior to the commencement of the use and at all times thereafter.
9.	<p>OUTDOOR LIGHTING</p> <p>Outdoor lighting of the development must mitigate adverse lighting and illumination impacts, including unnecessary glare or overspill by:</p> <ul style="list-style-type: none"> a. being designed, installed and regulated in accordance with the parameters outlined in Australian Standard 1158.1.1 – Control of Obtrusive Effects of Outdoor Lighting; and b. installation of outdoor lighting that: <ul style="list-style-type: none"> i. provides graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land; ii. is directed onto the subject land and away from neighbouring properties; and iii. uses shrouding devices to preclude light overspill onto surrounding properties where necessary. 	At all times.
10.	<p>REFUSE STORAGE AREAS</p> <p>Refuse bin storage areas must be screened from public view. Where bin storage occurs outside any buildings, such storage areas must be screened with a minimum 1.5 metre high solid screen fence or wall.</p>	At all times.

No.	Condition	Timing									
11.	<p>SCREENING OF SERVICES AND MECHANICAL PLANT</p> <p>Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.</p>	At all times.									
12.	<p>NOISE EMISSIONS LIMITS</p> <p>The activity must not exceed the noise emission levels prescribed in the table below.</p> <table border="1"> <thead> <tr> <th>Time Period</th><th>At dwelling or other sensitive land use</th><th>At commercial premises</th></tr> </thead> <tbody> <tr> <td>Daytime (7:00am-10:00pm)</td><td>Background +5dB(A)</td><td>Background +10dB(A)</td></tr> <tr> <td>Night time (10:00pm-7:00am)</td><td>Background +3dB(A) Background=LA90</td><td>Background +8dB(A) Background=LA90</td></tr> </tbody> </table> <p><i>Note: 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 otherwise provided in the Environmental Protection Act 1994 or an Environmental Authority.</i></p> <p><i>Note: A Sensitive Land Use has the meaning given in the State Planning Policy.</i></p>	Time Period	At dwelling or other sensitive land use	At commercial premises	Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)	Night time (10:00pm-7:00am)	Background +3dB(A) Background=LA90	Background +8dB(A) Background=LA90	At all times.
Time Period	At dwelling or other sensitive land use	At commercial premises									
Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)									
Night time (10:00pm-7:00am)	Background +3dB(A) Background=LA90	Background +8dB(A) Background=LA90									
Engineering											
13.	<p>ACCESS TO COUNCIL ROAD</p> <p>An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions shall be maintained in good condition for the lifetime of the proposed use.</p> <p>Design crossover splays to accommodate the turning movement of the largest design vehicle accessing the site.</p>	Prior to the commencement of use.									

No.	Condition	Timing
14.	<p>CAR PARKING & DRIVEWAYS – SEALED</p> <p>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 Planning Scheme. 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 to a standard reasonable for commercial purposes. The car parking provisions must be maintained in good condition for the lifetime of the proposed use.</p>	Prior to the commencement of use
15.	<p>CAR PARKING NUMBERS</p> <p>The development must provide a total of two hundred and forty-three (243) on-site car parking spaces including a minimum of three (3) spaces for People with Disabilities (PWD).</p>	Prior to the commencement of use
16.	<p>SEALED CAR PARKING</p> <p>All vehicle access (access driveway/s) and car parking areas and vehicle manoeuvring areas are to be designed, constructed and maintained in accordance with AS. 2890.1 and A.S. 2890.2. All pavements are to be designed to suit the proposed vehicle loadings with the individual pavements constructed as either a rigid pavement (reinforced concrete pavement) or alternatively as a flexible pavement with provision for a 40mm asphalt concrete (AC) seal, unless agreed otherwise by Council.</p>	Prior to the commencement of use
17.	<p>CAR PARKING ON-SITE</p> <p>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.</p>	At all times.
18.	<p>CAR-PARK LIGHTING & SECURITY GENERAL</p> <p>The development must provide adequate lighting to the open area car-parking facilities and <u>all</u> 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.</p>	Prior to the commencement of use

No.	Condition	Timing
19.	<p>VEHICLE LOADING / UNLOADING</p> <p>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 from within the curtilage of the site. The approved design vehicles for the site are 12.5m Heavy Rigid Vehicle, 6.4m Small Rigid Vehicle and 7m minibus.</p>	At all times.
20.	<p>ROAD FRONTAGE WORKS</p> <p>The Applicant is to be responsible for the design and construction of all necessary construction/reconstruction/road works associated with Oakland Way and the existing roundabout stub roads along the frontages of the site. The design and construction of said works is to include all/any necessary pavement works, street lighting, underground stormwater drainage works, 2.5m shared path with pram ramps providing connectivity to existing network, and sub-surface drainage works, with the works being undertaken in accordance with Council's Planning Scheme.</p> <p><i>Note: The works required by this condition will be the subject of a development application for Operational Works.</i></p>	Prior to the commencement of use
21.	<p>ACCESS AND SERVICES EASEMENT</p> <p>Provide a 15 metre wide easement for access and services benefiting Lot 805 SP342583, over Lot 802 SP342583. The easement should start from the western boundary of Lot 805 SP342583 and connect to the exit and entry point of the site accessed from the northern roundabout on Oakland Way/Jason Day Drive.</p> <p><i>Note: The easement is crucial to avoid isolating Lot 805 SP 342583 due to the upcoming Eastern Ring Road in the Council's LGIP and to ensure compliance with PO1 of the Master Plan Areas Overlay Code.</i></p>	Prior to the commencement of use
22.	<p>ADVERSE DRAINAGE IMPACT - GENERAL</p> <p>Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.</p>	At all times.

No.	Condition	Timing
23.	<p>STORMWATER</p> <p>All stormwater flows within and adjacent to the development, must be confined to road reserves, drainage reserves, registered drainage easements or within parkland.</p> <p>Establish easements to capture and convey external catchment flows up to the extent of 1% AEP and freeboard, in accordance with the Queensland Urban Drainage Manual - Fourth edition, 2016 (IPWEAQ).</p>	In conjunction with an application for operational works
24.	<p>STORMWATER DISCHARGE AND DISPOSAL</p> <p>The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge. Provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM), Council's Planning Scheme and in line with the recommendations of the Stormwater Management Plan Ref: 24-0241-SMP-V2 version V2 prepared by Colliers Engineering & Design dated 06 March 2025.</p> <p>The applicant must ensure that water quality and quantity management objectives are met at each stage, in the absence of final treatment measures available for connection upon the completion of the relevant stage.</p> <p>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.</p>	Prior to the commencement of use
25.	<p>EROSION CONTROL</p> <p>The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works. Such control measures are to be in accordance with <i>"Best Practice Erosion and Sediment Control, IECA, 2008"</i>.</p>	At all times.
26.	<p>EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAYS AND ALLOTMENT WORKS)</p> <p>All earthworks and allotment filling is to be undertaken in accordance with Council's <i>Earthworks, Construction and Water Quality Code</i> of the <i>Scenic Rim Regional Councils Planning Scheme 2020</i> and subject to the recommendations in the Slope Stability Assessment report, Reference # PG-11215 by Pacific Geotech, dated March 2025. Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 <i>"Guidelines for Earthworks on commercial and residential developments"</i>.</p>	Prior to the commencement of use

No.	Condition	Timing
	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.	
27.	<p>RETAINING WALLS</p> <p>The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Any retaining wall higher than 1.0 metre will require approval under a Building Application.</p> <p><i>Note: Where the fall height of 1m or more exists a fall risk assessment should be undertaken.</i></p>	Prior to the commencement of use
28.	<p>ELECTRICITY</p> <p>The development must be connected to electricity supply from the State electricity grid through the State authorised supplier to the buildings / structures associated with the approved use or production of evidence of satisfactory arrangements for such supply having been made.</p>	Prior to the commencement of use
29.	<p>RESPONSIBILITY OF WORKS</p> <p>This Approval is based on the information, reports, plans and other information supplied for assessment by the Applicant and/or their consultants or authorised representatives:</p> <ul style="list-style-type: none"> a) Works must be undertaken generally in compliance with the submitted and accepted reports and other supporting documents as listed in Condition 1 of this approval. b) If, after approval is issued, errors, omissions, or insufficient details are noted on the construction plans, such deficiencies are to be made good during construction and Council reserves the right to withhold acceptance of construction until such remedies are complete. <p>It does not extinguish or diminish the responsibility of the Applicant and/or RPEQ Engineer in regard to be wholly responsible for the designs, plans, reports or specifications in complying with any legal, government or Council requirements, or any omissions in this regard.</p>	At All times
30.	<p>DAMAGE TO COUNCIL ASSETS</p> <p>Rectification of any damage to other services is to be made good by the Applicant at the Applicant's expense.</p>	As soon as practically possible.

No.	Condition	Timing
31.	ALTERATION OF OVERLAND FLOW PATHS Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties or that creates an increase in flood damage on other properties.	Prior to issue of any operational works permit.
32.	VEHICULAR MOVEMENT All vehicular ingress and egress is to occur in a forward gear.	At all times.
Construction Management		
33.	CONSTRUCTION ACTIVITY & NOISE Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.	As indicated within the wording of the condition.
34.	CONSTRUCTION MANAGEMENT PLAN The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will: <ul style="list-style-type: none"> a. Details of site security; b. Details of how pedestrian movement around the site will be managed including during works and outside normal working hours; c. Location of street lights, fire hydrants, sewer and stormwater pipes and manholes, footpaths and any other street furniture around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during the works; d. Location of buildings and structures on adjacent properties; e. Temporary vehicular access points and frequency of use; f. Provision for loading and unloading materials including the location of any remote loading sites; g. Location of materials, structures, plant and equipment to be stored or placed on the construction site; h. How materials are to be loaded/unloaded and potential impacts on existing Council infrastructure (including but not limited to footpaths and street trees); i. Location of any proposed gantries or overhead protective awnings over the road or footpath (with clearances to street furniture and other footpath assets); j. Employee and visitor parking areas; k. Anticipated staging and duration of works; l. Provision for fire exit routes for other uses on the subject or adjoining sites; 	As part of an application for Operational Works.

No.	Condition	Timing
	<p>m. Location and details of public information signs showing the Developers Name and address; a contact representative of the Developer and Principal Contractor and phone number;</p> <p>n. Establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, any changes in traffic flows during construction, impacts on services and other relevant issues;</p> <p>o. Identification of complaint management procedures including: Contact details for the on-site manager</p> <p>p. Dispute resolution procedures</p> <p>q. Identify the haul route for the transport of imported or spoil material, gravel pavement material and building materials. Council approval will be required for all roads on the haul route below arterial standard;</p> <p>r. Traffic management during all aspects of the construction phase including a Traffic Management Control Plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures required prior to construction. The plan is to be certified by a suitably qualified RPEQ or a suitably qualified Traffic Management Design professional.</p> <p>s. Include details of any traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works;</p> <p>t. Details for the management of stormwater run-off and the proposed sediment and erosion control measures including the location of any rubble grids or shakers;</p> <p>u. Extent of earthworks proposed on the site at any time;</p> <p>v. Details of air and dust management. Dust mitigation measures are to be implemented during construction;</p> <p>w. Details of noise and vibration controls;</p> <p>x. Details of measures for the collection and control of rubbish.</p> <p>A copy of the endorsed Construction Management Plan must be available on site at all times during construction.</p> <p>Note: <i>The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.</i></p> <p><i>The endorsed Construction Management Plan will not allow the carrying out of specific work activities for any phase of construction outside of normal hours (6:30am to 6:30pm, Monday to Saturday).</i></p>	

No.	Condition	Timing
Environment - Bushfire		
35.	BUSHFIRE MANAGEMENT PLAN <ol style="list-style-type: none"> Ensure construction of future dwellings and structures and associated development works are in accordance with the approved "Bushfire Management Plan". Implement any approved Bushfire Management Plan at all times during the construction and operational phases of the development. Ensure a legible copy of the approved Bushfire Management Plan and approval conditions are available on site at all times during construction and earthworks. 	As indicated within the wording of the condition.
Environment - Fauna Management		
36.	FAUNA MANAGEMENT - PLAN <ol style="list-style-type: none"> Develop a Fauna Management Plan (FMP) that provides a strategy for the management of fauna and fauna habitat on the site. The FMP must comply with other conditions of this approval, link closely with any Vegetation Clearing and Management Plan developed for the site and must be in accordance with the 'Ecological Assessment Report'. Implement any approved Fauna Management Plan at all times during construction of the development. Ensure a legible copy of the approved Fauna Management Plan and approval conditions are available on site at all times during construction and earthworks. 	As part of the Operational Works application.
37.	FAUNA SPOTTER <ol style="list-style-type: none"> Undertake fauna management in accordance with the approved Fauna Management Plan. Ensure that a fauna spotter is present to check all potential habitat prior to removal. Where native vertebrate animals are found, clearing must only continue in coordination with a fauna spotter (Department of Environment, Tourism, Science and Innovation approved). All native vertebrate animals located within, on and amongst vegetation or areas of vegetation proposed to be harmed in accordance with this approval are only to be managed under the guidance of a wildlife spotter (Department of Environment, Tourism, Science and Innovation approved). 	As indicated within the wording of the condition.

No.	Condition	Timing
Vegetation Management		
38.	VEGETATION - CLEARING a. Develop a Vegetation Clearing and Management Plan (VMP) that addresses all activities associated with construction of the development (including Building Works, Operational Works and Plumbing and Drainage Works) as they relate to existing vegetation on site. The VMP must comply with all other conditions of this approval and must be in accordance with the 'Ecological Assessment Report'. b. Implement any approved Vegetation Clearing and Management Plan at all times during construction of the development. c. Ensure a legible copy of the approved Vegetation Clearing and Management Plan and approval conditions are available on site at all times during construction and earthworks.	As part of the Operational Works application.
Landscaping		
39.	LANDSCAPING – ESTABLISHMENT Install landscape plantings to accord with the requirements set out in the approved 'Landscape Concept Plan'. The plantings associated with these landscaped areas are to be installed and maintained in accordance with Planning Scheme Policy 2 – Landscape Design.	Prior to commencement of use.
40.	LANDSCAPING – MAINTENANCE Ensure the landscaped areas include a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme.	At all times.

3. Referral Agency Conditions

Council received correspondence dated 4 March 2025 from the Department of State Development, Infrastructure and Planning as a Referral Agency (Concurrence) through the State Assessment and Referral Agency process. The aforementioned correspondence and conditions have been attached to this Decision Notice in accordance with Section 62 of the *Planning Act 2016*.

Council received correspondence dated 29 September 2025 from SEQ Water as Third Party Advice. SEQ Water recommended including a property notation condition in the approval conditions package.

4. Advisory Notes

- a) **ADVERTISING SIGNS** – Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.
- b) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- d) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- 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
 - 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
 - Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- e) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Reconfiguring a Lot 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 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- f) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

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

- g) **COMPLIANCE WITH CONDITIONS** - The land owner/developer, is required to ensure the development and any associated conditions within the development approval are complied with prior to the commencement of the approved land use or prior to endorsement of survey plans for subdivision approvals. Failure to comply with the conditions of approval are deemed to be a breach of Section 164 the *Planning Act 2016* and as such Council may undertake formal enforcement action/s such as statute notices or prescribed infringement notices.
- h) **SEQ WATER PROPERTY NOTATION - Property Note:** Secure water supply to this site may be affected until planned future bulk water supply augmentation and infrastructure works are undertaken by the Queensland Bulk Water Supply Authority (trading as Seqwater), including the South-West Pipeline and future Wyaralong Water Treatment Plant. Until such time as these supply augmentation works are completed, adequacy of potable water supply to the immediate region cannot be guaranteed.

5. Further approvals are required for:

- a. Operational Works (external roadworks, street lighting, roadworks and drainage works on-site, frontage road work Oakland Way and traffic signage, excavating and filling, stormwater and access and parking) approval is to be obtained from Council prior to undertaking any site works.
- b. A Building Works approval for a Class 3 and Class 9 is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- c. A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing work on the subject property.
- d. A Property Access Permit and Road Corridor Use Permit Application are to be lodged with Council prior to undertaking any access/road construction works.

6. That the Submitter/s be advised of the following

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

7. Administrative Action:

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

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	INA Operations Pty Ltd C/- Saunders Havill Group
Owner(s)	INA Operations Pty Ltd As Trustee
Site Address	Oakland Way and 27 Oakland Way, Beaudesert
Real Property Description	Lot 4 SP317420 and Lot 802 SP342583
Site Area	Lot 4 SP317420 = 55,050m ² (5.505 hectares) Lot 802 SP342583 = 93,870m ² (9.387 hectares) Total = 148,920m ² (14.892 hectares)
Relevant Zone and Precinct	Low-Medium Density Residential Zone
Proposal	Retirement facility (211 additional dwellings and communal facilities)
Assessment Level	Impact Assessable
Approval Type	Material Change of Use
Public Notification	16 business days (between 30 May 2025 and 20 June 2025)
Submissions Received	2 'properly made submissions'
Date Application Deemed Accepted	10 December 2024

Development History

- Development Application COM.Bd/00003

On 27 May 2014, Council approved a Combined application (Council Ref: COM.Bd/00003) for a Preliminary Approval (Section 242) for a Material Change of Use and a Development Permit for a Reconfiguring a Lot (10 Lots and new road). Any future developments within Stage 1 are to be in accordance with the approved 'Preliminary Approval Document Oaklands Stage 1'. A copy of the approved Stage One Structure Plan is shown in Figure 1 below.

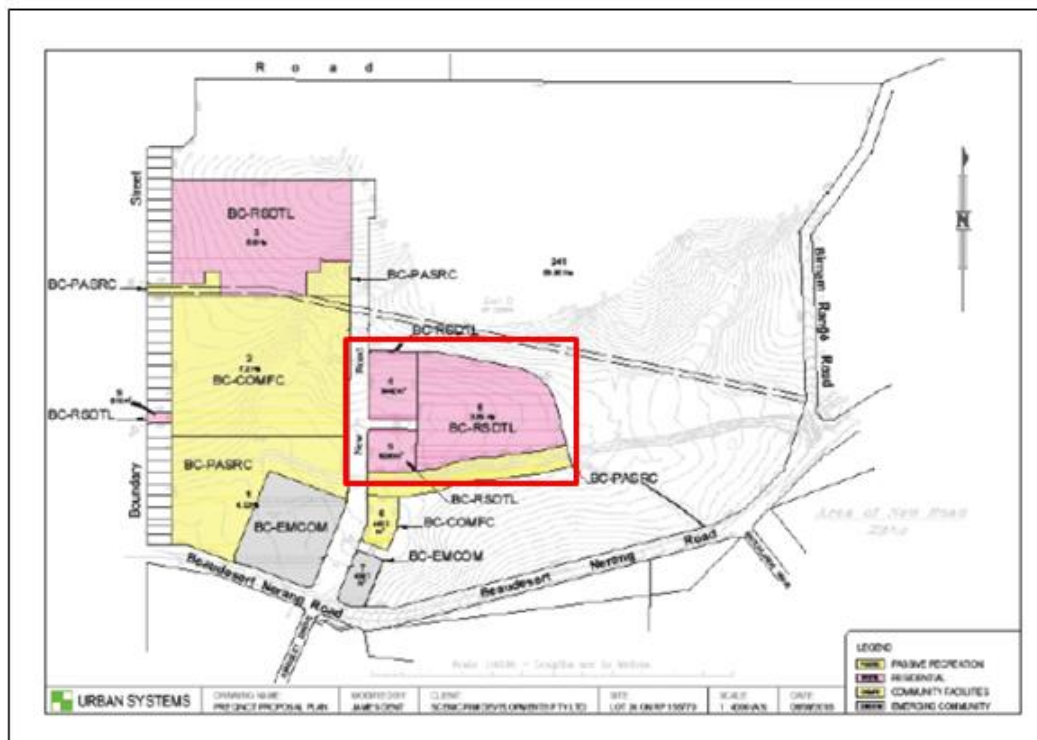


Figure 1: Approved Stage One Structure Plan

- Development Application MCU17/547 and RAL17/524

On 8 March 2018, a Development Permit was approved for a Combined Application for Material Change of Use - Aged Persons Accommodation (6 Stages) and Reconfiguring a Lot - Boundary Realignment (2 into 2).

On 3 August 2018, Council agreed to a Negotiated Decision Notice which amended conditions relating to fence screening and stormwater discharge and disposal.

- Development Application MCU22/080

On 13 October 2022, Council approved a Minor Change application. The changes related to an increase in internal road widths, increase in visitor parking, design changes to the proposed dwellings, increase in one dwelling, a revision of the on-site community centre and changes to the staging.

- Development Application MCU23/054

On 23 June 2023, Council approved a Minor Change application. The changes related to amendments to the proposal plan and master plan and sequencing of stages and limited the occupation of dwelling to a maximum of two people.

- Development Application MCU23/0113

On 2 November 2023, Council approved a Minor Change application. The changes related to amendments to the proposal plan and master plan.

- Development Application MCU24/016

On 5 June 2024, Council approved a Minor Change application. The changes related to a reduction in scale of the communal building and surrounds, amendment of the communal building design, reduction of dwelling sites by 28 and car parking spaces by three, rearrangement of internal roadways and parking, reconfiguration of the stages.

Site Evaluation

The subject site comprises two (2) adjoining land parcels described as Lot 4 SP317420 and Lot 802 SP342583, situated at 27 Oakland Way and Oakland Way, Beaudesert respectively, approximately 1.6 kilometres east of the Beaudesert town centre (refer to Figure 2 for an aerial photo of the subject site and its immediate surrounds). The site is encumbered by Easement D RP123916 which traverses the southern part of Lot 802, located over a water main and Covenant on Lot A SP342583 which is for vegetation and koala protection.

Lot 4 is located to the south, is 5.505 hectares and rectangular in shape. It has access to Oakland Way to the west via a roundabout. It contains the Millers Glen Lifestyle Community which is currently under construction and almost complete. Figure 3 shows the approved plan for the approved Aged Persons Accommodation on the site.

Lot 802 is vacant with mature vegetation and grass on the site. It is located to the north of Lot 4, is L-shaped and is 9.387 hectares. It has access to Oakland Way to the west via a roundabout.

Lot 4 falls from 88 metres AHD in the north-eastern corner of the site to 79 metres AHD in the south-western corner of the site. This fall of nine (9) metres over a distance of 331 metres equates to a 2.7 percent slope. Lot 802 generally slopes from the north to the south and has a few steeper areas on the site. One such area falls from 106 metres AHD in the eastern portion of the site to 87 metres AHD in the southern portion the site. This fall of 19 metres over a distance of 168 metres equates to a 11.3 percent slope.

The subject site has access to reticulated water, sewer and stormwater networks.

The subject site is located in the Low-Medium Density Residential Zone. The surrounding lots are within the Rural Zone, Low-Medium Density Residential Zone and Community Facilities Zone. Surrounding land uses consist of single dwellings on residential lots, a school (McAuley College), daycare centre, service station and drive through coffee shop. Figure 4 shows the zoning of the subject site and its immediate surrounds. Figure 5 shows the subject site in relation to the town of Beaudesert.



Figure 2: Aerial Photo of subject site (Source: Qld Globe)

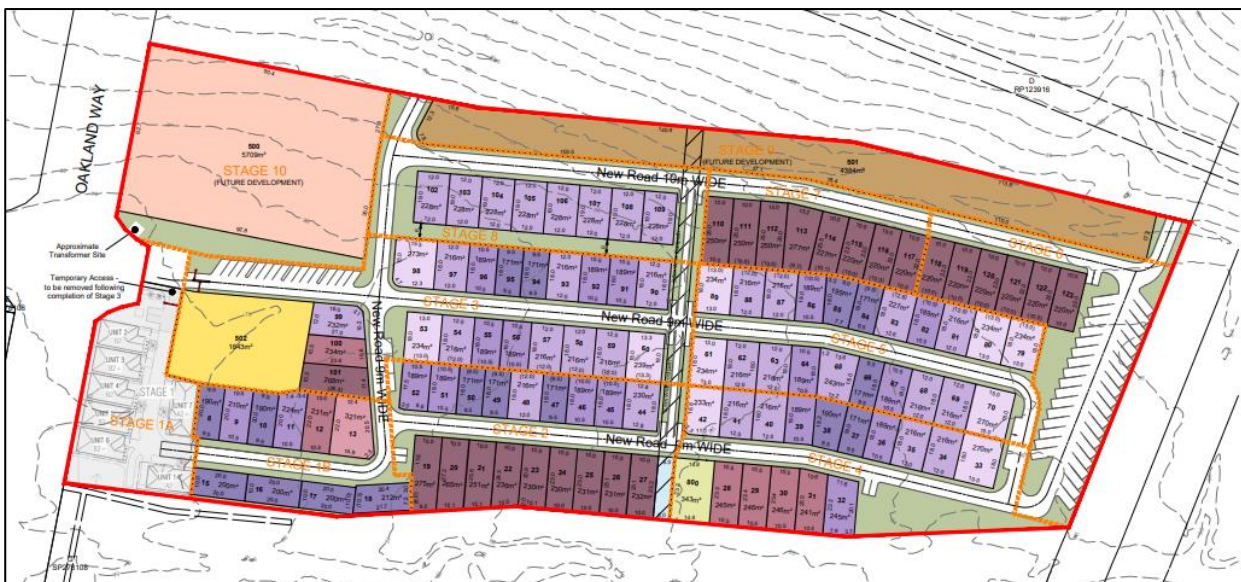


Figure 3: Approved Plan for the existing Aged Persons Accommodation

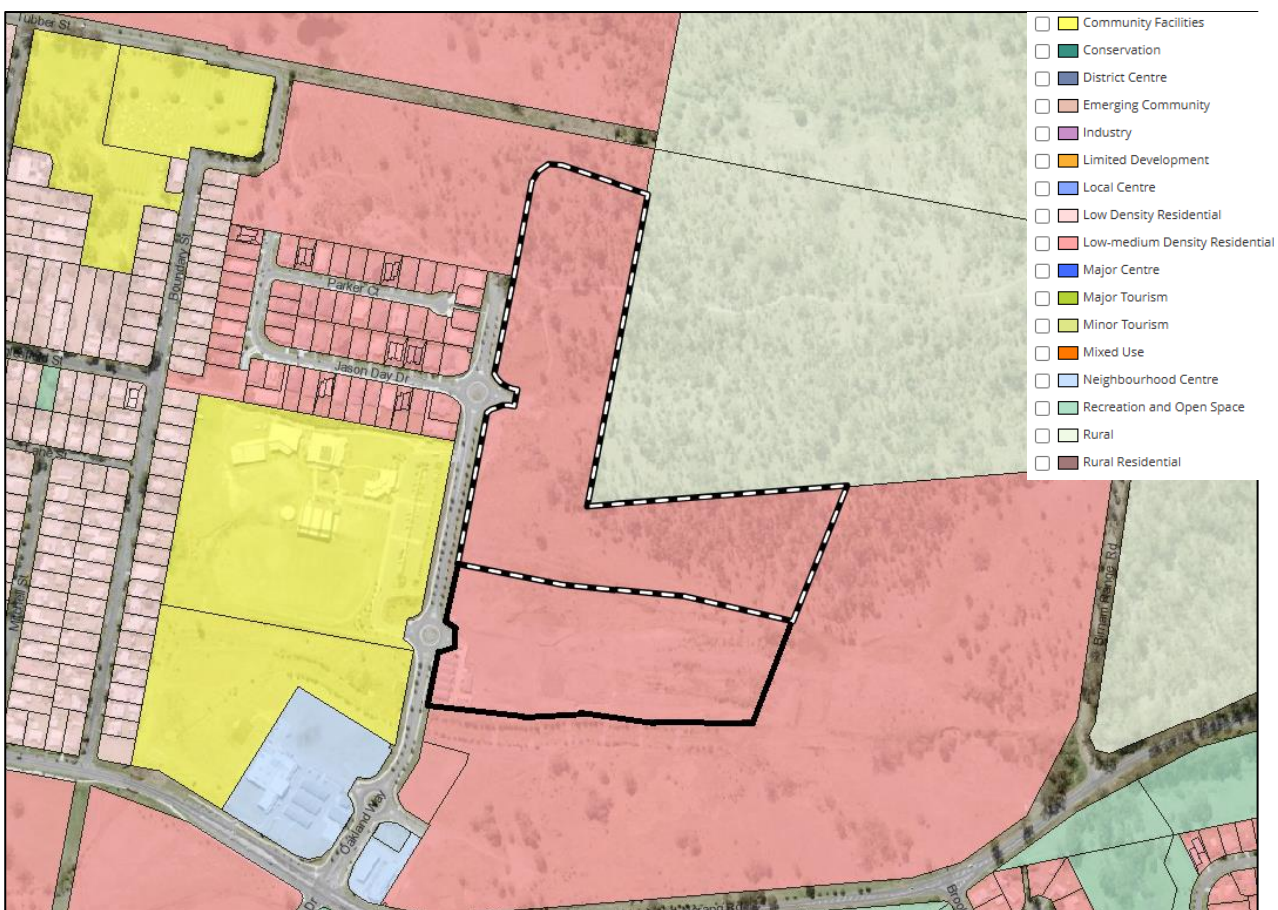


Figure 4: Zoning of subject site and surrounds (Source: Scenic Rim ePlan)

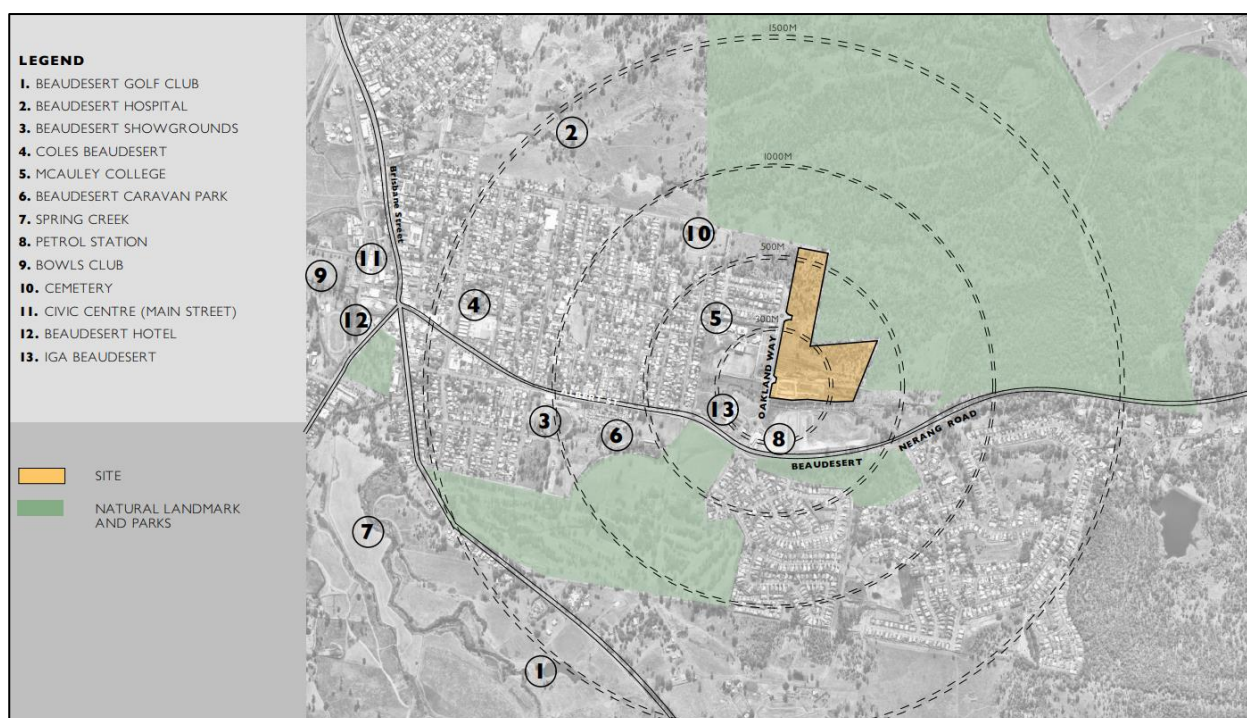


Figure 5: Location of subject site in relation to Beaudesert (Source: Applicant's proposal plans)

The Proposal

The application seeks a Development Permit for a Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities), on land at Oakland Way, Beaudesert, described as Lot 4 SP317420 and Lot 802 SP342583.

The proposed development is an extension to the existing Millers Glen Lifestyle Community (113 dwellings) which is located on Lot 4. The development will provide an additional 211 self-contained dwellings in a mixture of one and two bedroom products, with the community ultimately accommodating 324 dwellings total. No changes are proposed to Stages 1 to 8 of the existing approved development as part of this application.

Dwellings will be in the form of detached and attached house sites that range in size and orientation. Whilst the house sites may appear to be "lots", it is important to note that the development will be provided within a single allotment and the house sites represent the lease areas for the future dwellings.

The proposed development involves the creation of five different site types, which will allow for a wide variety of different house products and designs that will cater for a range of different budgets (refer to Figure 6 Site Masterplan):

Site Type	Number	Percentage
Duplex - 9.5m x 13m sites	6	2%
9m x 19m sites	48	15%
11m x 19m sites	62	20%
12m x 19m sites	54	18%
13m x 19m sites	41	13%
Existing homes	113	32%
Total dwellings	324	

To maximise flexibility in design for the future dwellings, the applicant has prepared a Housing Design Guideline for the development (in lieu of detailed floor plans and elevations), which outlines the required built form provisions for each site, including minimum setbacks, lot sizes/frontage widths, private open space areas, maximum site cover, maximum building heights (see Figure 7). The applicant has also provided indicative housing typologies as an example of houses that may be built within the development but these are not to form part of the approved plans as they are seeking flexibility in housing design and will rely on the Housing Design Guideline to guide the development of dwellings on these sites. The indicative housing typologies can be seen in Figures 8 to 16.

Several communal facilities and open spaces are proposed throughout the community (such as a communal BBQ area and dog park). All communal facilities are strategically located within the site to ensure that all residents have easy access to these communal spaces. Whilst pocket communal facilities are proposed, 'Millers Homestead' is proposed to be the main facility acting as a typical clubhouse to service needs of its residents. Millers Homestead (the main clubhouse) includes a dance floor / function hall, main kitchen and servery, bar / lounge, recreation / pool tables, craft / pool tables, resort style pool and spa, gym / outdoor yoga, formal library, outdoor BBQ area, outdoor seating, hairdressing salon and medical consult room (see Figures 17 to 20). The Communal Facilities Area equates to 4,287 square metres (3% of the site).

Landscaping will be provided throughout the Retirement facility within the verge areas, along the boundaries of the site and also as part of the future community facilities (see Figure 21). Landscaped Areas account for 49,924 square metres (34% of the site).

The existing approval over the site contains eight (8) stages of development, and the proposed development will involve three additional stages (11 stages in total) (refer to Figure 22 for the proposed Staging Plan).

Each dwelling will have one car garage resulting in 211 car parking spaces. There will be 32 visitor parking spaces provided and one minibus/SRV set down area. These parking spaces are in addition to the parking already provided in the existing / approved facility.

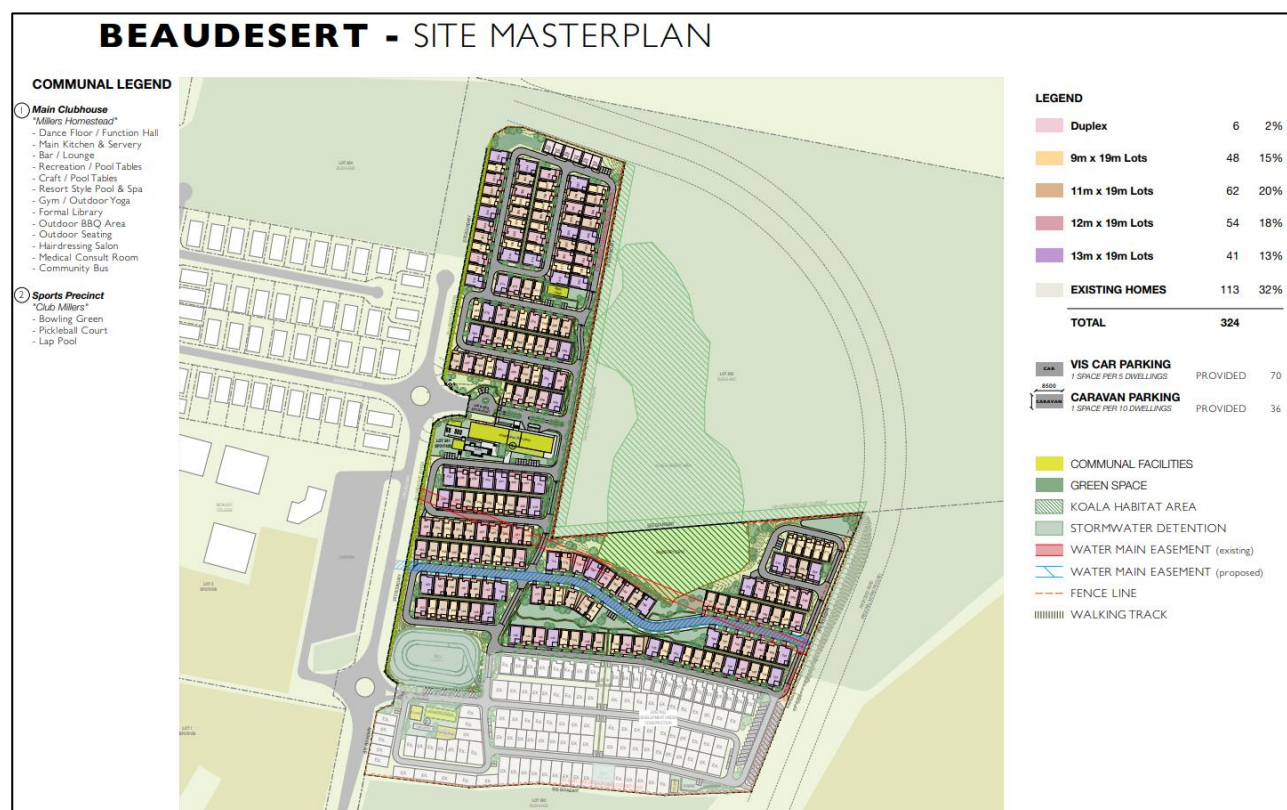


Figure 6: Site Masterplan

HOUSING PROVISIONS

PROVISION	REQUIREMENT	
Building Height	Maximum 8.5m and / or 2 storeys above existing ground level.	
Setbacks to External Boundaries	External Road Frontage (Oakland Way)	Housing Lots: Minimum 4m from external site boundary.
	Side Setbacks (Northern Boundary on future road corridor)	Housing Lots: Minimum 3m from external site boundary.
	Side Setbacks (Eastern Boundary on future road corridor)	Housing Lots: Minimum 10m from external site boundary.
	Side Setbacks (Boundary on Koala Covenant)	Housing Lots: Minimum 13m from external site boundary.
Setbacks to Internal House Lot Boundaries <i>OMP = Outer Most Projection</i>	Street Setback	Wall: Minimum 1m to house lot boundary (equivalent to minimum 2.5m to internal road). OMP: Minimum 0.5m to house lot boundary (equivalent to minimum 2m to internal road).
	Side Setbacks	Wall: Minimum 1m from house lot boundary (unless a fire rated wall built to boundary). OMP: Minimum 0.5m from house lot boundary.
	Rear Setbacks	Wall: Minimum 1m from house lot boundary. OMP: Minimum 0.5m from house lot boundary.
	Built to Boundary Walls	Maximum length 13.5m and only one side of the home can be built to boundary.
Privacy Between Dwellings	Habitable rooms within neighbouring houses will be separated by a 1.8m high fence or solid built to boundary wall.	
Dwelling Individualisation	A range of housing designs and sizes will be provided.	
Private Open Space	All houses are to have an outdoor area with a minimum dimension of 3m, directly accessible from living area.	
Fencing	External Boundary: 1.8m high fence is required at the external boundary line. Location to be determined by Landscape Architect. Fencing on boundary of koala covenant must comply with covenant conditions.	
	Internal Street: No fencing provided except in-between house and side fence to prevent access to the back yard from the street.	
	Side & Rear: 1.8m fence to be provided unless housing lot is adjacent a landscape buffer or green space in which case a 1.2m fence may be adopted	
Private Parking	A minimum of one (1) covered car parking space is to be provided per dwelling.	
Services	Clotheslines	A clothesline is to be provided to all dwellings and is to be screened from the street.
	Bins	A location for wheelie bins is to be provided for all dwellings which is screened from the street. Dedicated bin pickup locations are to be designated for houses on stub roads for WCV collection.
	Air Conditioning Units	A location for external air-conditioning units is to be provided for all dwellings which is screened from the street.

Figure 7: Housing Design Guidelines

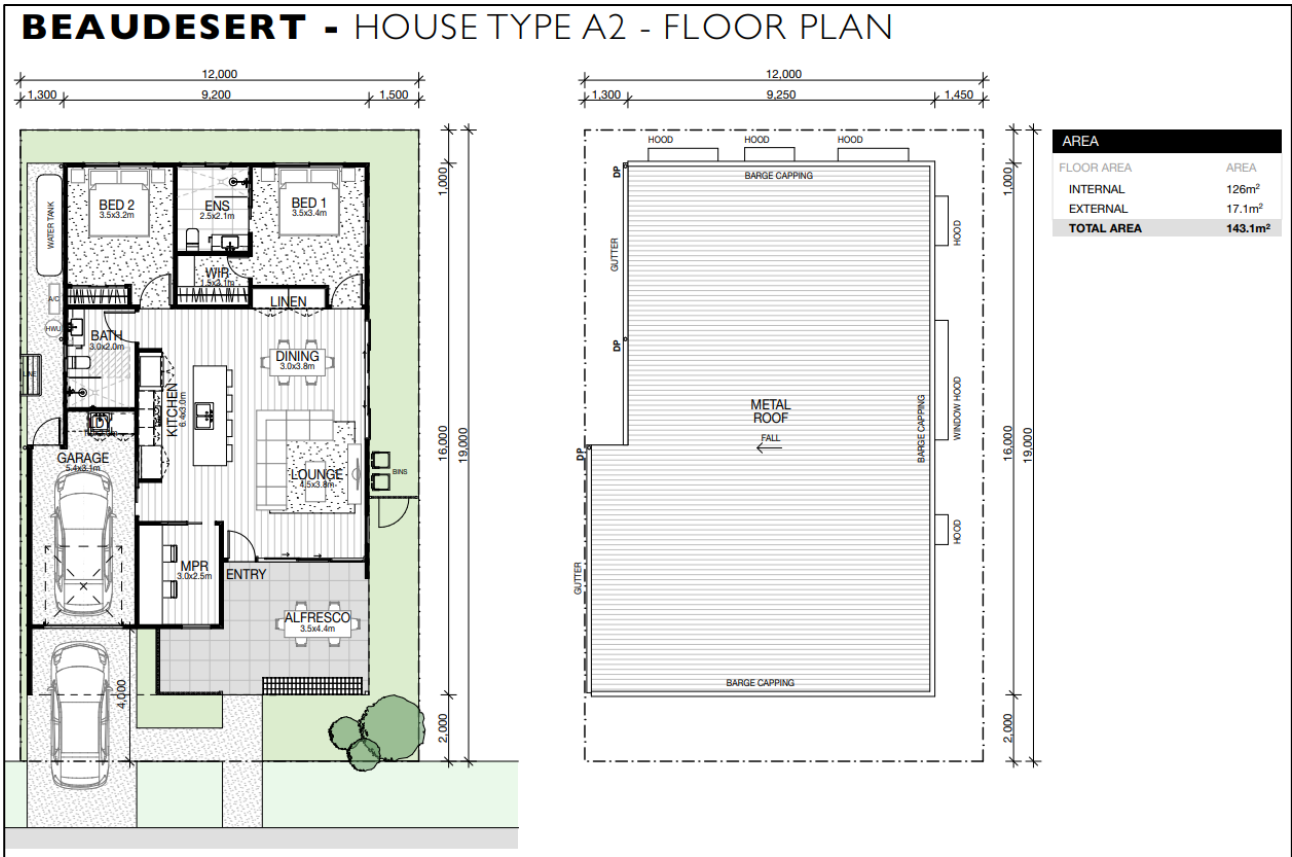


Figure 8: Indicative House Type A2 – Floor Plan

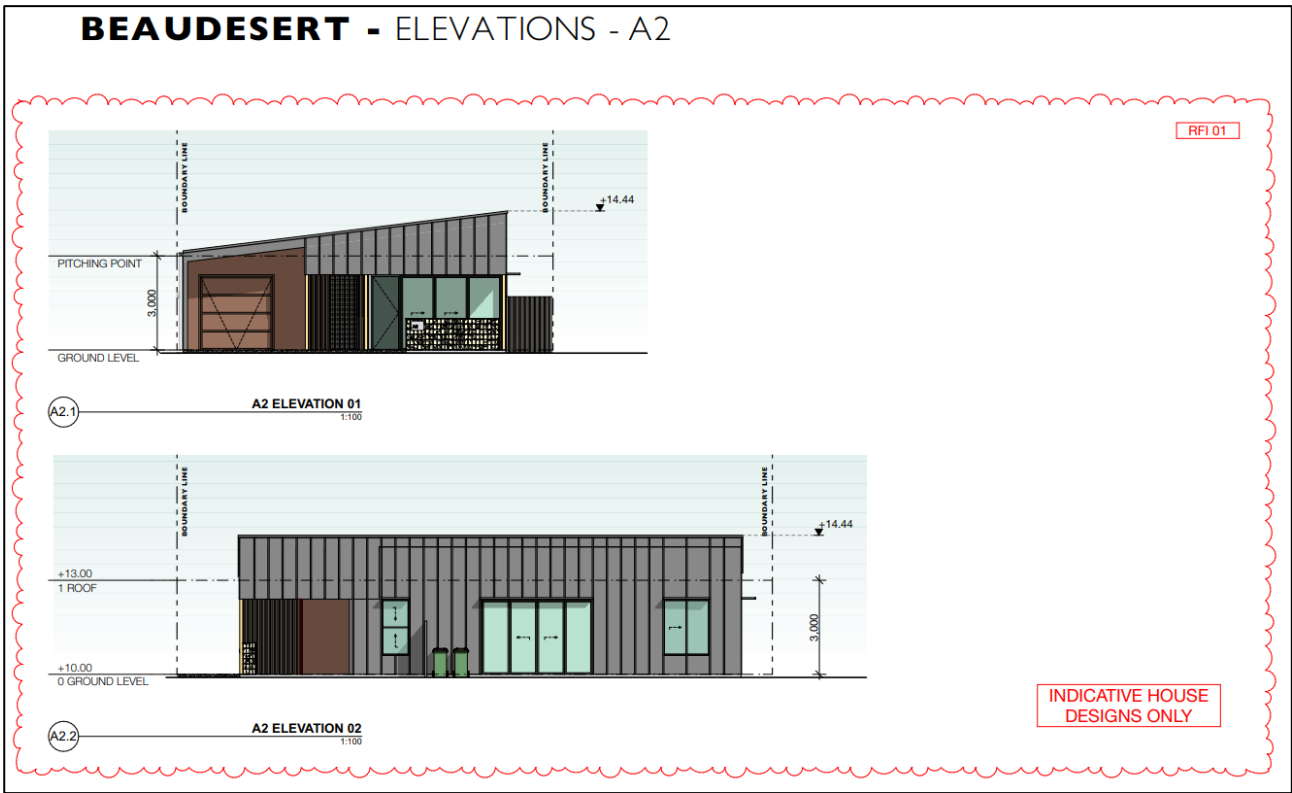


Figure 9: Indicative House Type A2 – Elevations

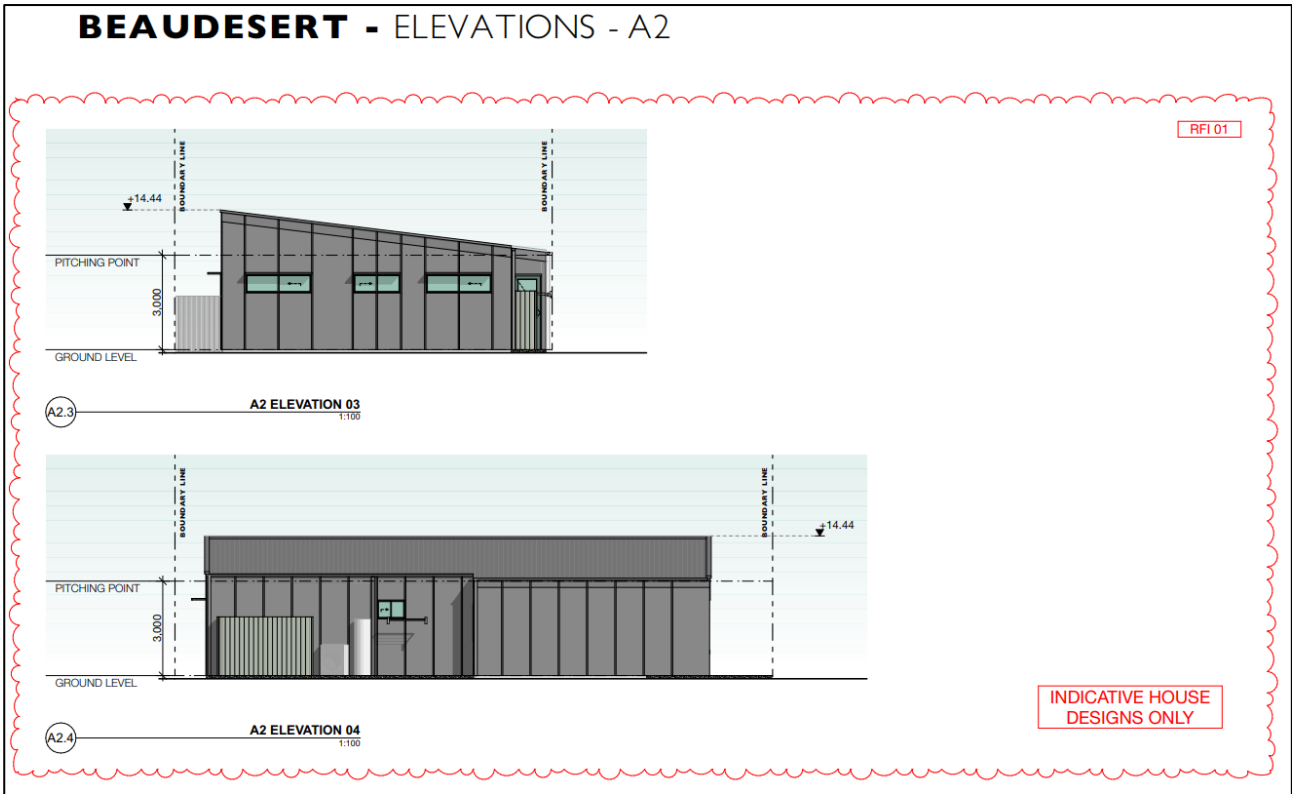


Figure 10: Indicative House Type A2 – Elevations

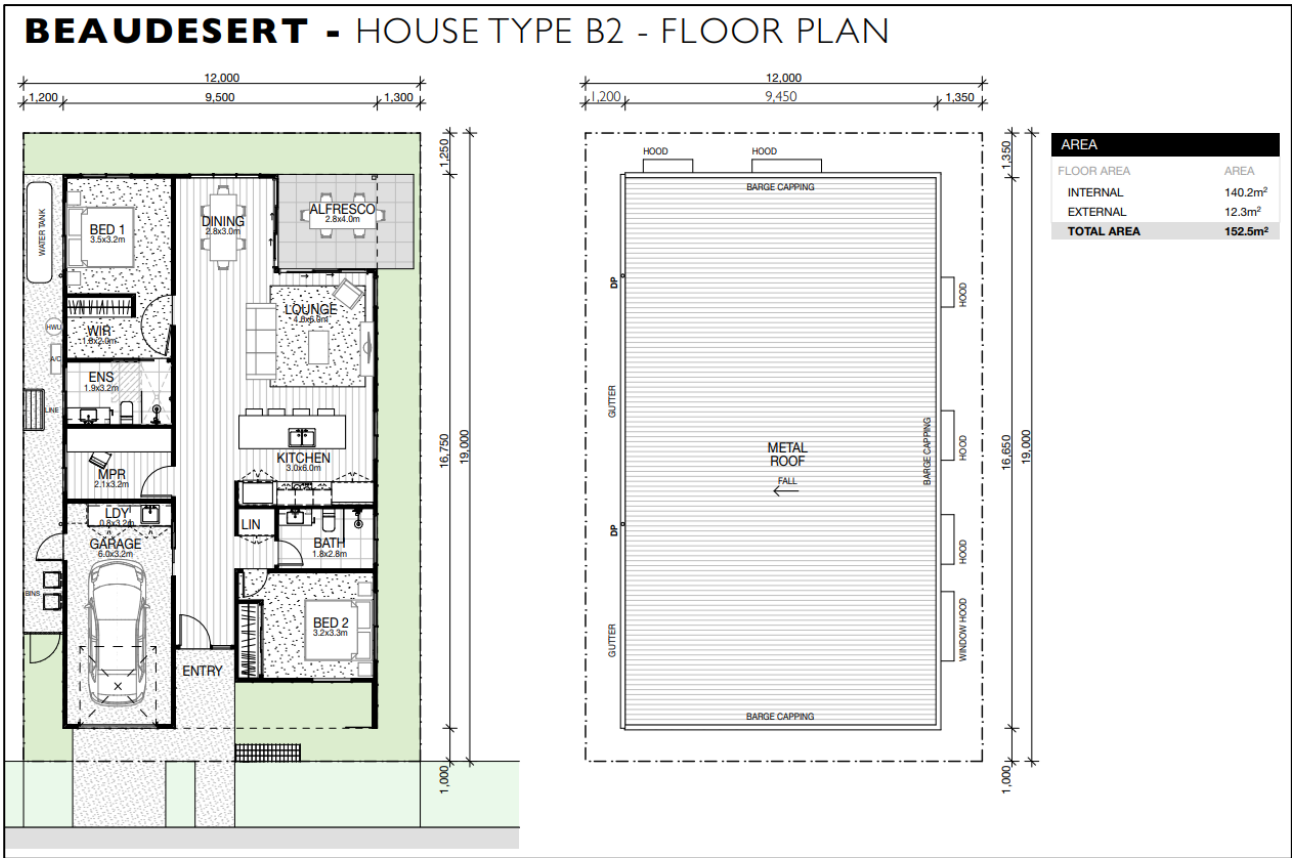


Figure 11: Indicative House Type B2 – Floor Plan

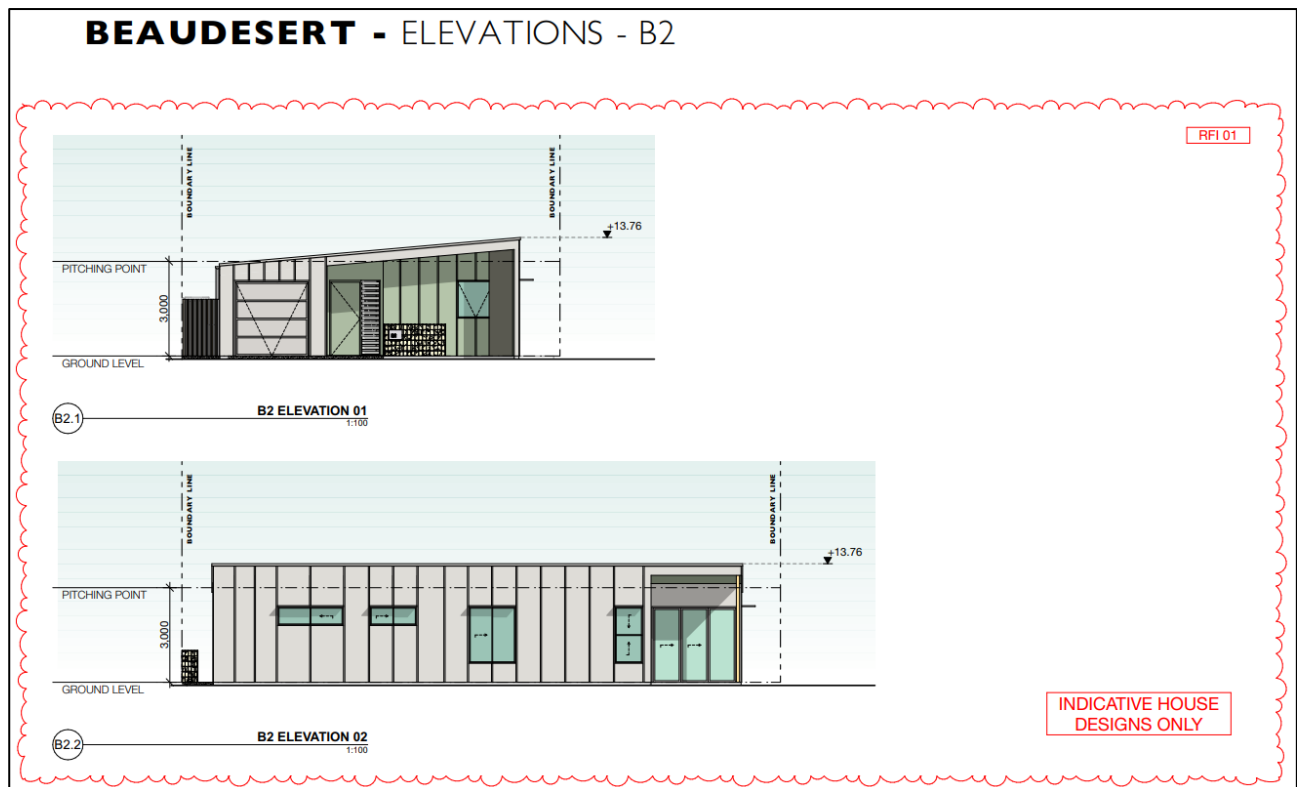


Figure 12: Indicative House Type B2 – Elevations

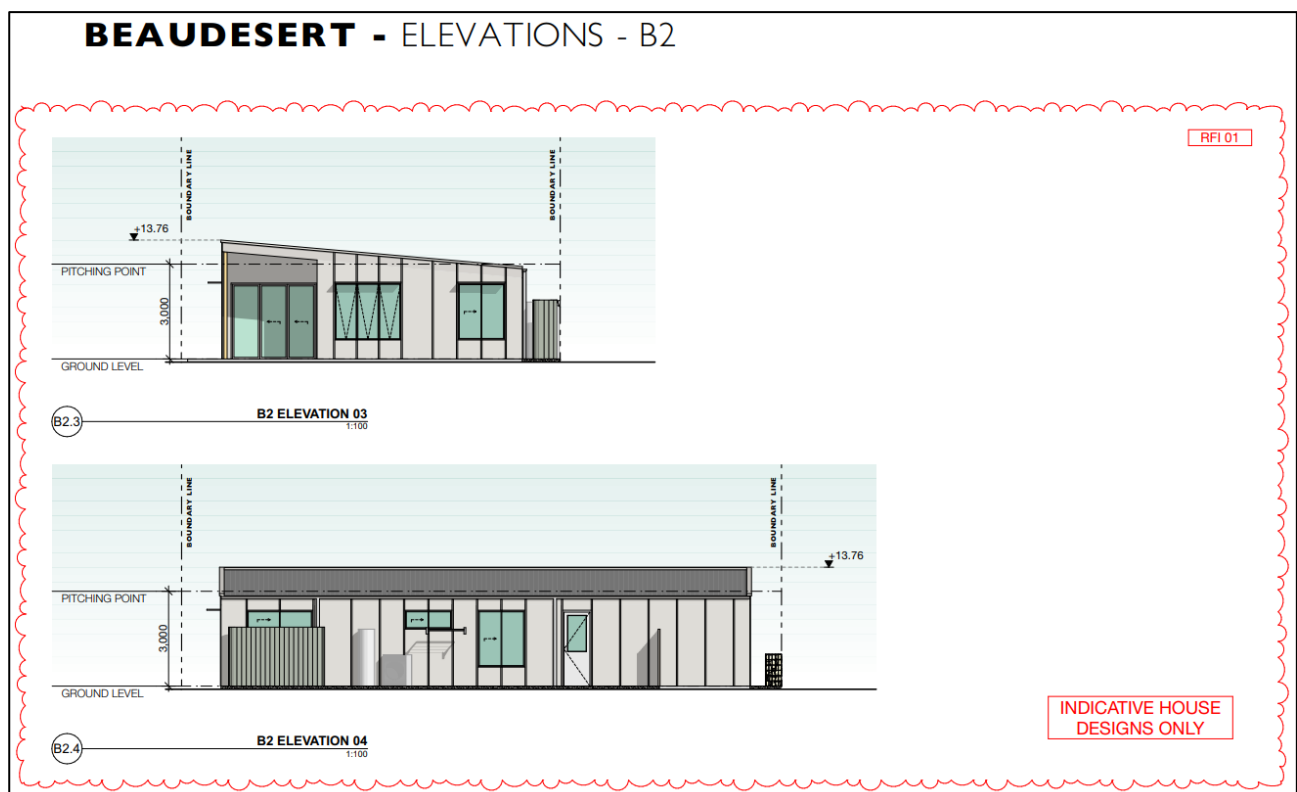


Figure 13: Indicative House Type B2 – Elevations

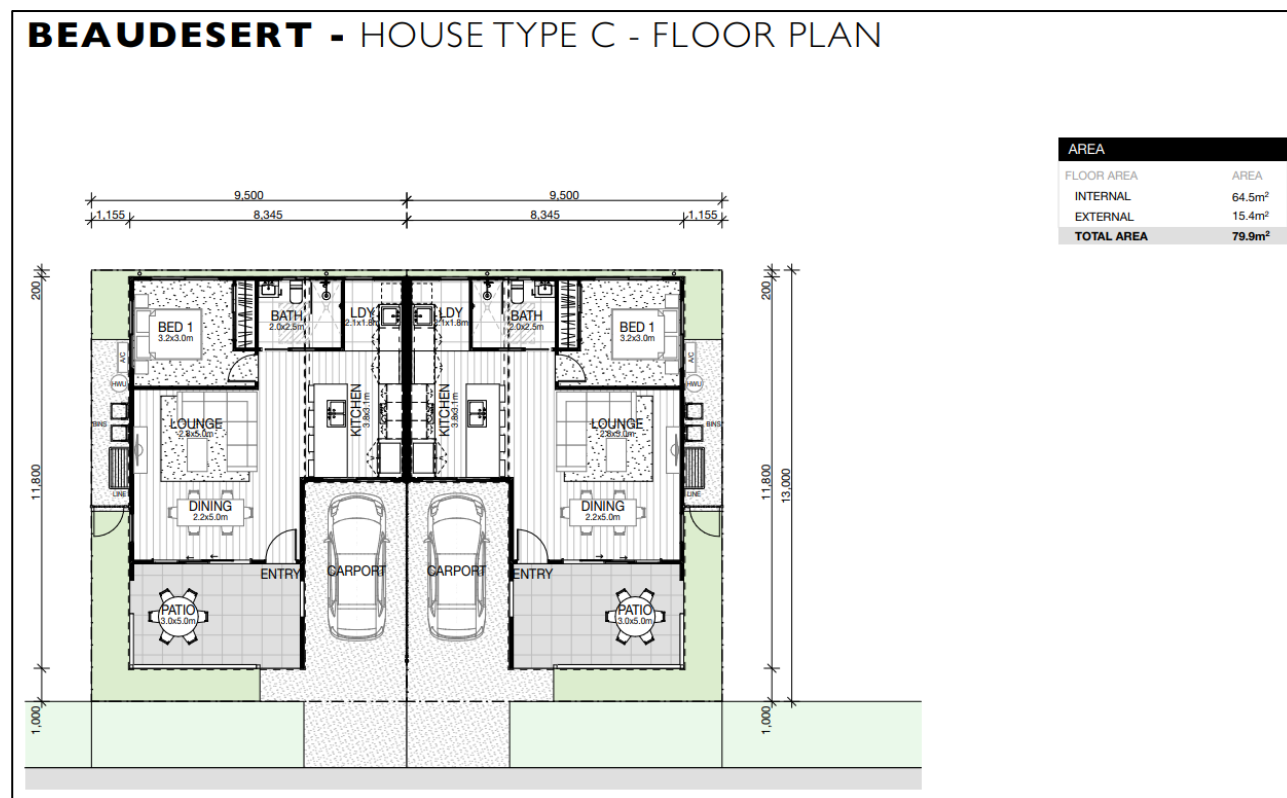


Figure 14: Indicative House Type C – Floor Plan

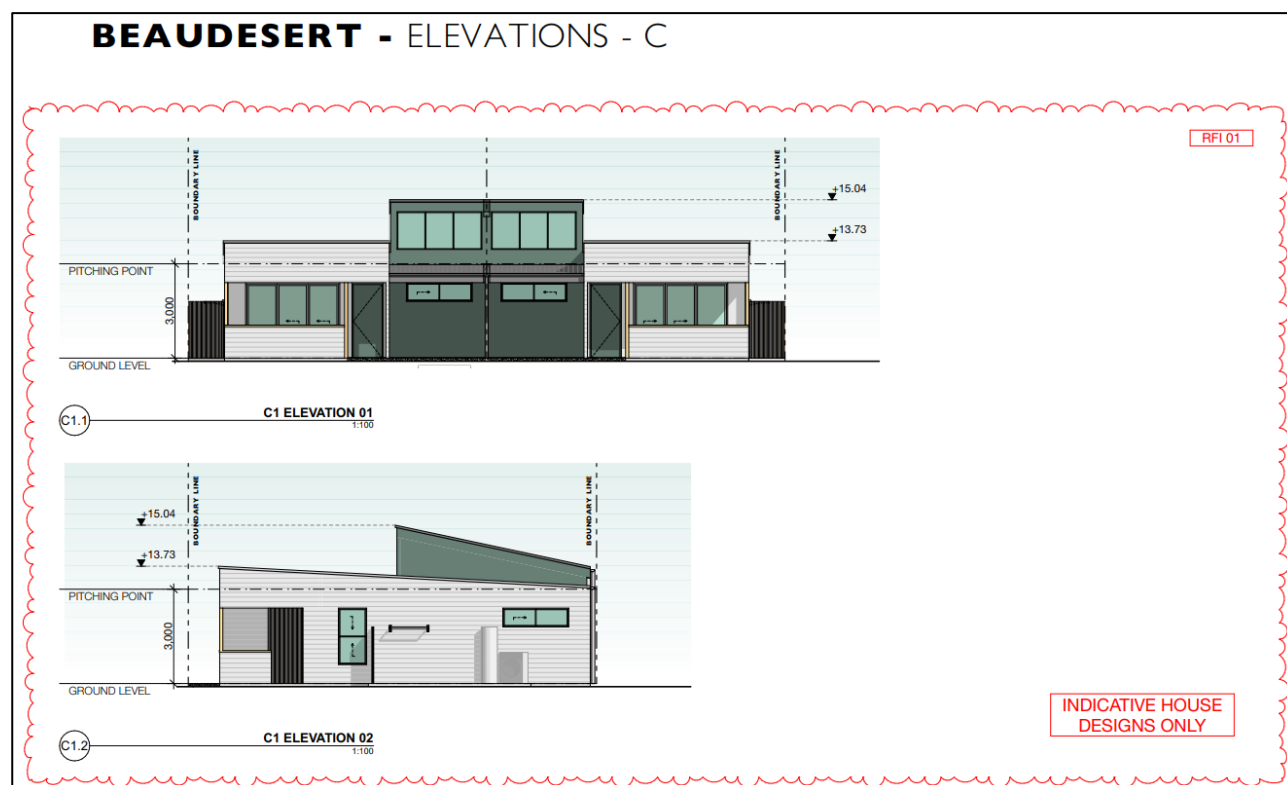


Figure 15: Indicative House Type C – Elevations

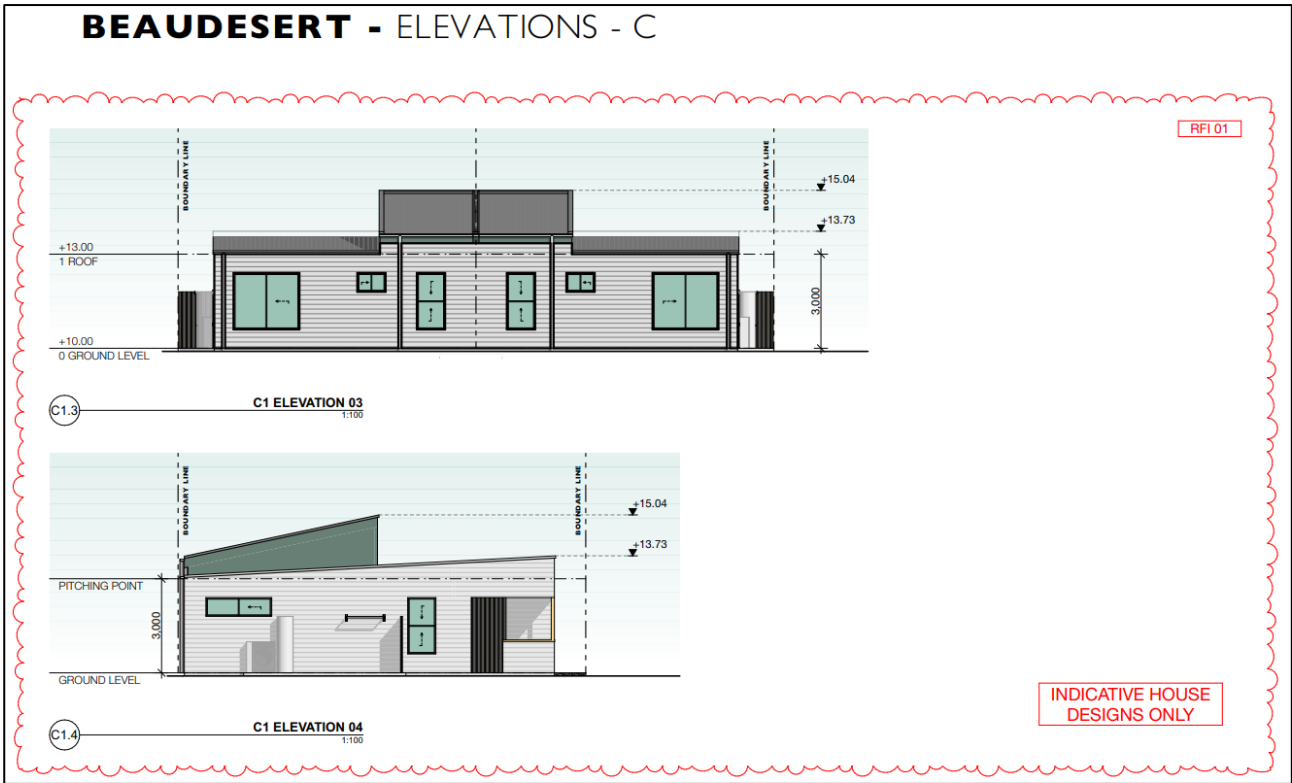


Figure 16: Indicative House Type C – Elevations

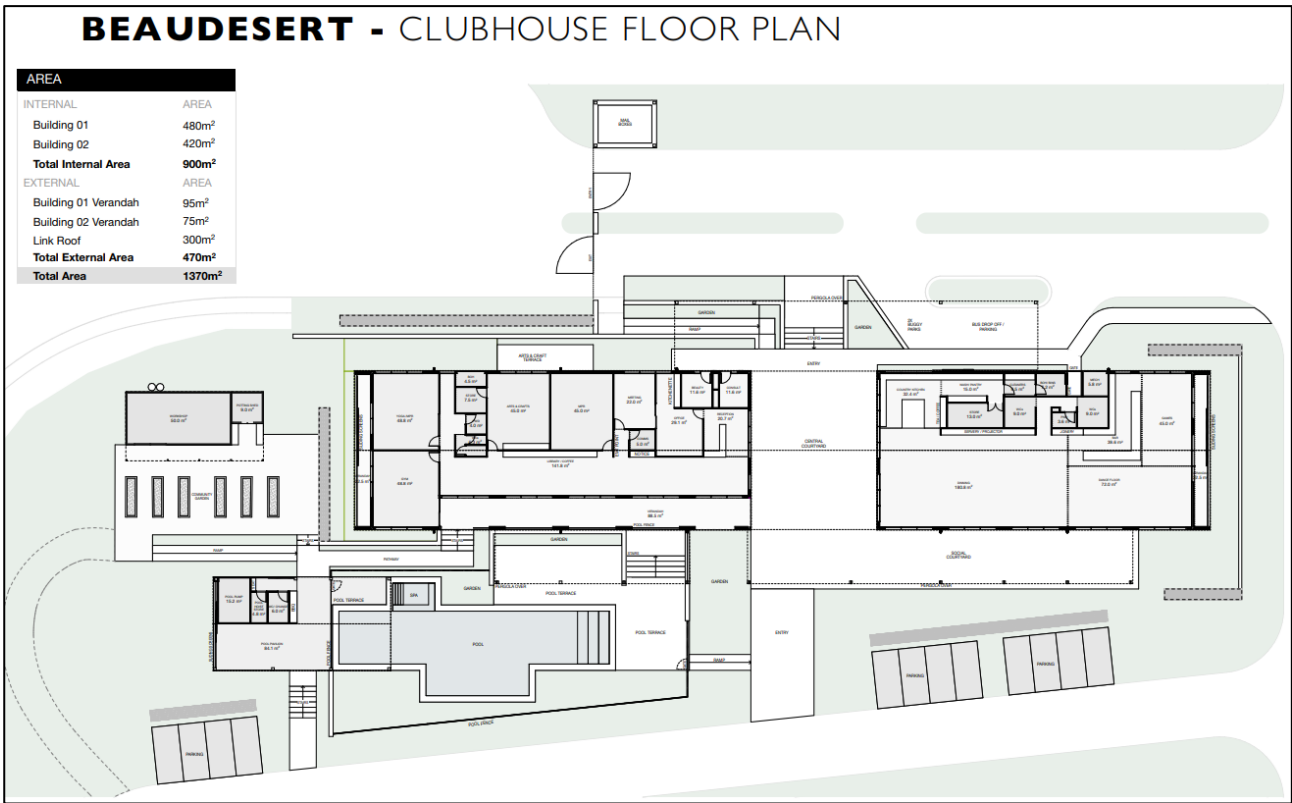


Figure 17: Clubhouse Floor Plan

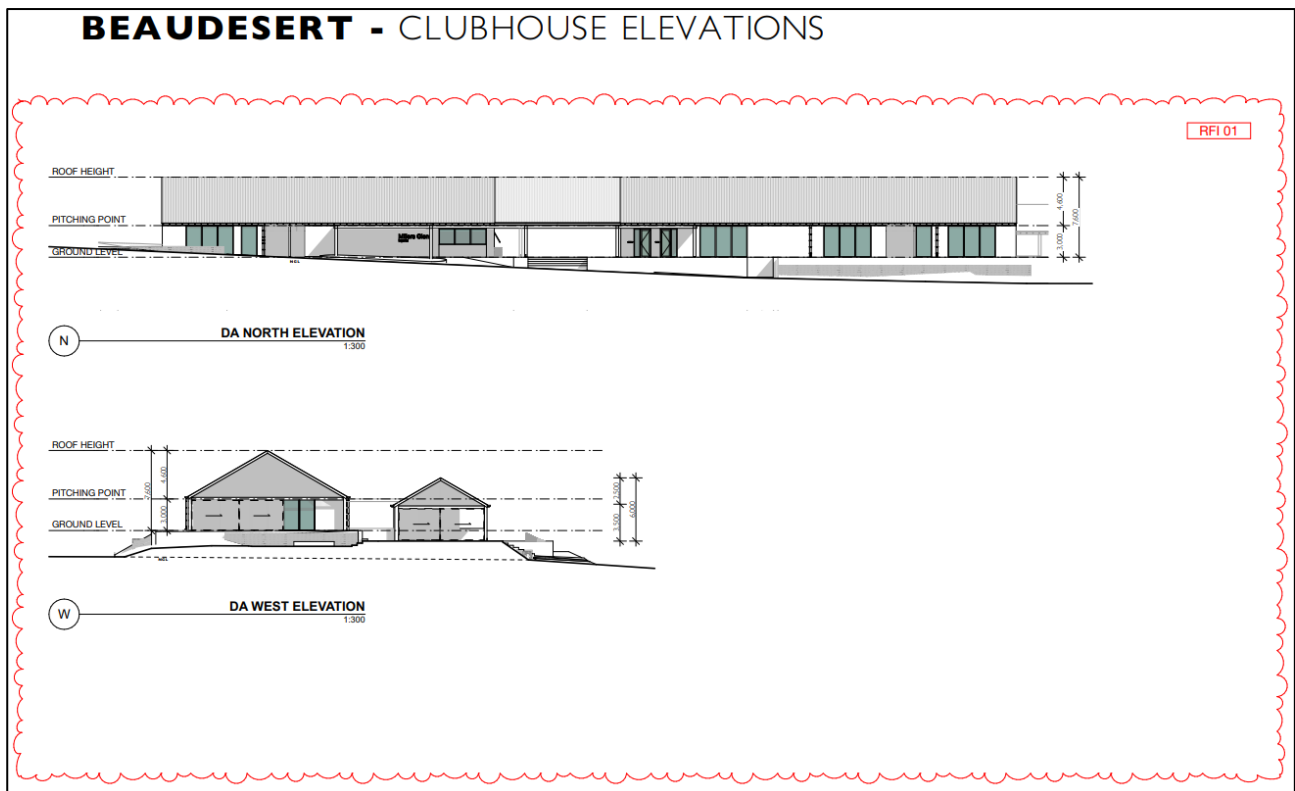


Figure 18: Clubhouse Elevations

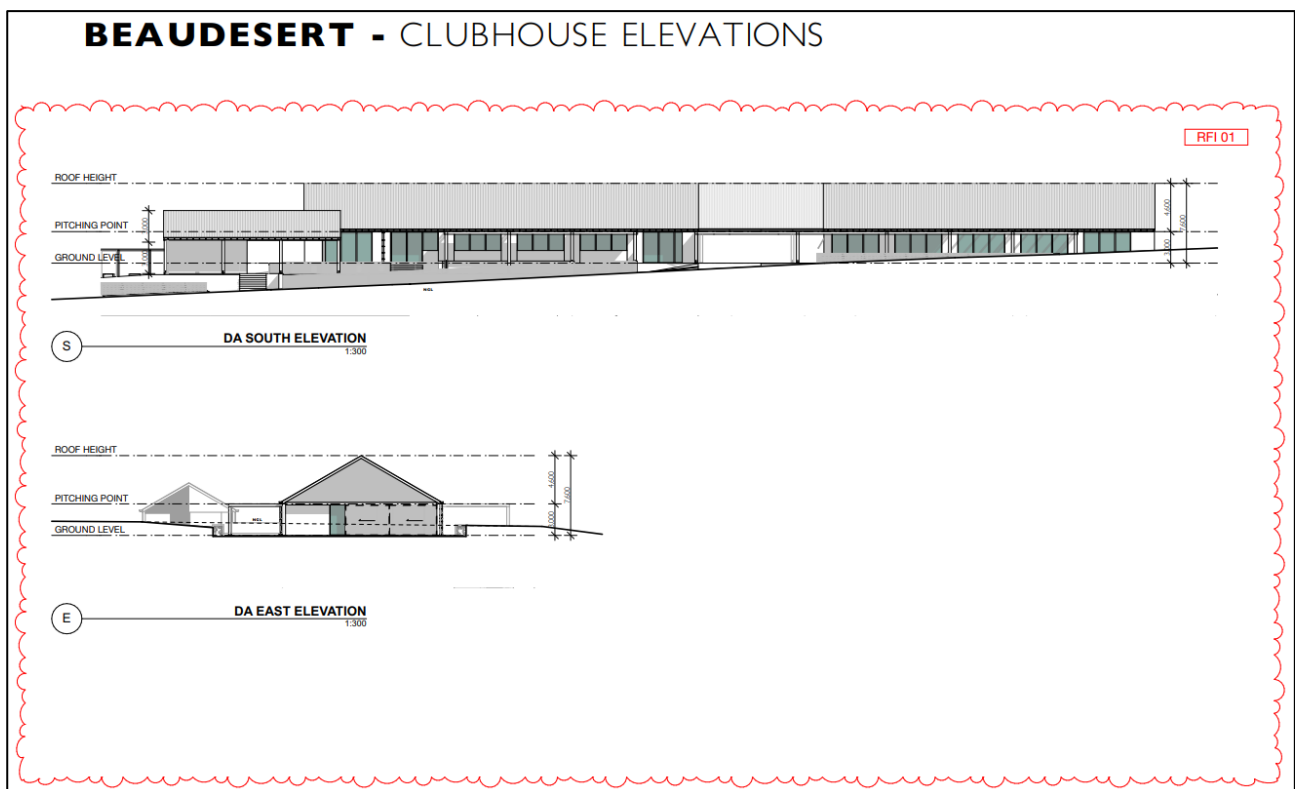


Figure 19: Clubhouse Elevations



Figure 20: Clubhouse Perspective



Figure 21: Landscape Concept Plan

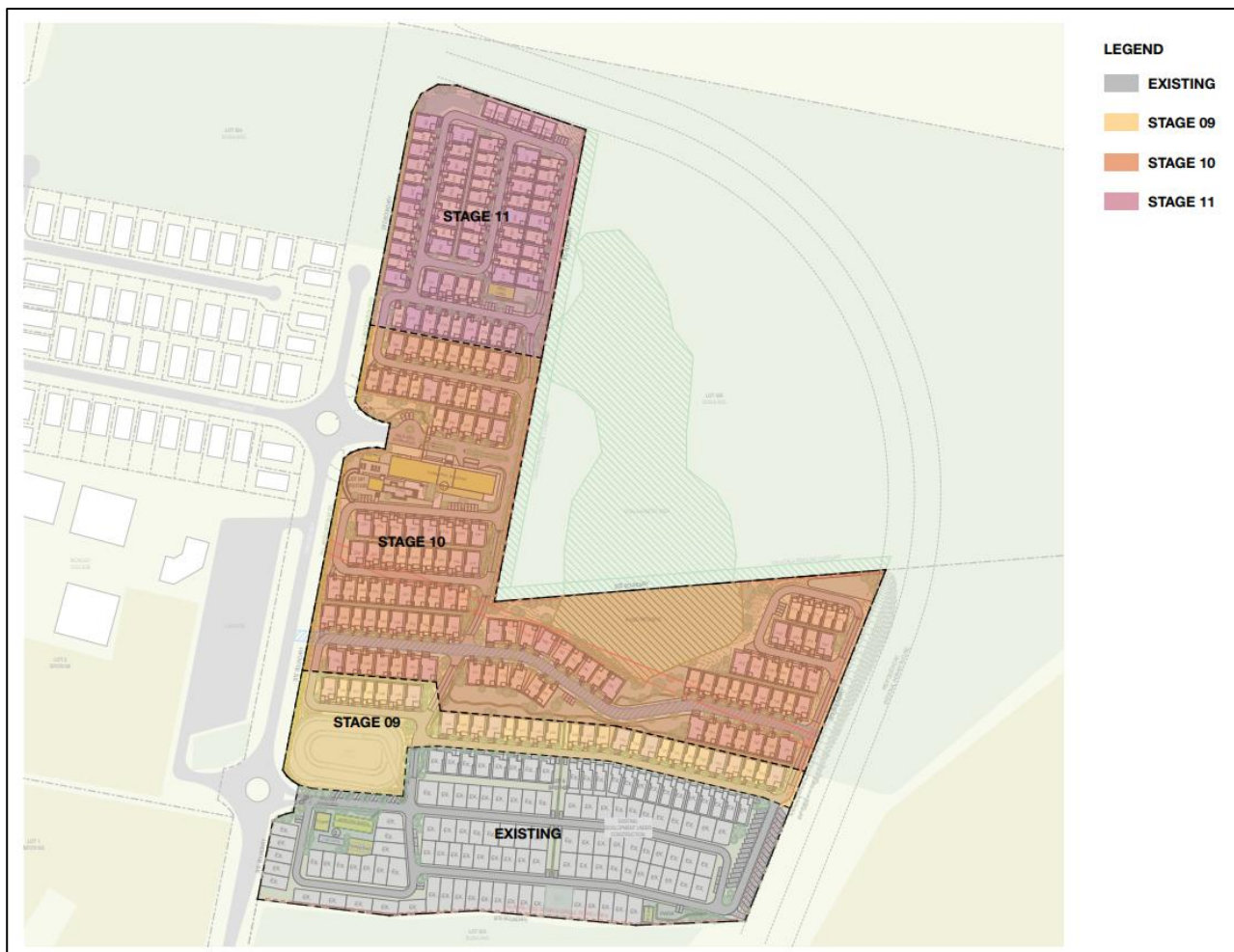


Figure 22: Staging Plan

Framework for Assessment

Categorising Instruments for Statutory Assessment:

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks	Shaping SEQ South East Queensland Regional Plan 2023
Shaping SEQ South East Queensland Regional Plan 2023 Designation	Urban Footprint

State Planning Policy

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

- Agriculture
 - Agricultural land classification - class A and B
- Biodiversity
 - MSES - Regulated vegetation (intersecting a watercourse)
 - MSES - Regulated vegetation (category B)
 - MSES - Regulated vegetation (essential habitat)
 - MSES - Wildlife habitat (koala habitat areas - core)
- Water Quality
 - Water supply buffer area
 - Water resource catchments
- Natural Hazards Risk and Resilience
 - Flood hazard area - Local Government flood mapping area
 - Bushfire prone area

Notwithstanding, the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) confirms that the State Planning Policy requirements are appropriately reflected within the Scheme, and no further assessment is required.

Shaping SEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Urban Footprint of the *ShapingSEQ South East Queensland Regional Plan 2023*. The proposed development does not trigger the regulatory provisions.

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low-Medium Density Residential Zone
Consistent/Inconsistent Use:	Potentially Consistent Use
Assessment Benchmarks:	<u>Zone Code</u> <ul style="list-style-type: none"> • Low-Medium Density Residential Zone Code <u>Overlay Codes</u> <ul style="list-style-type: none"> • Bushfire Hazard Overlay Code • Environmental Significant Overlay Code • Landslide Hazard and Steep Slope Overlay Code • Regional Infrastructure Overlay Code • Water Resource Catchments Overlay Code • Master Plan Areas Overlay Code <u>Development Codes</u> <ul style="list-style-type: none"> • General Development Provisions Code • Medium Density Residential Uses Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code • Landscaping Code • Parking and Access Code

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The applicant has submitted the following supporting documentation which is considered to satisfy the assessment criteria under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023):

Amended Proposal Plans, prepared by OGE Group Architects, Issue E, dated 14 August 2025
Amended Staging Plan, prepared by OGE Group Architects, Issue D, dated 7 March 2025
Updated Engineering Plans, prepared by Colliers, Drawing No. P100, Revision B, dated 22 May 2025
Bushfire Management Plan, prepared by Queensland Bushfire Planning, Version 2, dated November 2024
Ecological Assessment Report, prepared by Saunders Havill Group, Job 10966, Version A, dated 29 November 2024
Transport Engineering Report, prepared by Colliers TTM, Version 2, dated 4 December 2024
Engineering Services Report, prepared by Colliers TTM, Version 1, dated 29 November 2024

Stormwater Management Plan, prepared by Colliers, Document 24-0241-SMP-V2, dated 6 March 2025
Landscape Concept Plan, prepared by Saunders Havill Group, Issue B, dated December 2024
Geotechnical Report, prepared by Pacific Geotech Consulting Geotechnical Engineers, Document PG-11215, dated March 2025
Technical Memorandum (Waterway Investigation), prepared by Fishology, dated 17 May 2025

The pertinent issues arising out of assessment against the codes are discussed below:

a) Compliance with the Low-Medium Density Zone Code

The proposal complies with all the Low-Medium Density Zone Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
Setbacks (Table 6.2.9.3.1)			
PO1 Setbacks: <ol style="list-style-type: none"> assist in the protection of the residential character of the zone; contribute to streetscape character; assist in the protection of amenity and privacy to adjoining premises; allow for access and landscaping around buildings; provide a sense of openness between buildings and from the street; and allow for on-site car parking between the front boundary and buildings. <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	AO1 Setbacks are as follows: Street frontage = 6m Side and rear - building height up to 4.5m = 1.5m For that part between 4.5m - 7.5m = 2m For that part exceeding 7.5m = 2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	While the proposed development will comply with the minimum side and rear boundary setbacks specified in AO1, some of the proposed dwellings will be setback less than 6.0m from the front boundary of the site (to Oakland Way). Some of the proposed house sites (i.e 315 – 335) are setback 4m from the existing/future front boundary to Oakland Way, and the future dwellings within these house sites will be setback a further 1.0m (as per the proposed Housing Design Guidelines). Therefore, dwellings within these lots could be setback a minimum 5.0m from the Oakland Way frontage of the site, which is less than 6.0m.	The applicant's justification for the five (5) metre front setback to Oakland Way is supported.

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
		In this instance, a 3m wide landscaping buffer will be provided along the entire Oakland Way frontage of the site (which includes the existing and future frontage) as per AO14.2 of the Landscaping Code. We note that the dwellings fronting Oakland Way as part of Stage 1a of the existing approved development are only setback 1.7m – 5.4m setback (to wall) and 2.4m setback (to patio) to the Oakland Way front boundary so the proposed 5m front setbacks (minimum), with a 3m wide landscaping buffer, will achieve a similar (if not better) outcome in terms of maintaining the streetscape character. Furthermore, we note that no direct road access to any dwellings fronting Oakland Way is proposed from Oakland Way as all access is provided internally within the development.	

b) Compliance with the Bushfire Hazard Overlay Code

The northern part of the site is designated High and Medium Hazard with a Potential Impact Buffer (refer to Figure 23). A Bushfire Management Plan has been prepared by Queensland Bushfire Planning. The report reveals that the proposed development is a residential development associated with an acceptable level of risk with regards to people or property being exposed to harm in the event of a bushfire. Any dwelling within 100 metres of areas of bushfire prone vegetation will need to be designed and constructed as per AS3959 - 2018 construction of buildings in bushfire prone areas which will mitigate risk to an acceptable level. The Bushfire Management Plan will form part of the approved documents. Therefore, the proposed development complies with the Bushfire Hazard Overlay Code.



Figure 23: Bushfire Hazard Overlay Mapping (Source: Scenic Rim ePlan)

c) Compliance with the Environmental Significance Overlay Code

The subject land is partly located within a Regulated Vegetation and Matters of Local Environmental Significance area and there is a watercourse and buffer on the site (refer to Figure 24). No development is proposed within the mapped Environmental Significance Overlay areas. Therefore, the proposed development is located, designed and operated to mitigate adverse impacts on the relevant environmental values. An Ecological Assessment Report has been prepared by Saunders Havill Group. The report reveals that there are no threatened flora species nor Threatened Ecological Communities listed under the *Environment Protection and Biodiversity Conservation Act 1999*, or *Nature Conservation Act 1992* recorded across the site. Additionally, no threatened fauna species under the *Environment Protection and Biodiversity Conservation Act 1999*, or *Nature Conservation Act 1992* were observed on the site. The report recommends that a Vegetation Clearing and Management Plan and Fauna Management Plan should be prepared and that a fauna spotter be used during vegetation clearing. This will be conditioned.

A Technical Memorandum prepared by Fishology Consulting was submitted by the applicant. The memorandum investigated potential waterways on Lot 802. The findings of the memorandum was that no waterway or other fish habitat features were found along the northern mapped waterway alignment. This mapped alignment was found to be a gully vegetated with terrestrial trees and grasses. There is no connectivity below the site along the mapped alignment. Additionally, the eastern mapped waterway is unlikely to be a waterway providing for fish passage.

Therefore, the proposed development complies with the Environmental Significance Overlay Code.



Figure 24: Environmental Significance Overlay Mapping (Source: Scenic Rim ePlan)

d) Compliance with the Landslide Hazard and Steep Slope Overlay Code

The subject land is located within the Slope Hazard Area (15.1% to over 25%) (refer to Figure 25). A Geotechnical Report has been prepared by Pacific Geotech Consulting Geotechnical Engineers. The report contains recommendations to maintain landslide rating to low, undertaking earthworks on the site and general recommendations for the development. The Geotechnical Report will form part of the approved documents. Therefore, the proposed development complies with the Landslide Hazard and Steep Slope Overlay Code.

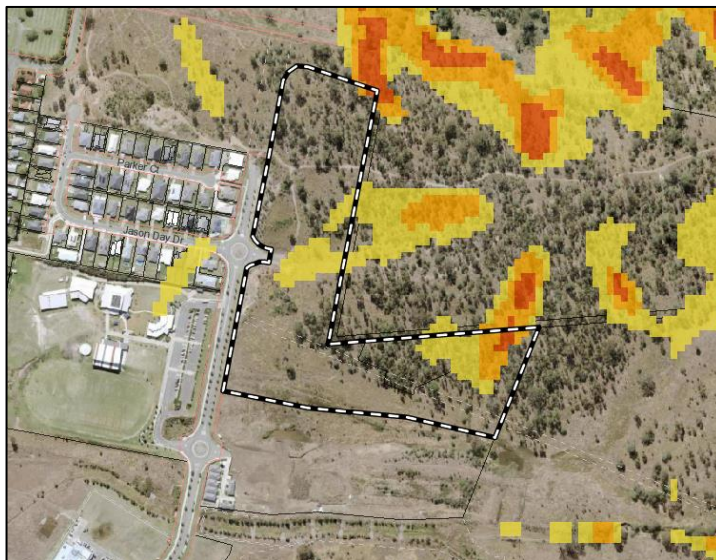


Figure 25: Landslide Hazard and Steep Slope Overlay Mapping (Source: Scenic Rim ePlan)

e) Compliance with the Regional Infrastructure Overlay Code

A road investigation corridor affects part of the subject site (refer to Figure 26). The proposed development does not affect any of the regional infrastructure. The road investigation corridor is shown predominately within the adjoining property and does not require management via this development. Therefore, the proposed development complies with the Regional Infrastructure Overlay Code.



Figure 26: Regional Infrastructure Overlay Mapping (Source: Scenic Rim ePlan)

f) Compliance with the Water Resource Catchments Overlay Code

The subject land contains a waterway in the southern portion of the site (refer to Figure 27). The proposed development is not located within this waterway therefore the proposed development complies with the Water Resource Catchments Overlay Code.

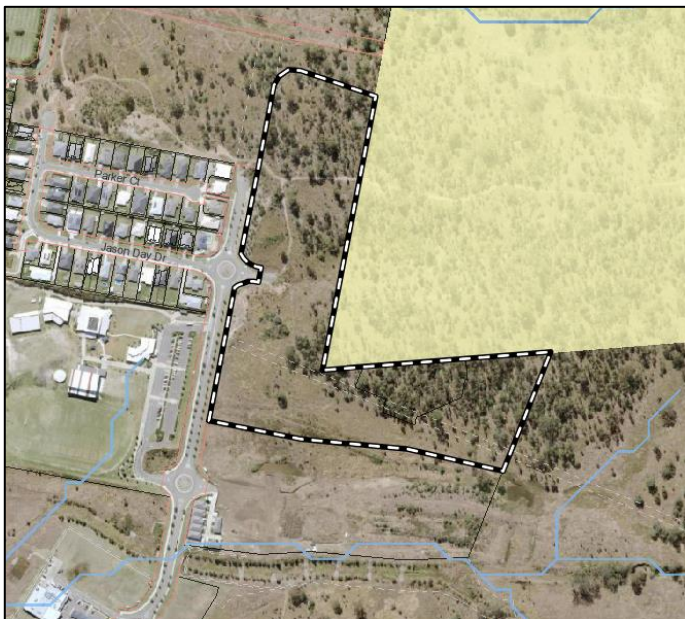


Figure 27: Water Resource Catchments Overlay Mapping (Source: Scenic Rim ePlan)

g) Compliance with the Master Plan Areas Overlay Code

The Master Plan Areas Overlay Code is only applicable for development involving Reconfiguring a Lot. As the proposed development is for a Material Change of Use, assessment against this code is not required.

h) Compliance with the General Development Provisions Code

The proposal complies with all the General Development Provisions Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

i) Compliance with the Medium Density Residential Uses Code

The proposal complies with all the Medium Density Residential Uses Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

j) Compliance with the Earthworks, Construction and Water Quality Code

The proposal complies with all the Earthworks, Construction and Water Quality Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval. To support compliance with this code, the applicant has submitted an Engineering Services Report and Engineering Plans both prepared by Colliers to demonstrate earthworks proposed on the site. The northern portion of the site has a ridge line with slopes of up to approximately 10 percent. Therefore, the northern portion is predominantly cut in order to address the steepness of the site. The southern portion of the site has slopes of up to approximately 10 percent, with crest lines and a low spot. The proposed earthworks is predominantly filled to level the lots and provide suitable overland flow. Generally, lots will be provided as moderately flat pads with retaining walls minimised as much as is practicable. Where retaining walls are required, these will be designed at a maximum of 3.0 metres in height. For areas of greater cut, slope stability will be satisfied through the Geotechnical Report prepared by Pacific Geotech Consulting Geotechnical Engineers. The bulk earthworks and retaining wall will be formalised through detailed design at the Operational Works stage.

A Stormwater Management Plan has been prepared by Colliers which demonstrates that the legal point of discharge requirements will be met via discharging to existing stormwater infrastructure provided within previous stages, constructed to the south, and stormwater pipe network within Oakland Way. The proposed arrangement results in no increased nuisance or adverse impacts to neighbouring properties. The assessment found that with the development of this site, that non-worsening has been demonstrated at the site outlets. This plan demonstrates that effective treatment of stormwater at the proposed development can be achieved through the integration of Water Sensitive Urban Design principles.

Based on the above, the proposed development complies with the Earthworks, Construction and Water Quality Code.

k) Compliance with the Infrastructure Design Code

The proposal complies with all the Infrastructure Design Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval. To support compliance with this code, the applicant has submitted an Engineering Services Report and Engineering Plans both prepared by Colliers to demonstrate how the proposed development will be serviced by the relevant infrastructure networks.

The internal development will be serviced via private inverted concrete roads. The development is proposed to be serviced by a gravity sewer network which connects to the proposed trunk sewer network on Oakland Way. The site's internal sewerage will adopt a conventional gravity main consistent with the SEQ Code and Urban Utilities standard. The development is proposed to be serviced by connecting into a DN250 main within Oakland Way. The sites internal water reticulation will adopt conventional water main design consistent with the SEQ Code and Urban Utilities standards. The proposed development will achieve no-worsening of the upstream and downstream waterways through the implementation of the Stormwater Management Plan. Inundation is reduced for downstream properties through the implementation of on-site detention. The site will be serviced with electrical and telecommunication reticulation with agreements entered into by the relevant service providers.

Based on the above, the proposed development complies with the Infrastructure Design Code.

l) Compliance with the Landscaping Code

The proposal complies with all the Landscaping Code's Acceptable Outcomes and Performance Outcomes, subject to adherence with a relevant and reasonable condition of approval requiring landscape works being undertaken on site in accordance with the requirements of the approved 'Landscape Concept Plan'.

m) Compliance with the Parking and Access Code

The proposal complies with all the Parking and Access Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval including the need for provision of on-site parking. A Traffic Impact Assessment has been prepared by Colliers TTM which demonstrates the proposal has sufficient car parking, adequate access arrangements to the development, can be serviced by a SRV, MRV and HRV. The Traffic Impact Assessment also revealed that the proposed development will not have a significant impact on the future road network. Based on the above, the proposed development complies with the Parking and Access Code.

Assessment Benchmarks Pertaining to a Variation Approval

Not applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not applicable.

Budget / Financial Implications

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

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Customer Responsiveness

Legal / Statutory Implications

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

RisksStrategic Risks

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

- CR9 Statutory Regulation - Councils are expected to regulate in a consistent, fair and transparent manner. The range of services, complex legislative and legal frameworks, expanding obligations and challenges of funding and securing adequate resources all increase the risk of ineffective regulatory functions.

Risk Summary

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

Human Rights Implications

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

ConsultationExternal

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Department of State Development, Infrastructure and Planning (SARA)

The Department is a referral agency (concurrence) for Retirement facilities over 200 dwellings as they may impact on State transport infrastructure. The Department responded by letter dated 4 March 2025 approving the development, subject to conditions. These conditions relate to providing a dedicated passenger loading zone, a separate parking area designed to accommodate a 22-seater mini-bus and the provision of pedestrian footpaths and crossings.

Seqwater

The application was referred to Seqwater for Third Party Advice. Council received correspondence dated 29 September 2025 from Seqwater who advised that they do not have any concerns in regards to water quality but there is a bigger issue of water supply for Beaudesert generally. Seqwater recommended including a property notation condition in the approval conditions package to this effect.

Internal*Development Assessment (Engineering)*

Development Assessment (Engineering) reviewed the development proposal and have no concerns regarding the proposed development and have provided conditions of approval.

Public Notification

The applicant has submitted a written notice stating that public notification process for the proposal was completed in accordance with the requirements of the *Planning Act 2016*, with public notification being undertaken for 16 business days between 30 May 2025 and 20 June 2025.

During this period, 2 'properly made submissions' were received, with the submissions listed below ordered based on the date they were received by Council.

Properly Made Submissions

ID	Name	Date Received	ECM ID
1	Lachlan Coutts	03/06/2025	13113322
2	Diana and Stephen Meyer	20/06/2025	13135083

The following table provides a summary and assessment of the issues raised by submitters.

Item	Officer Comments
Keep 2 storey buildings away from the road, placing them further in the middle of the development	The planning scheme provisions applicable to the site allow for buildings up to 8.5 metres in height and two storeys. This is also reflected in the proposed Housing Design Guidelines that the future dwellings will need to comply with. Whilst two-storey buildings are permissible along the Oakland Way frontage, the Housing Design Guidelines stipulate that the lots along Oakland Way will be a minimum of four (4) metres from the external site boundary. Furthermore, the Landscape Concept Plan indicates that there will be a 1.8 metre high semi permeable fence along this frontage with a three (3) metre wide landscaping buffer which will minimise visual bulk.
During the construction of the earlier stages of the existing development, noise concerns from construction vehicles at site before 7am and parking of these vehicles in the street	It will be a condition of approval that construction activity and noise must be limited during earthworks and construction of the development to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays. A Construction Management Plan will be required to be submitted to and approved by Council. This plan will detail how employee parking during construction will be dealt with to minimise impact to surrounding residents.
Timeframe for each stage as the construction noise impacts the resident's well being and lifestyle	There is no timeframe for the construction of each stage of the development. However, construction activities will be required to comply with standard conditions relating to hours of operation. These conditions are intended to manage noise and other construction impacts, ensuring works are undertaken during appropriate times of day and minimising disruption to surrounding residents.

Applicable Infrastructure Charges

Adopted Infrastructure Charges Resolution (Version No. 16 – 27 August 2025)

In accordance with the Infrastructure Charges Resolution, infrastructure charges will be levied for the following Use category.

Planning Scheme Use Type	Classes of Development to which Adopted Infrastructure Charges Schedule apply
Retirement facility	Accommodation (long-term)

Full details of the charges will be provided in a separate notice under Infrastructure Charges Notice to be issued to the applicant with the Decision Notice.

Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

OptionsOption 1 – Approval

That:

1. Council receive and note the report titled “MCU24/165 Development Permit for Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities) at the development application MCU23/064, and grant a Development Permit for Material Change of Use, subject to conditions; and
2. Council approve the development application MCU24/165, and grant a Development Permit for Material Change of Use, subject to conditions; and
3. Council note that any subsequent requests for a negotiated decision notice/or change applications to the approval (MCU24/165), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2 – Deferred Decision

That:

1. Council receive and note the report titled “MCU24/165 Development Permit for Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities) at Oakland Way, Beaudesert, described as Lot 4 SP3127420 and Lot 802 SP342583;
2. Council defer the decision of development application MCU24/165, for the stated reasons.

Option 3 – Refusal

That:

1. Council receive and note the report titled “MCU24/165 Development Permit for Material Change of Use for a Retirement facility (211 additional dwellings and communal facilities) at Oakland Way, Beaudesert, described as Lot 4 SP3127420 and Lot 802 SP342583;
2. Council refuse the development application MCU24/165, for the stated reasons.

BEAUDESERT - SITE MASTERPLAN

COMMUNAL LEGEND

- 1 Main Clubhouse
"Millers Homestead"
- Dance Floor / Function Hall
- Main Kitchen & Servery
- Bar / Lounge
- Recreation / Pool Tables
- Craft / Pool Tables
- Resort Style Pool & Spa
- Gym / Outdoor Yoga
- Formal Library
- Outdoor BBQ Area
- Outdoor Seating
- Hairdressing Salon
- Medical Consult Room
- Community Bus
- 2 Sports Precinct
"Club Millers"
- Bowling Green
- Pickleball Court
- Lap Pool



LEGEND

Duplex	6	2%
9m x 19m Lots	48	15%
11m x 19m Lots	62	20%
12m x 19m Lots	54	18%
13m x 19m Lots	41	13%
EXISTING HOMES	113	32%

TOTAL 324

CAR	VIS CAR PARKING		
	1 SPACE PER 5 DWELLINGS	PROVIDED	70
8500	CARAVAN PARKING		
	1 SPACE PER 10 DWELLINGS	PROVIDED	36

- COMMUNAL FACILITIES
- GREEN SPACE
- KOALA HABITAT AREA
- STORMWATER DETENTION
- WATER MAIN EASEMENT (existing)
- WATER MAIN EASEMENT (proposed)
- FENCE LINE
- WALKING TRACK

REV	DATE	DESCRIPTION	DRAWN	CHECKED
A	8/11/2024	Draft Development Approval	DH	
B	15/11/2024	Draft Development Approval	DH	
C	28/11/2024	Development Approval	DH	
D	7/3/2025	Development Approval RFI	DH	DH

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

Document Set ID: 13102654
Version: 1, Version Date: 27/05/2025

PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE 1:3000



PROJECT
BEAUDESERT
27 Oakland Way, Beaudesert

DRAWING TITLE
SITE MASTERPLAN
CLIENT
INGENIA COMMUNITIES

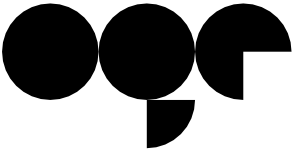
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DATE
7/3/2025
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ISSUE No.
D

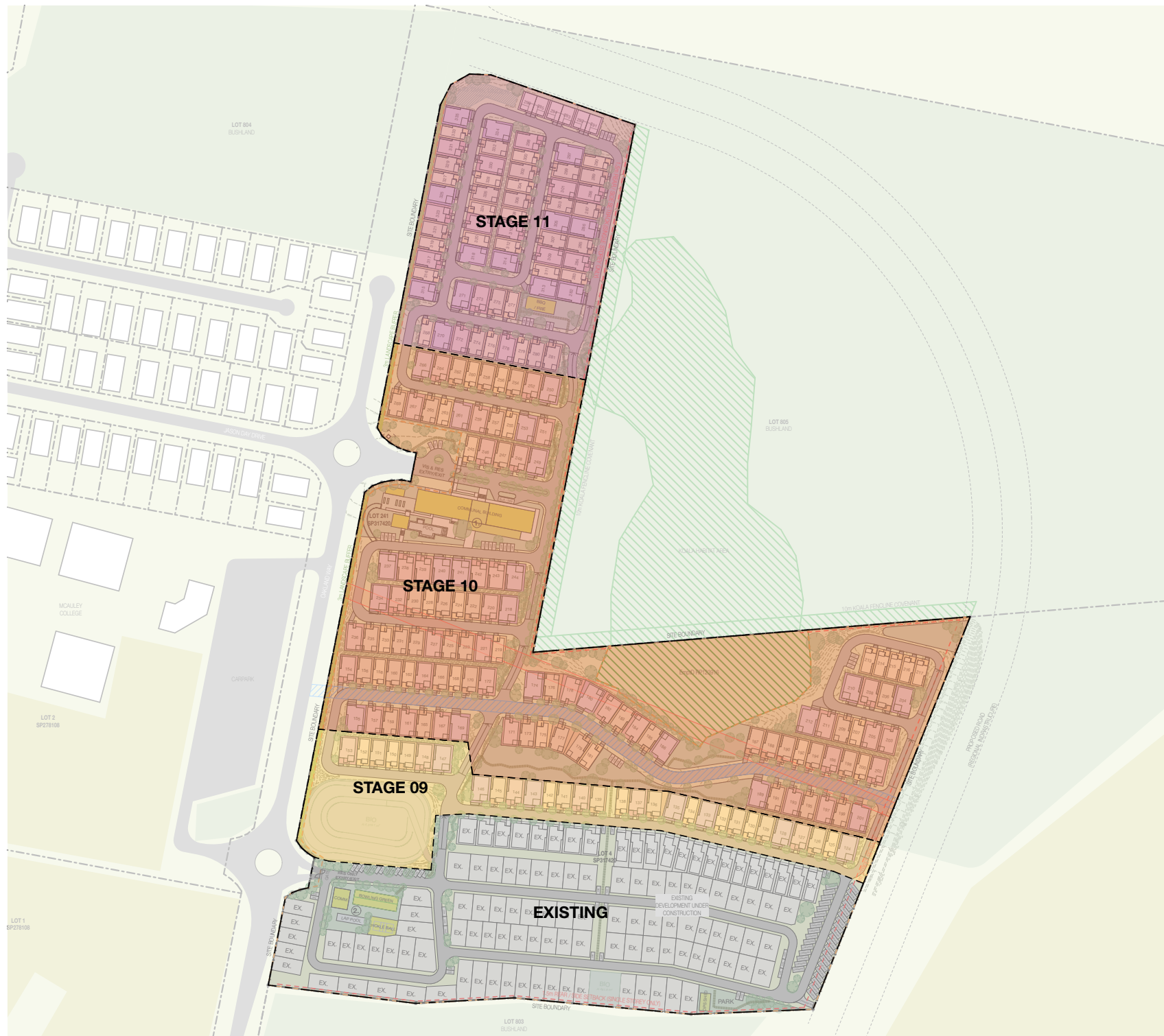
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Architects

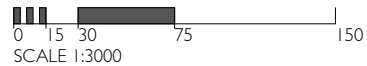
BEAUDESERT - STAGING PLAN



REV	DATE	DESCRIPTION	DRAWN	CHECKED
C	28/11/2024	Development Approval	DH	
D	7/3/2025	Development Approval RFI	DH	DH
E	14/8/2025	Development Approval RFI	DH	DH

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PROJECT
BEAUDESERT
27 Oakland Way, Beaudesert

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STAGING PLAN

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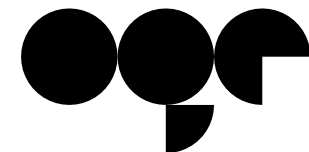
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NSW Reg. No. 11843



OGE Group
Architects

BEAUDESERT - DEVELOPMENT STATISTICS



DEVELOPMENT STATISTICS			
SITE AREA = 14.788Ha		m ²	%
	EXISTING LOT AREA	24,074m ²	16%
	PROPOSED LOT AREA	44,652m ²	30%
	COMMUNAL FACILITIES AREA	4,287m ²	3%
	LANDSCAPE AREA	49,924m ²	34%
	INTERNAL ROADS / PARKING AREA	24,943m ²	17%

REV	DATE	DESCRIPTION	DRAWN	CHECKED
C	28/11/2024	Development Approval	DH	DH
D	7/3/2025	Development Approval RFI	DH	DH

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

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Version: 1, Version Date: 27/05/2025

PRELIMINARY
NOT FOR CONSTRUCTION

0 15 30 75 150
SCALE 1:3000



PROJECT
BEAUDESERT
27 Oakland Way, Beau Desert

DRAWING TITLE
DEVELOPMENT STATISTICS
CLIENT
INGENIA COMMUNITIES

PROJECT No.
23032

DATE
7/3/2025
DRAWING No.
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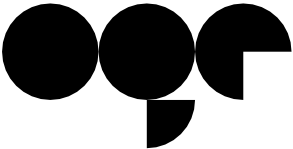
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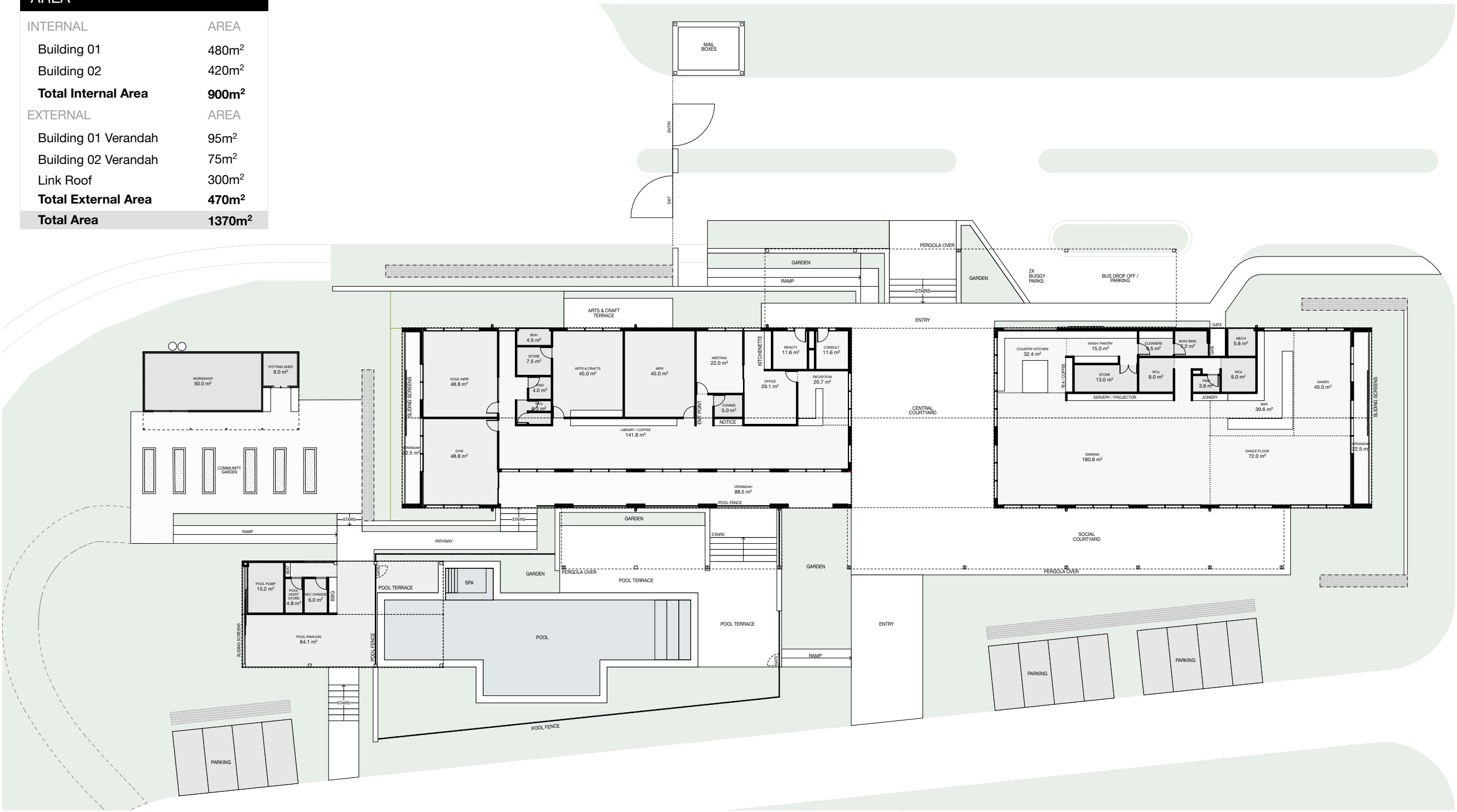
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BEAUDESERT - CLUBHOUSE FLOOR PLAN

AREA	
INTERNAL	AREA
Building 01	480m ²
Building 02	420m ²
Total Internal Area	900m ²
EXTERNAL	AREA
Building 01 Verandah	95m ²
Building 02 Verandah	75m ²
Link Roof	300m ²
Total External Area	470m ²
Total Area	1370m ²

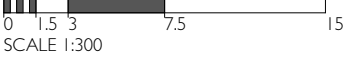


REV	DATE	DESCRIPTION	DRAWN/CHECKED
A	8/11/2024	Draft Development Approval	DH
C	28/11/2024	Development Approval	DH
D	7/3/2025	Development Approval RFI	DH DH

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Version: 1, Version Date: 27/05/2025

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT
BEAUDESERT
27 Oakland Way, Beau Desert

DRAWING TITLE
CLUBHOUSE FLOOR PLAN
CLIENT
INGENIA COMMUNITIES

PROJECT No.
23032

DATE
7/3/2025
DRAWING No.
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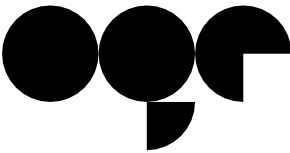
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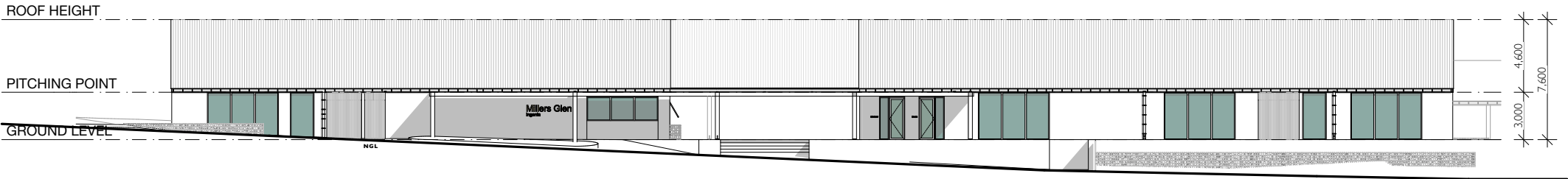
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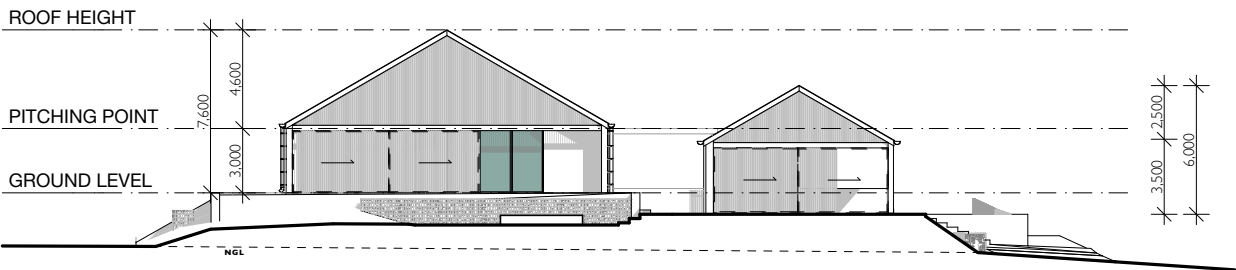
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BEAUDESERT - CLUBHOUSE ELEVATIONS

RFI 01



N
DA NORTH ELEVATION
1:300



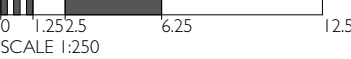
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
1	7/3/2025	Development Approval RFI	DH	BH

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PROJECT
BEAUDESERT
27 Oakland Way, Beaudesert

DRAWING TITLE
CLUBHOUSE ELEVATIONS
CLIENT
INGENIA COMMUNITIES

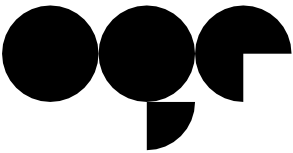
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DATE
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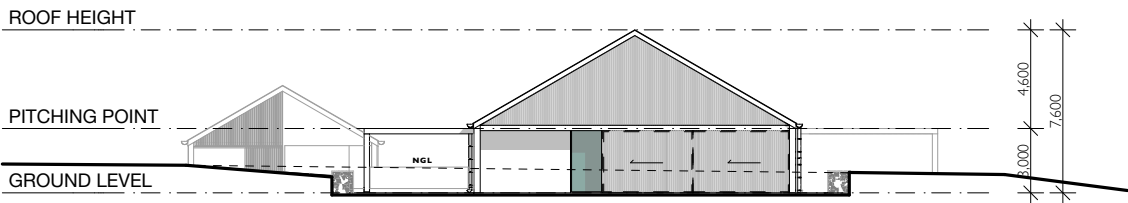
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BEAUDESERT - CLUBHOUSE ELEVATIONS

RFI 01



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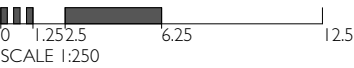
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PROJECT
BEAUDESERT
27 Oakland Way, Beaudesert

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CLUBHOUSE ELEVATIONS
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INGENIA COMMUNITIES

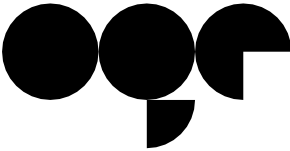
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BEAUDESERT - CLUBHOUSE PERSPECTIVE



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C	28/11/2024	Development Approval	DH	
D	7/3/2025	Development Approval RFI	DH	DH

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PROJECT
BEAUDESERT
27 Oakland Way, Beaudesert

DRAWING TITLE
CLUBHOUSE PERSPECTIVE
CLIENT
INGENIA COMMUNITIES

PROJECT No.
23032

DATE
7/3/2025
DRAWING No.
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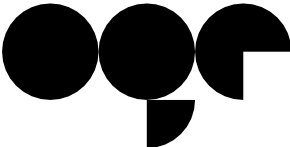
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HOUSING DESIGN GUIDELINES

Site Address: 27 Oakland Way, Beaudesert, QLD

Client: Ingenia Communities

Revision: A 22.11.2024

HOUSING PROVISIONS


PROVISION	REQUIREMENT	
Building Height	Maximum 8.5m and / or 2 storeys above existing ground level.	
Setbacks to External Boundaries	External Road Frontage (Oakland Way)	Housing Lots: Minimum 4m from external site boundary.
	Side Setbacks (Northern Boundary on future road corridor)	Housing Lots: Minimum 3m from external site boundary.
	Side Setbacks (Eastern Boundary on future road corridor)	Housing Lots: Minimum 10m from external site boundary.
	Side Setbacks (Boundary on Koala Covenant)	Housing Lots: Minimum 13m from external site boundary.
Setbacks to Internal House Lot Boundaries <i>OMP = Outer Most Projection</i>	Street Setback	Wall: Minimum 1m to house lot boundary (equivalent to minimum 2.5m to internal road). OMP: Minimum 0.5m to house lot boundary (equivalent to minimum 2m to internal road).
	Side Setbacks	Wall: Minimum 1m from house lot boundary (unless a fire rated wall built to boundary). OMP: Minimum 0.5m from house lot boundary.
	Rear Setbacks	Wall: Minimum 1m from house lot boundary. OMP: Minimum 0.5m from house lot boundary.
	Built to Boundary Walls	Maximum length 13.5m and only one side of the home can be built to boundary.
Privacy Between Dwellings	Habitable rooms within neighbouring houses will be separated by a 1.8m high fence or solid built to boundary wall.	
Dwelling Individualisation	A range of housing designs and sizes will be provided.	
Private Open Space	All houses are to have an outdoor area with a minimum dimension of 3m, directly accessible from living area.	
Fencing	External Boundary: 1.8m high fence is required at the external boundary line. Location to be determined by Landscape Architect. Fencing on boundary of koala covenant must comply with covenant conditions.	
	Internal Street: No fencing provided except in-between house and side fence to prevent access to the back yard from the street.	
	Side & Rear: 1.8m fence to be provided unless housing lot is adjacent a landscape buffer or green space in which case a 1.2m fence may be adopted	
Private Parking	A minimum of one (1) covered car parking space is to be provided per dwelling.	
Services	Clotheslines	A clothesline is to be provided to all dwellings and is to be screened from the street.
	Bins	A location for wheelie bins is to be provided for all dwellings which is screened from the street. Dedicated bin pickup locations are to be designated for houses on stub roads for WCV collection.
	Air Conditioning Units	A location for external air-conditioning units is to be provided for all dwellings which is screened from the street.

11.6 MCU23/064 Development Permit for Reconfiguring a Lot - Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109

Executive Officer: Director Planning, Development and Environment

Item Author: Contractor - Senior Strategic Planner

Attachments:

1. Proposed Plan of Reconfiguration [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 3.

Executive Summary

Council is in receipt of a Change (Other) development application for a Development Permit for Reconfiguring a Lot involving Subdivision, changing from 64 lots to 88 lots, at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109.

The subject site is subject to a previous subdivision approval for 121 lots which has been changed numerous times over the years with the last change made in 2018. Some of the lots have been created to date but 64 lots are still to be created.

This other change application involves:

- alterations to the existing subdivision layout, to establish a more efficient use of the developable land and natural characteristics of the property; and
- an increase of 24 lots from 64 to 88 lots in the remaining development area.

The subject site is located in the Low-Medium Density Residential Zone. Under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), within the Low-Medium Density Residential Zone, a proposal for Reconfiguring a Lot is Code Assessable where all proposed lots meet the minimum average lot size which is 700 square metres for the Low-Medium Density Residential Zone. The proposed development achieves an average lot size of 701.99 square metres.

As the application is Code Assessable, it did not require public notification. Furthermore, the application did not require referral to any Referral Agencies.

The proposed development has demonstrated compliance with the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) through the submitted material with the application as outlined within this report.

As such, the proposed development is recommended for approval.

Recommendation

That:

1. Council receive and note the report titled "MCU23/064 Development Permit for Reconfiguring a Lot – Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109";
2. Council approve the development application MCU23/064, and grant a Development Permit for Reconfiguring a Lot, subject to conditions; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU23/064), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 26 November 2025 (Item 11.4), Council resolved that:

1. Council receive and note the report titled "MCU23/064 Development Permit for Reconfiguring a Lot - Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109"; and
2. Council defer the decision of development application MCU23/064, to enable Councillors time to consider the Geotechnical report.

On 29 January 2008, the former Shire of Beaudesert resolved to approve the development application for a Reconfiguration of a Lot (one into 121 lots).

Report / Background

The following proposed conditions of approval form part of the officers' Recommendation:

Proposed conditions of Approval:

Real Property Description:	Lot 2 RP826229 and Lot 902 SP281109
Address of property:	Erika Court and Monza Street, Beaudesert
Site area:	Lot 2 RP826229 = 97,880m ² (9.788 ha) Lot 902 SP281109 = 41,840m ² (4.184 ha) Total = 139,720m ² (13.972 ha)
Proposal:	Reconfiguring a Lot - Other Change (from 64 lots to 88 lots)

1. Currency Period of Approval

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

2. Conditions of Approval

A Development Permit is given for an Other Change to Reconfiguring a Lot (from 64 lots to 88 lots), subject to the following conditions:

No	Condition	Timing								
1	<p>APPROVED PLANS</p> <p>Development being undertaken generally in accordance with the Approved Plans and accompanying documentation, except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s). The Approved Plans are limited to the following drawings:</p> <table><tr><td>Drawing No.</td><td>Plan Name</td><td>Prepared By</td><td>Date</td></tr><tr><td>2023022-ROL-001 Issue F</td><td>Plan of Reconfiguration</td><td>Owen</td><td>20/10/2025</td></tr></table>	Drawing No.	Plan Name	Prepared By	Date	2023022-ROL-001 Issue F	Plan of Reconfiguration	Owen	20/10/2025	At all times
Drawing No.	Plan Name	Prepared By	Date							
2023022-ROL-001 Issue F	Plan of Reconfiguration	Owen	20/10/2025							
2	<p>FINAL PLAN OF SURVEY</p> <p>Subdivision of the site occurs generally in accordance with Drawing No 2023022-ROL-001 Issue F, a final plan of survey that conforms with the approved plan is to be submitted for Council's endorsement.</p>	Prior to plan sealing								
3	<p>SERVICE TO LOTS - GENERAL</p> <p>Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, sewerage, electricity, and telecommunications). Documented evidence of this will be Queensland Urban Utilities Connection Certificate, Energex Certificate of Supply, NBN and any other relevant certificate from the relevant utility provider.</p>	Prior to plan sealing								
4	<p>EARTHWORKS AND ALLOTMENT FILLING</p> <p>All earthworks and allotment filling is to be undertaken in accordance with Planning Scheme Policy 1 - Infrastructure Design, to Council's satisfaction as and when required during development works.</p> <p>Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 <i>"Guidelines for Earthworks on commercial and residential developments"</i>. Where filling or excavation results in an embankment, the embankment is to comply with Schedule 1, Section 4 of the <i>Building Regulation 2021</i>. Earthworks batters are not to exceed a slope of 1 in 4 unless alternatives have been approved by Council. There shall be no filling or removal of material in the flood area below the flood level associated with 1 % AEP (Annual Exceedance Probability) years unless approved herein. The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for residential purposes.</p>	As indicated within the wording of the condition								

No	Condition	Timing
5	<p>ELECTRICITY</p> <p>The development must provide electricity supply from the State electricity grid through the State authorised supplier to all proposed lots within the development. Prior to the endorsement of survey plans, written evidence in the form of a Certificate of Supply from the State authorised supplier indicating that satisfactory arrangements had been made for the supply of electricity to all the proposed lots must be provided.</p> <p>Consumer power lines not contained within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.</p>	Prior to plan sealing
6	<p>PUBLIC UTILITIES</p> <p>The development must provide telephone and broadband network services to all proposed lots within the development to the standards of the services provider (Telstra guidelines and NBNCo Guidelines for Fibre to the Premises - Underground Deployment). Adequate provision shall be made in all streets, access strips and easements to cater for the public utility services that would normally service the development.</p> <p>The development must provide appropriate road crossing conduits in accordance with requirements of Council. Where concrete footpaths are to be constructed, the conduits shall be extended to a suitable location between the property boundary and footpath edge. Utilities are to be installed within their allocated corridors and in compliance with Council standards.</p>	Prior to plan sealing
7	<p>ADVERSE DRAINAGE IMPACT - GENERAL</p> <p>Drainage from the development is not to adversely impact upstream and downstream/adjoining properties.</p>	At all times
8	<p>STORMWATER DISCHARGE</p> <p>The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of Queensland Urban Drainage Manual (QUDM) and Site Based Stormwater Management Plan by Owen review dated 16/6/2025.</p> <p>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.</p>	As indicated within the wording of the condition

No	Condition	Timing
9	<p>INTER-ALLOTMENT DRAINAGE</p> <p>Inter-allotment drainage systems are to be provided where discharge to the road or street drainage system cannot be achieved. They are to be designed to the requirements of QUDM. Easements are to be provided where the drainage system traverses lots and to provide, where necessary, a connection to a legal point of discharge. The easements will be established in accordance with the Planning Scheme Policy 1.</p>	As indicated within the wording of the condition
10	<p>SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP)</p> <p>Prior to the commencement of the Operational Works on the site, a properly prepared comprehensive Erosion and Sediment Control Plan must be submitted as part of the Operational Works Application. The report is to comply with the Best Practice Erosion and Sediment Control (BPESC) Guidelines (International Erosion Control Association - IECA Australasia).</p>	As indicated within the wording of the condition
11	<p>NEW ROADS</p> <p>The development must provide for the construction of the new roads, road intersections and ancillary works in accordance with Complete Streets, Austroads Publications, and Infrastructure Design Code. All new road pavements are to be provided with asphalt concrete - AC (Asphaltic Concrete) surfacing, underground stormwater drainage and sub-surface drainage works, truncations where needed, all necessary traffic signage as and where required, in accordance with Council's current standards.</p> <p>All traffic signs and delineation shall be installed in accordance with the <i>Manual of Uniform Traffic Control Devices - MUTCD</i> and all other relevant Department of Transport and Main Roads design manuals and guidelines, as directed by the Council's representative. "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads. A turnaround area is to be provided at the end of new Road within the road reserve where warranted. The street geometry must provide sufficient space such that emergency service vehicles, waste collection vehicles and street-cleaning vehicles may carry out their functions while travelling in a forward-only direction throughout the development. The works required by this condition must include the decommissioning of any redundant access to the site.</p> <p>Detailed design to be provided with an Operational Works application.</p>	Prior to plan sealing

No	Condition	Timing
12	<p>ROAD INTERSECTIONS</p> <p>The development must provide the design, and construction works of all the road intersections resulting from the approved development with the works being undertaken in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised. Road intersection works must include the intersection of the new proposed road with existing roads.</p>	Prior to plan sealing
13	<p>STREET LIGHTING</p> <p>Street lighting shall be designed and installed in accordance with the Australian Standard Code of practice for public lighting, AS1158. Street lighting shall be located at intersections, at the end of cul-de-sacs and dead ends. All street lighting shall be certified by a <i>Registered Professional Engineer of Queensland (RPEQ)</i>. The existing surrounding type of lighting is to be considered when choosing the style of lighting.</p>	Prior to plan sealing
14	<p>RETAINING WALLS</p> <p>The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures must not encroach onto any adjoining property or road reserve. Any retaining wall higher than 1.0 metre will require approval under a Building Application. However, if retaining walls are required on lots to achieve designed levels for the estate or to facilitate road earthworks this will require approval under an Operational Works application.</p>	As indicated within the wording of the condition
15	<p>LANDSCAPING WORKS</p> <p>The development must provide a Landscape Management Plan prior to any landscaping works being undertaken. The development must facilitate the design, installation, and maintenance (for the period of one year) of landscaping works, within the individual road reserve(s) (ie. street trees) throughout the development or the relevant stage. The landscaping of the site shall incorporate the preservation of existing vegetation where possible.</p> <p>The works required by this condition will be the subject of an Operational Works Application with Council.</p>	Prior to plan sealing

No	Condition	Timing
16	<p>CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN</p> <p>The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will:</p> <ol style="list-style-type: none"> How traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity; Implement best practice waste management strategies during the construction phase; and Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment and stormwater run-off on ALC Class A and B land, flora and fauna management, pest and weed management and cultural heritage. 	Ten (10) business days prior to the prestart meeting.
17	<p>PAYMENT RATES AND CHARGES</p> <p>Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the <i>Local Government Act 2009</i>, the <i>Planning Act 2016</i> or any other relevant legislation. The payment of all rates, charges or expenses referenced herein are to be paid to Council at or before submission of the application for signing and sealing of the Final Plan(s) of Survey.</p>	Prior to plan sealing
18	<p>EASEMENT ARRANGEMENTS</p> <p>All necessary documentation for the implementation of or amendments to any access easements arising from this reconfiguration will be at no cost to the Council. Copy of duly executed easement documents (where Council is not a party) is to be provided at the time of requesting the endorsement of the final plan of survey.</p>	Prior to plan sealing
19	<p>ACCESS TO DETENTION / BIORETENTION BASIN</p> <p>Provide access to Detention and Bioretention basin for maintenance purposes. The works required by this condition will be the subject of an Operational Works Application with Council.</p>	Prior to plan sealing
20	<p>LAND TRANSFER TO COUNCIL IN FEE SIMPLE OF PUBLIC PURPOSE LAND</p> <p>All necessary documentation for the transfer of public purpose land to Council (for example drainage reserves, parks/open space) must be prepared by the development at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.</p>	Prior to plan sealing

No	Condition	Timing
21	<p>FOOTPATH / PEDESTRIAN LINKAGES</p> <p>The development must provide for the design and construction of any footpath or pedestrian linkages to meet the specifications of Council's Planning Scheme Policy 1 and the <i>Planning Regulation 2017</i>. Detailed design is to be provided with an Operational Works application.</p>	Prior to plan sealing
22	<p>STREET TREES</p> <p>The development must provide for the design and plantation of suitable street trees to meet the provisions of the <i>Planning Regulation 2017</i> with respect to Walkable Neighbourhoods. Detailed design is to be provided with an Operational Works application.</p>	Prior to plan sealing
23	<p>PARK / OPEN SPACE AREAS</p> <p>The development must provide for the design and construction of Parks and Open Space areas to comply with the relevant standards and in accordance with the revised Plan of Subdivision, Drawing No. 2023022-ROL-001 Issue F. Detailed design is to be provided with an Operational Works application.</p> <p><i>Note: It is noted that subject to the approval being granted for the proposed development, acceptance of the overall park strategy would be on the basis that any associated land dedication for public open space / park land is to be dedicated at no cost to Council and is conditioned under s145 of the Planning Act 2016 as provision for non-trunk infrastructure.</i></p>	Prior to plan sealing
24	<p>ACCESS TO COUNCIL ROAD (GENERAL)</p> <p>An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions must be maintained in good condition for its lifetime.</p>	Prior to the construction of a dwelling house on the lot
25	<p>WORKS WITHIN EXISTING ROAD RESERVES</p> <p>A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertaking any access/road construction works. However, access crossovers provided by the estate's developer are to be included in an Operational Works application.</p>	As indicated within the wording of the condition

No	Condition	Timing
26	SURVEY INTEGRATION With the submission of the plan, the Survey control documentation and a CAD (Computer Aided Drafting) presentation of the reconfiguration layout must be provided. The documentation shall utilise and make reference to the Australian Mapping Grid and Australian Height Datum.	Prior to plan sealing
27	CONSTRUCTION ACTIVITY AND NOISE Construction activity and noise must be limited during earthworks and construction of the approved development to the hours of 06:30 to 18:30 Monday to Saturday, with no work occurring on Sundays or public holidays.	As indicated within the wording of the condition

3. Referral Agency Conditions

No requirements.

4. Advisory Notes

- a) **ADVERTISING SIGNS** – Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.
- b) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- d) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
 - 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
 - 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
 - Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).

- e) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD** - This Development Approval will lapse if the Reconfiguring a Lot 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 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- f) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

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

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

5. Further approvals are required for:

- a. Operational Works approval is to be obtained from Council prior to undertaking any site works.
- b. A Property Access Permit and Road Corridor Use Permit Application are to be lodged with Council prior to undertaking any access/road construction works.
- c. An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or proposed accesses.

6. Administrative Action:

That a Decision Notice be issued in accordance with s63 of the *Planning Act 2016* to the Applicant.

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Brookland Estate Pty Ltd ATF Monza Unit Trust c/- Altitude Town Planning
Owner(s)	Brookland Estate Pty Ltd ATF Monza Unit Trust
Site Address	Erika Court and Monza Street, Beaudesert
Real Property Description	Lot 2 RP826229 and Lot 902 SP281109
Site Area	Lot 2 RP826229 = 97,880m ² (9.788 ha) Lot 902 SP281109 = 41,840m ² (4.184 ha) Total = 139,720m ² (13.972 ha)
Relevant Zone and Precinct	Low-Medium Density Residential Zone
Proposal	Other Change to Reconfiguring a Lot (from 64 lots to 88 lots)
Original Assessment Level	Code Assessable
Original Approval	Reconfiguring a Lot of 1 into 121 lots
Public Notification	Not Applicable
Submissions Received	Not Applicable
Date Application Deemed Accepted	9 June 2023

Development History

- Development Application 501298 (020-080-001878)
On 29 January 2008, Council approved a development application for a Reconfiguration of a Lot (one into 121 lots). The Decision Notice was issued on 1 February 2008.
- Appeal No. 889 of 2008
On 11 April 2008, the applicant lodged an appeal to the Planning and Environment Court (Appeal No. 889 of 2008) against a number of conditions contained in the development permit for Development Application 501298 (020-080-001878). On 9 July 2019, the Planning and Environment Court approved a Reconfiguration of a Lot (2 lots into 95 lots). The 95 lots consisted of 92 residential lots and three management lots.
- Originating Application No. D355 of 2013
On 30 October 2013, the applicant lodged an Originating Application to the Planning and Environment Court seeking a Minor Change to the approved plan. The applicant's proposed change included 95 standard lots, 13 dual occupancy lots and 12 community title lots totalling 120 lots. On 14 February 2014, the Planning and Environment Court approved the Minor Change application.
- Development Application MCU17/506

On 20 July 2017, the applicant sought a Development Permit for a Reconfiguration of a Lot for a Minor Change to an existing development approval seeking to increase the number of approved lots from 120 lots to 121 lots. The application was approved on 23 August 2017 and a Decision Notice was issued on 24 August 2017.

- Development Application MCU18/119

On 29 August 2018, the applicant sought a Development Permit for a Reconfiguration of a Lot for a Minor Change to an existing development approval seeking to amend the layout of approved Lots 43 to 46 and Lot 120 (changing them from battle-axe blocks to rectangular shaped lots). The application was approved on 18 October 2018 and a Decision Notice was issued on 19 October 2018.

Site Evaluation

The subject site comprises two (2) adjoining land parcels described as Lot 2 RP826229 and Lot 902 SP281109, situated at Erika Court and Monza Street, Beaudesert respectively (refer to Figure 1 for an aerial photo of the subject site and its immediate surrounds). The site is encumbered by two easements (G & H on RP162288) which traverse the southern half of the site.

Lot 2 is located to the north and is 9.788 hectares and irregular in shape. Lot 2 is vacant with some mature vegetation and grass on the site. Lot 902 adjoins Lot 2, is located to the south of Lot 2 and is an irregular shaped 4.184 hectare lot. Lot 902 is a vinculum lot with Monza Street splitting the lot in two. Lot 902 has some mature vegetation but is predominately cleared and a road (Diamond Court) has been constructed.

The subject site is located approximately 2.6 kilometres south-east of the Beaudesert CBD. Lot 2 falls from 158 metres AHD in the eastern portion of the site to 112 metres AHD in the western portion of the site. This fall of 46 metres over a distance of 309 metres equates to a 14 percent slope. Lot 902 falls from 151 metres AHD in the eastern portion of the site to 121 metres AHD in the western portion of the site. This fall of 30 metres over a distance of 315 metres equates to a 9.5 percent slope.

Lot 2 has access to Thallon Street to the north and Smedley Place to the west. The northern portion of Lot 902 has access via Thallon Street and Ruby Close also to the south. The southern portion of Lot 902 has access via Diamond Court and Monza Street to the north. The subject site has access to reticulated water, sewer and stormwater networks.

The subject site is located in the Low-Medium Density Residential Zone. All the lots surrounding the subject site are also within the Low-Medium Density Residential Zone and contain Dwelling houses. Figure 2 shows the zoning of the subject site and its immediate surrounds.



Figure 1: Aerial Photo of subject site

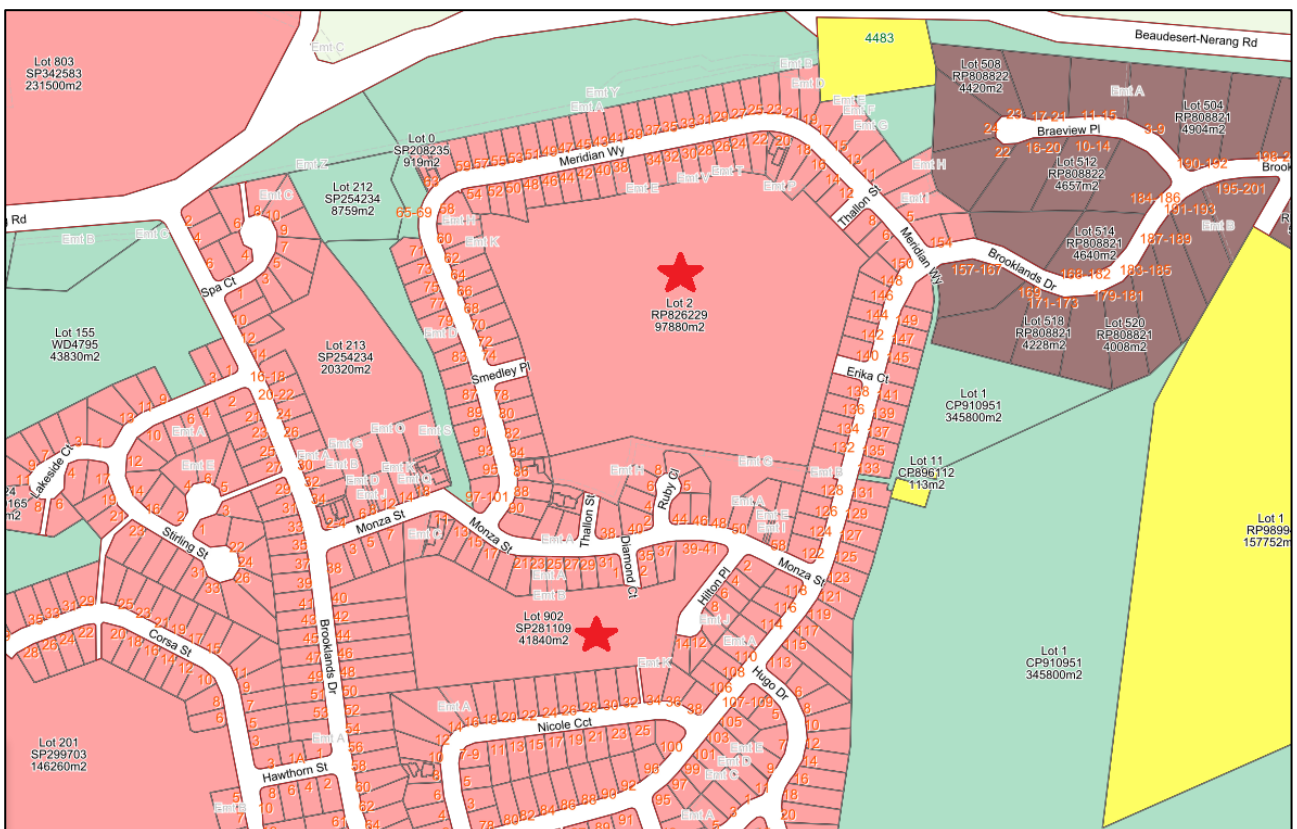


Figure 2: Zoning of subject site and surrounds

The Proposal

The application seeks a Change (Other) development application for a Development Permit for Reconfiguring a Lot involving Subdivision, changing from 64 lots to 88 lots, on land at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109.

The subject site is subject to a previous subdivision approval for 121 lots which was originally approved in 2008 and has been changed numerous times over the years with the last change made in 2018. Some of the lots have been created to date but 64 lots are still to be created.

This other change application is over Lot 2 and the northern part of Lot 902. The proposed development involves:

- alterations to the existing subdivision layout, to establish a more efficient use of the developable land and natural characteristics of the property; and
- an increase of 24 lots from 64 to 88 lots in the remaining development area.

Refer to Figures 3 for the proposal plan. The proposed lots range in size from 450 square metres to 1,372 square metres with the average lot size being 701.99 square metres. Of the lots proposed 27.2 percent of lots are under 600 square metres. As a part of the proposed development, a bio-basin is proposed in the north-western corner of the site and park in the south-eastern corner of the site.



Figure 3: Proposal Plan

Framework for Assessment

Categorising Instruments for Statutory Assessment:

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks	Planning Regulation 2017 - Schedule 12A Walkable Neighbourhoods
Shaping SEQ South East Queensland Regional Plan 2023 Designation	Urban Footprint

Planning Regulation 2017 - Schedule 12A Walkable Neighbourhoods

Schedule 12A of the *Planning Regulation 2017* is applicable to the proposed development for the following reasons:

- The development is for the subdivision of a residential lot into two or more lots (88 proposed);
- Under the current planning scheme, the lot is mapped in the Low-Medium Density Residential Zone, with no part of the lot being in a Rural Residential Zone or the like; and
- works will involve extensions to the existing road network.

Schedule 12A sets out assessment benchmarks for Reconfiguring a Lot with the purpose of ensuring the reconfiguration supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the lot. The proposed subdivision has been designed to ensure that block lengths do not exceed 250 metres with each lot being within 400 metres walking distance to planned recreation park (8) and corridor park (NC1) on Brooklands Drive. A condition will be included to ensure one tree per 15 metres on each side of a new road is provided and footpaths are included on at least one side of the new road.

State Planning Policy

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

- Biodiversity
 - MSES - Regulated vegetation (intersecting a watercourse)
- Water Quality
 - Water supply buffer area
 - Water resource catchments
- Natural Hazards Risk and Resilience
 - Flood hazard area - Local Government flood mapping area
 - Bushfire prone area

Notwithstanding, the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) confirms that the State Planning Policy requirements are appropriately reflected within the Scheme, and no further assessment is required.

Shaping SEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Urban Footprint of the *ShapingSEQ South East Queensland Regional Plan 2023*. The proposed development does not trigger the regulatory provisions.

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low-Medium Density Residential Zone
Consistent/Inconsistent Use:	Not Applicable
Assessment Benchmarks:	<p><u>The Planning (Walkable Neighbourhoods) Amendment Regulation 2020, Schedule 12A</u></p> <p><u>Zone Code</u></p> <ul style="list-style-type: none"> • Low-Medium Density Residential Zone Code <p><u>Overlay Codes</u></p> <ul style="list-style-type: none"> • Bushfire Hazard Overlay Code • Landslide Hazard and Steep Slope Overlay Code • Water Resource Catchments Overlay Code • Master Plan Areas Overlay Code <p><u>Development Codes</u></p> <ul style="list-style-type: none"> • Reconfiguring a Lot Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The applicant has submitted the following supporting documentation which is considered to satisfy the assessment criteria under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023):

Proposal Plan, prepared by Owen, Plan of Reconfiguration, Drawing Number 2023022-ROL-001, Issue F, dated 20 October 2025
Site Based Stormwater Management Plan, prepared by Owen Consulting Pty Ltd, Document Number 2023022 SBSMP, Version B, dated 16 June 2025
Hydraulic Impact Assessment, prepared by Owen Consulting Pty Ltd, Document Number 2023022 – HIA, Version A, dated 15 March 2024

Engineering Services Report, prepared by Owen Consulting Pty Ltd, Document Number 2023022 – ESR, Version B, dated 15 March 2024
Geotechnical Report, prepared by Pacific Geotech Consulting, Document Number PG-11281, Version 1, dated April 2024
Visual Impact Assessment Report, prepared by SLR Consulting Australia Pty Ltd, Document Number 620.31405, Version 0.2, dated May 2023
Traffic Impact Statement, prepared by PTT Traffic & Transport Engineering, dated 5 May 2023
Landscape Concept Plan, prepared by Agla, Job Number 23.079, Issue A, dated 4 May 2023
Updated Aboriginal Cultural Heritage Assessment Report, prepared by Everick Heritage Pty Ltd, Version REV, dated 30 May 2025

The pertinent issues arising out of assessment against the codes are discussed below:

a) Compliance with the Low-Medium Density Residential Zone Code

The proposal complies with all the Low-Medium Density Residential Zone Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
Built Form and Urban Design (Table 6.2.9.3.2)			
PO3 The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.	AO3 Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.	The proposed development is for a residential subdivision that does propose new lot areas above 140m AHD; however, the proposed development is supported by a Visual Impact Assessment which has considered that the location of the proposed development will not have adverse visual impacts on the surrounding visual context of the subject site nor on the character or appearance of the visually prominent and sensitive upper slopes of the Birnam Range.	The Visual Impact Assessment submitted by the applicant demonstrates that the proposed development complies with PO3.

b) Compliance with the Bushfire Hazard Overlay Code

A very small sliver of potential impact buffer area applies to the subject site along the northern boundary of Lot 2. Consequently, assessment against the Bushfire Hazard Overlay Code is not required.

- c) Compliance with the Landslide Hazard and Steep Slope Overlay Code
The proposal complies with all the Landslide Hazard and Steep Slope Overlay Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.
- d) Compliance with the Water Resource Catchments Overlay Code
There is a stream from Smedley Place to the west of Lot 2 that has a very small portion of it located within the subject site. Consequently, assessment against the Water Resource Catchments Overlay Code is not required.
- e) Compliance with the Master Plan Areas Overlay Code
The proposal complies with all the Master Plan Areas Overlay Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.
- f) Compliance with the Reconfiguring a Lot Code
The proposal complies with all the Reconfiguring a Lot Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
Lot Design (Table 9.4.6.3.1)			
PO11 Reconfiguring a lot: 1. results in lots that have a usable shape suitable for the lots intended purpose and use; 2. results in lots with a regular shape and boundaries where practicable; 3. allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone; 4. achieves character and built form outcomes applicable to the relevant Zone; 5. provides for all activities associated with the use on the lot to be located wholly within the lot; 6. does not contravene any existing approvals attached to the land; and 7. does not result in existing development contravening the Planning Scheme.	AO11.1 Development creates lots that comply with Table 9.4.6.3.2 - Minimum Lot Size and Design .	<p>The proposed development is for a residential subdivision that facilitates future medium density residential activities.</p> <p>The proposed development adopts lot sizes compliant with the 450m² minimum lot size requirement and incorporates a wide range of lot sizes to support various types of future low-medium density residential activities.</p>	<p>Whilst some of the proposed lots have a frontage less than 18 metres (lots 600m² or greater), all proposed lots have a useable shape for future dwellings and the proposed development achieves the character and built form outcomes for the Zone.</p>

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
Lot Mix and Diversity			
PO17 Smaller lots are: 1. distributed amongst larger lots to avoid a concentration of small lot housing; 2. located within close proximity to public open space.	AO17.1 Where proposed as part of larger residential subdivisions, lots below 600m ² do not make up more than 15% of the total number of lots.	24 of the proposed lots are less than 600m ² , which equates to approximately 27% of the proposed lots within the development. The proposed development is considered to be representative of a lot layout and configuration that readily complies with the specific expectations of PO17 for smaller lots. Specifically, it is noted that: <ul style="list-style-type: none"> No lots less than the minimum prescribed lot size for the low-medium zone of 450m² are proposed. The required lot average minimum of no less than 700m² per lot is achieved. Only a small percentage of lots (11 lots or 12.5%) of lots are between 450m² and 500m² in size. Only another small percentage of lots (13 lots or 14.8%) of lots are between 501m² and 600m² in size. All these 'smaller' allotments are well dispersed and spread out within the development to enable future housing choice and affordability options to be provided. All these 'smaller' lots are within ease of walking distance of no greater than 650m to existing recreational style public parkland at Junior Chamber Park. 	Council Officers agree with the applicant's comments. The subject site is located in close proximity to a park and the lots vary in size and avoid concentrating small lots together.

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
		<ul style="list-style-type: none"> All these 'smaller' lots are within 150m of the proposed parkland on this subject site. Whilst this parkland area is not proposed to be 'recreational' parkland due to cultural significance and obligations, it is noted that Council's own definition of 'public open space' includes acknowledgement of the ability of cultural functions to be contained and considered as part of the outdoor space function of 'public open space' areas. Based on the above commentary and design attributes of the proposed subdivision plan, the applicant believes their proposed development does readily advance and achieve the expectations and requirements as contained within PO17 of the ROL Code. 	
	AO17.2 Lots below 500m ² are located within 300m of existing or proposed public open space.	All lots below 500m ² are to be located within 200m walking distance of proposed public open space in the form of proposed Park Lot 901 situated in the south of the proposed layout	In addition to the applicant's comments, there is a park within 310 metres to the west in Brooklands Drive.

Performance Outcomes	Acceptable Outcomes	Applicant's Comments	Officer's Assessment
Open Space			
<p>PO24 Development contributes to the public open space network which:</p> <ol style="list-style-type: none"> 1. caters for a range of recreation settings and necessary facilities to meet the needs of the community; 2. offers opportunities for residents to conveniently participate in passive recreational activities; 3. delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; 4. creates safe and attractive settings and focal points; 5. facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; 6. caters for stormwater and flood management and care of valuable environmental resources; and 7. is cost effective to maintain. 	<p>AO24.1 Open space is designed, embellished and constructed in accordance with the requirements of Planning Scheme Policy 1 - Infrastructure Design.</p>	<p>The proposed development is considered to be representative of the provision of a public open space network which complies with the specific expectations of PO24.</p> <p>Specifically, it is noted that:</p> <ul style="list-style-type: none"> ▪ 'public open space' lands includes those which not only provide aa recreational or sports use function, but can also include matters such as cultural (refer Council relevant admin definitions). ▪ the proposed park provision (as intended) will provide for meeting the cultural needs of the community. ▪ Will provide for a large expanse of open space to be provided to assist in established an attractive and open space style character of the locale for the community. <p>Based on the above commentary and design attributes of the proposed subdivision plan, it is the applicant's position that this proposed development does readily advance and achieve the expectations and requirements as contained within PO24 of the ROL Code.</p>	<p>Council Officers agree with the applicant's assessment. Given the site's cultural heritage significance, further embellishment of the park is not recommended. The proposed design will serve primarily as a landscape park.</p>

g) Compliance with the Earthworks Construction and Water Quality Code

The proposal complies with all the Earthworks Construction and Water Quality Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

h) Compliance with the Infrastructure Design Code

The proposal complies with all the Infrastructure Design Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

Assessment Benchmarks Pertaining to a Variation Approval

Not applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not applicable.

Budget / Financial Implications

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

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Customer Responsiveness

Legal / Statutory Implications

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

Risks

Strategic Risks

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

- CR9 Statutory Regulation - Councils are expected to regulate in a consistent, fair and transparent manner. The range of services, complex legislative and legal frameworks, expanding obligations and challenges of funding and securing adequate resources all increase the risk of ineffective regulatory functions.

Risk Summary

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

Human Rights Implications

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

Consultation

The application did not require referral to any Referral Agencies.

Internal Referrals*Development Assessment (Engineering)*

The Development Assessment (Engineering) team have reviewed the application and have provided conditions should the application be approved.

Applicable Infrastructure Charges*Adopted Infrastructure Charges Resolution (Version No. 16 – 27 August 2025)*

In accordance with the Infrastructure Charges Resolution, infrastructure charges will be levied for the following Use category.

Planning Scheme Use Type	Classes of Development to which Adopted Infrastructure Charges Schedule apply
Reconfiguring a Lot	Reconfiguring a Lot

Full details of the charges will be provided in a separate notice under Infrastructure Charges Notice to be issued to the applicant with the Decision Notice.

Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

Options

Option 1 – Approval

That:

1. Council receive and note the report titled "MCU23/064 Development Permit for Reconfiguring a Lot – Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP8216299 and Lot 902 SP281109";
2. Council approve the development application MCU23/064, and grant a Development Permit for a Reconfiguring a Lot, subject to conditions; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU23/064), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2 – Deferred Decision

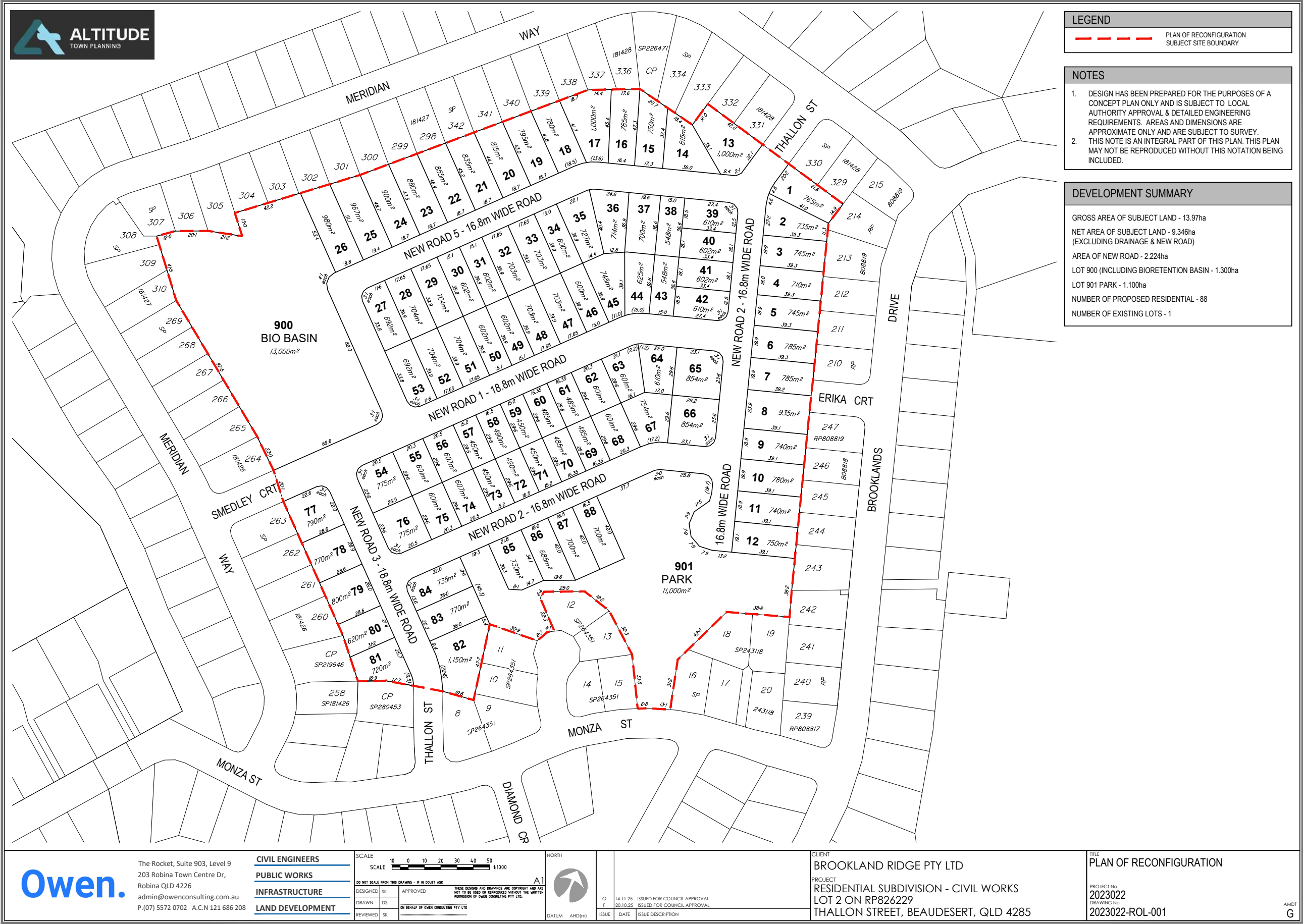
That:

1. Council receive and note the report titled "MCU23/064 Development Permit for Reconfiguring a Lot - Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109"; and
2. Council defer the decision of development application MCU23/064, for the stated reasons.

Option 3 - Refusal

That:

1. Council receive and note the report titled "MCU23/064 Development Permit for Reconfiguring a Lot - Other Change (from 64 lots to 88 lots) at Erika Court and Monza Street, Beaudesert, described as Lot 2 RP826229 and Lot 902 SP281109"; and
2. Council refuse development application MCU23/064, for the stated reasons.



11.7 RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324

Executive Officer: Director Planning, Development and Environment

Item Author: Technical Officer Planning and Infrastructure Charge /
Acting Team Leader Compliance Services

Attachments:

1. Proposed Reconfiguration of a Lot Plan [!\[\]\(b1b781be830eb908d845c527ab08d5f8_img.jpg\) !\[\]\(2176a4ba510fa27404d783166e891577_img.jpg\)](#)
2. Current Approved Plan (GIA version) for RAL22/047 [!\[\]\(a3b1c8d49688274496e55f2751cb8993_img.jpg\) !\[\]\(428d7e9195be7f8a26074c24b6c91839_img.jpg\)](#)

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 2.

Executive Summary

Council is in receipt of a Change (Other) development application for a Development Permit for Reconfiguring a Lot for Subdivision of two into 273 lots, over nine stages on land at 6605 Mount Lindesay Highway, Gleneagle, formally described as Lot 9003 SP338322 and Lot 9004 SP338324.

The subject site is situated within the Low-Medium Density Residential Zone and the application is subject to Impact Assessment due to non-compliance with the average lot size specified in Table 9.4.3.6.2 - Minimum Lot Size and Design.

The purpose of the submitted Change (Other) Application is to modify the current approval, which currently allows for subdivision into 245 lots, to include an additional 28 lots over five of the nine stages.

The application was publicly notified for 15 business days in accordance with the requirements of the *Planning Act 2016*, with 62 'properly made submissions' and 16 not properly made submissions received.

The proposed development has demonstrated compliance with the relevant provisions of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) through the submitted material within the application and as outlined within this report.

Recommendation

1. That: Council receive and note the report titled "RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324";
2. Council approve Change application RAL24/038, and grant a development permit for Reconfiguring a Lot, subject to the recommended conditions; and
3. Council note that any subsequent requests for a change application to the approval (RAL24/038), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 26 November 2025 (Item 11.3), Council moved the following motion:

That:

1. Council receive and note the report titled "RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324"; and
2. Council defer the decision of development application RAL24/038, pending further clarification regarding matters contained in the report.

At the Special Meeting held on 30 November 2023 (Item 5.1), the development the subject of the current change application was approved.

Report / Background

Existing conditions with highlighted amendments as a result of this change application:

	Condition	Timing								
1	<p>APPROVED PLANS [Sought to be amended as part of change application]</p> <p>Development being undertaken generally in accordance with the Approved Plans and accompanying documentation, except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s). The Approved Plans are limited to the following drawings:</p> <table><tr><th>Drawing No.</th><th>Plan Name</th><th>Prepared By</th><th>Date</th></tr><tr><td>Drawing No AU005395-PP- 2e13g (Sheets 1-3)</td><td>Subdivision Proposal – Eucalee – Precinct A</td><td>Mesh Consultant</td><td>1/11/2023 18 August 2025</td></tr></table>	Drawing No.	Plan Name	Prepared By	Date	Drawing No AU005395-PP- 2e13g (Sheets 1-3)	Subdivision Proposal – Eucalee – Precinct A	Mesh Consultant	1/11/2023 18 August 2025	At all times
Drawing No.	Plan Name	Prepared By	Date							
Drawing No AU005395-PP- 2e13g (Sheets 1-3)	Subdivision Proposal – Eucalee – Precinct A	Mesh Consultant	1/11/2023 18 August 2025							

	Condition	Timing
2	<p>FINAL PLAN OF SURVEY</p> <p>Subdivision of the site occurs generally in accordance with Drawing No. Drawing No AU005395-PP-2e13g (Sheets 1-3), a final plan of survey that conforms with the approved plan is to be submitted for Council's endorsement.</p>	Prior to plan sealing
3	<p>SERVICE TO LOTS - GENERAL</p> <p>Prior to a request for Council endorsement of survey plan, all proposed lots must demonstrate independent connection to services (reticulated water, sewerage, electricity, and telecommunications). Documented evidence of this will be Queensland Urban Utilities Connection Certificate, Energex Certificate of Supply, and any other relevant certificate from the relevant utility provider.</p>	Prior to plan sealing
4	<p>EARTHWORKS AND ALLOTMENT FILLING</p> <p>All earthworks and allotment filling is to be undertaken in accordance with Planning Scheme Policy 1 - Infrastructure Design, to Council's satisfaction as and when required during development works.</p> <p>Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 <i>"Guidelines for Earthworks on commercial and residential developments"</i>. Where filling or excavation results in an embankment, the embankment is to comply with Schedule 1, Section 4 of the <i>Building Regulations 2006</i>. Earthworks batters are not to exceed a slope of 1 in 4 unless alternatives have been approved by Council. There shall be no filling or removal of material in the flood area below the flood level associated with 1 % AEP (Annual Exceedance Probability) years unless approved herein. The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for residential purposes.</p>	As indicated within the wording of the condition
5	<p>ELECTRICITY</p> <p>The development must provide electricity supply from the State electricity grid through the State authorised supplier to all proposed lots within the development. Prior to the endorsement of survey plans, written evidence in the form of a Certificate of Supply from the State authorised supplier indicating that satisfactory arrangements had been made for the supply of electricity to all the proposed lots must be provided.</p> <p>Consumer power lines not contained within the proposed allotment serviced by the line are to be either relocated accordingly or incorporated within a service easement to be registered on the final plan of survey for the reconfiguration.</p>	Prior to plan sealing

	Condition	Timing
6	PUBLIC UTILITIES The development must provide telephone and broadband network services to all proposed lots within the development to the standards of the services provider (Telstra guidelines and NBNCo Guidelines for Fibre to the Premises - Underground Deployment). Adequate provision shall be made in all streets, access strips and easements to cater for the public utility services that would normally service the development. The development must provide appropriate road crossing conduits in accordance with requirements of Council. Where concrete footpaths are to be constructed, the conduits shall be extended to a suitable location between the property boundary and footpath edge. Utilities are to be installed within their allocated corridors and in compliance with Council standards.	Prior to plan sealing
7	ADVERSE DRAINAGE IMPACT - GENERAL Drainage from the development is not to adversely impact upon upstream and downstream/adjoining properties.	At all times
8	STORMWATER DISCHARGE The development must discharge stormwater drainage flows to a legal point of discharge. The development must provide all necessary stormwater drainage; such drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM) and in accordance with Stormwater Management Design Drawings dated August 2023 by BIOME Water and Environmental Consulting. Detailed design is to be provided with the Operational Works application. The implementation of the stormwater management strategy must cater for a staged scenario.	As indicated within the wording of the condition
9	INTER-ALLOTMENT DRAINAGE Inter-allotment drainage systems are to be provided where discharge to the road or street drainage system cannot be achieved. They are to be designed to the requirements of QUDM. Easements are to be provided where the drainage system traverses lots and to provide, where necessary, a connection to a legal point of discharge. The easements will be established in accordance with the Planning Scheme Policy 1.	As indicated within the wording of the condition
10	SEDIMENT AND EROSION CONTROL MANAGEMENT PLAN (SECMP) Prior to the commencement of the Operational Works on the site, a properly prepared comprehensive Erosion and Sediment Control Plan must be submitted as part of the Operational Works Application. The report is to comply with the <i>Best Practice Erosion and Sediment Control (BPESC)</i> Guidelines (International Erosion Control Association - IECA Australasia).	As indicated within the wording of the condition

	Condition	Timing
11	<p>NEW ROADS [Sought to be amended as part of change application]</p> <p>The development must provide for the construction of the new roads, road intersections and ancillary works in accordance with Complete Streets, Austroads Publications, and <i>Infrastructure Design Code</i>. All new road pavements are to be provided with asphalt concrete - AC (Asphaltic Concrete) surfacing, underground stormwater drainage and sub-surface drainage works, truncations where needed, all necessary traffic signage as and where required, in accordance with Council's current standards.</p> <p>For Stage 9, amend the approved plans to remove constructed road access connection to Day Road. Lockable bollards are to be installed at the boundary of this access connection to prevent the movement of unauthorised vehicles.</p> <p>All traffic signs and delineation shall be installed in accordance with the <i>Manual of Uniform Traffic Control Devices - MUTCD</i> and all other relevant Department of Transport and Main Roads design manuals and guidelines, as directed by the Council's representative. "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads. A turnaround area is to be provided at the end of new Road within the road reserve where warranted. The street geometry must provide sufficient space such that emergency service vehicles, waste collection vehicles and street-cleaning vehicles may carry out their functions while travelling in a forward-only direction throughout the development. The works required by this condition must include the decommissioning of any redundant access to the site.</p>	Prior to plan sealing
12	<p>ROAD INTERSECTIONS</p> <p>The development must provide the design and construction works of all the road intersections resulting from the approved development with the works being undertaken in accordance with Austroads Guide to Road Design Part 4A: Intersections - Unsignalised and Signalised. Road intersection works must include the intersection of the new proposed road with Mount Lindesay Highway Road and comply with DTMR conditions.</p>	Prior to plan sealing
13	<p>STREET LIGHTING</p> <p>Street lighting shall be designed and installed in accordance with the Australian Standard Code of practice for public lighting, AS1158. Street lighting shall be located at intersections, at the end of cul-de-sacs and dead ends. All street lighting shall be certified by a <i>Registered Professional Engineer of Queensland (RPEQ)</i>. The existing surrounding type of lighting is to be considered when choosing the style of lighting.</p>	Prior to plan sealing
14	<p>WORKS - APPLICANT'S EXPENSE</p> <p>All works, services, facilities and/or public utility alterations required by this approval or stated conditions, whether carried out by the Council or otherwise, will be at the Developer's expense unless otherwise specified.</p>	As indicated within the wording of the condition

	Condition	Timing
15	SURVEY INTEGRATION With the submission of the plan of survey for every stage, the Survey control documentation, and a CAD (Computer Aided Drafting) presentation of the reconfiguration layout must be provided. The documentation shall utilise and make reference to the Australian Mapping Grid and Australian Height Datum.	Prior to the plan sealing
16	PAYMENT RATES AND CHARGES Payment of all rates, charges or expenses which are in arrears or remain a charge over the land under the provisions of the <i>Local Government Act 2009</i> , the <i>Planning Act 2016</i> , or any other relevant legislation. The payment of all rates, charges or expenses referenced herein are to be paid to Council at or before submission of the application for signing and sealing of the Final Plan(s) of Survey.	Prior to plan sealing
17	RETAINING WALLS The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Retaining structures must not encroach onto any adjoining property or road reserve. Any retaining wall higher than 1.0 metre will require approval under a Building Application. However, if retaining walls are required on lots to achieve designed levels for the estate or to facilitate road earthworks this will require approval under an Operational Works application.	As indicated within the wording of the condition
18	LANDSCAPING WORKS The development must provide a revised Landscape Management Plan prior to any landscaping works being undertaken. The development must facilitate the design, installation, and maintenance (for the period of one year) of landscaping works, within the individual road reserve(s) (ie. street trees) throughout the development or the relevant stage. The landscaping of the site shall incorporate the preservation of existing vegetation where possible. The works required by this condition will be the subject of an Operational Works Application with Council.	Prior to plan sealing
19	LANDSCAPE BUFFER Streetscapes are designed to comply with design standards in <i>Planning Scheme Policy 1 - Infrastructure Design</i> and include landscape planting. Provide a landscape plan identifying vegetation species and planting regime for the 3m wide landscape buffer along the site frontage to Mount Lindesay Highway and as per the proposal plan (Revised Statement of Landscape Intent, prepared by SMEC). Species choice and planting treatment will need to be designed to ensure the landscape buffer requires a minimum of maintenance throughout the life of the proposed development.	Prior to plan sealing

	Condition	Timing
20	WORKS WITHIN EXISTING ROAD RESERVES A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works. However, access crossovers provided by the estate's developer are to be included in an Operational Works application.	As indicated within the wording of the condition
21	ACCESS TO COUNCIL ROAD (GENERAL) An application for Property Access Location Approval for lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions must be maintained in good condition for its lifetime.	As indicated within the wording of the condition
22	FOOTPATH / PEDESTRIAN LINKS The development must provide for the design and construction of any footpath or pedestrian linkages to meet the specifications of Council's Planning Scheme Policy 1. Detailed design is to be provided with an Operational Works application.	Prior to plan sealing
23	SEQUENCE OF DEVELOPMENT [Sought to be amended as part of change application] The construction of the proposed development to be in accordance with the staging plan approved and in accordance with the Subdivision Proposal Plan prepared by Mesh Consultant, Drawing No. AU005395-PP-2e13g (Sheets 1-3). Plan sealing for Stage 5 will not proceed before Stage 4 and plan sealing for Stage 6 will not proceed before Stage 5 and the like for each subsequent staging.	As indicated within the wording of the condition
24	STREET TREES The development must provide for the design and plantation of suitable street trees to meet the provisions of the <i>Planning Regulation 2017</i> with respect to Walkable Neighbourhood provisions. Detailed design is to be provided with an Operational Works application.	Prior to plan sealing
25	PARK/ OPEN SPACE AREAS The development must provide for the design and construction of Parks and Open Space areas to comply with the relevant standards and in accordance with the Eucalee – Overall Locality and Parks Analysis Plan, Drawing No. AU005395-PSP-5e dated 1 November 2023. Detailed design is to be provided with an Operational Works application. Note: It is noted that subject to the approval being granted for the proposed development, acceptance of the overall park strategy would be on the basis that any associated land dedication for public open space / park land is to be dedicated at no cost to Council and is conditioned under s145 of the <i>Planning Act 2016</i> as provision for non-trunk infrastructure.	Prior to plan sealing

	Condition	Timing
26	LAND TRANSFER TO COUNCIL IN FEE SIMPLE OF PUBLIC PURPOSE LAND All necessary documentation for the transfer of public purpose land to Council (for example drainage reserves) must be prepared by the development at no cost to Council. This includes, but is not limited to, any valuation fees for assessment of duty and paying the transfer duty itself.	Prior to plan sealing

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Gleneagle DevCo Pty Ltd C/- RPS AAP Consulting Pty Ltd
Owner(s)	Mount Lindesay Gleneagle Pty Ltd
Site Address	6605 Mount Lindesay Highway, Gleneagle
Real Property Description	Lot 9003 SP338322 and Lot 9004 SP338324
Site Area	37.19 hectares
Relevant Zone and Precinct	Low-Medium Density Residential Zone
Proposal	Other Change to Approval increasing overall lot yield from 245 lots to 273 lots
Assessment Level	Impact
Original Assessment Level	Code
Approval Type	Reconfiguring a Lot
Submission Received	62 Properly Made Submissions; and 16 Not Properly Made Submissions
Date Application Confirmed	8 November 2024

Development History

Council records indicate that there exist several development approvals over the subject site, which are outlined in the table below:

Table 1: Existing Approvals over the Site

Reference	Approval Details	Date Approved
RAL22/047	Subdivision of four into 245 lots and Preliminary Approval for Reconfiguring a Lot (Precincts B and C in accordance with a Master Plan)	1 December 2023
OPW24/034	Operational Works (Roadworks, Drainage Work, Landscaping and Stormwater for Stage 4 of RAL22/047)	10 December 2024
OPW24/041	Operational Works (Roadworks, Drainage Work, Landscaping and Stormwater for Stage 5 of RAL22/047)	19 November 2024
OPW24/069	Operational Works (Electrical Reticulation for Stage 4 of RAL22/047)	6 February 2025
OPW24/070	Operational Works (Electrical Reticulation for Stage 5 of RAL22/047)	6 February 2025

The approved plan under RAL22/047 is shown in Figure 1 below, with the Master Plan shown in Figure 2.



Figure 1: Approved Plan (RAL22/047)

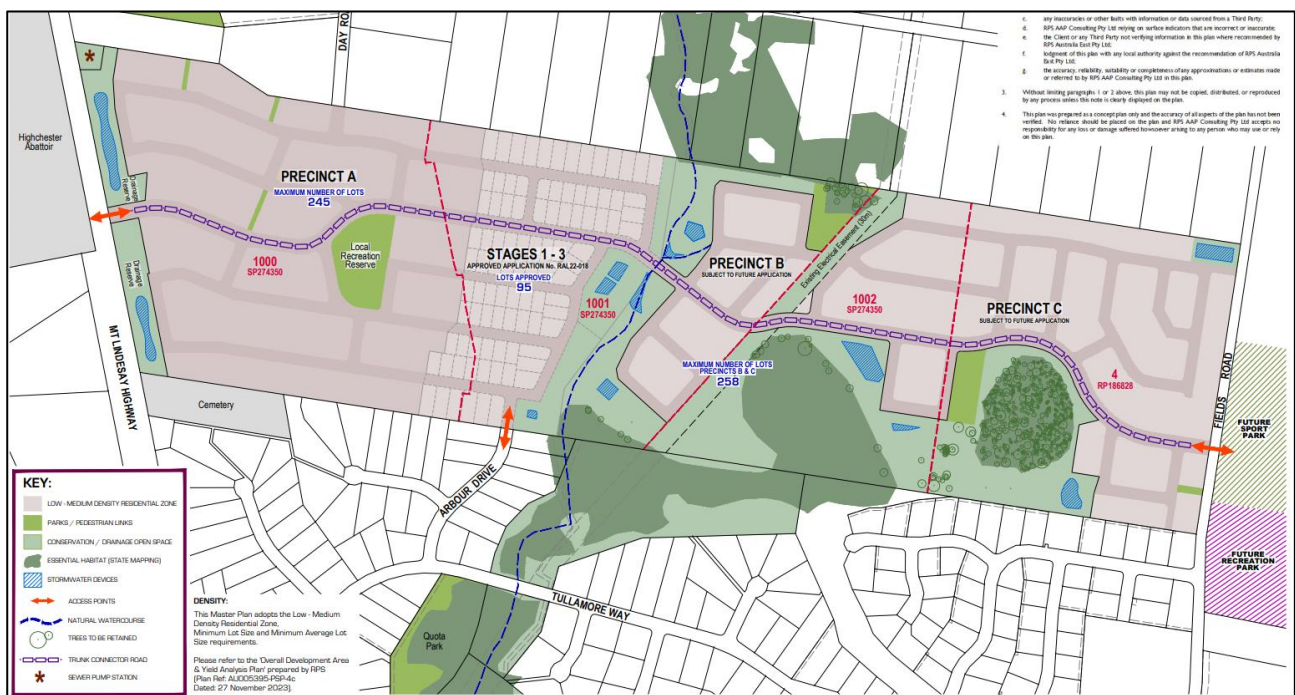


Figure 2: Approved Master Plan (RAL22/047)

Site Evaluation

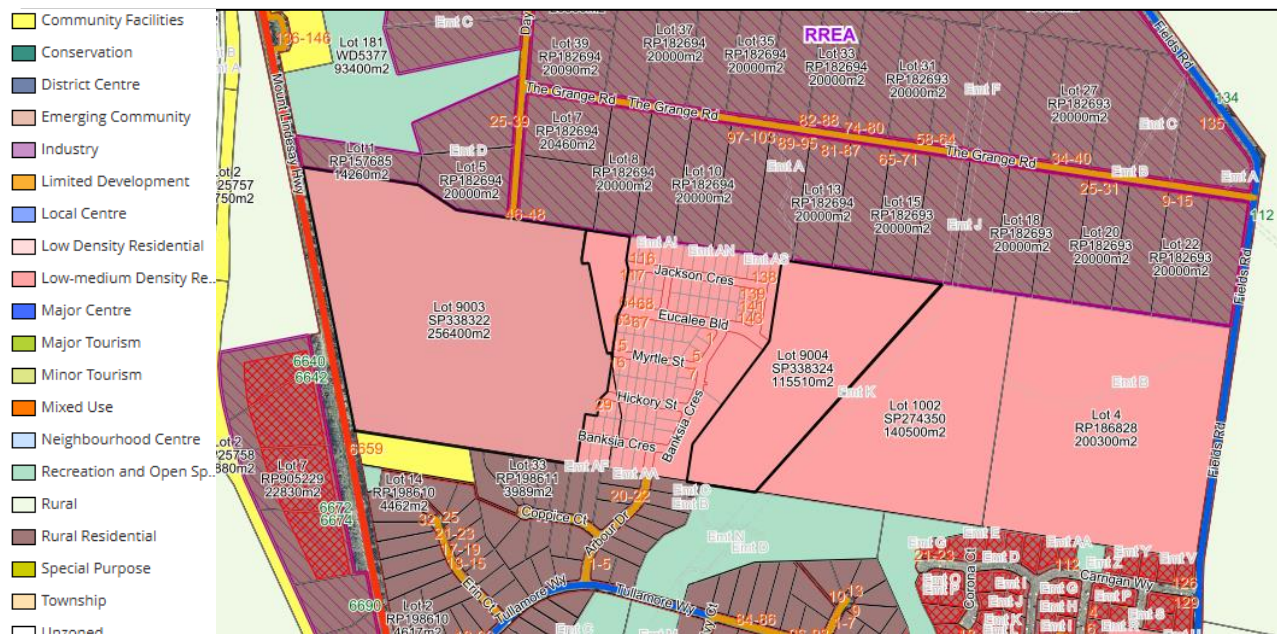


Figure 3: Zoning Map - Low-Medium Density Residential Zone (Council's Mapping System)

The subject land has a combined area of 37.19 hectares and is located within the Low-Medium Density Residential Zone. Located approximately 6.5 kilometres north of the Beaudesert town centre, the land abuts a variety of lots located in the Rural Residential Zone, Community Facilities Zone and Recreation and Open Space Zone.



Figure 4: Locality Map (Imagery © 2025 Nearmap)

Surrounding land uses are described as follows:

- To the North: Residential dwellings on large lots on land in the Rural Residential Zone (Rural Residential A Precinct). A Bulk landscape supplies business adjoins the Mount Lindsay Highway, with land in the Recreation and Open Space Zone located beyond.
- To the East: Undeveloped land within the Low-Medium Density Residential Zone, with a Preliminary Approval for residential subdivision.
- To the South: Residential dwellings on land within the Rural Residential Zone and a cemetery on land zoned Community Facilities.
- To the West: The former Highchester Abattoir on land zoned Rural and residential dwellings on land zoned Rural Residential.

Contained to the site is Easement B benefitting Lot 1002 SP274350 and burdening Lot 4 RP186828, and Easement K on Lot 1002 SP274350 in favour of Southeast QLD Electricity Board.

Proposal

The applicant proposes to include an additional 28 lots to the already approved 245 lots, resulting in a total of 273 lots. The additional lots will be dispersed through six of the overall nine approved stages. Average lot size for the existing approval is 701 square metres. The proposed residential lot sizes as part of the requested change range from 448 square metres to 2,520 square metres, with an average lot size of 616 square metres. No amendment to Stages four, five or six has been proposed as part of this application, with the lots in these stages remaining as approved.

Access to the subdivision is primarily via the Mount Lindsay Highway and the lots will be serviced with all urban services.



Figure 5: Proposal Plan

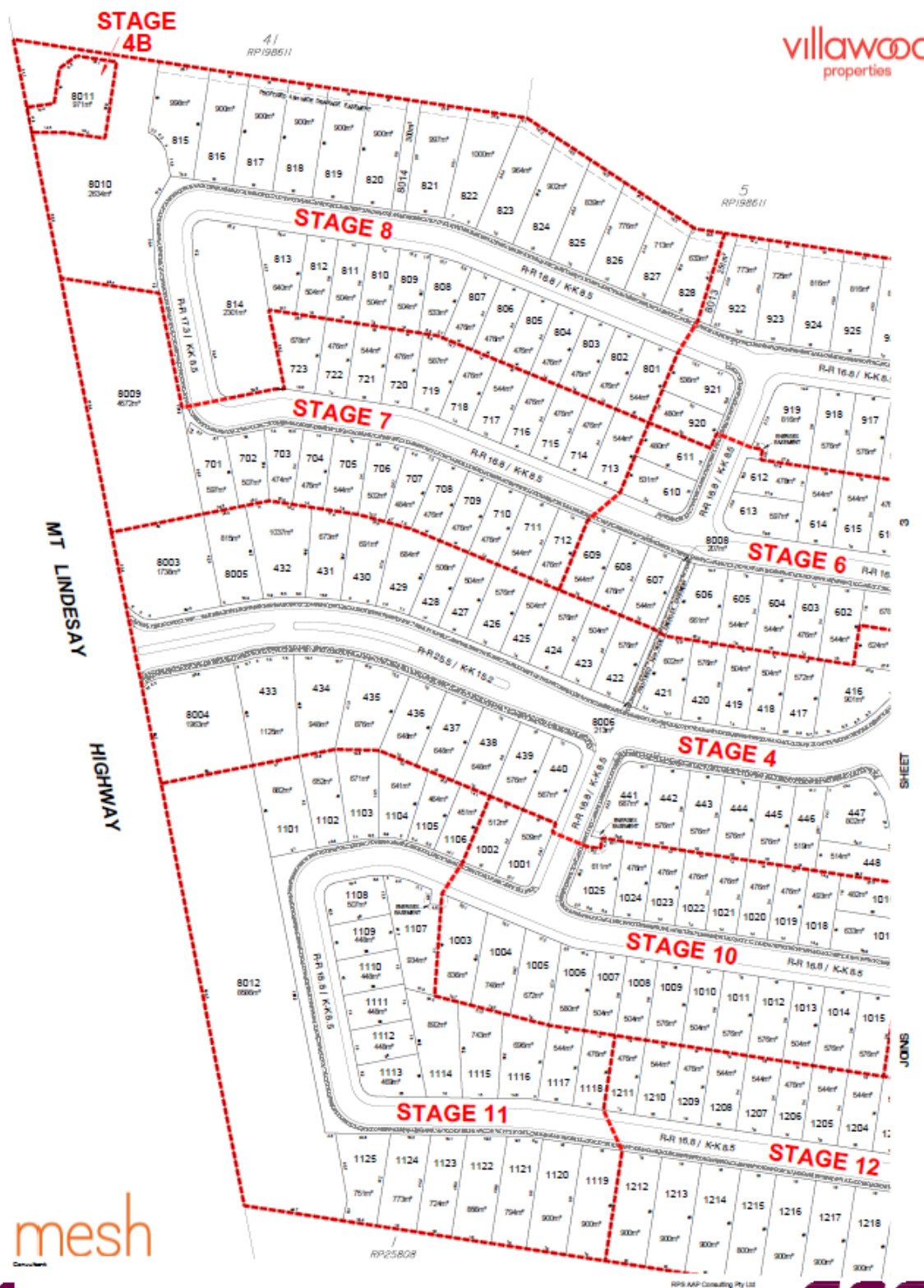


Figure 6: Staging Plan 1 of 2

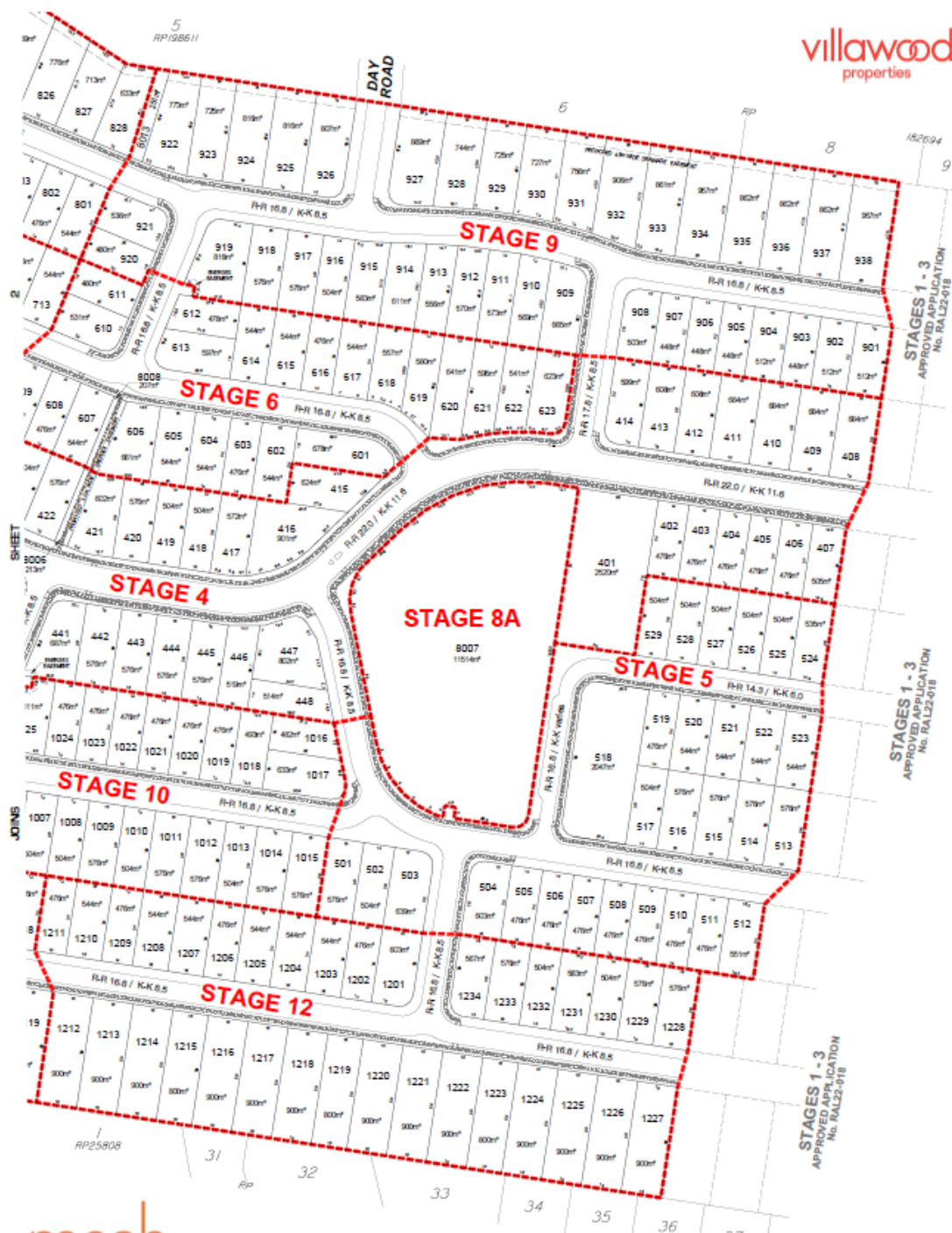


Figure 7: Staging Plan 2 of 2

Key details regarding the proposed lot design with dimensions less than required by the Low-Medium Density Residential Zone are summarised in Table 2.0 below:

Table 2.0: Proposed Residential Lot Details

Stage	Frontage Length (m)	Lot Sizes (m ²)	No. of Lots
4	< 15	< 600	14
	< 18	> 600	3
Total number of lots with that stage			48
5	< 15	< 600	15
	< 18	> 600	0
Total number of lots with that stage			29
6	< 15	< 600	5
	< 18	> 600	2
Total number of lots with that stage			23
7	< 15	< 600	12
	< 18	> 600	1
Total number of lots with that stage			23
8	< 15	< 600	10
	< 18	> 600	1
Total number of lots with that stage			28
9	< 15	< 600	9
	< 18	> 600	2
Total number of lots with that stage			38
10	< 15	< 600	11
	< 18	> 600	1
Total number of lots with that stage			25
11	< 15	< 600	2
	< 18	> 600	8
Total number of lots with that stage			25
12	< 15	< 600	4
	< 18	> 600	2
Total number of lots with that stage			34

Technical Reporting

Amended technical reporting has been provided with the application to support the additional 28 lots. As outlined, no changes are proposed to the structure of the subdivision and additional lots are proposed to be accommodated within the approved streetscape. Council's Development Engineering team have reviewed the specialist reports and have recommended any approval include amended conditions to reference the amended reports.

Framework for Assessment

Categorising Instruments for Statutory Assessment

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	Assessment benchmarks for particular reconfiguring a lot (Schedule 12A)
ShapingSEQ South East Queensland Regional Plan 2023 Designation:	Urban Footprint

Schedule 12A - Walkable Neighbourhoods Amendment

The approved road layout, footpath network and provision of public open space have not been proposed to be changed with this application. Consequently, availability of open space, provision of footpaths, road layout design, provision of street trees and overall block length will not be impacted by the proposed change. Additional lots are proposed within the existing site structure and therefore, the compliance achieved with Schedule 12A under the current Development Permit is considered to not be impacted by the proposed change.

State Planning Policy

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

- Important agricultural areas
- Agricultural land classification - class A and B
- MSES - Wildlife habitat (special least concern animal)
- MSES - Wildlife habitat (koala habitat areas - core)
- MSES - Regulated vegetation (category C)
- MSES - Regulated vegetation (essential habitat)
- MSES - Regulated vegetation (intersecting a watercourse)
- Water supply buffer area
- Water resource catchments
- Bushfire prone area

Notwithstanding, the Scenic Rim Planning Scheme 2020 confirms the State Planning Policy requirements are appropriately reflected within the Planning Scheme, and no further assessment is required.

ShapingSEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Urban Footprint of the *ShapingSEQ South East Queensland Regional Plan 2023*. It focusses on the delivery of housing including dwelling supply targets, dwelling diversity, social housing, affordable housing sub-targets, and new high amenity areas frameworks to ensure planning processes do not stall the delivery of more well-located, affordable and diverse homes. The proposed subdivision is consistent with the strategic direction and approach to development within the Urban Footprint.

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low-Medium Density Residential Zone
Consistent/Inconsistent Use:	Not Applicable
Assessment Benchmarks:	Strategic Framework Low-Medium Density Residential Zone Code Bushfire Hazard Overlay Code Environmental Significance Overlay Code Landslide Hazard and Steep Slope Overlay Code Master Plan Areas Overlay Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Local Government Infrastructure Plan

Strategic Framework

The Strategic Framework considers the following matters:

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

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

In the assessment of the proposed subdivision, it is considered that the most relevant theme is 'Communities and Character' with the strategic intent categorised into the following subgroups:

- *Urban Areas* - Are intended to provide for a range of residential lot sizes and dwelling types to meet the housing needs of the community. The proposed development presents a range of lot sizes ranging from 448 square metres to 2,520 square metres, with the aim to be developed for a low or medium density residential uses/activities such as single detached dwellings, Dual occupancies and low rise Multiple dwellings.
- *Housing Supply* - It is intended that growth in the urban areas will contribute to high amenity living environments that are compact and contained, so that efficient use of infrastructure occurs, and encroachment on land for other purposes is avoided. The change to the development proposes to utilise the approved networks and does not seek to alter the road layout or widths.

- *Built Form* - The intent for built form in new residential areas is that it is integrated with adjoining areas in the locality and are based on a safe, attractive and integrated street pattern that maximises permeability, legibility, accessibility and street tree plantings. The proposed development will utilise the approved road network from the current subdivision approval and connects to existing neighbourhoods. The proposal is conditioned to provide street tree planting and footpaths in line with the requirements of Schedule 12A of the *Planning Regulations 2017*. Further to this, the development proposes a pedestrian linkage to exterior roads to facilitate alternative modes of transport and set up a more walkable friendly neighbourhood. This linkage will provide direct access from the site to nearby planned sports and recreation parks.
- *Housing Diversity and Affordable Living* - This strategic intent outlines that changing demographic needs of the community must be catered for through the provision of diverse housing types, densities and lot sizes. This is facilitated at densities consistent with the intent of the zone, responsive to the housing needs of the community. As previously mentioned, the proposed lots are of a size and shape that can accommodate a range of low and medium density uses depending on future landowners choices and preferences.

3.4.1 Strategic Intent

Urban growth in the region contributes to a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. New residential areas are integrated with adjoining areas in the locality and are based on a safe, attractive and integrated street pattern that maximises permeability, legibility, accessibility and street tree plantings. A modern country town ambience is created through built form, street design and lot configurations which allow for diverse and attractive buildings to address street frontages and public spaces.

3.4.2 Strategic Outcomes

Urban Areas

1. *Urban Areas only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.*
- ...
5. *Lots in the Low-medium Density Residential Zone support low-medium residential living with a high level of amenity and provide for a mix of lot sizes.*
6. *Land included in the Low-medium Density Residential Zone provides for a range and mix of low and medium density residential activities to cater for the diverse housing needs of the community.*
7. *Dual occupancies in the Low-medium Density Residential Zone are located on lots 600m² or greater and incorporate urban design elements that positively contribute to the streetscape and create variation in appearance, particularly in areas that have a concentration of Dual occupancies or medium density residential activities.*
8. *Medium density residential activities including Multiple dwellings, Residential care facilities and Retirement facilities are supported in the Low-medium Density Residential Zone where development:*
 - a. *is consistent with the neighbourhood amenity and residential character of the zone;*
 - b. *ensures that any interface with low density residential activities achieves integration in terms of height and scale; and*
 - c. *has convenient access to centre activities or areas of public open space areas.*
- ...

The Strategic Outcomes sought for residential development in the Low-Medium Density Residential Zone aim to achieve a high level of amenity, a mix of lot sizes, a mixture of low and medium density residential activities and convenience of access to areas of public open space areas. The development will retain the existing streetscape design which provides footpaths, verges that align with Council's desired standards, street trees and pedestrian connections throughout the development. Whilst the minimum lot size and average lot size are less than required in the Zone, the development demonstrates compliance with the broader intent for the Zone by supporting low-medium residential living with a high level of amenity and the provision of a mixture of low and medium density lot sizes. The supplied application material demonstrates the ability for smaller lots to accommodate a typical detached dwelling product, which aligns with the Strategic Outcomes sought for this Zone.

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

Planning Scheme Codes

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

Lot size and dimensions

Performance Outcome PO9 of the Low-Medium Density Residential Zone Code and Performance Outcome PO11 of the Reconfiguring a Lot Code are relevant to the assessment of the proposed subdivision and states:

PO9 Reconfiguring a lot:

1. *creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;*
2. *supports low-medium density residential living; and*
3. *complies with the minimum lot size in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.*

PO11 Reconfiguring a lot:

1. *results in lots that have a usable shape suitable for the lots intended purpose and use;*
2. *results in lots with a regular shape and boundaries where practicable;*
3. *allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone;*
4. *achieves character and built form outcomes applicable to the relevant Zone;*
5. *provides for all activities associated with the use on the lot to be located wholly within the lot;*
6. *does not contravene any existing approvals attached to the land; and*
7. *does not result in existing development contravening the Planning Scheme.*

Table 9.4.6.3.2 requires a minimum lot size of 450 square metres and a minimum average lot size of 700 square metres. The development does not comply and therefore compliance cannot be achieved with the Performance Outcome. Therefore, assessment of the proposal is required against the Overall Outcomes of the Low-Medium Density Residential Zone Code. It is noted that the proposed subdivision will include lots of a variety of size and shape (448m² to 2,520m²) which will have the potential to accommodate a range of low-medium density residential living and activities such as Dwelling houses, Home-based businesses, Dual occupancies and Community residences; also low rise/scale Multiple dwellings, or other accommodation facilities have the potential to occur to meet the diverse housing needs of the community.

No reduction in setbacks are proposed to be facilitated with this change application and design examples provided by the applicant demonstrate a product that could be constructed on the smaller lots.

Notwithstanding, the proposal cannot fully comply with Overall Outcome 2(e) of the Low-Medium Density Residential Zone Code as the proposal fails to meet all of the requirements relevant to the Low-Medium Density Residential Zone of Table 9.4.6.3.2 - Minimum Lot Size and Design of the Reconfiguring a Lot Code.

Overall Outcome

e. Lot design:

- 1. supports low-medium density residential living; and*
- 2. complies with the requirements relevant to the Low-medium Density Residential Zone of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.*

Compliance with the Relevant Overlay Codes

The proposal complies with all the relevant Overlay Code's Acceptable Outcomes and Performance Outcomes with relevant sections addressed below:

Bushfire Hazard Overlay Code

A site-specific bushfire hazard assessment was prepared by Land and Environment Consultant Pty Ltd and provided for assessment of the existing Development Permit. The findings of this assessment confirmed that Stages 4 to 12 of Precinct A ie. the land proposed for the change application, were not within a bushfire hazard area, therefore the proposed development complies with all the Bushfire Hazard Overlay Code's Acceptable Outcomes and Performance Outcomes.

Environmental Significance Overlay Code

There are no identified areas of the Environmental Significance Overlay forming part of Precinct A. As the proposed change relates to Precinct A only, the proposal complies with all the Environmental Significance Overlay Code's Acceptable Outcomes and Performance Outcomes.

Landslide Hazard and Steep Slope Overlay Code

There are no identified areas of the Landslide Hazard and Steep Slope Overlay forming part of Precinct A. As the proposed change relates to Precinct A only, the proposal complies with all the Landslide Hazard and Steep Slope Overlay Code's Acceptable Outcomes and Performance Outcomes.

Master Plan Areas Overlay Code

PO1 *Development is master planned to provide for:*

- 1. best practice site planning, development layout and building design;*
- 2. an efficient and affordable infrastructure network;*
- 3. the sequencing and orderly staging of development;*
- 4. neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation;*
- 5. the incorporation of best practice water sensitive urban design principles;*
- 6. identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses;*
- 7. mitigation of conflict with potentially incompatible uses (e.g. commercial/residential);*
- 8. a safe, attractive and integrated street network based on the grid street pattern that maximises permeability, legibility, accessibility and street tree plantings;*
- 9. the integration with adjoining urban areas in the locality; and*

10. residential development (where consistent with the intent of the zone) where:
- a. the siting of dwellings to take advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access.
 - b. a wide range of housing types, densities and lot sizes are provided; and
 - c. smaller lots adjacent to areas of open space, community and recreation facilities; and
11. development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.

Note - The preparation of a Master Plan in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications is the preferred method to demonstrate the achievement of this outcome.

The Master Plan has been approved under the existing Development Permit and associated Preliminary Approval (RAL22/047). This change application will result in infill subdivision of Precinct A and does not seek to alter the approved Master Plan structure. Roadways and pedestrian linkages will remain in their approved position, with the smaller lots proposed within the existing structure of the site.

Assessment provided against the Master Plan Overlay Code with the original assessment outlined that master planning requirements had been satisfied as the application was prepared in accordance with *Planning Scheme Policy 3 - Preparing Master Plans for Development Applications*. The assessment continued to explain that compliance had been achieved as the development adopted the Low-Medium Density Residential Zone requirements and prescribed average lot size. A condition was imposed to ensure all future stages included the existing approved areas when calculating average lot size. This condition has not been sought to be altered at this juncture and will be retained.

Based on the changes proposed and with consideration to the assessment undertaken for the Master Plan, consideration should be given to any lot size reductions associated with Precinct B and Precinct C.

Compliance with the Relevant Development Codes

The proposal complies with all of the Development Code's Acceptable Outcomes and Performance Outcomes, except as follows:

Earthworks, Construction and Water Quality Code

The proposal complies with all of the Earthworks, Construction and Water Quality Code's Acceptable Outcomes and Performance Outcomes.

Infrastructure Design Code

The proposal complies with all of the Infrastructure Design Code's Acceptable Outcomes and Performance Outcomes.

Reconfiguring a Lot Code

AO17.1 *Where proposed as part of larger residential subdivisions, lots below 600m² do not make up more than 15% of the total number of lots.*

The number of lots below 600 square metres exceed 15 percent of the total number of lots, therefore compliance must be achieved with the Performance Outcome.

PO17 Smaller lots are:

1. *distributed amongst larger lots to avoid a concentration of small lot housing;*
2. *located within close proximity to public open space.*

The existing approved lot configuration involves concentrations of smaller lots. Proposed amendment to Stages 8 to 12 will result in an additional 28 lots within the approved street layout. The additional lots provided result in a concentration of smaller lots, however they are limited to one side of the road and are located on the inside of the estate, reducing visual impacts to the north and south of the site. Compliance cannot be achieved with the Performance Outcome and consideration must be provided against the Overall Outcomes.

Overall Outcomes**a. Consistency with the Zone:**

- i. *Lot size and design facilitates the intended land uses and outcomes of the relevant zone;*
- ii. *Lot design ensures that character and built form outcomes consistent with the intent of the zone can be achieved; and*
- iii. *For residential subdivision, the density is consistent with the intent of zone and zone precinct (where applicable);*

b. Design:

- i. *Lot shapes are usable and accessible;*
- ii. *A range of lot sizes is provided for in medium to large subdivisions, to accommodate the variety of development expected in a zone;*
- iii. *Lots are designed to respond to the natural topography of the land by minimising the extent of earthworks, retaining walls and batters;*
- iv. *Lot design and size:*
 - A. *ensures existing activities, infrastructure, services and relevant approvals are not located on or over boundaries; and*
 - B. *considers the accommodation of future consistent uses and potentially consistent uses in the zone; ...*

In response to an Information Request, the applicant removed any proposed 12.5 metre lot frontages and provided a minimum 14 metre wide frontage for all but three lots less than 600 square metres in area. The applicant has stated that 14 metre frontages are not discernibly different from 15 metre frontages and provided housing examples that could comply on the proposed lots. The designs provided are a similar product to housing types seen in the Low-Medium Density Residential Zone.

No changes are proposed to the approved streetscape structure and design, however smaller lots will be concentrated in areas. In the context of the existing approval, smaller lot clusters in Stages 4 to 7 i.e. stages not proposed to be changed from the approved layout, involve more small lot concentration than in the lots proposed to be changed with this application. However, Section 82(2)(a)(ii) of the *Planning Act 2016* outlines that the assessment manager, in assessing and deciding a change ('other') application, assesses the application as if the change application were the original development application, with the changes included, but was made when the change application was made.

The lot sizes are of a size and shape that can facilitate intended outcomes in the Low-Medium Density Residential Zone, i.e. detached dwellings. The material provided with the application demonstrates compliance with the Overall Outcomes of the Reconfiguring a Lot Code.

Assessment Benchmark Pertaining to the Local Government Infrastructure Plan

The subject land is within the Priority Infrastructure Area (PIA), bounded by this area to the north.

The provision of parkland under Council's LGIP was considered in the initial assessment of the existing Development Permit. Addition of 28 lots will not alter the requirement for parkland, nor require further upgrades to the approved parkland areas at this juncture. Any increases to lot yield throughout the remaining Precincts B and C will be monitored to ensure appropriate parkland is provided through the site.

Advertising

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*.

Submissions

The application was publicly notified for 15 days in accordance with the requirements of the *Planning Act 2016*. With 62 properly made submissions and 16 not properly made submissions were received.

Across the total 78 submissions received, the same six issues were raised, and have been included in the table below. Of note, all submissions outlined that they take no objection to an additional 28 lots being approved.

ISSUES	COMMENTS
Lack of any detailed traffic risk assessment or impact statement for The Grange and Day Roads.	<p>The connection to Day Road was required as part of the current development approval to achieve compliance with <i>Schedule 12A</i> of the <i>Planning Regulation 2017</i>, whereby a grid-like road design is required to assist in connecting adjoining developments. Given the community interest and response provided by the applicant, Council's internal Departments have discussed potential solutions to achieve connectivity in assessment of this change application.</p> <p>Whilst it is not considered appropriate to reduce the Day Road connection to a footpath width, in-turn removing any opportunity to connect road networks to surrounding land; concerns regarding safety and adequacy of the existing road network to accommodate this connection have also been duly noted.</p> <p>It is considered reasonable for the road reserve and associated road preparation works (i.e. matching levels between the development land and adjoining Day Road) to be provided at this stage, however, bollards will be required with the intention to prevent vehicular access between Day Road and the development site. Kerb and channel will continue along the junction of the east/west road provided at Stage 9 so that no uncertainty exists on the removal of the Day Road as a vehicle connection at this stage.</p> <p>This will address the concerns of the submitters and ensure that if Council require that connection in the future, it can be provided through the necessary Capital Works processes and associated studies, public consultation, et cetera.</p>
The Grange and Day Roads are currently at the maximum trip rate they were designed for and any increase in traffic on these narrow single lane roads will present a higher chance of crash and injury risks.	
The intersection of The Grange Road and Fields Road is a very high-risk intersection and further traffic flow will only heighten the chances of more accidents occurring.	
The Eucalee Estate will be serviced by three major access and exit points along with an upgrade of Fields Road and signalised intersections at three locations on the Mount Lindesay Highway. There is no need for a fourth point on Day Road to service the Estate.	
The de-valuing of security that crime statistics prove "No Through Roads" provide is of serious concern.	
Everdell Park and Gleneagle School have no vehicles access, parking or bus turn around on or from Day Road.	

Budget / Financial Implications

Any appeal to the Planning and Environment Court by the applicant will result in financial implications not envisaged nor captured as part of the application fee.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

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

Legal / Statutory Implications

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

Risks

Strategic Risks

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

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

Risk Summary

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

Human Rights Implications

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

Consultation

Referral Agencies

The application was referred to the following Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Department of State Development, Infrastructure and Planning (SARA)

Amended approval with conditions to be attached to the decision notice.

Internal Referrals

Development Assessment (Engineering)

Development Assessment (Engineering) reviewed the proposal and provided conditions of approval that have been incorporated within the conditions package for this application, which includes the requirement for a subsequent Operational Works application to be submitted.

External Referrals

Seqwater reviewed the proposal and provided recommended conditions of approval that have been incorporated within the conditions package for this application.

Public Notification

The application was publicly notified in accordance with the *Planning Act 2016*.

Conclusion

The proposed development generally complies with the requirements of the Scenic Rim Planning Scheme 2020 and does not raise any significant issues that cannot be addressed by the imposition of reasonable and relevant conditions. The application is therefore recommended for approval.

Options

Option 1 - Approval

1. That: Council receive and note the report titled "RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324";
2. Council approve Change application RAL24/038, and grant a development permit for Reconfiguring a Lot, subject to the recommended conditions; and
3. Council note that any subsequent requests for a change application to the approval (RAL24/038), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2 - Deferred Decision

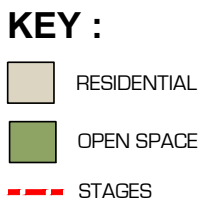
That:

1. Council receive and note the report titled "RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324"; and
2. Council defer the decision of development application RAL24/038, for the stated reasons.

Option 3 - Refusal

That:

1. Council receive and note the report titled "RAL24/038 Change (Other) Development Permit for Reconfiguring a Lot - Subdivision of two into 273 lots (over nine stages) located at 6605 Mt Lindesay Highway, Gleneagle, described as Lot 9003 SP338322 and Lot 9004 SP338324"; and
2. Council refuse development application RAL24/053, for the reasons presented.



- ## Development Summary

	STAGE 4	STAGE 4B	STAGE 5	STAGE 6	STAGE 7	STAGE 8	STAGE 8A	STAGE 9	STAGE 10	STAGE 11	STAGE 12	TOTALS
Area of Open Space	0.4729 ha	0.097 ha	-	0.021 ha	0.4572 ha	0.4933 ha	1.151 ha	0.025 ha	-	0.8586 ha	-	3.576 ha
Area of Road	1.69 ha	-	0.7685 ha	0.3758 ha	0.3236 ha	0.5678 ha	-	0.7969 ha	0.3977 ha	0.5504 ha	0.5453 ha	6.016 ha
Number of Lots	48	-	29	23	23	28	-	38	25	25	34	273
Area of Stage	5.356 ha	0.097 ha	2.446 ha	1.671 ha	1.959 ha	3.183 ha	1.151 ha	3.371 ha	1.78 ha	3.06 ha	2.921 ha	26.995 ha

EUCALEE - PRECINCT A

6605 Mount Lindesay Highway, Gleneagle



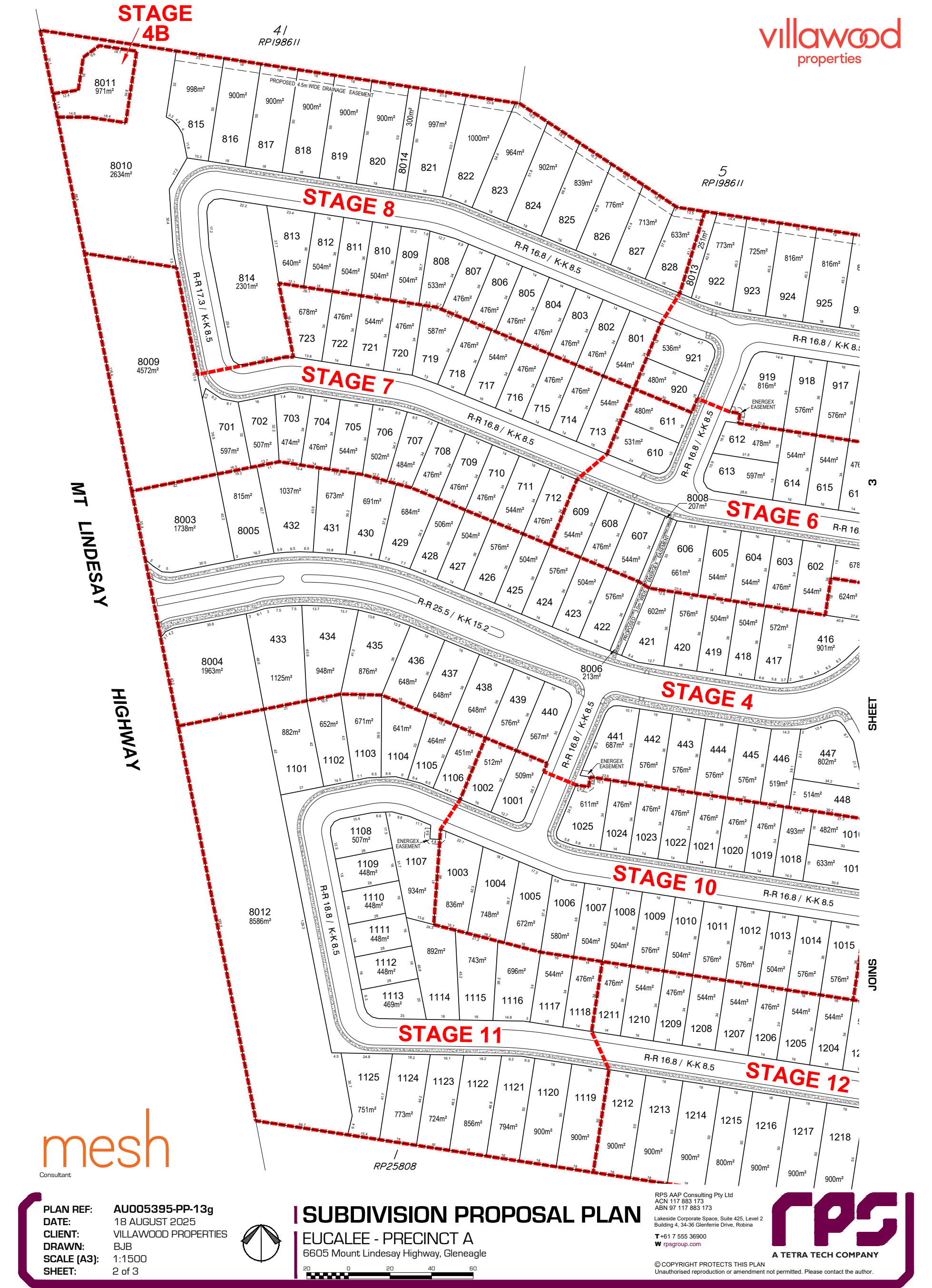
DATA ORIGIN: 008313-Lots (2025-08-11).dwg

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villawood
properties

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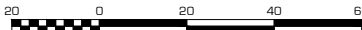
PLAN REF: AU005395-PP-13g
DATE: 18 AUGUST 2025
CLIENT: VILLAWOOD PROPERTIES
DRAWN: BJB
SCALE (A3): 1:1500
SHEET: 2 of 3



SUBDIVISION PROPOSAL PLAN

EUCALEE - PRECINCT A

6605 Mount Lindesay Highway, Gleneagle



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Asset & Environmental Sustainability

11.8 Extension of Road Network - Grahams Dip Road

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Asset Management /
Acting Manager Capital Works and Asset Management

Attachments:

1. Council Policy: Provision of Road Network WI05.02CP  
2. Locality Map: Proposed extension to road network - Grahams Dip Road, Biddaddaba
 
3. Council's Legal Response dated 15 September 2025 - Confidential
4. Residents' Legal Representation Advice dated 10 November 2025 - Confidential

Councillor Portfolio / Representation

Transportation and Infrastructure - Cr Duncan McInnes

Local Government Area Division

This report relates to Division 3.

Executive Summary

Council is to consider an extension of its road network, being a 1,000 metres of Grahams Dip Road, Biddaddaba. There has not been maintained road frontage to the properties previously. Council may accept an extension of a road or new section of road onto its road register for ongoing control and maintenance.

Recommendation

That:

1. Council advise the applicant that it accepts 1,000 metres of Grahams Dip Road, Biddaddaba, to allow permanent access to properties located along the road, provided:
 - (a) All costs of the road construction are to be borne by the applicant or current residents along the road;
 - (b) The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
 - (c) The road must be designed by a Registered Professional Engineer of Queensland to a 5d Standard, in accordance with Scenic Rim Planning Scheme - Planning Scheme Policy 1 — Infrastructure Design;

- (d) A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - (e) Following the completion of the road, the Registered Professional Engineer of Queensland will provide "as constructed" plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - (f) The Defect Liability Period for the road will be a minimum of twelve months;
 - (g) The applicant submits a separate application to Department of Transport and Main Roads to determine requirements regarding any intersection/treatments to Beaudesert-Nerang Road.
2. Council note on completion of the extension of 1,000 metres of Grahams Dip Road, Biddaddaba, that this additional section of Class 5d Rural Access road will be added to Council's Road Asset Register.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 22 May 2024 (Item 11.08), it was resolved that:

1. Council advise the applicant that it is prepared to accept an extension of 800 metres to Mitchell Road, Bromelton, to allow permanent access to the property described as Lot 4 RP85497, provided:
 - (a) All costs of the road construction are borne by the applicant;
 - (b) The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
 - (c) The road must be designed by a Registered Professional Engineer of Queensland, in accordance with the Scenic Rim Planning Scheme Policy 1 - Infrastructure Design (PSP1);
 - (d) A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - (e) Following the completion of the road, the Registered Professional Engineer of Queensland will provide 'as constructed' plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - (f) The Defect Liability Period for the road will be a minimum of 12 months;
2. Council note on completion of the extension of 800 metres to Mitchell Road, Bromelton, that this additional section of Class 4b Rural Collector road will added to Council's Road Asset Register; and
3. Council note agreement to this request does not prejudice Council's road standards requirements for any future development accessing this road.

At the Ordinary Meeting held on 22 May 2024 (Item 11.10), it was resolved that:

1. Council advise the applicant that it accepts an 800 metre extension along Unnamed Road from Carney's Creek Road, to allow permanent access to property described as Lot 2 on RP49174, provided:
 - (a) All costs of the road construction are to be borne by the applicant;
 - (b) The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;

- (c) The road must be designed by a Registered Professional Engineer of Queensland to a 5d Standard, in accordance with Scenic Rim Planning Scheme - Planning Scheme Policy 1 — Infrastructure Design (PSP1);
 - (d) A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - (e) Following the completion of the road, the Registered Professional Engineer of Queensland will provide "as constructed" plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - (f) The Defect Liability Period for the road will be a minimum of twelve months;
 - (g) The applicant submits a separate application to Department of Transport and Main Roads to determine requirements regarding any intersection/treatments to Carney's Creek Road.
2. Council note on completion of the extension of 800 metres of Unnamed Road, Carney's Creek, that this additional section of Class 5d Rural Access road will be added to Council's Road Asset Register.

At the Ordinary Meeting held on 5 September 2023 (Item 11.3), it was resolved that :

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

At the Ordinary Meeting held on 25 September 2017 (Item 4.1), it was resolved that Council amend its road register to extend Left Hand Branch Road, Darlington to a length of 5,937 metres from its intersection with Kerry Road in accordance with Council's Provision of Road Network Policy, comprising of an unsealed standard (comprising of a 5d class road 0 metres to 1,160 metres and 5e class road 1,160 metres to 5,937 metres).

Report / Background

Council received an application to extend Council's road network in accordance with Council's Provision of Road Network Policy (refer to Attachment 1), for the inclusion of Grahams Dip Road, Biddaddaba.

This road is currently not on Council's maintained road asst register and has no constructed road access (refer to Attachment 2).

Council's provision of the Road Network Policy states that Council may accept an extension of a road or new section of road onto its road register for ongoing control and maintenance. Applications must be submitted to Council for the proposed construction of a road within the road reserve. An extract of the Road Strategy is documented below:

There are a number of gazetted road reserves in the region which do not currently have Council maintained infrastructure within them. Council will not build roads in these road reserves; however will consider a request for the extension of the road network, and the subsequent construction of the road by the applicant, to Council standards. The road would then be added to Councils' Asset Register, and maintained by Council.

If the application is approved, approval would be subject to the following conditions:

1. All costs of the road construction are to be borne by the applicant or current residents current residents along the road;
2. The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
3. The road must be designed by a Registered Professional Engineer of Queensland (RPEQ) to a 5d Standard, in accordance with Scenic Rim Planning Scheme - Planning Scheme Policy 1 — Infrastructure Design (PSP1);
4. A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
5. Following the completion of the road, the RPEQ will provide "as constructed" plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
6. The Defect Liability Period for the road will be a minimum of twelve months.
7. The applicant will submit a separate application to Department of Transport and Main Roads to determine requirements regarding any intersection/treatments to Beaudesert-Nerang Road.

An initial assessment of the application has revealed the proposal is acceptable and the road would be required to be constructed to a Class 5d Rural Access standard. A Class 5d road is a rural unsealed road with a minimum acceptable service standard of 5.5 metre wide unsealed gravel pavement; typical daily traffic counts for this road classification is between 2–80 vehicles average annual daily traffic. The road, if approved, would service three lots directly and a total of eight indirectly that do not currently have Council maintained road access.

Council currently does not have a proactive program within the operational or capital budgets to upgrade 5g roads to a maintainable standard. However, Council does have a duty of care to ensure the road reserve does not pose a hazard. Generally, 5g roads are inspected annually for hazards or after significant weather events. The current analysis of the 5g road network is documented below:

- 62 roads totalling 63 kilometres have been identified;
- Summary by maintenance region:

Region	Number	Length (m)
Central	17	22,885
East	11	9,431
West	34	30,653
Total	62	62,969

An analysis of the road locations have identified 23 roads that provide road access to a dwelling or some form of significant structure that is located within a property that gain access from an unmaintained road. Most of these locations are historical in nature and date back before 2008, where each Council managed property access in a different way. Where issues arise, Council attempts to rectify the issue in accordance with current policies and strategies. A summary of the number of dwellings or significant structures that are gaining access from an unmaintained road is documented below:

No. of Properties (Access)	Number of Road Locations	Number of Properties	Length (m)
1	13	13	13,052
2	7	14	7,809
3	2	6	1,769
4	1	4	6,077
Total	23	37	28,707

The length represents the total length of the road that is currently documented within Council's registers. If any work was to be undertaken on these sections of roads, in some cases this may be able to be reduced to only upgrades to the property access.

Council has received numerous requests over the years to upgrade certain sections of unmaintained road to a maintainable section. Over the last 12 months Council has accepted extension to its road register under the Provision of Road Network Policy:

- Pamplings Road, Peak Crossing (300 meters) - Ordinary Meeting, September 2023
- Unnamed Road, Carney's Creek (800 meters) - Ordinary Meeting, May 2024
- Mitchell Road, Bromelton (800 meters) - Ordinary Meeting, May 2024

With these cases, an extension was sought to allow permanent access to property accessible by an unconstructed road. Although construction of these roads is funded by the applicant, the ongoing maintenance of these roads is to be borne by the community, with the need to increase Council's road maintenance budgets.

Council has also considered alternative arrangements in the construction of an unmaintained road and upon completion registered as a maintained road. In this situation Council funded the works to extend the road to allow property access to residents, and are currently recovering the costs via a payment arrangement with the respective property owners. In order to allow consideration by Council, prudent research was undertaken to ensure that the proposed arrangement was in adherence with provisions consistent with the *Local Government Act 2009* and the *Statutory Bodies Financial Arrangement Act 1982* - in effect mitigating Council's potential exposure to risk via the facilitation of a legally binding agreement.

From time to time, Council has also received request to accept an unconstructed road as a Council asset. Each request is assessed on a case-by-case basis. Each assessment takes into account the standard of the current track, any historical work carried out by Council and the basis of the work carried out (e.g. graded for a fire break or repaired as a result of needing to 'make safe'). Generally, the enquirer is referred to Council's Provision of Road Network Policy.

At the Ordinary Meeting held in September 2017, Council resolved to accept Left Hand Branch Road as a maintained road. Prior to this resolution, the road had been classified as unmaintained. It is proposed that Council maintain Left Hand Branch Road from its intersection with Kerry Road to length of 5,937metres, comprising of a 5d (rural access standard for a length of approximately 1,160 metres), with the remainder of the road comprising of a 5e road (rural formed). A class 5d road (rural access standard) comprises of a rural formed road with a minimum acceptable service standard of 5.5 metre formation width, with a 4 metre pavement; typical traffic counts for this road classification are between 2-40 vehicles per day. A class 5e road (rural formed standard) comprises of a rural formed road with a minimum acceptable service standard of 5.5 metre formation width, with limited to no gravel; typical traffic counts for this road classification are between 10-40 vehicles per month.

Over the last few years, Council has received numerous requests for the inclusion of Grahams Dip Road onto Council's maintainable road asset register. A review of Council's asset register has indicated that this road has never been built to a maintainable standard and therefore has not been included on Council's maintained road listing. There has been minor expenditure over the years after weather events to 'make-safe'. The current status is that it is an unmaintained road and imagery dating back to 2009 - 2010 indicates that this was the case as well.

Council has received documentation indicating that Grahams Dip Road is listed in a 2010 edition of the Street Directory. Upon further review of the directory, it has been confirmed that the majority of Council's unmaintained 5g roads are also identified within this publication.

This road provides access to eight properties with direct access to a dwelling or major structure to three properties (the remaining properties gain direct property access from alternative roads). A review of previous development within the area has identified that a contribution of \$3,000 was received in 1993 for a road contribution towards Grahams Dip Road. As these funds were received over 30 years ago, no record could be found of any significant work that had been undertaken.

As the current status of this road is a 5g unmaintained road, it is proposed that the status remains and if to be upgraded follows the current Provision of Road Network Policy.

Budget / Financial Implications

The addition of 1,000 metres of Class 5d Rural Access road to Council's maintainable road asset register, will cause a minimal increase in road maintenance cost, estimated to be in the order of \$5,850 per annum. Council presently maintains 390 kilometres of 5d local access gravel roads.

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Integrated Transport

Guiding Principle: Financial Sustainability

Legal / Statutory Implications

Council has received correspondence from the residents of Grahams Dip Road, responding via our legal representatives by way of formal letter, on 15 September 2025 (refer to Attachment 3). This correspondence reaffirms Council's existing policy position.

Council is in receipt of legal representation, dated 10 November 2025, pertaining to this matter, on behalf of residents of Grahams Dip Road (refer to Attachment 4). The representations outline a formal request for documentation related to Grahams Dip Road.

Risks

Strategic Risks

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

CR3 Assets and Infrastructure - Council owns and maintains a significant network of assets and infrastructure. Deficiencies in funding, planning or unpredicted deterioration may lead to not meeting expected service levels.

Risk Summary

Category	Explanation
Infrastructure, Assets & Service Delivery Adverse impacts to the community due to Council's inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and potential financial implications	Supporting the extension of Grahams Dip Road, Biddaddaba will allow the residents and visitors constructed road access to private property. Not supporting the extension increases the risk of residents accessing the property. Although unconstructed, Council will be required to manage the risks associated with the condition of the road reserve.

Human Rights Implications

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

Consultation

The formal application for road network extension, including certified Registered Professional Engineer of Queensland drawings, is to be reviewed by a suitably qualified officer of Council.

Conclusion

The application for the inclusion of Grahams Dip Road, Biddaddaba, in Council's road register is to be prepared by a Registered Professional Engineer of Queensland and the design is to identify that the road will be built to Class 5d Rural Access standard. On this basis, and as this proposed road extension identifies a minimal increase in additional maintained area and consequently a minimal increase in maintenance costs, the proposed extension presents as a logical extension request.

Options

Option 1

That:

1. Council advise the applicant that it accepts 1,000 metres of Grahams Dip Road, Biddaddaba, to allow permanent access to properties located along the road, provided:
 - (a) All costs of the road construction are to be borne by the applicant or current residents along the road;
 - (b) The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
 - (c) The road must be designed by a Registered Professional Engineer of Queensland to a 5d Standard, in accordance with Scenic Rim Planning Scheme - Planning Scheme Policy 1 — Infrastructure Design;
 - (d) A Constructing or Interfering with a Road or its Operation application must be submitted to Council;
 - (e) Following the completion of the road, the Registered Professional Engineer of Queensland will provide "as constructed" plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
 - (f) The Defect Liability Period for the road will be a minimum of twelve months;
 - (g) The applicant submits a separate application to Department of Transport and Main Roads to determine requirements regarding any intersection/treatments to Beaudesert-Nerang Road.
2. Council note on completion of the extension of 1,00 metres of Grahams Dip Road, Biddaddaba, that this additional section of Class 5d Rural Access road will be added to Council's Road Asset Register.

Option 2

That Council advise the applicant that it is not prepared to accept the 1,000 metres of Grahams Dip Road, Biddaddaba, as a Council maintained road.

WORKS AND INFRASTRUCTURE
WORKS AND ROADS
Policy Number: WI05.02CP



COUNCIL POLICY: PROVISION OF ROAD NETWORK

Date Adopted:	27 October 2009
Committee Reference:	Corporate and Community Services; 20 October 2009; Item Number 4.1
Date Amended:	22 November 2011; 28 May 2013 (C&CS 21/5/13 Item 4.2)
Contact officer:	Director Infrastructure Services
Next review date:	28 May 2016
File Reference:	29/09/001; 04/15/004
Related Policies/Local Laws/Legislation:	Local Government Act 2009 Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2011 Vegetation Management Act 1999
Related Documents:	Road Map and Register Design and Construction Manual Manual of Uniform Traffic Control Devices Asset Management Plan Queensland Urban Drainage Manual

OBJECTIVES

The objectives of this policy are:

- To provide a road network for the safe usage by the community.
- To ensure the road network is maintained to an agreed service standard.
- To ensure activities within the road reserve are well managed.

Corporate Plan:	
Priority Area	Infrastructure and asset management Infrastructure is planned, delivered and managed in accordance with the prioritised needs of our growing community and contemporary asset management principles.
Strategy	Plan, deliver and maintain an effective transport network which improves accessibility across the region and caters for a range of transport modes with a focus on sustainability and safety.

POLICY STATEMENT

Council provides a network of roads, bridges, walkways and drainage structures as detailed in the Roads Asset Register. The following items shall be considered in relation to the provision of the road network.

Scenic Rim Regional Council Policy Register

1. Extensions to the Road Network

Council may accept an extension of a road or new section of road onto its road register for ongoing control and maintenance.

Applications must be submitted to Council for the proposed construction of a road within the road reserve. If the application is approved :

- a. All costs of the road construction are to be borne by the applicant;
- b. The road reserve must be surveyed by a registered surveyor to ensure the road will be constructed within the road reserve;
- c. The road must be designed by an RPEQ, in accordance with Council's *Design and Construction Manual*;
- d. An Operational Works application must be submitted to Council;
- e. Following the completion of the road the RPEQ shall provide "as constructed" plans and certify that the works were constructed in accordance with approved plans, or approved variation to the approved plans;
- f. The Defect Liability Period for the road shall be a minimum of twelve months.

Council does not condone or accept any responsibility for any work carried out on a section of roadway without its written approval. The section of roadway will not be maintained or improved in any manner by Council. Council may remove or render impassable the road section if a safety risk to the public has been created. Council may seek restitution of damages generated by works undertaken without approval, including compliance and legal action.

2. Road and Street Construction Standards

Future road and street construction will be undertaken in accordance with Council's Design and Construction Manual as adopted by Council. Delegated Council Officers may approve designs from external parties that are variations to standard design drawings from time to time, provided the applicant has engaged a Registered Professional Engineer of Queensland (RPEQ) to undertake the design, in accordance with good engineering practice, and if approved by the Director of Infrastructure Services prior to the construction of the road.

3. Road and Street Maintenance Standards

Road maintenance operations will be undertaken in accordance with the Asset Management Plan, as adopted by Council, with priorities to be determined by Council staff on priority basis for the entire Council area depending on funding and weather conditions.

It is Council's intent that it only maintains local access roads which are no through roads only to the first available property access point. Council will not maintain roadways beyond locked gates.

4. Signage and Traffic Control Devices

Road signage will be provided in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

Regulatory speed limits on Council roads will be as determined by the Speed Review Traffic Advisory Committee, on the recommendation of Council officers. Authorised Council officers may impose temporary speed limits for roadworks and community events.

Council staff may authorise the installation of Fingerboard Signs promoting local facilities where it is deemed that such signage will not adversely affect road safety, and is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).

Full cost of provision, installation and maintenance of such signage shall be borne by the applicant.

5. Stormwater Infrastructure in Road Reserves

Stormwater drainage system will only be provided in urban areas to carry away stormwater runoff for more frequent storm events, to minimise the impact on property damage. The road reserve will be used as an overland flow path for major storms. Stormwater infrastructure will be provided in accordance with Council's Design and Construction Manual and the Queensland Urban Drainage Manual (QUDM) with priorities determined by risk assessment.

Cross road drainage only shall be provided in rural areas and shall be constructed in accordance with Council's Design and Construction Manual.

6. Vehicles Parking within Road Reserves

Council does not favour the implementation of Regulated Parking (via Local Laws). Regulatory parking signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be installed where considered appropriate (e.g. in the central business centres of towns) for enforcement by Queensland Police Service.

7. Vegetation within Road Reserves

Roadside vegetation shall be controlled in accordance with the maintenance management plans, which are part of the Asset Management Plan.

With permission trees may be planted within the road reserve, but shall be subject to the safety and visibility requirements of the through road. Planting locations are to be in accordance with Council's Design and Construction Manual.

Tree works will be performed in accordance with Australian Standard 4373 Pruning of Amenity Trees. Works around significant trees will be performed in accordance with Australian Standard 4970 Protection of Trees on Construction Sites.

Council staff may authorise the removal or pruning of roadside trees for essential utility services work and other work as per Council Policy - Tree Management on Council Controlled Land.

Every effort must be taken to minimise the extent of loss of healthy trees and vegetation. The work must not be in contravention of the *Vegetation Management Act 1999* or *Nature Conservation Act 1992*.

8. Private Access Entrances

Council will permit the construction of private access entrances within the road reserve. The cost of provision and maintenance of an entrance shall be the responsibility of the property owner.

Private access entrances must be approved by Council prior to construction.

Private access entrances constructed without approval may be removed or rectified by Council at the cost of the property owner. Council will not provide a rural road number to a non approved entrance.

9. Utility Services within a Road Reserve

Council requires utility services to be constructed on a set alignment within the road reserve, as defined in Council's Design and Construction Manual. Delegated Council officers may approve variations to the alignment, subject to the utility provider establishing reasonable grounds for variation.

10. Works within a Road Reserve

Any works undertaken for private purposes within a Council controlled road reserve will require the approval of Council to ensure the works meet standards and limit Council's liability to damages, which may result from the implementation of the works. Delegated Council officers will assess applications and either refuse or approve the application subject to conditions, such as traffic management, standards and future liabilities.

SCOPE

This policy applies to all Council-controlled roads and streets.

DEFINITIONS

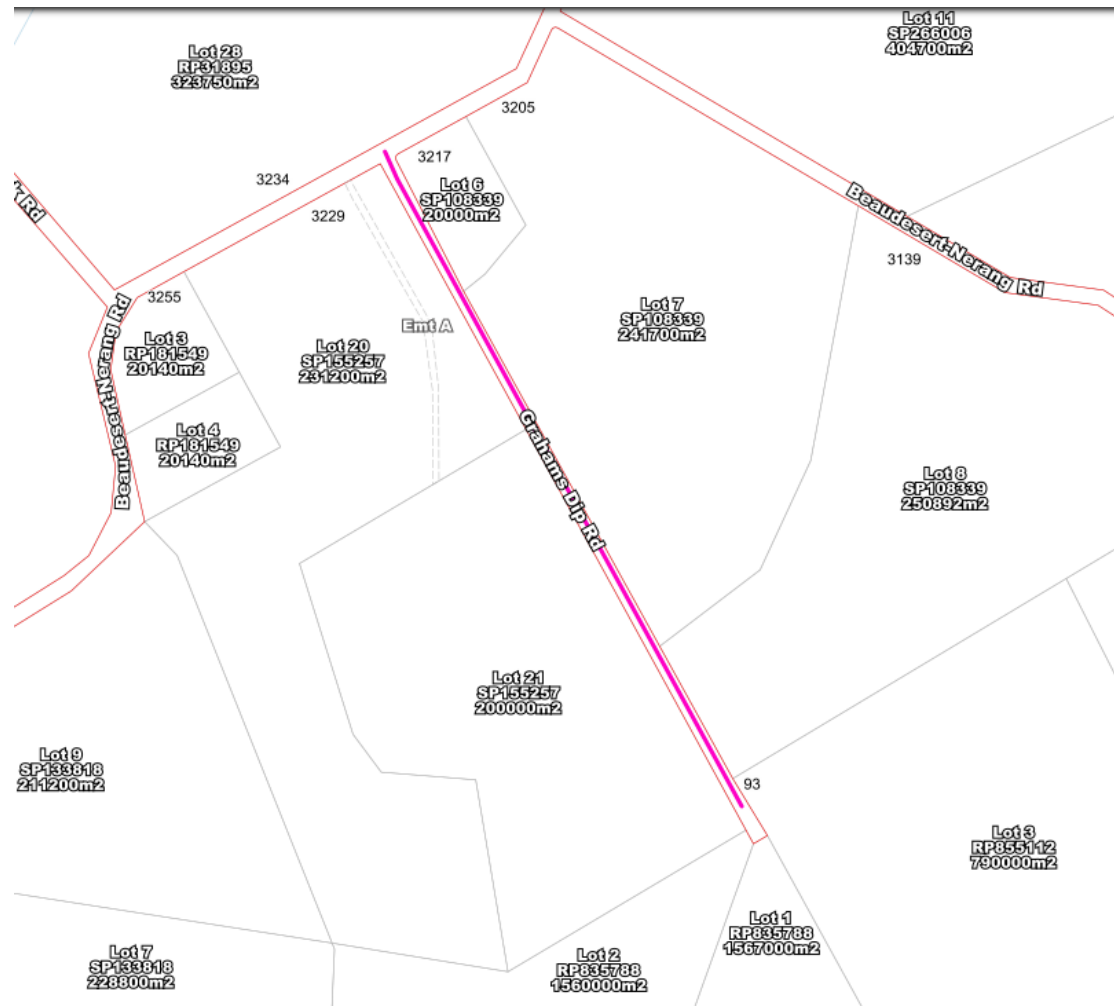
RPEQ - Registered Professional Engineer of Queensland

RESPONSIBILITIES

Policy Author	Director Works and Infrastructure Services
Policy Owner	Manager Works
Guidelines and procedures	Not applicable

Adopted By:

SCENIC RIM REGIONAL COUNCIL
28 May 2013







11.9 Local Government Infrastructure Plan Planning Assumptions and Proposed Changes to the Priority Infrastructure Areas

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Asset Management /
Acting Manager Capital Works and Asset Management

Attachments:

1. Existing Population (map) [↓](#) 
2. Projected Population as of 2046 (map) [↓](#) 
3. Growth by Division [↓](#) 
4. Proposed Priority Infrastructure Areas [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report presents updated planning assumptions for population and dwelling growth across the Scenic Rim region, covering the period 2025 to 2046. These assumptions are drawn from Council's GroMAP urban growth model and have been developed to inform future infrastructure planning, funding advocacy, and the upcoming Local Government Infrastructure Plan (LGIP) Amendment.

The analysis demonstrates significant forecast growth in several key urban centres, most notably Beaudesert, Boonah, and Canungra. Additionally, it quantifies population change by Council division, enabling improved sequencing of infrastructure and service delivery over the next two decades.

As part of this update, a review of the Priority Infrastructure Areas (PIAs) has also been undertaken to ensure they reflect current growth patterns, infrastructure delivery sequencing, and Queensland Government Minister's Guidelines and Rules (MGR) requirements. Key PIA changes include expansions in Beaudesert, Kalbar, Boonah, and a new PIA at Aratula to support active growth fronts and approved developments. At the same time, rationalisations are proposed for Canungra and Kooralbyn to remove rural residential/living areas without sewer access. These refinements will help better align future infrastructure investment with realistic growth expectations and service availability.

Critically, formal endorsement of these LGIP planning assumptions and revised PIA boundaries by Council is essential for recognition under the SEQ Growth Monitoring Reporting framework. The State Government has confirmed that only formally adopted LGIP data will be used in future monitoring and funding assessments. Without this endorsement, Scenic Rim's demonstrated growth momentum may be underrepresented in future State planning decisions and infrastructure funding allocations.

Recommendation

That Council endorse the updated population and dwelling growth projections across the Scenic Rim region as the basis for infrastructure planning and future Local Government Infrastructure Plan amendments.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The Scenic Rim Growth Management Strategy 2041, supported by the GroMAP model, forms the cornerstone of Council's strategic land use and infrastructure planning framework. This model applies a dual top-down and bottom-up methodology to ensure local development capacity is realistically aligned with broader State growth forecasts and servicing expectations under ShapingSEQ 2023.

Planning assumptions generated through GroMAP serve several critical purposes. They underpin the LGIP, inform growth monitoring and State reporting, and guide the sequencing of capital works programs. Furthermore, these assumptions are integral to the planning and delivery of essential trunk infrastructure across key networks, including water, sewer, transport, and community facilities.

The current update reflects recent analysis of development activity, land availability, infrastructure capacity, and known approvals. These projections have now been disaggregated to both locality and divisional levels to enable a more nuanced understanding of growth trends across the Scenic Rim. The updated figures incorporate infill and secondary dwellings, proposed PIA refinements, and identified growth fronts with active development interest. Together, they provide Council with a more spatially detailed and policy-aligned foundation for future LGIP amendments and infrastructure investment planning.

Key Highlights

Between 2025 and 2046, the Scenic Rim region is expected to experience considerable residential and population growth. Approximately 13,436 new dwellings are projected to be delivered, with the total rising to 16,123 when infill and secondary dwellings are included. This equates to an estimated population increase of around 37,083 people, bringing the total population of the Scenic Rim region to approximately 83,670 by 2046 based on an average occupancy rate of 2.3 persons per dwelling.

Notably, this represents an average of over 760 new dwellings per annum—well above the South East Queensland Regional Plan (ShapingSEQ) benchmark target of approximately 390 dwellings per annum for the Scenic Rim region. This reinforces the urgency of coordinating and investing in infrastructure to keep pace with the higher-than-anticipated growth trajectory.

Growth will be highly concentrated in key localities. Beaudesert remains the primary growth centre with an anticipated 6,622 new dwellings over the period, followed by Boonah (1,219 dwellings), Canungra (622 dwellings), and Kalbar (945 dwellings). These areas not only benefit from available zoned land but also have supporting infrastructure or planned upgrades to accommodate increased demand.

At the divisional level, Division 3 is forecast to experience the highest growth, with an additional 6,320 dwellings and a population increase of more than 13,000. This is followed by Division 2, with 3,914 new dwellings, and Division 6, with 2,696. Together, these three divisions will account for over 70% of all forecasted growth across the region, underscoring their strategic importance in future infrastructure planning and delivery.

These updated assumptions provide a transparent and evidence-based basis for sequencing infrastructure investment and prioritising service delivery areas. They also help ensure consistency with ShapingSEQ benchmarks and improve the Council's positioning for future Federal and State government funding programs.

Maps showing the existing population (Attachment 1) and the project population for 2046 (Attachment 2) within the Scenic Rim region are provided with this report, along with regional growth by division (Attachment 3).

Proposed Changes to the Priority Infrastructure Areas

The PIA boundaries have been reviewed and refined to ensure they reflect realistic development potential, infrastructure servicing capacity, and updated growth projections. These changes are informed by the GroMAP model, recent development trends, and engagement with Urban Utilities, SEQWater, and the Department of State Development, Infrastructure and Planning. The revised PIA boundaries will inform the preparation of a proposed LGIP amendment (refer to Attachment 4). Preliminary consultation with industry (non-statutory) will occur over the coming months before the formal review period begins in 2026.

The below table provides an overview of key PIA changes.

Locality	Proposed PIA Change	Rationale
Beaudesert and Gleneagle	Expand PIA to include urban-zoned lands within the Urban Footprint.	High growth area; extensive approvals and development momentum. Aligns with infrastructure servicing plans.
Boonah	Modest PIA expansion focused on zoned urban growth areas.	Moderate projected growth and development interest.
Kalbar	Expand PIA to include urban-zoned land; coordinated with wastewater treatment plant upgrade sequencing.	Growth needs to be aligned with capacity upgrades flagged by Urban Utilities.
Canungra	Shrink PIA by removing rural residential areas without sewer.	Reflects MGR requirement to only include serviced urban land.
Kooralbyn	Shrink PIA by excluding rural living areas with no sewer access.	Not considered urban land under MGR; minimal short-term growth potential.
Aratula	New PIA introduced covering only sewer-serviced lots.	Reflects recent growth activity and water/sewer availability.
Harrisville and Peak Crossing	No PIA proposed.	Lack of reticulated sewer network; growth potential remains limited.

Locality	Proposed PIA Change	Rationale
Tamborine Mountain, Rathdowney, Beechmont, Mt Alford, Roadvale, Warrill View	No PIA changes.	Minimal projected growth or infrastructure servicing constraints.

Budget / Financial Implications

While there are no immediate financial implications arising from this briefing, the planning assumptions directly inform future infrastructure costing, sequencing, and apportionment through the LGIP and associated financial modelling.

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Planning and Place Making

Guiding Principle: Strategic Local Partnerships

Legal / Statutory Implications

Planning assumptions must comply with the *Planning Act 2016* and the *Minister's Guidelines and Rules*, including consistency with ShapingSEQ 2023 and Queensland Treasury forecasts.

Endorsing the updated LGIP planning assumptions and revised PIA boundaries ensures:

- Compliance with statutory planning requirements;
- Readiness for preparation of an LGIP amendment and submission to the State Government;
- Accurate representation in the State's GMR system; and
- Positioning for future infrastructure advocacy and funding.

Risks

Strategic Risks

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

SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications

Risk Summary

Category	Explanation
Infrastructure, Assets & Service Delivery	Inaccurate or unendorsed planning assumptions may lead to underfunded infrastructure networks and misaligned sequencing.

Category	Explanation
Adverse impacts due to inadequate	
Financial/Economic Adverse impacts due to Council's financial sustainability.	Without adoption, Council's growth context may be underreported, affecting its ability to secure external funding and investment.

Human Rights Implications

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

Consultation

Extensive internal consultation has occurred with the Council's Infrastructure, Strategic Planning, and Development Assessment teams. In addition, external collaboration has taken place through multi-agency workshops with Urban Utilities, SEQWater, and the Department of State Development, Infrastructure, and Planning, to review the proposed growth projections.

The updated assumptions reflect a coordinated effort to align local infrastructure sequencing with regional growth benchmarks and servicing capabilities.

Conclusion

The updated LGIP planning assumptions and revised PIA boundaries form a critical component of Council's strategic planning framework. Together, they provide a robust, evidence-based foundation for sequencing infrastructure investment and delivering key services across the Scenic Rim region and ensuring alignment with Shaping SEQ 2023 targets.

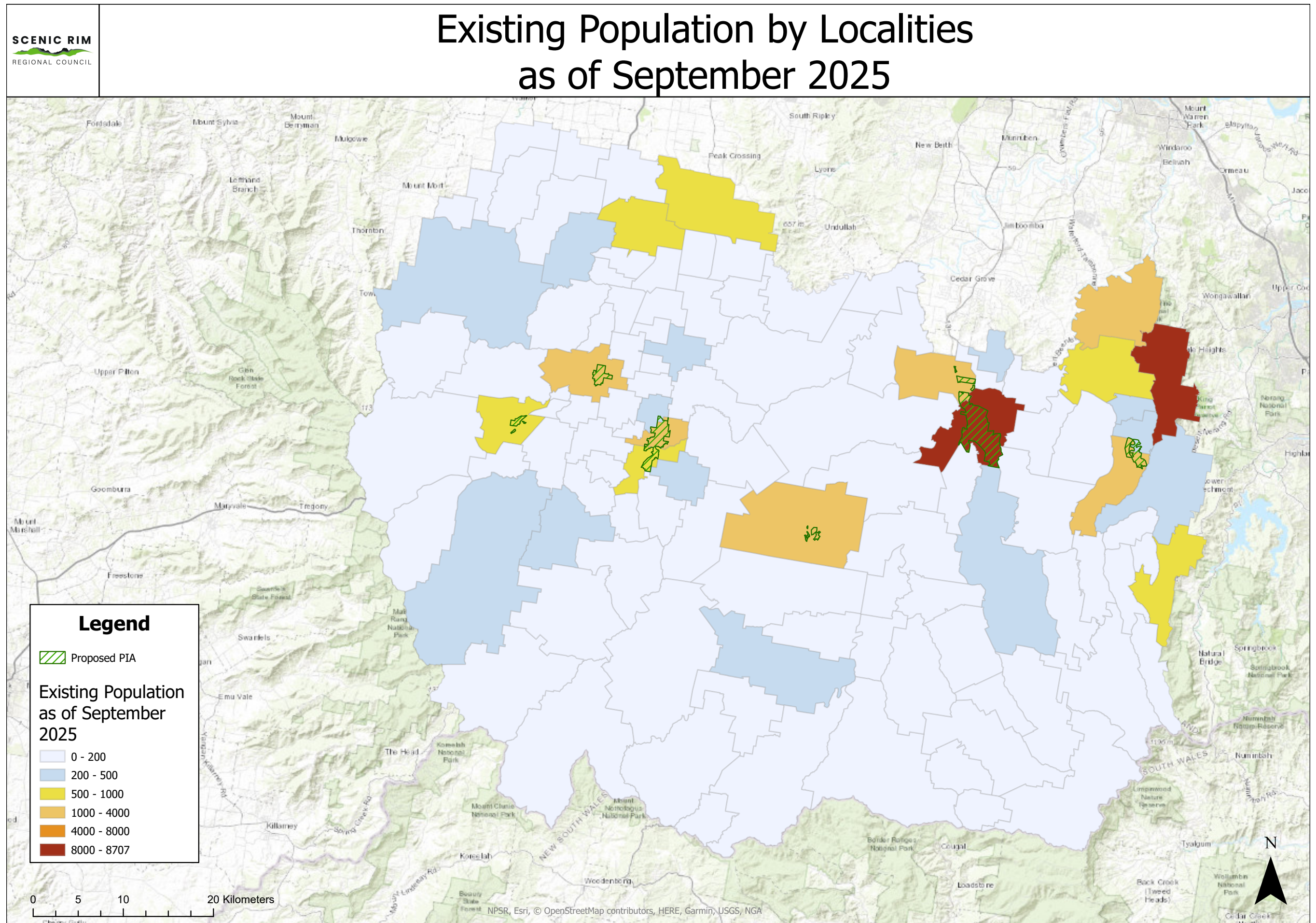
Options

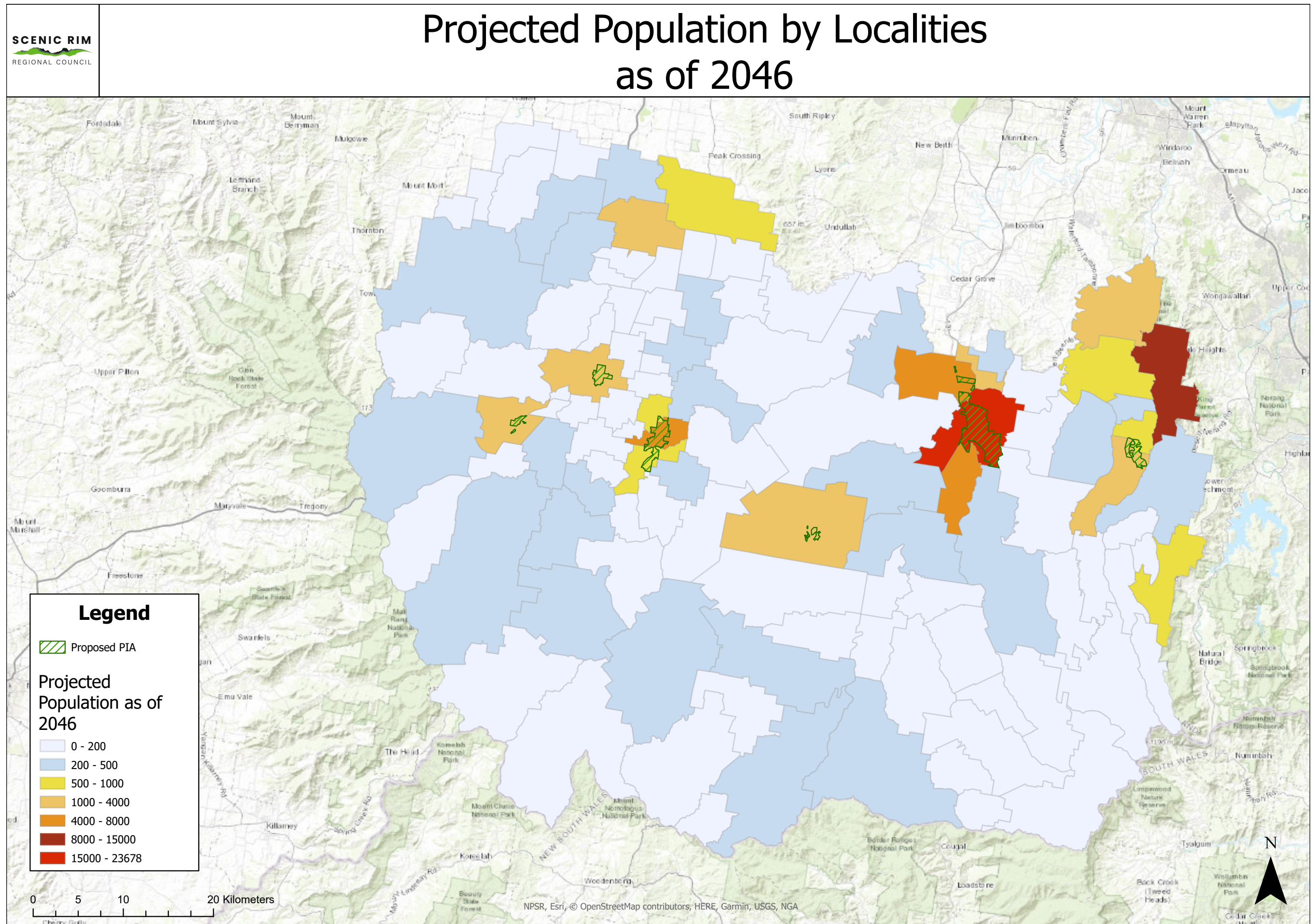
Option 1

That Council endorse the updated population and dwelling growth projections across the Scenic Rim region as the basis for infrastructure planning and future Local Government Infrastructure Plan amendments.

Option 2

That Council does not endorse the updated population and dwelling growth projections across the Scenic Rim region as the basis for infrastructure planning and future Local Government Infrastructure Plan amendments.

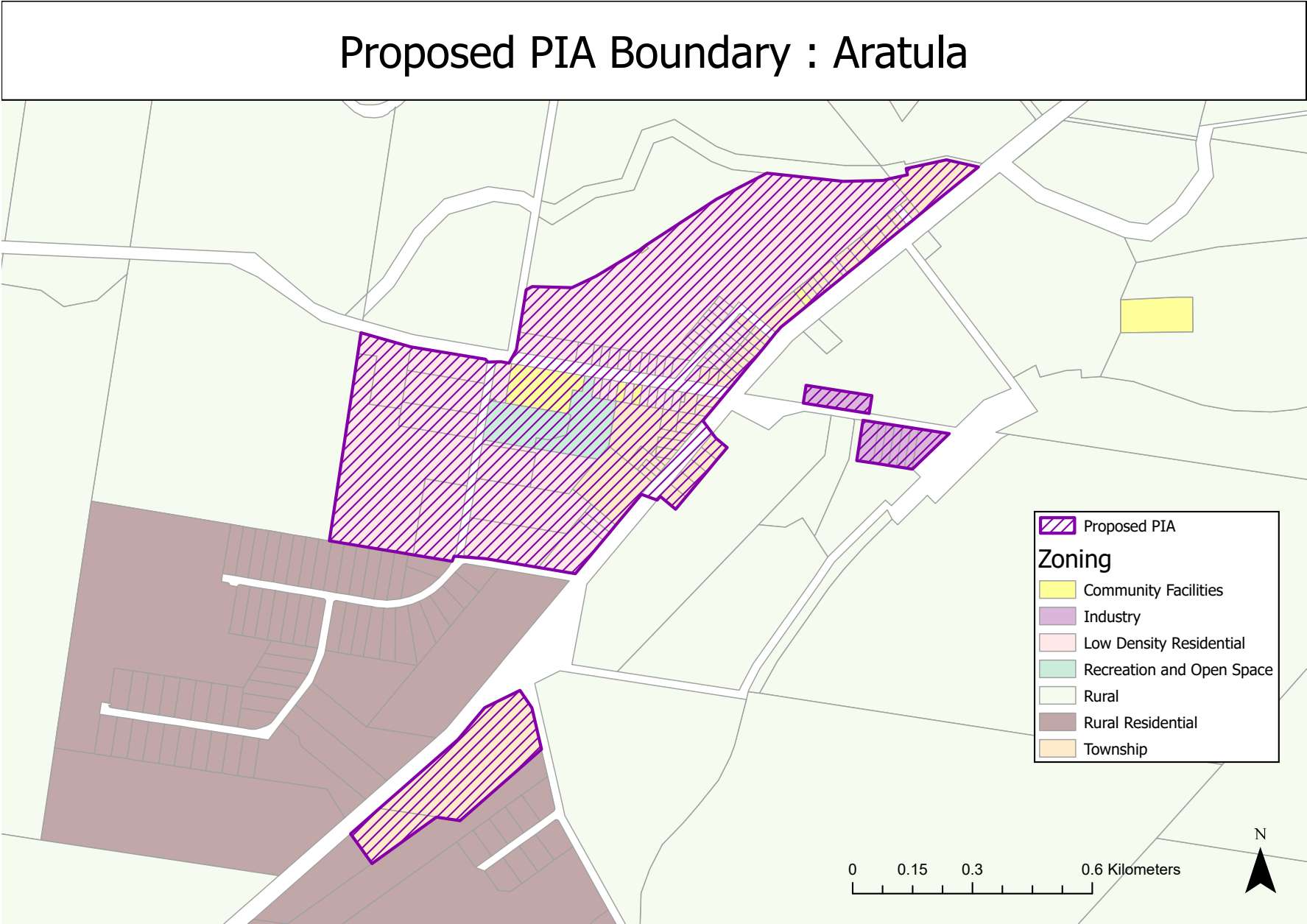


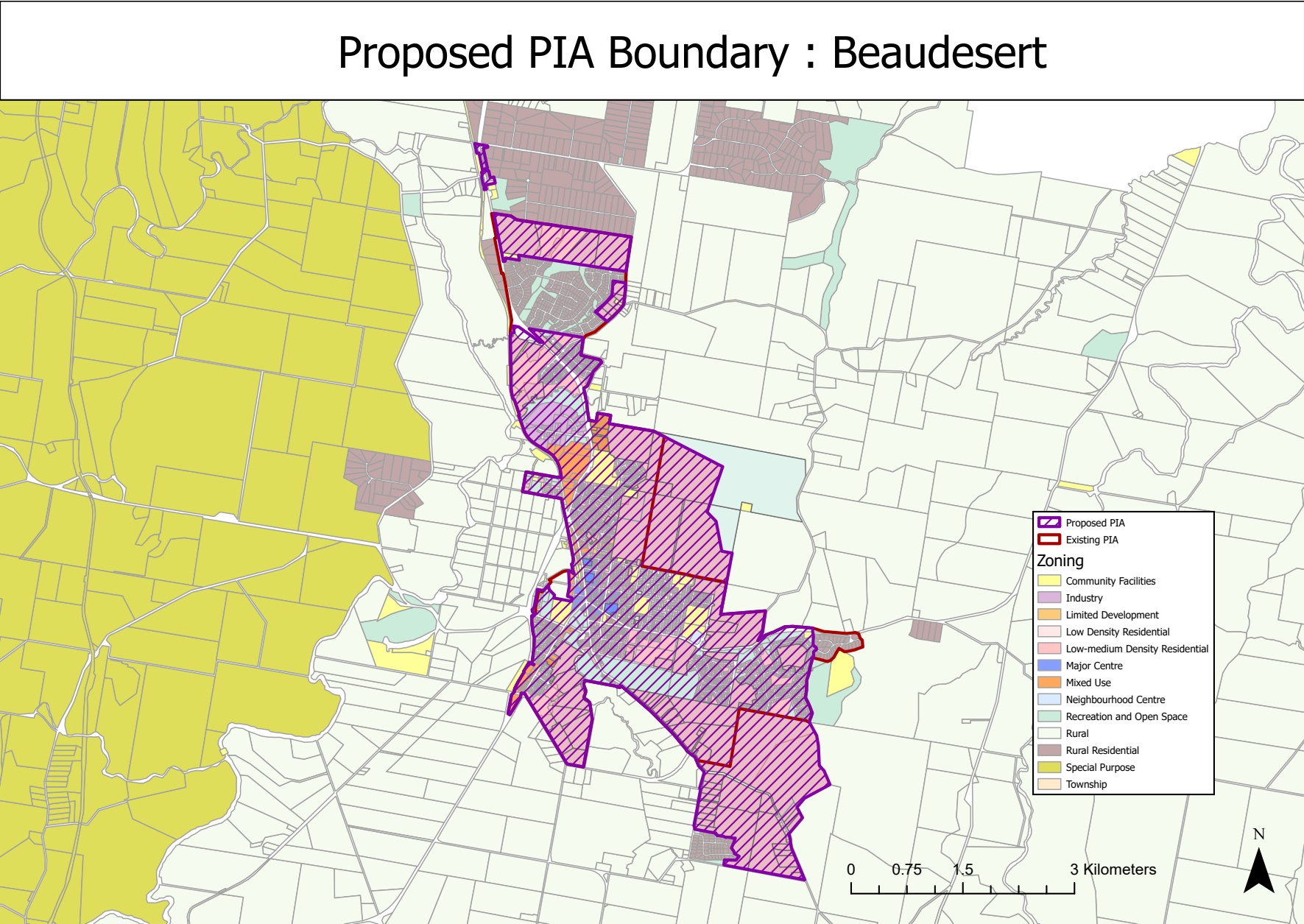


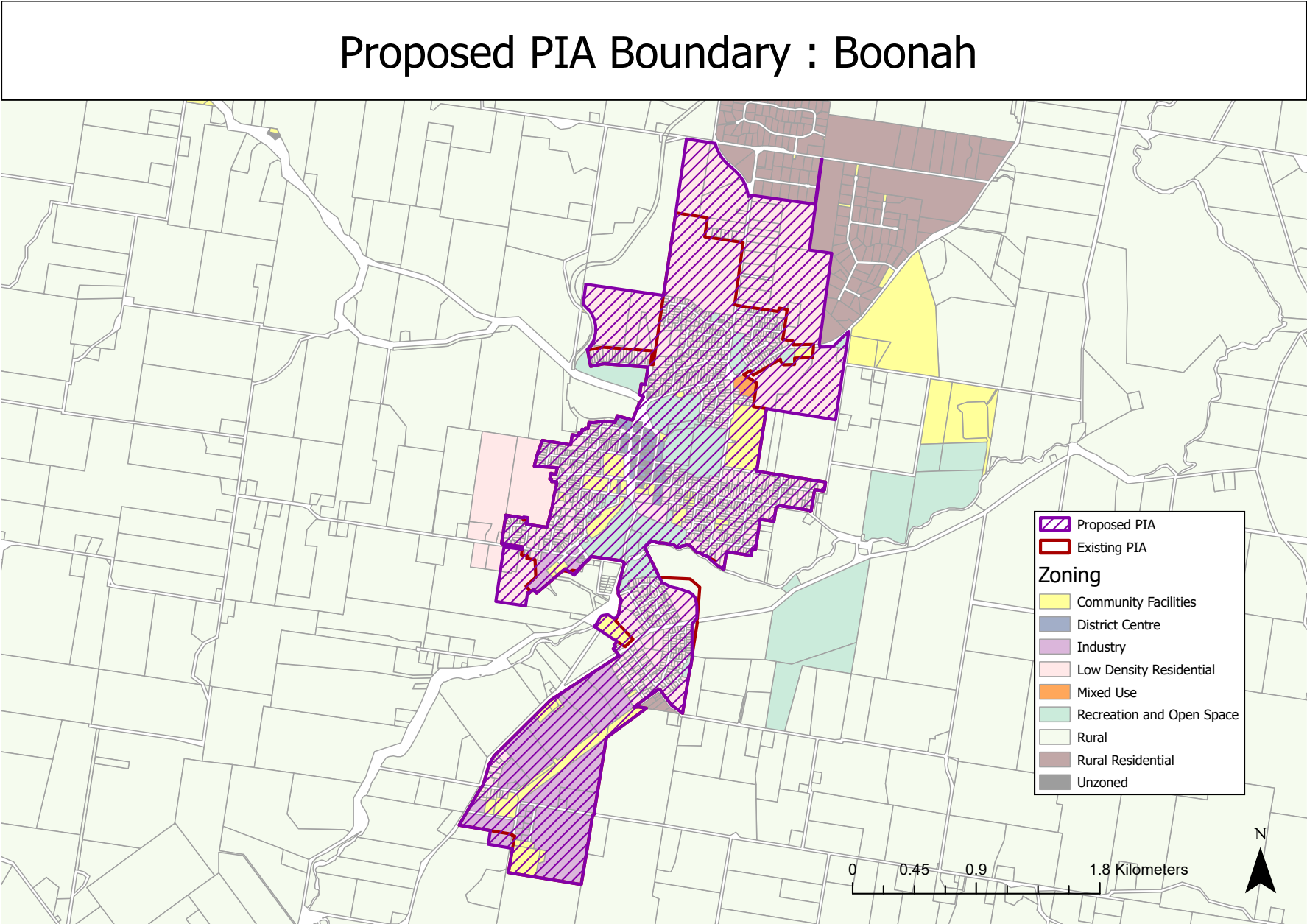
Division	Existing Dwelling as of October 2025	Total Dwelling Growth 2025-2026	Total Dwelling Growth 2026-2031	Total Dwelling Growth 2031-2036	Total Growth 2036/2041	Total Growth 2041-2046	Total Dwelling Growth 2025-2046
Division 1	3,492	3	37	16	16	16	88
Division 2	2,825	354	921	1,059	542	1,038	3,914
Division 3	3,190	233	1,479	1,521	1,631	1,456	6,320
Division 4	4,353	99	304	47	560	43	1,053
Division 5	3,273	72	509	504	468	543	2,096
Division 6	3,122	119	586	771	699	521	2,696
Total For The Region	20,256	880	3,836	3,918	3,916	3,617	16,167
Total Populaton (2.3 occupation rate)	46,588	2,024	8,823	9,011	9,007	8,319	37,184

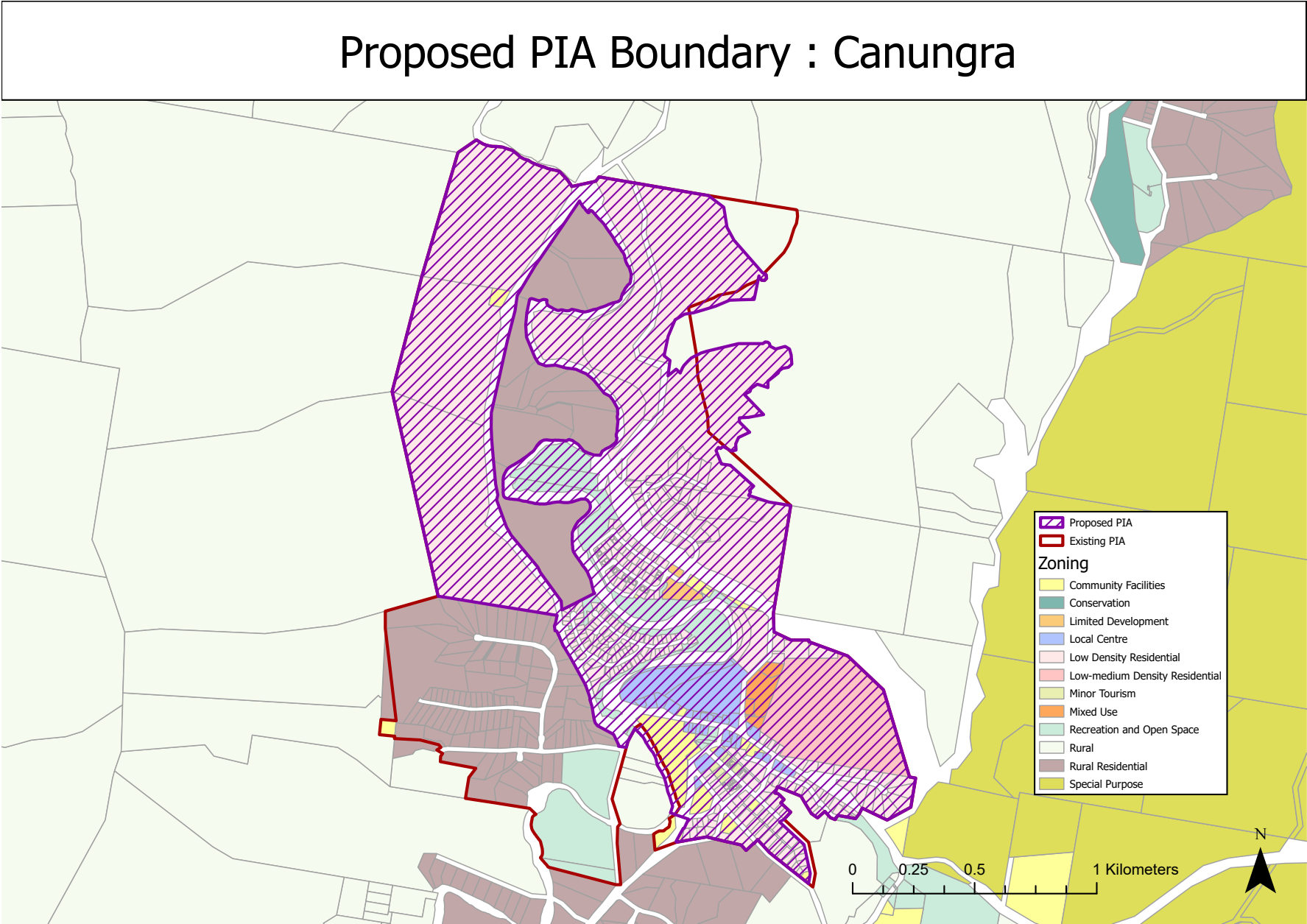
Total Scenic Rim Regional Council Population by 2046

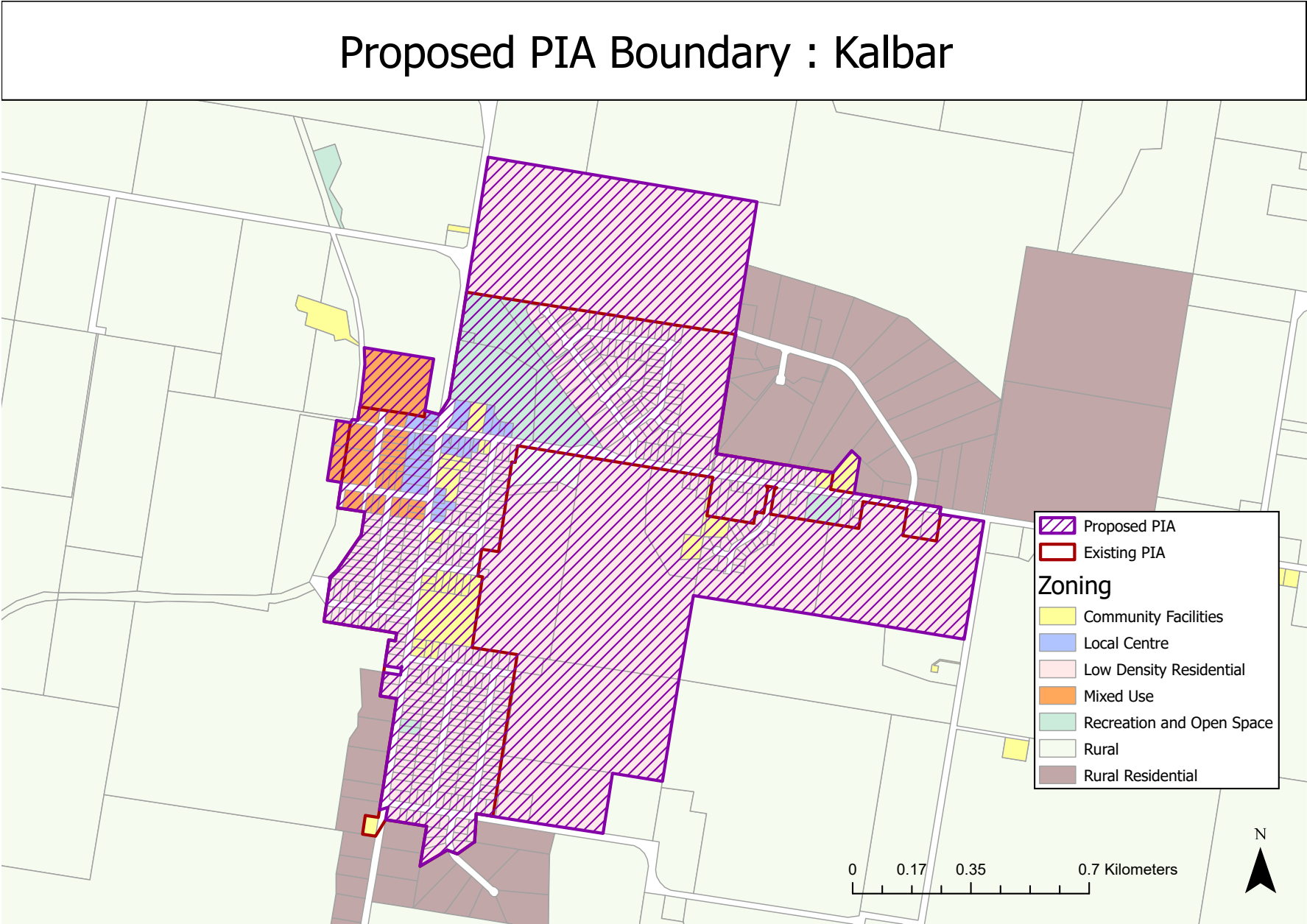
83,772

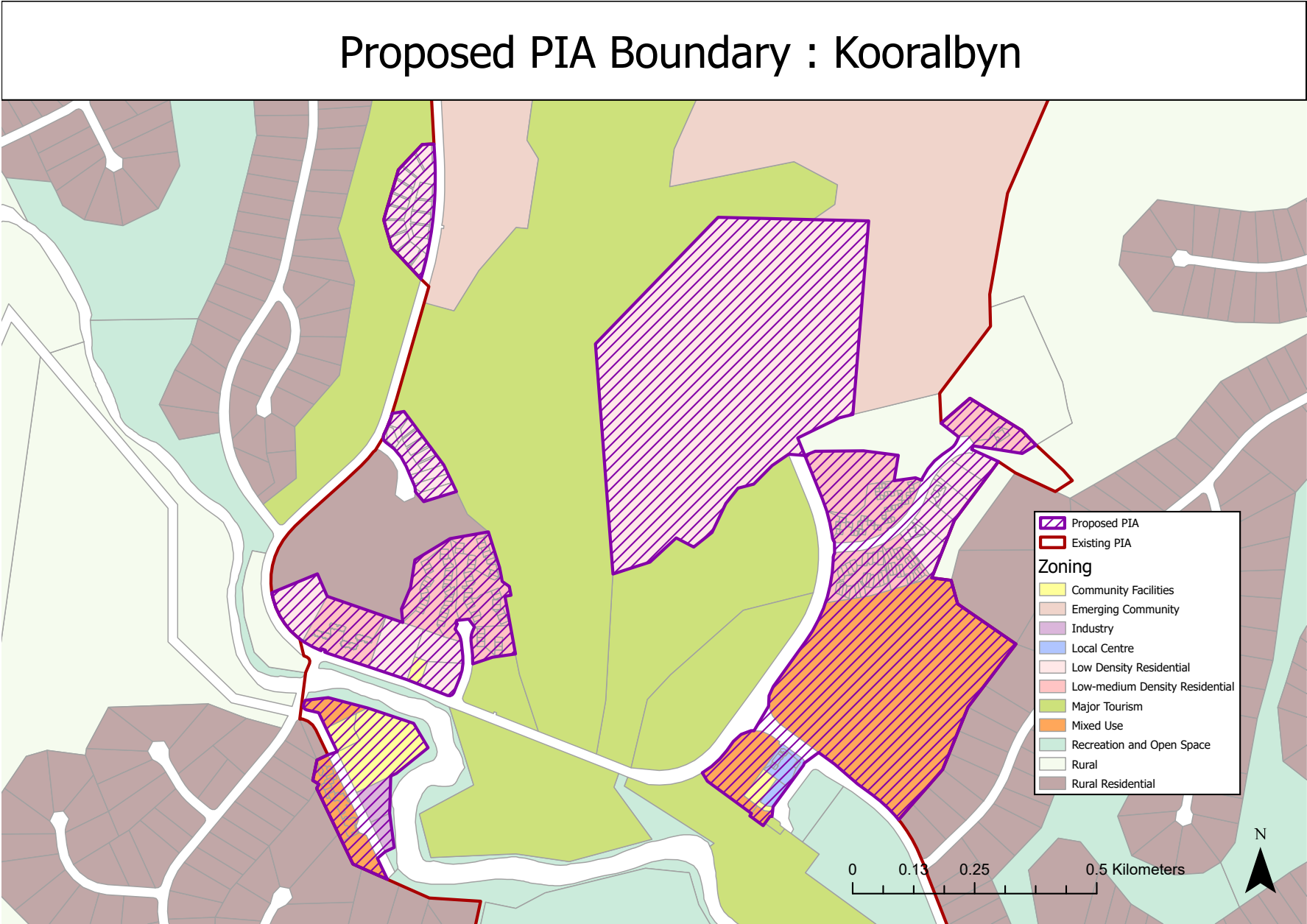












Council Sustainability

11.10 Domestic and Family Violence Commitment Statement

Executive Officer: Director Corporate and Community Services

Item Author: Principal Specialist Community Development

Attachments: Nil

Councillor Portfolio / Representation

Community, Arts and Culture - Cr Kerri Cryer

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report seeks Council's endorsement of the Scenic Rim Says ENOUGH - Domestic and Family Violence (DFV) Commitment Statement, and Council's participation in signing of the Statement to occur today, 10 December 2025, aligning with Human Rights Day and marking the final day of the global 16 Days of Activism Against Gender-Based Violence campaign.

The Commitment Statement reflects Council's leadership role in preventing violence, promoting respect and strengthening community and organisational safety. It aligns with the National Plan to End Violence Against Women and Children 2022-2032 and contemporary expectations of local government as a civic leader in DFV prevention.

Adoption and signing of this Statement will provide a strong and visible declaration that the Scenic Rim stands united against domestic, family, gender-based and digital violence. It will also serve as a foundation for ongoing work including policy development, workforce initiatives, community partnerships and prevention activities.

Recommendation

That:

1. Council adopt the Scenic Rim Regional Council Domestic and Family Violence Commitment Statement under the banner 'Scenic Rim Says ENOUGH';
2. Council participate in the formal signing of the Commitment Statement at/after today's Ordinary Meeting, marking the final day of the 16 Days of Activism;
3. Council approve the publication of the Commitment Statement on Council's website and its use in relevant internal and external communication channels; and
4. Council endorse continued work by the Domestic and Family Violence Champions Network to integrate the Commitment Statement into Council operations, community campaigns and future Domestic and Family Violence initiatives.

Previous Council Considerations / Resolutions

At the Ordinary meeting held on 30 April 2025, it was resolved that:

- Council receive and note the Domestic and Family Violence Prevention Council Report and commend the ongoing efforts of the organisation;
- Council formalise membership to the Local Government Domestic and Family Violence Champions Network;
- Council nominate Champions for future engagement with the Network; and
- Cr Cryer and Cr Sanders be Council's representatives as Champions for the Domestic and Family Violence Champions Network.

Report / Background

Council's DFV Champions Network has progressed key foundational actions to strengthen Council's organisational and community response to domestic and family violence. As part of this work, the Champions have identified the need for a high-level DFV Commitment Statement that formally articulates Council's position, values and intentions.

Purpose of the Commitment Statement

The Statement will:

- Publicly affirm Council's stance that any form of violence has no place in the Scenic Rim.
- Provide a unifying message under the banner Scenic Rim Says ENOUGH.
- Signal to staff, residents and partner organisations that Council is committed to safety, respect and early intervention.
- Enhance consistency across workplace policies, procedures and community-facing messaging.
- Strengthen relationships with DFV services and the DFV Prevention Council .
- Position Council as a visible, proactive local government leader in DFV prevention.

Proposed DFV Commitment Statement

The Scenic Rim Regional Council stands united against all forms of domestic, family, gender-based and digital violence. We commit to fostering a community where every person is safe, respected and supported; at home, in public and online. We pledge to lead with integrity, promote a culture of respect, support prevention and early intervention and work in partnership with local service and our community to create a Scenic Rim where violence has no place.

Scenic Rim Says ENOUGH. Safe online. Safe at home. Safe together.

Alignment with the 16 Days of Activism

Council has been delivering a coordinated social media and awareness campaign during the 16 Days of Activism Against Gender-Based Violence (25 November - 10 December 2025). The adoption and signing of the Commitment Statement today provides a meaningful, symbolic and powerful conclusion to the campaign.

This date also coincides with Human Rights Day, reinforcing Council's commitment to the right to live free from violence.

Budget / Financial Implications

No direct costs are associated with the adopting or signing of the Commitment Statement.

Strategic Implications*Corporate Plan 2025-2030*

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Connected Communities

Guiding Principle: United Team

Legal / Statutory Implications

- Supports obligations under the *Work Health and Safety Act 2011* (Qld) regarding psychosocial hazards.
- Aligns with the *Domestic and Family Violence Protection Act 2012* (Qld) and best-practice sector DFV responses.
- Demonstrates compliance with the *Human Rights Act 2009* (Qld) by promoting safety, wellbeing and the right to live free from violence.

RisksStrategic Risks

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

CR6 People and Culture - Council's ability to deliver high-quality services may be compromised by internal and external factors that affect our people and organisation culture and this may indirectly impact the cost and quality of Council services.

Risk Summary

Category	Explanation
WH&S & Public Safety	A clear organisational stance reduces the risk of inconsistent responses to staff affected by DFV. The Commitment Statement reinforces responsibility to protect staff wellbeing and support safe disclosure pathways.
Reputation, Community & Civic Leadership	Without visible leadership, Council may be perceived as inactive or performative. The public pledge demonstrates genuine commitment and mitigates reputational risk.
Workforce	A clear stance improves staff confidence, morale and culture. Without it, staff may be unsure where Council stands on DFV or how to seek support. The Statement strengthens expectations and organisational cohesion.

Human Rights Implications

Right to life

The Commitment Statement supports the right to life by acknowledging that DFV is a preventable harm and by committing to actions that increase safety and reduce risk.

Positive impacts include:

- Strengthening early intervention pathways.
- Creating an environment where staff and community members feel supported to seek help.
- Elevating the visibility of safety and wellbeing responsibilities across Council.

Potential negative impacts:

- If the Commitment Statement is adopted but not meaningfully implemented, there is a risk the pledge could be viewed as symbolic rather than substantive.
- Publicly declaring a strong stance against violence may raise expectations of support pathways, workplace processes and community facing responses.

Consultation

Consultation has occurred with the internal DFV Champions Network working group, the DFV Prevention Council and local DFV support organisations.

Conclusion

Adopting and signing the Scenic Rim Says ENOUGH DFV Commitment Statement provides a strong and unifying declaration of Council's stance against violence. It reinforces Council's leadership role, complements ongoing DFV initiatives and aligns with national and state expectations.

Holding the signing event today strengthens the impact of Council's 16 Days of Activism campaign and demonstrates Council's commitment to building a safer and more connected Scenic Rim.

Options

Option 1

That:

1. Council adopt the Scenic Rim Regional Council Domestic and Family Violence Commitment Statement under the banner 'Scenic Rim Says ENOUGH';
2. Council participate in the formal signing of the Commitment Statement at/after today's Ordinary Meeting, marking the final day of the 16 Days of Activism;
3. Council approve the publication of the Commitment Statement on Council's website and its use in relevant internal and external communication channels; and
4. Council endorse continued work by the Domestic and Family Violence Champions Network to integrate the Commitment Statement into Council operations, community campaigns and future Domestic and Family Violence initiatives.

Option 2



That Council does not adopt the Commitment Statement and continue with existing Domestic and Family Violence activities without a formalised organisational pledge.

11.11 Unaudited Monthly Financial Report for November 2025

Executive Officer: Director Corporate and Community Services

Item Author: Coordinator Financial Management

Attachments:

1. Unaudited Monthly Financial Report for November 2025 [↓](#) 
2. Notes to the Unaudited Monthly Financial Report for November 2025 [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report seeks Council's endorsement of the Unaudited Monthly Financial Report for November 2025.

Recommendation

That Council receive the Unaudited Monthly Financial Report for November 2025.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The Unaudited Monthly Financial Report provides information on Council's actual to budget performance. The graphical representation of key performance indicators provides key summary financial information.

Budget / Financial Implications

The budget/financial implications are reflected within Attachment 1.

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Not applicable

Guiding Principle: Financial Sustainability

Legal / Statutory Implications

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

Risks

Strategic Risks

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

CR1 Financial Sustainability - Council may be unable to maintain its financial and infrastructure capital over the long term.

Risk Summary

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

Human Rights Implications

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

Consultation

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

Conclusion

The Unaudited Monthly Financial Report provides information on the actual to budget position at financial statement level.

OptionsOption 1

That Council receive the Unaudited Monthly Financial Report for November 2025.

Option 2

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

Option 3

That Council not accept the Unaudited Monthly Financial Report for November 2025.



UNAUDITED MONTHLY FINANCIAL REPORT NOVEMBER 2025

SCENIC RIM

REGIONAL COUNCIL

PO Box 25 | 82 Brisbane Street, Beaudesert QLD 4285 | Telephone 07 5540 5111



Executive Summary

Summary of the Unaudited Monthly Financial Report for November 2025:

Note that **the comparative budget used in this report is the September Budget Review adopted budget**, whereas the October 2025 Report used the Original adopted budget.

Note that to meet the report deadlines for the Ordinary Meeting being held early in December, the actual figures for the end of the month are as of 27 November 2025.

The actual Net Operating Surplus to the end of November was **\$7.637 million** (compared to a budget for the same period of \$7.579 million).

Net operating surplus: **\$0.058 million 0.8% higher than budgeted expectations**

- Operating revenue \$0.315 million lower than budgeted expectations.
- Operating expenditure \$0.373 million lower than budgeted expectations.

Operating revenue: **\$0.315 million 0.6% lower than budgeted expectations**

- Grants and subsidies are \$0.539 million 13.2% lower than budgeted expectations due to timing of various grant receipts.
- Other revenues is \$0.290 million 14.7% higher than budgeted expectations due to unbudgeted insurance receipts, workers compensation refunds, and legal fee recoveries.

Operating expenditure: **\$0.373 million 0.8% lower than budgeted expectations**

- Employee Expenses is \$0.560 million 2.9% lower than anticipated due to EB increase not being processed yet.
- Employee expenses allocated to capital is \$0.688 million 22% less than forecast with the variance principally in the areas of Resources and Sustainability and Design and Survey due largely to vacancies.
- Materials and services are \$0.247 million 1.5% higher than forecast due largely to expenditure on road maintenance and waste disposal.
- Depreciation is \$0.751 million 6.6% lower than forecast due largely to a budget allowance for new and upgraded assets and a change in depreciation methodology for unsealed road pavements.

Capital expenditure: **\$7.713 million higher than budgeted expectations**

- Largely due to works on disaster recovery projects.
- Refer to Note 5 (Page 7 of 11) for more detail.

Capital revenue: **\$4.583 million lower than budgeted expectations**

- Largely due to receipts for disaster events.
- Refer to Note 7 (Page 8 of 11) for more detail.

Statement of financial position

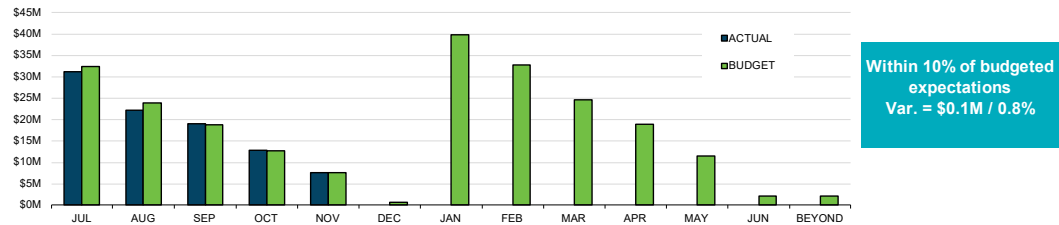
- Cash is \$15.826 million lower than budgeted expectations largely due to capital expenditure tracking ahead of budget and capital receipts tracking behind budget.

Financial performance and position

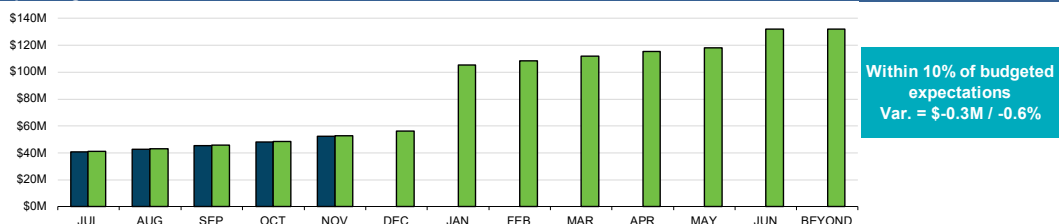
SCENIC RIM
REGIONAL COUNCIL

1. KEY PERFORMANCE INDICATORS

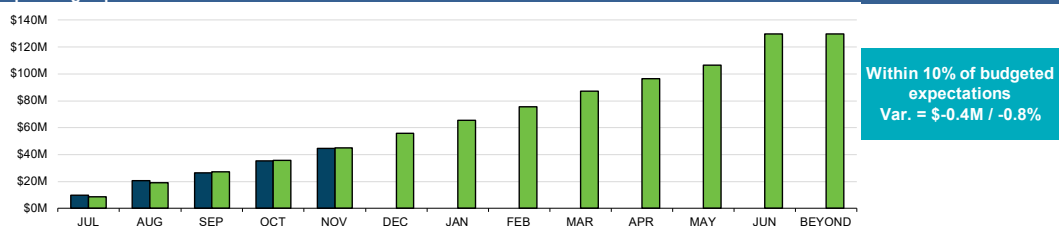
Net operating surplus / (deficit)



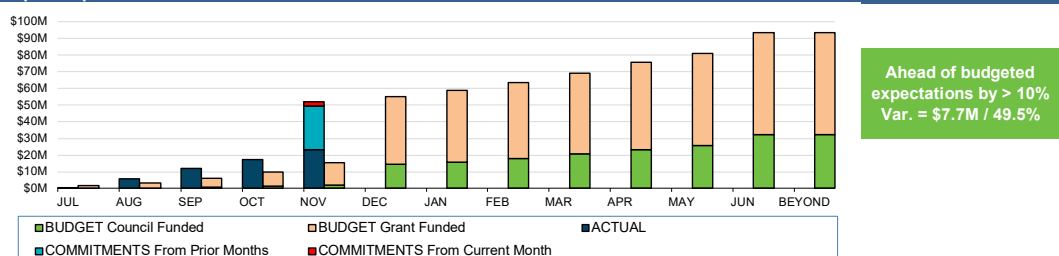
Operating revenue



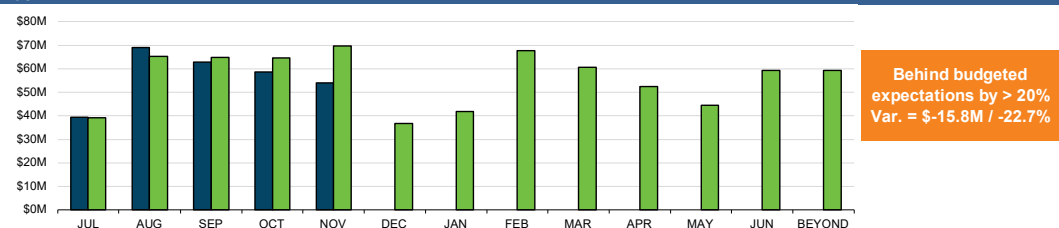
Operating expenditure



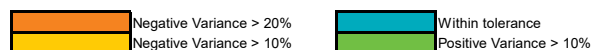
Capital expenditure



Cash



Legend:



Financial performance and position



2. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME
For the Period Ending 30-Nov-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Operating revenue					
Rates and utility charges	\$79,515	\$79,515	\$39,580	\$39,576	(\$3)
Discounts and pensioner remissions	(\$2,255)	(\$2,255)	(\$1,123)	(\$1,109)	\$15
Fees and charges	\$10,592	\$10,592	\$4,426	\$4,363	(\$64)
Interest received	\$4,158	\$3,758	\$1,675	\$1,677	\$1
Recoverable works	\$5,964	\$5,964	\$2,151	\$2,135	(\$16)
Grants, subsidies, contributions and donations	\$9,001	\$26,057	\$4,072	\$3,534	(\$539)
Share of profit from associates	\$2,759	\$2,759	\$0	\$0	\$0
Other revenues	\$5,727	\$5,727	\$1,974	\$2,265	\$290
Total Operating revenue	\$115,461	\$132,118	\$52,755	\$52,440	(\$315)
Operating expenditure					
Employee expenses	\$50,829	\$49,447	\$19,540	\$18,980	\$560
Employee expenses allocated to capital	(\$7,677)	(\$7,507)	(\$3,114)	(\$2,426)	(\$688)
Net operating employee expenses	\$43,152	\$41,940	\$16,426	\$16,554	(\$128)
Materials and services	\$46,227	\$59,552	\$16,982	\$17,229	(\$247)
Finance costs	\$1,131	\$1,131	\$322	\$324	(\$2)
Depreciation	\$27,305	\$27,305	\$11,446	\$10,694	\$751
Total Operating expenditure	\$117,815	\$129,928	\$45,176	\$44,802	\$373
NET OPERATING SURPLUS / (DEFICIT)	(\$2,353)	\$2,190	\$7,579	\$7,637	\$58
Capital revenue					
Capital grants and subsidies	\$4,540	\$69,575	\$23,791	\$20,286	(\$3,505)
Infrastructure charges	\$2,586	\$2,586	\$1,078	\$0	(\$1,078)
Total capital revenue	\$7,126	\$72,161	\$24,868	\$20,286	(\$4,583)
NET SURPLUS / (DEFICIT)	\$4,772	\$74,351	\$32,447	\$27,923	(\$4,525)

Financial performance and position



3. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION

As at 30-Nov-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Current assets					
Cash and Investments	\$33,346	\$59,283	\$69,738	\$53,912	(\$15,826)
Receivables	\$12,100	\$12,100	\$11,449	\$10,887	(\$562)
Inventories	\$900	\$900	\$900	\$1,062	\$162
Other Current Assets	\$1,000	\$2,100	\$0	\$0	\$0
Total current assets	\$47,346	\$74,383	\$82,086	\$65,861	(\$16,225)
Non-current assets					
Receivables	\$14,676	\$14,676	\$14,676	\$14,676	\$0
Other Financial Assets	\$43,450	\$39,479	\$38,023	\$38,023	\$0
Property, Plant and Equipment and Intangibles	\$1,300,867	\$1,453,551	\$1,377,318	\$1,385,420	\$8,102
Total non-current assets	\$1,358,993	\$1,507,706	\$1,430,017	\$1,438,119	\$8,102
TOTAL ASSETS	\$1,406,339	\$1,582,089	\$1,512,103	\$1,503,980	(\$8,123)
Current liability					
Trade and Other Payables	\$11,000	\$11,000	\$5,000	\$1,756	\$3,244
Borrowings	\$2,524	\$2,524	\$0	\$0	\$0
Provisions	\$10,400	\$10,400	\$12,865	\$12,691	\$174
Other Current Liabilities	\$1,395	\$1,395	\$30	\$499	(\$469)
Total current liability	\$25,319	\$25,319	\$17,895	\$14,947	(\$2,948)
Non-current liability					
Borrowings	\$34,338	\$34,333	\$38,706	\$38,712	(\$6)
Provisions	\$4,219	\$4,219	\$3,417	\$3,417	\$0
Other Non-Current Liabilities	\$0	\$0	\$1,395	\$1,395	\$0
Total non-current liability	\$38,557	\$38,552	\$43,518	\$43,524	\$6
TOTAL LIABILITIES	\$63,876	\$63,871	\$61,413	\$58,471	(\$2,942)
NET ASSETS	\$1,342,463	\$1,518,218	\$1,450,690	\$1,445,509	(\$5,181)

Financial performance and position



4. STATEMENT OF CASH FLOWS - November

STATEMENT OF CASH FLOWS

For the Period Ending 30-Nov-2025

	Annual Original Budget \$'000	Annual Revised Budget \$'000	YTD Revised Budget \$'000	YTD Actuals \$'000	YTD Variance \$'000
Cash flows from operating activities					
Receipts from Customers	98,036	113,850	61,996	48,894	13,102
Payments to Suppliers and Employees	-89,604	-106,648	-36,670	-37,749	1,078
	8,433	7,202	25,326	11,146	14,180
Receipts:					
Interest Received	4,158	3,758	1,675	1,677	-1
Operating Grants, Subsidies, Contributions and Donations	9,001	26,057	4,072	3,534	539
Payments:					
Interest Expense	-906	-906	-227	-232	6
Net Cash Inflow / (Outflow) from Operating Activities	20,686	36,111	30,847	16,124	14,723
Cash flows from investing activities					
Receipts:					
Proceeds from Sale of Property, Plant & Equipment	7,762	13,650	2,074	2,189	-115
Dividend Received from Associate	1,303	1,303	0	0	0
Capital Grants, Subsidies, Contributions and Donations	7,126	61,443	14,150	20,512	-6,362
Payments:					
Payments for Property, Plant & Equipment	-29,091	-100,381	-26,338	-33,924	7,586
Net Cash Inflow / (Outflow) from Investing Activities	-12,900	-23,985	-10,115	-11,223	1,108
Cash flows from financing activities					
Receipts:					
Proceeds from Borrowings	0	0	0	0	0
Payments:					
Repayment of Borrowings	-2,466	-2,465	-616	-611	-5
Net Cash Flow inflow / (Outflow) from Financing Activities	-2,466	-2,465	-616	-611	-5
Net Increase/(Decrease) in Cash	5,320	9,661	20,116	4,290	15,826
plus: Cash & Cash Equivalents - beginning of year	28,026	49,622	49,622	49,621	1
Cash & Cash Equivalents - end of the year	33,346	59,283	69,738	53,912	15,826

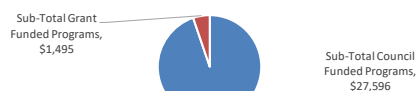
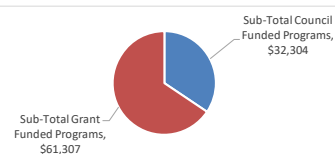
Financial performance and position



5. CAPITAL EXPENDITURE

For the Period Ending 30-Nov-2025

	Commitments \$000	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2026 Revised Budget \$000
Library Services	\$120	\$364	\$374	\$105	\$70	(\$35)	\$0
Cultural Services	\$8	\$54	\$169	\$0	\$44	\$44	\$0
Facilities Maintenance	\$1,150	\$2,827	\$5,495	\$86	\$335	\$249	\$0
Parks	\$60	\$207	\$1,022	\$86	\$81	(\$5)	\$0
Waste Services	\$0	\$57	\$57	\$0	\$8	\$8	\$0
Waste Landfill - Central	\$2,498	\$681	\$3,799	\$0	\$814	\$814	\$0
Commercial and Property Services	\$33	\$0	\$850	\$0	\$67	\$67	\$0
Design and Survey	\$34	\$50	\$488	\$0	\$0	\$0	\$0
Waste Transfer Stations	\$39	\$934	\$1,523	\$0	\$108	\$108	\$0
Project Delivery	\$854	\$500	\$1,200	\$6	\$170	\$164	\$0
Asset Management	\$4	\$0	\$89	\$89	\$87	(\$1)	\$0
Road Maintenance	\$0	\$665	\$966	\$140	\$9	(\$131)	\$0
Capital Works	\$1,119	\$6,563	\$5,322	\$597	\$1,329	\$732	\$0
Structures and Drainage	\$193	\$4,229	\$5,038	\$700	\$854	\$154	\$0
Fleet Management	\$1,590	\$4,663	\$5,913	\$356	\$565	\$209	\$0
Reseals	\$1,321	\$5,802	\$0	\$0	\$532	\$532	\$0
Sub-Total Council Funded Programs	\$9,024	\$27,596	\$32,304	\$2,165	\$5,072	\$2,907	\$0
Grant Funded Programs							
Manager Infrastructure Recovery	\$92	\$0	\$1,546	\$0	\$238	\$238	\$0
Declared Event - Southern Qld Heavy Rainfall 8-14 Feb 2021	\$0	\$0	\$6,220	\$1,925	\$0	(\$1,925)	\$0
Declared Event - November 2021	\$0	\$0	\$0	\$0	\$1	\$1	\$0
REPA - SEQ Rainfall and Flooding, 22-28 Feb 2022	\$5,795	\$0	\$7,361	\$0	\$2,417	\$2,417	\$0
REPA - 13 May 2022 Heavy Rainfall Event	\$24	\$0	\$2,574	\$0	\$933	\$933	\$0
QRA Community and Recreational Assets Rec and Res P	\$511	\$0	\$3,904	\$0	\$50	\$50	\$0
Declared Event - Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	\$419	\$0	\$7,077	\$0	\$1,986	\$1,986	\$0
Declared Event - Tropical Cyclone Kirrily 25 Jan - 26 Feb 2023	\$1,780	\$0	\$8,078	\$6,500	\$6,038	(\$462)	\$0
Declared Event-Scenic Rim Storms and Rainfall, 10 Nov 2023	\$236	\$0	\$700	\$100	(\$8)	(\$108)	\$0
Declared Event-Tropical Cyclone Alfred, 1-16 March 25	\$2,529	\$0	\$3,072	\$0	\$136	\$136	\$0
Grant Funded-Australian Cricket Infrastructure Fund	\$0	\$0	\$40	\$0	\$41	\$41	\$0
Grant Funded-Beaudesert Town Centre Redevelopment	\$96	\$0	\$0	\$0	\$63	\$63	\$0
Grant Funded-Bridge Renewal Program	\$3,903	\$0	\$5,237	\$2,105	\$1,613	(\$492)	\$0
Grant Funded-Black Spot Program	\$239	\$1,495	\$1,962	\$8	\$79	\$71	\$0
Grant Funded-Emergency Response Fund	\$1,759	\$0	\$3,351	\$2,064	\$1,587	(\$477)	\$0
Grant Funded-Growing Regions Program	\$28	\$0	\$0	\$0	\$33	\$33	\$0
Grant Funded-Heritage Disaster Recovery Grant Program	\$0	\$0	\$2	\$0	\$0	\$0	\$0
Grant Funded-Heavy Vehicle Safety productivity Program	\$456	\$0	\$3,000	\$0	\$238	\$238	\$0
Grant Funded-Local Govt Grants and Subsidies Program	\$340	\$0	\$33	\$0	\$354	\$354	\$0
Grant Funded-Local Roads and Community Infrastructure	\$322	\$0	\$1,152	\$0	\$478	\$478	\$0
Grant Funded-Minor Infrastructure and Inclusive Facilities	\$70	\$0	\$357	\$200	\$219	\$19	\$0
Grant Funded-Play Our Way program	\$0	\$0	\$700	\$0	\$0	\$0	\$0
Grant Funded-Qld Bushfires Local Economic Recovery (L)	\$315	\$0	\$16	\$0	\$0	\$0	\$0
Grant Funded-Secure Communities Partnership Program (C)	\$0	\$0	\$301	\$0	\$0	\$0	\$0
Grant Funded-SEQ Community Stimulus Program 2021-22	\$46	\$0	\$0	\$0	\$1	\$1	\$0
Grant Funded-SEQ Community Stimulus Program 2024-25	\$735	\$0	\$3,864	\$500	\$1,703	\$1,203	\$0
SEQ Liveability Fund CDLF0009	\$0	\$0	\$758	\$0	\$9	\$9	\$0
Sub-Total Grant Funded Programs	\$19,695	\$1,495	\$61,307	\$13,402	\$18,208	\$4,806	\$0
Total capital expenditure	\$28,719	\$29,091	\$93,611	\$15,567	\$23,280	\$7,713	\$0

Capital Program - Council v Grant Funded
Annual Original BudgetCapital Program - Council v Grant Funded
Annual Revised Budget

Financial performance and position

**6. PROCEEDS FROM ASSET SALES****For the Period Ending 30-Nov-2025**

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2023 Revised Budget \$000
Commercial and Property Services	\$6,650	\$10,605	\$2,042	\$2,084	\$42	\$0
Fleet Management	\$1,112	\$3,045	\$32	\$105	\$73	\$0
Total proceeds from asset sales	\$7,762	\$13,650	\$2,074	\$2,189	\$115	\$0

7. CAPITAL REVENUE - CAPITAL GRANTS, SUBSIDIES, CONTRIBUTIONS AND DONATIONS**For the Period Ending 30-Nov-2025**

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
621003 - State Library Grant	\$205	\$205	\$0	\$0	\$0
621005 - Transport Infrastructure Development Scheme (TIDS)	\$744	\$744	\$0	\$32	\$32
621006 - Roads to Recovery	\$1,416	\$2,505	\$0	\$711	\$711
621032 - Grant-Blackspot Funding	\$1,495	\$850	\$0	\$0	\$0
621038 - Bridge Renewal Program	\$250	\$3,749	\$0	\$0	\$0
621044 - Building Our Regions	\$0	\$200	\$0	\$0	\$0
621049 - Local Roads and Community Infrastructure Program Funding	\$0	\$2,421	\$0	\$0	\$0
621055 - Heavy Vehicle Safety and Productivity Program (HVSPP)	\$0	\$1,908	\$0	\$0	\$0
621059 - DRFA - REPA Southern Qld Severe Weather, 20-31 March 2021	\$0	\$4,122	\$4,122	\$4,122	\$0
621061 - DRFA - REPA Subsidy November 2021	\$0	\$664	\$664	\$536	(\$128)
621063 - DRFA - REPA SEQ Rainfall and Flooding, 22-28 February 2022	\$0	\$17,948	\$5,743	\$4,384	(\$1,359)
621064 - DRFA - REPA Southern Qld Flooding Event, 6-20 May 2022	\$0	\$6,000	\$3,000	\$954	(\$2,046)
621065 - LGGSP-Safety Upgrades on Tarome Road	\$0	\$129	\$0	\$129	\$129
621071 - ERF-Emergency Response Fund	\$0	\$2,193	\$0	\$0	\$0
621072 - CRARRP-Community and Recreational Asset Recovery and Resili	\$0	\$3,606	\$0	\$0	\$0
621075 - DRFA - REPA Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	\$0	\$6,302	\$2,072	\$1,099	(\$974)
621076 - Minor Infrastructure and Inclusive Facilities Funding MIIF	\$0	\$125	\$0	\$125	\$125
621078 - QRA FWIN Projects & Technical Resource for Non-Bureau assets	\$0	\$138	\$0	\$0	\$0
621079 - SEQ Liveability Fund - City Deal allocation CDLF0009	\$0	\$928	\$0	\$0	\$0
621081 - DRFA - REPA - Tropical Cyclone Kirrily 25 Jan 24 to 26 Feb24	\$0	\$7,700	\$5,366	\$3,362	(\$2,005)
621082 - Grant-2024-2027 SEQ Community Stimulus Program	\$0	\$1,713	\$0	\$0	\$0
621083 - DRFA - REPA - Nov 2024 Storms and Rainfall	\$0	\$700	\$0	\$1,427	\$1,427
621084 - Grant-Play Our Way Program	\$0	\$398	\$0	\$0	\$0
621085 - DRFA - REPA - Tropical Cyclone Alfred, 1-16 March 2025	\$0	\$3,472	\$3,044	\$3,180	\$136
621086 - SEQ City Deal Public Art	\$430	\$430	\$0	\$0	\$0
621087 - DRFA - RPM Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	\$0	\$0	\$0	\$40	\$40
621088 - CCTV Central Business District of Beaudesert	\$0	\$81	\$0	\$57	\$57
621089 - CCTV Central Business District of Canungra	\$0	\$69	\$0	\$49	\$49
621090 - LRRG Local Recov and Res Grant Upgrade to Community Shelter	\$0	\$0	\$0	\$300	\$300
621098 - Capital Grants AASB1058 Accrual Adjustment	\$0	(\$221)	(\$221)	(\$221)	\$0
621101 - Infrastructure Charges	\$2,586	\$2,586	\$1,078	\$0	(\$1,078)
621104 - Contributions Tied to Specific Projects	\$0	\$495	\$0	\$0	\$0
Total Capital Revenue - Capital Grants, Subsidies, Contributions And	\$7,126	\$72,161	\$24,868	\$20,286	(\$4,583)

Financial performance and position



8. INVESTMENTS

INVESTMENTS

As at 30-Nov-2025

INVESTMENTS HELD BY COUNCIL

Financial Institution	Type	Principal \$'000	Interest Rate	Maturity Date	Days to Maturity	S&P Short Term Rating
Queensland Treasury Corporation	On Call	\$52,371	4.05%	26/11/2025	0	A1+
Bendigo & Adelaide Bank - Canungra	Term Deposit	\$1,000	4.25%	1/12/2025	5	A2
Bendigo & Adelaide Bank - Kalbar	Term Deposit	\$1,000	4.15%	9/02/2026	75	A2
Bendigo & Adelaide Bank - Beaudesert	Term Deposit	\$1,000	4.15%	29/04/2026	154	A2
Suncorp Metway Limited-Corporate	Term Deposit	\$5,000	4.32%	4/05/2026	159	A1

Total investments		\$60,371				
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Cash in bank accounts	On Call	\$492	3.60%	26/11/2025	0	A1+
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Total cash		\$492				
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TOTAL CASH AND INVESTMENTS		\$60,863	Varies from Statement of Financial Position due to cash in Trust and reconciling items.			
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INVESTMENT INTEREST RATE PERFORMANCE

Weighted Average Interest Rate	4.07%
Target Interest Rate (RBA cash rate)	3.60%
Investment Policy Adhered to?	Yes

ESTIMATE OF RESTRICTED CASH

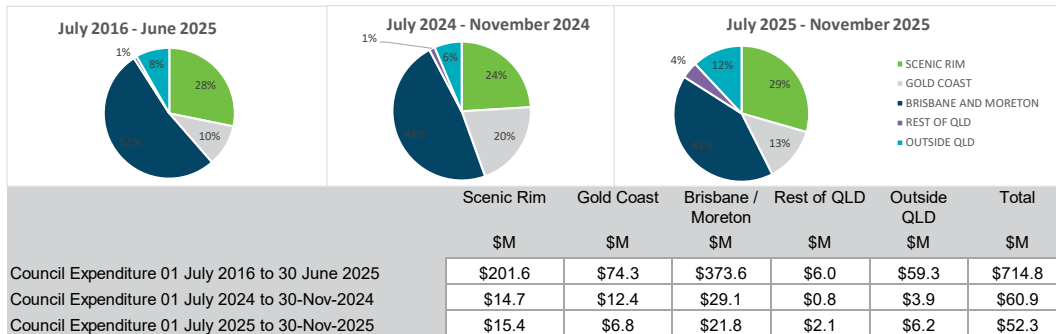
EXTERNAL RESTRICTIONS	\$'000
Loan draw down but not yet expended	\$5,082
Operating grant funding received but not yet expended	\$984
Capital grant funding received but not yet expended	\$2,078
Domestic waste levy refund received in advance	\$1,395
Infrastructure charges received in prior years not expended	\$13,139
Cash held in trust account	\$5,358
Total estimated restricted cash	\$28,037

Financial performance and position



9. ADDITIONAL INFORMATION

COUNCIL EXPENDITURE BY LOCATION

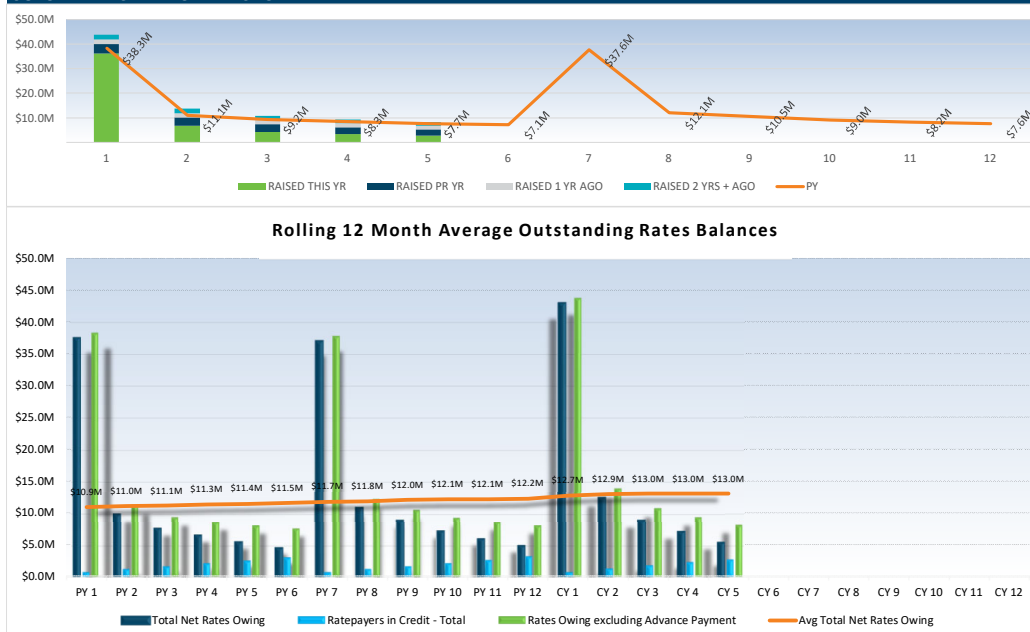


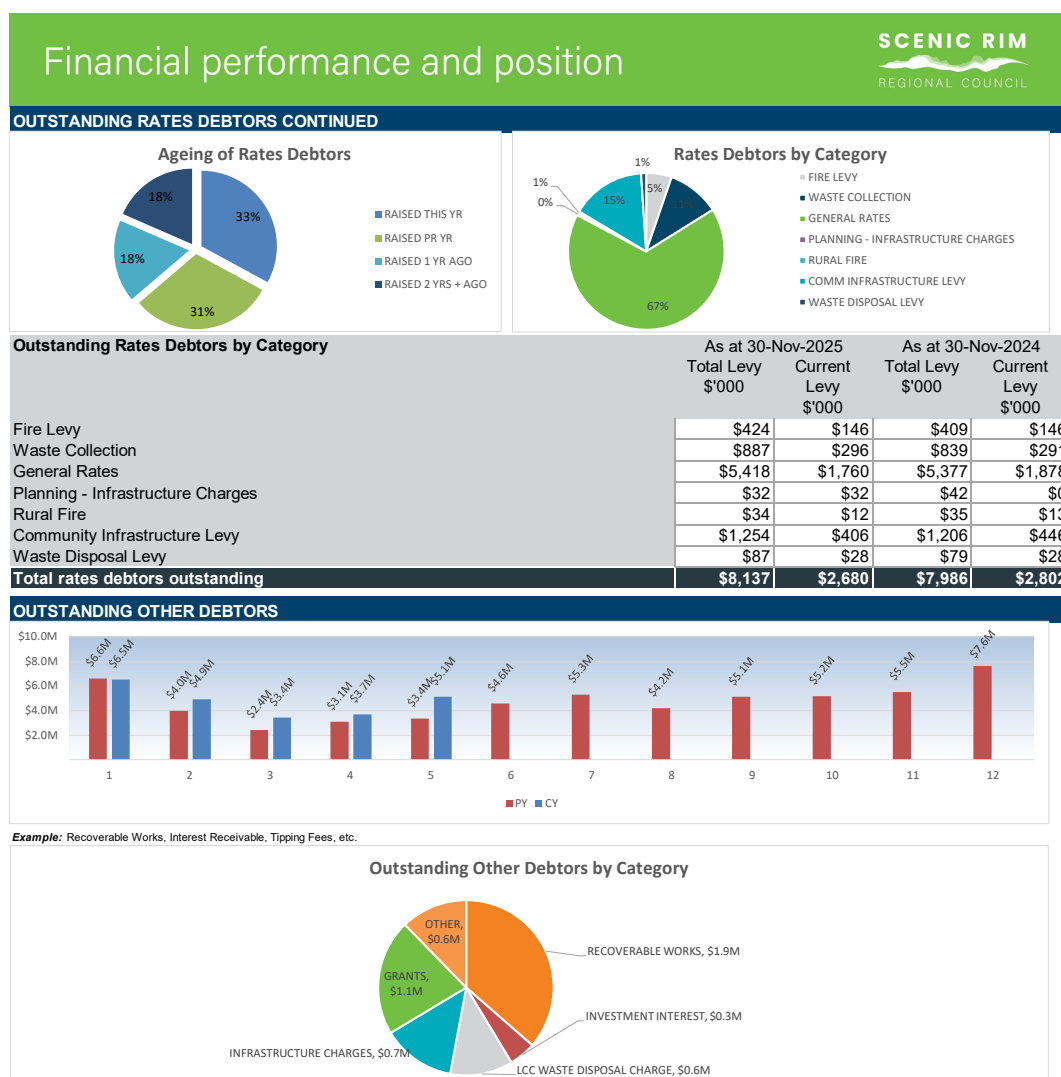
HARDSHIP APPLICATIONS

	Financial	Drought	Bushfires	Flood
2024-2025 Applications Approved	3	0	0	0
2025-2026 Current Month				
Applications Sent (excludes direct download from website)	7	0	0	0
Applications Received	1	0	0	0
Applications Approved	0	0	0	0
Applications Currently Under Review	1	0	0	0
Applications Ineligible / Withdrawn	0	0	0	0

10. DEBTORS

OUTSTANDING RATES DEBTORS





Financial performance and position



NOTES TO FINANCIAL STATEMENTS

NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS

For the Period Ending 30-Nov-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Rates and utility charges					
General Rates	\$54,073	\$54,073	\$26,905	\$26,839	(\$66)
Separate Charge Community Infrastructure	\$12,882	\$12,882	\$6,417	\$6,411	(\$6)
Waste Disposal Charge	\$763	\$763	\$381	\$364	(\$17)
Environmental Charge	\$1,050	\$1,050	\$523	\$511	(\$12)
Waste Collection Charge	\$10,747	\$10,747	\$5,353	\$5,451	\$98
Total rates and utility charges	\$79,515	\$79,515	\$39,580	\$39,576	(\$3)

NOTE 2 - FEES AND CHARGES ANALYSIS

For the Period Ending 30-Nov-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Fees and charges					
Development Assessment	\$2,220	\$2,220	\$927	\$902	(\$25)
Plumbing Certification	\$2,028	\$2,028	\$845	\$884	\$39
Building Certification	\$591	\$591	\$246	\$227	(\$19)
Other Building and Property Related Revenue	\$1,435	\$1,435	\$599	\$490	(\$109)
Refuse Tipping Fees	\$2,137	\$2,137	\$725	\$675	(\$49)
Animal Management Licences	\$277	\$277	\$221	\$261	\$40
Food Licences	\$221	\$221	\$182	\$193	\$11
Cemetery Fees	\$434	\$434	\$181	\$186	\$5
Moogerah Caravan Park Fees	\$1,014	\$1,014	\$423	\$396	(\$26)
Other Fees and Charges	\$236	\$236	\$79	\$149	\$70
Total fees and charges	\$10,592	\$10,592	\$4,426	\$4,363	(\$64)

NOTE 3 - OTHER REVENUES ANALYSIS

For the Period Ending 30-Nov-2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Other revenues					
Logan City Council Waste Charges	\$3,265	\$3,265	\$1,086	\$1,032	(\$54)
Tax Equivalents - Urban Utilities	\$1,011	\$1,011	\$336	\$367	\$31
Fuel Rebate Scheme	\$258	\$258	\$107	\$170	\$62
Other	\$1,193	\$1,193	\$445	\$696	\$251
Total other revenues	\$5,727	\$5,727	\$1,974	\$2,265	\$290

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS CONTINUED

NOTE 4 - MATERIALS AND SERVICES ANALYSIS

For the Period Ending 30-Nov-2025



	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Subscriptions	\$420	\$420	\$306	\$311	\$5
IT Systems Maintenance	\$3,230	\$3,255	\$2,263	\$2,256	(\$7)
Office Expenditure	\$722	\$722	\$319	\$234	(\$86)
Recoverable Works	\$2,821	\$2,821	\$1,016	\$1,080	\$64
Disaster Event Emergent Works & CDO	\$0	\$505	\$505	\$551	\$46
Fleet IPH Recoveries	(\$13,191)	(\$13,191)	(\$5,496)	(\$4,828)	\$668
Grants	\$553	\$555	\$323	\$262	(\$61)
Legal Expenses	\$1,345	\$1,345	\$468	\$347	(\$121)
Waste Collection Contract	\$3,100	\$3,100	\$1,033	\$996	(\$37)
Insurance	\$790	\$790	\$761	\$803	\$42
Economic Development	\$1,494	\$1,613	\$311	\$266	(\$46)
Maintenance and Operations	\$26,783	\$27,233	\$9,204	\$9,729	\$525
721600 - Road Maintenance	\$5,037	\$5,037	\$2,097	\$2,590	\$493
721601 - Bridge Maintenance	\$364	\$364	\$152	\$151	(\$1)
721611 - Urban Approaches and Town Centres Maintenance	\$756	\$756	\$289	\$285	(\$4)
721612 - Road Furniture Projects	\$42	\$42	\$17	\$78	\$60
721613 - Resheeting	\$1,655	\$1,905	\$690	\$850	\$160
721614 - Shoulder Resheeting	\$639	\$639	\$266	\$71	(\$195)
729283 - Weed Treatment Council Roadsides	\$10	\$10	\$8	\$3	(\$5)
729316 - Road Corridor Management	\$67	\$67	\$28	\$7	(\$21)
EXP20112-M&O-Parks, Gardens, Cemeteries	\$2,332	\$2,332	\$868	\$863	(\$5)
EXP20113-M&O-Fleet	\$4,074	\$4,074	\$1,960	\$1,900	(\$61)
EXP20114-M&O-Waste Disposal	\$5,361	\$5,561	\$283	\$696	\$413
EXP20125-M&O-Facility Operations	\$4,734	\$4,714	\$1,854	\$1,701	(\$153)
EXP20126-M&O-Facility Maintenance	\$1,549	\$1,554	\$624	\$501	(\$122)
EXP20127-M&O-Facility Maintenance Scheduled	\$164	\$179	\$68	\$32	(\$36)
Transfer Station Operations	\$906	\$906	\$394	\$383	(\$11)
Grant Funded Expenditure	\$3,127	\$13,944	\$712	\$513	(\$198)
Other Material and Services	\$14,128	\$15,534	\$4,864	\$4,327	(\$536)
721001 - External Audit	\$161	\$161	\$0	\$78	\$78
721052 - Consultant Town Planning	\$92	\$92	\$8	\$171	\$163
721069 - Consultant Other	\$468	\$513	\$212	\$121	(\$92)
721150 - SRRRC Planning Scheme	\$200	\$200	\$100	\$21	(\$79)
729190 - Gravel Quarry Recoveries	(\$40)	(\$40)	(\$10)	(\$77)	(\$67)
729002 - Pest Management - Rabbit Fences	\$321	\$321	\$321	\$379	\$59
729200 - Internal Charge - Vehicle Allocation	\$2,379	\$2,303	\$959	\$831	(\$128)
729048 - Conservation Partnerships	\$162	\$162	\$63	\$7	(\$56)
729125 - Disaster Management Planning	\$62	\$62	\$7	\$61	\$55
729240 - Asset Management	\$0	\$0	\$0	\$148	\$148
729287 - Reserves Bushfire Maintenance Project	\$244	\$244	\$98	\$53	(\$46)
729297 - Vibrant and Active Towns and Villages Project	\$358	\$358	\$118	\$55	(\$63)
729356 - Regional Partnership Commitments	\$204	\$204	\$152	\$80	(\$72)
729999 - Sundry / Miscellaneous / Other Expenditure	\$47	\$47	\$16	\$12	(\$4)
729999 - Sundry / Miscellaneous / Other Expenditure	\$9,471	\$10,909	\$2,819	\$2,387	(\$433)
Total materials and services	\$46,227	\$59,552	\$16,982	\$17,229	\$247

11.12 Annual Procurement Policy Review

Executive Officer: Director Corporate and Community Services

Item Author: Coordinator Procurement and Contract Performance

Attachments:

1. Current Procurement and Contracts Management Policy CP00053 [↓](#) 
2. Updated Procurement and Contract Management Policy [↓](#) 

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report outlines the outcomes of the annual review of Council's Procurement and Contract Management Policy (the Policy) and associated supporting manuals.

The review ensures that Council's procurement framework remains compliant with legislative requirements, aligns with Council's strategic objectives, and continues to respond effectively to operational needs.

The Policy is supported by a suite of manuals that guide operational implementation. These manuals are considered working documents and are not included as attachments to this report. Each manual will continue to be refined through the established Procurement Steering Committee.

Recommendation

That Council adopt the updated Procurement and Contract Management Policy, which provides a summary of the requirements under the Default Contracting Procedures in the *Local Government Regulation 2012*.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 30 October 2024, the Council Policy (CP00053) Procurement Policy was adopted.

Report / Background

Council is committed to achieving value for money, transparency, probity, and sustainability in all procurement activities.

The Procurement and Contract Management Policy outlines how Council must undertake procurement activities in accordance with the Local Government Regulation 2012, including:

- Inviting written quotations and tenders;
- Applying the sound contracting principles;
- Ensuring fair and transparent processes; and
- Managing exemptions under relevant legislative provisions.

The Policy is reviewed annually to ensure:

- Ongoing compliance with the *Local Government Act 2009* and *Local Government Regulation 2012*;
- Alignment with Council's strategic and operational priorities;
- Reflection of best practice procurement and contract management principles; and
- Responsiveness to organisational transformation, including digital system changes.

This year's review also considered updates to the supporting manuals, which provide practical guidance for officers managing procurement, supplier performance, and contract management. These manuals will in future be supported by the Procurement AI Bot, once an approved AI Policy is in place.

Supporting Manuals (Not Attached)

Procurement Manual

Outlines procurement thresholds, quotation and tender requirements, planning and evaluation processes, approval workflows, and use of supplier arrangements to ensure compliance, transparency, and adherence to probity principles. The manual also highlights the Source-to-Contract (S2C) process, providing structured guidance for market engagement, evaluation, negotiation, and contract award, ensuring accountability and alignment with legislative and ethical standards.

Supplier Performance and Contract Management Manual

Defines the framework for managing supplier relationships, monitoring performance, undertaking risk assessments, and ensuring continuous improvement in contract delivery and outcomes.

Procure to Pay (P2P) and Warehousing Manual

Details operational procedures for requisitions, purchase orders, receipting, and inventory management. This document remains in draft form pending full implementation of technology one software and will be finalised to reflect updated digital workflows and controls.

These manuals are considered 'live documents' and may be updated from time to time to ensure alignment with the Corporate Plan, Corporate Strategies, Budget, and relevant legislation. Any significant amendments will be presented to the Executive Team for approval.

Key Findings

The Procurement and Contract Management Policy remains fully compliant with the *Local Government Act 2009* and *Local Government Regulation 2012*.

The Policy strengthens application of the sound contracting principles, expanding “value for money” to include sustainability, risk, local economic benefit, and whole-of-life cost considerations.

The introduction of the Economic Impact Model (EIQ) for procurements over \$200,000 improves assessment of local economic contribution.

Procedural refinements clarify quotation thresholds, use of existing arrangements, and exemptions under the Regulation.

Mandatory risk assessments now apply to procurements exceeding \$15,000 (excluding GST).

Responsibilities for supplier and contract management are clearly defined, with emphasis on performance, risk, and collaboration.

Integration of key corporate software solutions will enhance transparency, automation, and data-driven decision-making.

Overall, the revised framework positions Council to deliver compliant, ethical, and sustainable procurement outcomes that maximise community, environmental, and economic value.

Budget / Financial Implications

There are no material financial impacts arising from adoption of the updated Policy. Implementation will be managed within existing budgets and available resources.

Due to current resource constraints and the recruitment pause, progress on implementing associated procedural and system improvements may be extended over a longer timeframe.

Notwithstanding these limitations, implementation can be achieved through prioritisation within existing work programs. Long-term efficiencies and community value are still expected through improved procurement governance, risk management, and local economic outcomes..

Strategic Implications

Corporate Plan 2025-2030

Council's Corporate Plan 2025-2030 outlines the organisation's Vision, Mission and Values. Council's Values are Service, Resilience, Respect, Commitment.

Strategic Goal: Economic Development

Guiding Principle: Financial Sustainability

*Legal / Statutory Implications**Local Government Act 2009*

Section 198 of the *Local Government Regulation 2012* states:

- 1) A local government must prepare and adopt a policy about procurement (a procurement policy).
- 2) The procurement policy must include details of the principles, including the sound contracting principles, that the local government will apply in the financial year for purchasing goods and services.
- 3) A local government must review its procurement policy annually.

*Work Health and Safety Act 2011**Modern Slavery Act 2018***Risks**Strategic Risks

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

- CR1 Financial Sustainability - Council may be unable to maintain its financial and infrastructure capital over the long term.
- CR8 Ineffective Organisation Governance - Council is a complex organisation delivering a wide range of services via different processes, using different resources and systems. Council's organisational governance, including corporate planning, controls, internal compliance, monitoring and reporting, may not be adequate to ensure quality outcomes and avoid potentially poor consequences.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Legislative Compliance & Good governance	Keeping policies up to date ensures the Council reduces its risk relating to the particular topics it is associated with. Failure to review and amend policies regularly can lead to poor decisions and reputational damage.
Reputation, Community & Civic Leadership Equitable and transparent dealings	The identification, management, and appropriate resolution of complaints mitigates the risk of reputational damage to the Council. Ensuring a robust and consistent process understood by all demonstrates the council's commitment to the community.
Financial/Economic Financial effect of inefficient processes and procedures	With a non-centralised Procurement, Council worker may not fully aware of the sound contracting principles and legislative requirements for procuring goods in services. This may result in not achieving best value for money but also could affect the reputation of Council whilst not applying Local Government Regulation 2012. Better streamlines processes including consolidation of PO's will reduce the workload and administrative cost.

Human Rights Implications

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

By ensuring compliance with these documents, the Council will ensure that the human rights of complainants are upheld

Consultation

Executive Management Team
Acting GM Asset and Environmental Sustainability
Procurement Steering Committee
Procurement Improvement Project Working Group
Principal Specialist Internal Audit and Improvement
Manager Information Services and Technology
Manager Regional Prosperity
Acting Manager Capital Works and Asset Management
Coordinator Workplace Health and Safety
Manager Maintenance and Operations
Manager Resources and Sustainability
Manager Regional Development Health and Biodiversity
Governance

Conclusion

The annual review confirms that Council's Procurement and Contract Management Policy and supporting manuals remain robust, compliant, and aligned with strategic objectives.

The Policy ensures Council continues to operate in accordance with the Default Contracting Procedures under the *Local Government Regulation 2012*, upholding transparency, fairness, and accountability.

Finalisation of the corporate software system will further streamline procurement and warehousing functions, with the P2P and Warehousing Manual to be completed post-implementation.

Council's adoption of the updated Policy will maintain compliance, strengthen capability, and deliver enhanced value-for-money outcomes for the Scenic Rim community.

OptionsOption 1

That Council adopt the updated Procurement and Contract Management Policy, which provides a summary of the requirements under the Default Contracting Procedures in the *Local Government Regulation 2012*.

Option 2

That Council not adopt the updated Procurement and Contract Management Policy and request additional information, clarification, or consultation on the Policy or the supporting manuals.

POLICY



Council Policy

Procurement & Contracts Management

Policy Reference Number	CP00053	Approval Date	30/10/2024
Portfolio	Council Sustainability	Next Review Date	30/10/2027
Business Unit	Procurement & Supply	Document ID	10033393

1. Purpose/Objective

This Policy presents the Council Social and Sustainable Procurement and Contracts Management framework and principles, which all Council officers and Representatives must adhere to when purchasing goods and services and managing associated contracts. The framework offers straightforward guidance to aid the procurement and management of goods, services, or projects, premised on an assessment of value and risk.

2. Principles

All procurement activities of the Council must have regard to the 'sound contracting principles' contained in the *Local Government Act 2009*.

The sound contracting principles are:

- a. Value for Money
- b. Open and Effective Competition
- c. Development of Competitive Local Business and Industry
- d. Environmental Protection
- e. Ethical Behaviour and Fair Dealing

Value for Money encompasses more than just the lowest price; it includes:

- a. Alignment with the objectives of the Council as outlined in its corporate and operational plans.
- b. Stimulating economic growth within the local government area and complying with Council's Local Business Commitment and Indigenous Procurement Targets.
- c. Consideration of cost-related factors, including whole-of-life costs and transactional costs associated with the acquisition, use, administration, holding, maintenance, and disposal of goods and/or services.
- d. Fitness for purpose and quality.
- e. Consideration of environmental, social, and economic impacts, alongside sound systems of operational management, risk management, legal and reputational exposure, and business continuity.

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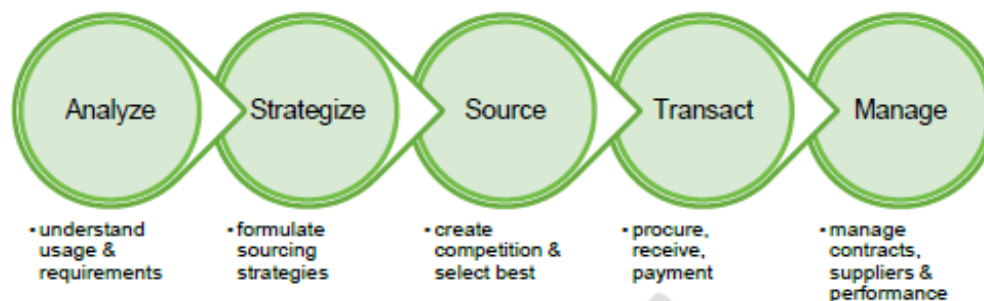
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POLICY NUMBER - Name of the Policy

3. Scope



This Policy applies to:

3.1. WHO

This Policy applies to all Council officers and Representatives and should be read in conjunction with other Council policies and procedures, including but not limited to the Code of Conduct for workers, Social and Sustainable Procurement and Contracts Management Framework, Fraud and Corruption Prevention and Reporting Policy, and the WHS Policy.

This policy will be reviewed annually in accordance with section 198(3) of the *Local Government Regulation 2012*.

3.2. WHAT

This Policy applies to all procurement and contracting activities related to:

- The creation and maintenance of assets.
- The supply of goods and services (including consultancy and construction).
- The disposal of non-current assets (excluding land, but including the disposal of an interest in land).

It includes:

- Formal contracts.
- Revenue-neutral or revenue-positive contracts.
- Licenses and lease agreements.
- Purchase requisitions.
- Purchase orders.
- Corporate purchasing cards.
- Stores inventory management and warehousing.
- Non-order purchases.

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3.3. EXCLUSIONS

The following activities are not governed by this Policy but are subject to other provisions of the legislation:

- a. Procurement and disposal of land.
- b. Disposal of current assets (Council must still adhere to sound contracting principles).
- c. Property development infrastructure agreements regulated by the Planning Act 2016.
- d. Grants administered via the Council Grants and Funding Programs Policy.
- e. Government fees, licensing, registrations, and levies.
- f. Refunds and reimbursements.
- g. Contracts for the direct employment of Council officers.

4. Responsibility

Managers are responsible for ensuring that all workers understand the procurement policy and foster an environment that supports compliant procurement activities. All workers, contractors (including temporary workers), subcontractors, and consultants must adhere to the procurement policy.

The Coordinator Procurement & Contracts Performance is responsible for:

- a. Monitoring and reporting on Council's procurement activities.
- b. Supporting compliance with Council's procurement activities.
- c. Monitoring supplier performance by Contracts Managers.

5. Policy

5.1. COMPLIANCE

Council workers conducting procurement activities must ensure compliance with Council's policies, procedures, and applicable laws, including the Local Government Act 2009, Local Government Regulation 2012, and the Public Sector Ethics Act 1994. Each purchasing activity must meet the requirements of sound contracting principles outlined in Section 104(3) of the Local Government Act 2009.

All procurement activities must align with the Code of Conduct for Staff and exhibit impartiality, fairness, integrity, and professionalism.

5.2. AUTHORISED EXPENDITURE

All procurement activities, including purchases of goods or services, must align with Council policies and the Local Government Regulation 2012. Procurement should only occur when there is budgeted expenditure or it is otherwise authorized by a Council resolution.

All purchases require approval and contracts must be signed by the relevant financial delegate.

5.3. EXISTING CONTRACTS

Where a contract exists with a supplier or a panel of suppliers for a defined category of goods or services, purchases must be made under that contract if the required goods or services are within the same scope and risk profile as the contract.

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Arrangement Type Minimum Requirements	Arrangement Type Minimum Requirements
Preferred Supplier Arrangement	Use the single supplier contracted under the PSA.
Register of Prequalified Suppliers	Use contracted supplier that provide value for money.
Approved Contractor List	Use contracted supplier that provide value for money.

*All amounts are GST exclusive.

For purchases below \$15,000, value for money must be assessed by:

- Reviewing prices of contracted suppliers, or
- Requesting quotes from a minimum of two contracted suppliers.

For purchases of \$15,000 or greater, value for money must be assessed by:

- Reviewing prices of contracted suppliers, or
- Requesting quotes from a minimum of three contracted suppliers.

5.4. NEW PURCHASES

For new purchases not covered by existing contracts, the following minimum requirements apply:

Value within a financial year or term of engagement*	Minimum Requirements
Less than \$5,000	One written quote or corporate credit card (for one-off purchases)
\$5,000 to Less Than \$15,000	Two written quotes
\$15,000 to Less Than \$200,000	Three written quotes
\$200,000 or Greater	Public tender required

*All amounts are GST exclusive. This includes any purchases utilising Localbuy agreements.

A purchase order is required for any procurement by quote or public tender. Significant procurement activities and supplier management will be outlined in the Social and Sustainable Procurement and Contracts Management Framework.

What are significant procurements?

Significant procurement includes goods and services identified as being high expenditure and/or for which there is a high degree of business risk.

Using supply positioning, the expenditure of an agency on goods and services (including capital projects) and the corresponding degree of business risk can be determined. The goods and services are segmented into four supply positioning categories, as shown in **Figure 1**.

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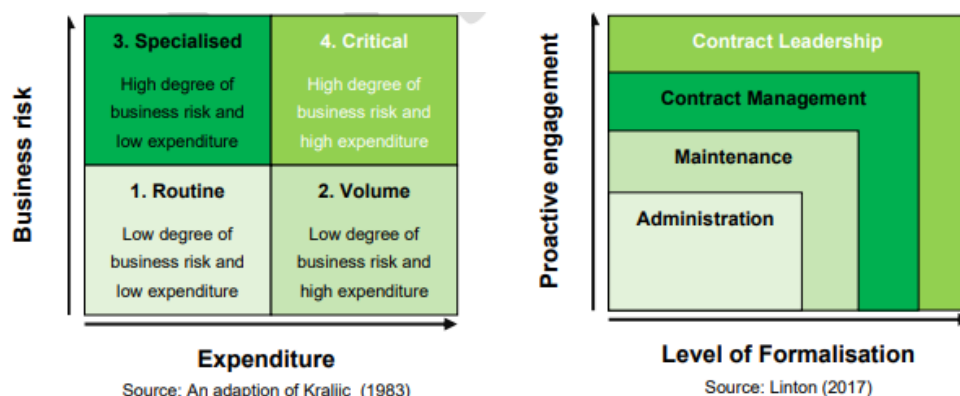
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Figure 1: Supply positioning categories



5.5. EXEMPTIONS

In accordance with the Local Government Regulation 2012, the primary exceptions to obtaining quotes or going to tender include:

- Emergency purchases.
- Contracts under Local Buy arrangements.
- Auctions for goods from approved auction houses.
- Purchase of second-hand goods.
- Contracts with government agencies.

5.6. PAYMENT TERMS

Standard payment terms for suppliers to the Council are 30 days from receipt of a valid tax invoice. Exceptions must be approved by the Chief Executive Officer, General Manager of Council Sustainability, or Coordinator Procurement & Contracts.

5.7. SOCIAL AND SUSTAINABLE PROCUREMENT

All procurement activities must consider social and community benefits and environmental sustainability outcomes, in line with the Social and Sustainable Procurement and Contracts Management Framework.

5.8. CONFLICTS OF INTEREST

Council workers and Representatives must declare any actual, potential, or perceived conflicts of interest in the procurement process, ensuring they are resolved or managed appropriately.

5.9. RISK

For purchases over \$15,000 (excluding GST), a risk assessment must be completed. High-risk purchases must have actions established to manage identified risks.

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6. Contracts & Supplier Management

Contract management involves overseeing legally binding agreements throughout their lifecycle. This includes creation, negotiation, execution, compliance monitoring, and renewal or closure.



The **Contract Owner** is responsible for the efficient management of contracts, while the **Contract Manager** handles day-to-day contract activities, providing relevant reporting to the Contract Owner.

The Contract Manager will influence the outcomes of the agreements and will provide relevant reporting to the Contract Owner.

The best outcomes such as reduced cost, increased risk mitigation, and more sustainable and efficient supply chain are just some of the potential outcomes for businesses engaging in effective supplier management. Effective supplier relationship management requires a blend of strategic negotiation, transparent communication, and a truly collaborative partnership to work.

The Council is committed to fostering collaborative supplier partnerships as outlined in the Social and Sustainable Procurement and Contracts Management Framework.

7. Definitions

Approved Contractor List: means A list of qualified contractors per Section 231 of the *Local Government Regulation 2012*.

Auction: means a public sale in which goods or property are sold to the highest bidder.

Contract Manager: means the person within Council that handles day-to-day contract management activities, acts as the primary point of contact, and collaborates with relevant stakeholders.

Contract Owner: means the person responsible for overseeing the contract and ensuring its alignment with business goals. They have the authority to approve changes and amendments as the Delegated Authority.

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Delegated Authority: means the Council representative with the relevant financial Delegation under the Delegation Policy/Register

Government Agency: means an agency as defined in section 14(1) of the *Right to Information Act 2009 (Qld)*.

Manager: includes persons appointed to positions where their title includes General Manager, Chief Executive Officer, Manager, or Principal Specialist.

Preferred Supplier Arrangement (PSA): means A contract with one or more suppliers for frequently required goods/services (Section 233 of the *Local Government Regulation 2012*).

Procurement Practices: Processes that ensure cost-effectiveness for public authorities and suppliers.

Register of Pre-Qualified Supplier (RoPS): means Suppliers assessed for technical, financial, and managerial capability (Section 232 of the *Local Government Regulation 2012*).

Representatives: includes employees, contractors, subcontractors, consultants, volunteers and all others who perform work on behalf of Council.

Value for money: means an assessment of the total benefits and costs provided by a procurement including, cost, whole of life cost, local benefit, advancing government policy and supporting social outcomes.

Workers: includes employees, contractors, subcontractors, consultants, volunteers and all others who perform work on behalf of Council.

8. Related Legislation/Documents

The adherence to the legislative guidelines underscores the commitment of Council to operate within the bounds of the law, reflecting the vision of open, fair and transparent processes that can withstand any scrutiny.

Local Government Act 2009 (QLD);

Local Government Regulation 2012 (QLD);

Human Rights Act 2019;

Modern Slavery Act 2018 (Cth);

Right to Information Act 2009 (QLD);

Work Health and Safety Act 2011;

Financial Delegation Register;

Corporate Credit Card Policy;

Corporate Credit Card Guidelines;

Delegation Policy/Register;

Asset Disposal Policy;

Asset Disposal Guidelines;

Advertising Spending Policy;

Advertising Spending Guidelines;

Gifts and Personal Benefits Policy;

Gifts and Personal Benefits Guidelines;

Social and Sustainable Procurement and Contracts Management Framework;

Resumption of Land Policy;

Corporate Plan;

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Operational Plan;
Code of Conduct;
ISO24000 Sustainable Procurement

9. Version Information

Version No	Adoption Date	Key Changes	Approved by
1	21/06/2011	Ordinary Meeting Item No 5.	Council
2	12/02/2013	Ordinary Meeting Item No 6.	Council
3	30/07/2013	Ordinary Meeting Item No 5.	Council
4	29/07/2014	Ordinary Meeting Item No 5.	Council
5	30/06/2015	Ordinary Meeting Item No 5.	Council
6	28/06/2016	Ordinary Meeting Item No 5.	Council
7	24/07/2017	Ordinary Meeting Item No 5.	Council
8	18/07/2023	Ordinary Meeting Item No 10.6.	Council
9	30/10/2024	Ordinary Meeting Item No 11.9. Amended to meet best practice guidelines.	Council

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POLICY



Council Policy

Procurement and Contract Management

Policy Reference Number	CP00053	Approval Date	10/12/2025
Portfolio	Directorate Corporate and Community Services	Next Review Date	9/12/2025
Business Unit	Procurement and Supply	Document ID	TBA

1. Purpose/Objective

This Policy presents Scenic Rim Regional Council's (Council) Social and Sustainable Procurement and Contract Management framework and principles. All Council workers must adhere to this policy when purchasing goods and services and managing associated contracts. The framework offers straightforward guidance to aid the procurement and management of goods, services, or projects, premised on an assessment of value and risk as Council operates under the Default Contracting Procedures under the *Local Government Regulation 2012* (refer Part 3 Chapter 6).

2. Principles

All procurement activities of Council must have regard to the 'sound contracting principles' contained in the *Local Government Act 2009*.

The sound contracting principles are:

- (a) Value for Money;
- (b) Open and Effective Competition;
- (c) Development of Competitive Local Business and Industry;
- (d) Environmental Protection;
- (e) Ethical Behaviour and Fair Dealing.

Value for Money encompasses more than just the lowest price, which includes:

- (a) Alignment with Council objectives as outlined in its corporate and operational plans;
- (b) Stimulating economic growth within the local government area and complying with Council's Local Business Commitment and Indigenous Procurement Targets;
- (c) Consideration of cost-related factors, including whole-of-life costs and transactional costs associated with the acquisition, use, administration, holding, maintenance, and disposal of goods and/or services;
- (d) Fitness for purpose and quality;
- (e) Consideration of environmental, social, and economic impacts, alongside sound systems of operational management, risk management, legal and reputational exposure, and business

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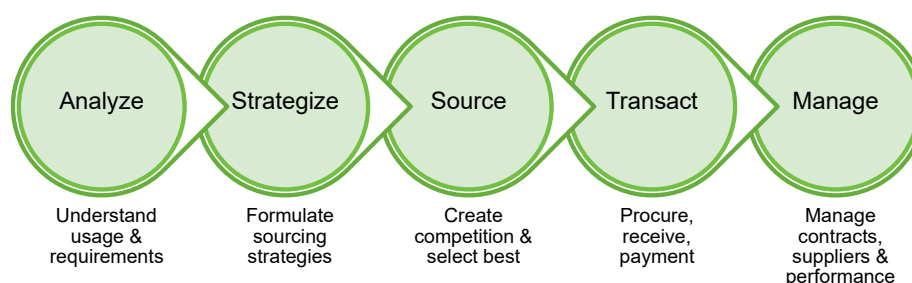
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- continuity;
- (f) Compliance with the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011* for the provision of the goods and/or services;
 - (g) Internal administration costs, risk assessment and technical compliance issues;
 - (h) The value of any associated environmental mitigation and/or benefits as identified through contemporary Sustainable Procurement assessment criteria;
 - (i) Council will utilise Approved Contractor Lists, Preferred Supplier Arrangements and Prequalified Supplier Lists to assist in assessing the qualitative criteria combined with pricing to determine value for money.

Council will invite both local and non-local suppliers to participate in market engagements to promote open and effective competition, while actively encouraging local supplier participation to support regional economic development. Council will also conduct periodic awareness activities and provide appropriate equitable support to Local Suppliers to encourage them to compete in Council procurement processes.

3. Scope



This Policy applies to:

3.1 Who

This Policy applies to all Council workers and should be read in conjunction with other Council policies and procedures, including but not limited to the Code of Conduct, Social and Sustainable Procurement and Contract Management Framework, Fraud and Corruption Prevention and Reporting Policy, and the Work Health and Safety Policy.

This Policy will be reviewed annually in accordance with section 198(3) of the *Local Government Regulation 2012*.

3.2 What

This Policy applies to all procurement and contracting activities related to:

- (a) The creation, purchase, or maintenance of assets;
- (b) The supply of goods and services (including consultancy and construction); and
- (c) The disposal of non-current assets (excluding land but including the disposal of an interest in land).

This includes:

- (a) Formal contracts;
- (b) Revenue-neutral or revenue-positive contracts;
- (c) Licenses and lease agreements;

- (d) Purchase requisitions;
- (e) Purchase orders;
- (f) Corporate purchasing cards;
- (g) Stores inventory management and warehousing; and
- (h) Non-order purchases.

3.3 Exclusions

The following activities are not governed by this Policy but are subject to other provisions of the legislation:

- (a) Procurement and disposal of land;
- (b) Disposal of current assets (Council must still adhere to sound contracting principles);
- (c) Property development infrastructure agreements regulated by the *Planning Act 2016*;
- (d) Grants administered via the Council Grants and Funding Programs Policy;
- (e) Government fees, licensing, registrations, and levies;
- (f) Refunds and reimbursements; and
- (g) Contracts for the direct employment of Council workers.

4. Responsibility

Managers are responsible for ensuring that all workers understand the Procurement and Contract Management Policy and foster an environment that supports compliant procurement activities. All workers, contractors (including temporary workers), subcontractors, and consultants must adhere to the Procurement and Contract Management Policy.

The Coordinator Procurement and Contract Performance is responsible for:

- (a) Monitoring and reporting on Council's procurement activities;
- (b) Supporting compliance of Council's procurement activities; and
- (c) Monitoring supplier performance by Contract Managers.

5. Policy

5.1 Compliance

Council workers conducting procurement activities must ensure compliance with Council's policies, procedures, and applicable laws, including the *Local Government Act 2009*, *Local Government Regulation 2012*, and the *Public Sector Ethics Act 1994*. Each purchasing activity must meet the requirements of sound contracting principles outlined in Section 104(3) of the *Local Government Act 2009*.

All procurement activities must align with the Code of Conduct and exhibit impartiality, fairness, integrity, and professionalism.

5.2 Authorised Expenditure

All procurement activities, including purchases of goods or services, must align with Council policies and the *Local Government Regulation 2012*. Procurement should only occur when there is budgeted expenditure or it is otherwise authorised by a Council resolution.

All activities in scope for this Policy (as listed in section 3.2) require approval in accordance with Council's Financial Delegations Register. Contracts, purchase orders and requisitions must be approved

or executed by a worker holding the appropriate financial delegation.

By approving or signing a requisition, purchase order, or contract, the delegated worker confirms that they have reviewed and understood this Policy and that the procurement activity complies with all applicable legislative, policy, and procedural requirements.

5.3 Existing Contracts

Where a contract exists with a supplier or a panel of suppliers for a defined category of goods or services, purchases must be made under that contract if the required goods or services are within the same scope and risk profile as the contract.

Arrangement Type Minimum Requirements	Arrangement Type Minimum Requirements
Preferred Supplier Arrangement	Use the single supplier contracted under the Preferred Supplier Arrangement.
Register of Prequalified Suppliers	Use contracted supplier that provides best value for money.
Approved Contractor List	Use contracted supplier that provides best value for money.

For purchases where the value of the engagement is \$5,000 to less than \$15,000, value for money must be assessed by:

- (a) Reviewing prices of contracted suppliers; or
- (b) Requesting quotes for the purchase from a minimum of two contracted suppliers.

For purchases of \$15,000 or greater, value for money must be assessed by:

- (a) Reviewing prices of contracted suppliers; or
- (b) Requesting quotes for the purchase from a minimum of three contracted suppliers.

5.4 New Purchases

For new purchases not covered by existing contracts, the following minimum requirements apply:

Value within a financial year or term of engagement*	Minimum Requirements General	Minimum Requirements Local Buy/State Government Standing Offer Arrangement
Less than \$5,000	<ul style="list-style-type: none"> • Conduct online research or seek at least one written or verbal quote (verbal quotes must be documented in Council's records). • Acceptance of a fixed price for low-value items is acceptable. • A corporate credit card may be used for one-off purchases within delegation limits. 	<ul style="list-style-type: none"> • Same as general requirements.

Value within a financial year or term of engagement*	Minimum Requirements General	Minimum Requirements Local Buy/State Government Standing Offer Arrangement
\$5,000 to Less Than \$15,000	<ul style="list-style-type: none"> Obtain at least two written quotes. An invitation to quote must be provided to at least two suppliers that Council reasonably considers capable of meeting requirements at competitive prices. 	<ul style="list-style-type: none"> If Local Buy arrangements have pricing schedules, engagement may be justified in a Decision Memo in line with sound contracting principles. Without pricing schedules, obtain at least two written quotes.
\$15,000 to Less Than \$200,000	<ul style="list-style-type: none"> Obtain at least three written quotes. An invitation to quote must be provided to at least three suppliers that Council reasonably considers capable of meeting requirements at competitive prices. 	<ul style="list-style-type: none"> If Local Buy arrangements have pricing schedules, engagement may be justified in a Decision Memo; obtaining quotes is recommended. Without pricing schedules, obtain at least three written quotes.
\$200,000 or Greater	<ul style="list-style-type: none"> A public tender process is required in accordance with the <i>Local Government Regulation 2012</i>. 	<ul style="list-style-type: none"> VendorPanel market engagement using Local Buy lists should involve a sufficient number of suppliers to ensure compliance with sound contracting principles.

Notes:

- All amounts are GST exclusive.
- For any purchases made under approved Local Buy arrangement the specifications must align to relevant Local Buy contract.
- A purchase order is required for all procurement activities undertaken by quote or public tender.
- Significant procurement activities and supplier management requirements are detailed in Council's Procurement and Contracts Management Framework.

Local and Regional Supplier Participation

Whilst Council does not implement a local preference policy, the sound contracting principles in the Queensland *Local Government Regulation 2012* require Council to support the development of competitive local business and industry and therefore require invitation to market engagements.

- Mandatory Requirement:** For all procurements exceeding \$200,000 (excluding GST), the Evaluation Report or Decision Memorandum must include an assessment of the Economic IQ of proposed suppliers. This assessment is to be undertaken using the Economic Impact Model to quantify and compare the potential economic contribution of local versus non-local suppliers. The outcome of this assessment is used to build awareness of the impact of engaging local suppliers and may be applied as a tie-breaker where suppliers are otherwise equivalent in meeting Council's technical, financial, and risk requirements.
- Recommended Practice:** For procurements below \$200,000 (excluding GST), use of the Economic Impact Model is not mandatory; however, where practical and proportionate, Council workers are encouraged to apply the assessment to strengthen consideration of local economic outcomes and promote informed procurement decision-making.

This assessment also encourages consideration of local workforce participation and broader regional economic benefits, supporting Council's objectives under the Procurement and Contract Management Framework.

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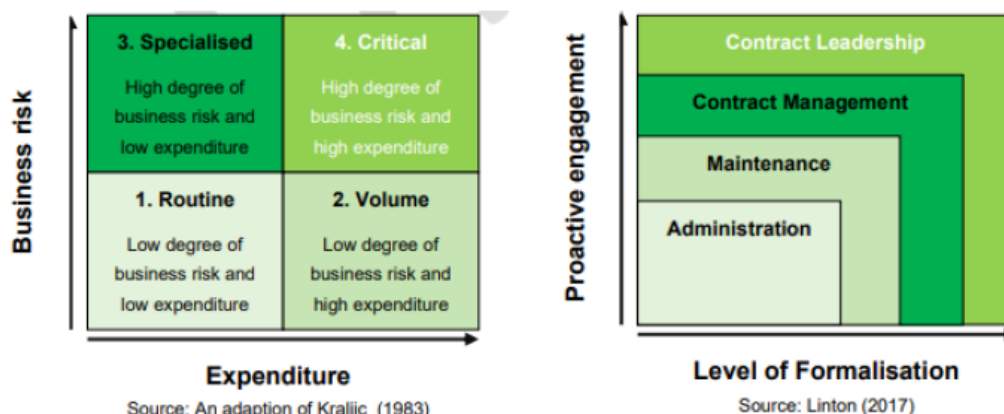
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What are significant procurements?

Significant procurement includes goods and services identified as being high expenditure and/or for which there is a high degree of business risk.

Using supply positioning, expenditure on goods and services (including capital projects) and the corresponding degree of business risk can be determined. The goods and services are segmented into four supply positioning categories, as shown in Figure 1.

Figure 1: Supply positioning categories



5.5 Exceptions

In accordance with the *Local Government Regulation 2012*, exceptions for medium and large sized contractual arrangements include but are not limited to:

- (a) the local government resolves it is satisfied that there is only one supplier who is reasonably available; or
- (b) the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite quotes or tenders; or
- (c) a genuine emergency exists; or
- (d) the contract is for the purchase of goods and is made by auction; or
- (e) the contract is for the purchase of second-hand goods; or
- (f) the contract is made with, or under an arrangement with, a government agency.

5.6 PAYMENT TERMS

Standard payment terms for suppliers to the Council are 30 days from receipt of a valid and undisputed tax invoice by Accounts Payable. Exceptions must be approved by the Chief Executive Officer, Director Corporate and Community Services, or Coordinator Procurement and Contract Performance.

5.7 SOCIAL AND SUSTAINABLE PROCUREMENT

All procurement activities must consider social and community benefits and environmental sustainability outcomes, in line with the Social and Sustainable Procurement and Contract Management Framework.

5.8 CONFLICTS OF INTEREST

Council workers must declare any actual, potential, or perceived conflicts of interest in the procurement process, ensuring they are resolved or managed appropriately.

5.9 RISK

For purchases over \$15,000 (excluding GST), a risk assessment must be completed. Council must consider and manage risks including financial, legal and compliance, work health and safety, operational/service delivery, reputational, environmental/sustainability, and supplier performance. High-risk procurements require documented mitigation actions, which must be reflected in the procurement process and in contract management practices.

6. Contract and Supplier Management

Contract management involves overseeing legally binding agreements throughout their lifecycle. This includes creation, negotiation, execution, compliance monitoring, and renewal or closure.



The Contract Owner is responsible for the efficient management of contracts, while the Contract Manager handles day-to-day contract activities, providing relevant reporting to the Contract Owner.

The Contract Manager will influence the outcomes of the agreements and will provide relevant reporting to the Contract Owner.

The best outcomes such as reduced cost, increased risk mitigation, and more sustainable and efficient supply chain are just some of the potential outcomes for businesses engaging in effective supplier management. Effective supplier relationship management requires a blend of strategic negotiation, transparent communication, and a truly collaborative partnership to work.

Council is committed to fostering collaborative supplier partnerships as outlined in the Social and Sustainable Procurement and Contract Management Framework.

7. Definitions

Approved Contractor List means a list of qualified contractors per Section 231 of the *Local Government Regulation 2012*.

Auction means a public sale in which goods or property are sold to the highest bidder.

Contract Manager means the Council worker that handles day-to-day contract management activities, acts as the primary point of contact, and collaborates with relevant stakeholders.

Contract Owner means the person responsible for overseeing the contract and ensuring its alignment with business goals. They have the authority to approve changes and amendments as the Delegated Authority.

Default Contracting Procedures means the methods of entering into contracts for the acquisition of goods, services and works, as prescribed under the *Local Government Regulation 2012*. These Procedures set the minimum statutory requirements Council must follow to ensure transparency, fairness, and value for money.

Delegated Authority means the Council worker with the relevant financial delegation under the Delegation Policy/Register.

Government Agency means an agency as defined in section 14(1) of the *Right to Information Act 2009 (Qld)*.

Headquarters means the principal place of business of the contracted entity, being a registered business address located within the Scenic Rim Regional Council local government area.

Large-sized Contractual Arrangement means a contractual arrangement, with a supplier, that is expected to be worth \$200,000 (exclusive of GST) or more in a financial year or over the proposed term of the contractual arrangement.

Local Benefits are economic impact benefits deriving from procurement investment supporting the local workforce and/or local suppliers.

Local Supplier means a supplier of goods, services or works who maintain a permanent presence within Council's local government area (i.e., a workshop or office and permanent employees residing in the Council region) (as determined by Council in the event of any dispute).

Local workforce means a workforce whose usual place of residency is located within Scenic Rim Regional Council local government area.

Manager includes persons appointed to positions where their title includes Chief Executive Officer, Director, Manager, Coordinator or Principal Specialist.

Medium-sized Contractual Arrangement means a contractual arrangement, with a supplier, that is expected to be worth \$15,000 (exclusive of GST) or more but less than \$200,000 in a financial year or over the proposed term of the contractual arrangement.

Preferred Supplier Arrangement means a contract with one or more suppliers for frequently required goods/services (Section 233 of the *Local Government Regulation 2012*).

Procurement Practices means processes that ensure cost-effectiveness for public authorities and suppliers.

Register of Pre-Qualified Supplier means suppliers assessed for technical, financial, and managerial capability (Section 232 of the *Local Government Regulation 2012*).

Value for money means an assessment of the total benefits and costs provided by a procurement including cost, whole of life cost, local benefit, advancing government policy and supporting social outcomes.

Workers includes employees, contractors, subcontractors, consultants, volunteers and all others who perform work on behalf of Council.

8. Related Legislations/Documents

The adherence to the legislative guidelines underscores the commitment of Council to operate within the bounds of the law, reflecting the vision of open, fair and transparent processes that can withstand any scrutiny.

Local Government Act 2009

Local Government Regulation 2012

Human Rights Act 2019

Modern Slavery Act 2018 (Cth)

Right to Information Act 2009 (Qld)

Work Health and Safety Act 2011

Financial Delegation Register

Corporate Credit Card Policy

Corporate Credit Card Guidelines

Delegation Policy/Register

Asset Disposal Policy

Asset Disposal Guidelines

Advertising Spending Policy

Advertising Spending Guidelines

Gifts and Personal Benefits Policy

Gifts and Benefits Guidelines;

Social and Sustainable Procurement and Contracts Management Framework

Resumption of Land Policy

Corporate Plan

Operational Plan

Code of Conduct

ISO24000 Sustainable Procurement

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9. Version Information

Version No	Adoption Date	Key Changes	Approved by
1	21/06/2011	Ordinary Meeting Item No. 5.	Council
2	12/02/2013	Ordinary Meeting Item No. 6.	Council
3	30/07/2013	Ordinary Meeting Item No. 6.	Council
4	29/07/2014	Ordinary Meeting Item No. 6.	Council
5	30/06/2015	Ordinary Meeting Item No. 6.	Council
6	28/06/2016	Ordinary Meeting Item No. 6.	Council
7	24/07/2017	Ordinary Meeting Item No. 6.	Council
8	18/07/2023	Ordinary Meeting Item No. 10.6.	Council
9	30/10/2024	Ordinary Meeting Item 11.9	Council
10	10/12/2025	Ordinary Meeting Item	Council

12 Confidential Matters

12.1 Consideration for the Strategic Disposal of Land [Closed s.254J(3)(g)]

Executive Officer: Director Infrastructure Services

Item Author: Principal Specialist Property Management /
Acting Manager Resources and Sustainability

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

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