SCENIC RIM REGIONAL COUNCIL

Agenda

Ordinary Meeting

Wednesday, 29 April 2026

Time: **9:00 am**

Location: **Council Chambers**
82 Brisbane Street
BEAUDESERT QLD 4285

All correspondence to
be addressed to the
Chief Executive Officer

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Scenic Rim Regional Council
Ordinary Meeting
Wednesday, 29 April 2026
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1 Opening of Meeting

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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 - 31 March 2026

10 Business Arising from Previous Minutes

Nil

11 Consideration of Business of Meeting

Executive

11.1 Australian Local Government Association 2026 National General Assembly

Executive Officer: Chief Executive Officer

Item Author: Senior Executive Assistant -
Office of the Mayor and Chief Executive Officer

Attachments:

1. Australian Local Government Association 2026 National General Assembly Information Flyer ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Australian Local Government Association (ALGA) National General Assembly (NGA) will be held from 23 to 25 June 2026 in Canberra.

Council is invited to consider authorising an interested Councillor or Councillors to attend.

Recommendation

That:

1. Council authorise an interested Councillor or Councillors to attend the Australian Local Government Association's National General Assembly, to be held in Canberra from 23 to 25 June 2026;

2. Council consent to its authorised attendee/s exercising voting rights that reflect Council's adopted policies and strategies; and

3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is $3,453.00 (GST inclusive).

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 25 February 2026, it was resolved that Council submit the following motions to the 2026 National General Assembly for consideration:

1. This National General Assembly calls on the Australian Government to restore the taxation revenue of Federal Assistant Grants to a full 1% and that this adjustment occur over a five-year period.
2. This National General Assembly calls on the Australian Government to consider a percentage of Gross Regional Product collected as tax revenue from tourism industries to be distributed back to Local Government for the purposes of addressing asset management and maintenance.
3. This National General Assembly calls on the Australian Government to allocate and institute a component of Disaster Recovery Funding Arrangements to include additional allocations proportioned for betterment of affected assets to which funding is applicable following a natural disaster.
4. This National General Assembly calls on the Australian Government to introduce a national framework to support local communities to manage the impact of short term accommodation (eg. Air BNB) on local communities in the context of growing housing pressures.

Report / Background

The ALGA NGA is the largest annual gathering of local government leaders in Australia. The 2026 NGA will be held from 23 to 25 June 2026 in Canberra.

The theme will be "Stronger Together: Resilient. Productive. United."

Details of the proposed program are included in the information flyer, a copy of which is attached for reference.

Budget / Financial Implications

Expenses of this kind are funded through the Mayor and Councillor Expenses - Ordinary Business provision in Council's 2025-2026 Budget. An estimate of the expenses that would be incurred is provided below.

Estimated expenses per person attending onsite (inclusive of GST)	
Early Bird NGA Conference Registration (by 30 April)	$999.00
Conference Dinner	$245.00
Networking Night at Verity Lane	$109.00
Accommodation - four nights	$1,200.00
Travel (including economy flights) and Incidentals	$900.00
TOTAL	**$3,453.00**

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: Not applicable

Legal / Statutory Implications

Council has an opportunity to advocate for key issues that impact the financial sustainability of local government and proposing motions to the NGA is the appropriate forum to seek to influence government policy and funding.

Risks

Strategic Risks

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

SR54 Ineffective Advocacy and Partnerships - Achievement of many of Council's strategic goals and priorities relies on partnerships, collaboration and external funding. If this is not successful, it could negatively impact the delivery of Council's major strategic objectives.

Risk Summary

Category	Explanation
Financial/Economic The four proposed motions relate to the long-term sustainability of local government.	Should any of Council's motions be accepted for debate at the NGA, a Council representative must be available to present the motion/s. Failure to present any motions would be a lost opportunity for Council to advocate and get involved in significant matters at the national level.
Reputation, Community & Civic Leadership Representation of Council's interests at a national level.	Attending and participating in local government conferences and summits provides the opportunity to represent Council's interests.

Human Rights Implications

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

Consultation

Expressions of interest have been sought from the Mayor and Councillors.

Conclusion

Council is invited to consider authorising an interested Councillor or Councillors to attend the ALGA NGA.

It is not yet known whether the ALGA Board will accept Council's proposed motions for the NGA.

Options

Option 1

That:

1. Council authorise an interested Councillor or Councillors to attend the Australian Local Government Association's National General Assembly, to be held in Canberra from 23 to 25 June 2026;

2. Council consent to its authorised attendee/s exercising voting rights that reflect Council's adopted policies and strategies; and

3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is $3,453.00 (GST inclusive).

Option 2

That Council resolve not to authorise Councillor representation at the Australian Local Government Association's National General Assembly, to be held in Canberra from 23 to 25 June 2026.



NGA 2026
National General Assembly

INFORMATION FLYER

National Convention Centre, Canberra 23 - 25 June 2026

2026 Proposed Programs

Forums

TUESDAY 23 JUNE
REGIONAL FORUM: ROYAL THEATRE

8.00am	Registrations Open
9.00am	Regional Forum Opening Session
10.00AM	MORNING TEA
10.30am	Opportunities & Challenges - Renewable Transition
11.30am	State of the Regions
12.30PM	LUNCH
1.30pm	Disaster Management Fatigue
2.30pm	National productivity & local roads
3.30PM	AFTERNOON TEA
4.30pm	Regional Health
5.30pm - 7.30pm	National General Assembly Welcome Reception & Exhibition Opening Sponsored by Payble

TUESDAY 23 JUNE
URBAN FORUM: BRADMAN THEATRE

8.00am	Registrations Open
9.00am	Urban Forum Opening Session
10.00AM	MORNING TEA
10.30am	State of the Cities
11.30am	Precinct Building: Creating places people want to be
12.30PM	LUNCH
1.30pm	Emergency Management: Communicating to large populations
2.30pm	Growing pains: Rapid urban growth
3.30PM	AFTERNOON TEA
4.30pm	Decarbonisation in the urban context
5.30pm - 7.30pm	National General Assembly Welcome Reception & Exhibition Opening Sponsored by Payble

National General Assembly

WEDNESDAY 24 JUNE
NATIONAL GENERAL ASSEMBLY

8.00am	Registrations Open
9.00am	Opening Session MC Wecome and Introduction Welcome to Country
10.00am	Session 1 David Speers (MC) in conversation with Ministers
11.00AM	MEAL BREAK ONE
12.00pm	Session 2: Listen and Action With Jason Clarke, including the launch of the Jobs and Skills Survey
2.00PM	MEAL BREAK TWO
3.00pm	Session 3: Debate on Motions
5.30pm	Close of day one

THURSDAY 25 JUNE
NATIONAL GENERAL ASSEMBLY

8.30am	Session 4: Debate on Motions
11.00AM	MEAL BREAK ONE
12.00pm	Session 5: Financial Sustainability Launch of State of the Assets & Around the Grounds (Association Presidents)
1.00pm	Session 6: Disability Inclusion in Action
2.00PM	MEAL BREAK TWO
3.00pm	Session 7: Securing Funds How to Get that Grant & Payable Research
4.00pm	Session 8: Respectful communication in the online world
7.00pm	General Assembly Dinner Australian War Memorial Sponsored by Telstra
7.00pm	Networking Event Verity Lane Market

View the full program on the website
NGA26.com.au

NGA 2026 INFORMATION

SOCIAL FUNCTIONS

Welcome Reception & Exhibition Opening

Sponsored by Payble
Tuesday 23 June 2026

Venue: National Convention Centre Canberra

The Welcome Reception will be held in the exhibition hall and foyer.

5:30pm - 7:30pm

$55.00 per person for day delegates and guests. No charge for full registered delegates. No charge for registered accompanying partners.

Dress Code: Smart casual

General Assembly Dinner

Sponsored by Telstra
Thursday 25 June 2026

Venue: Australian War Memorial

7:00pm - 10:00pm

$245.00 per person

Dress Code: Formal/Cocktail

Numbers to this dinner are strictly limited. Tickets are allocated on a first in basis.

Networking Night at Verity Lane

Thursday 25 June 2026

Venue: Verity Lane Market

7:00pm - 11:00pm

$109.00 per person

Dress Code: Formal/Cocktail

**Note: These functions are on the same night **

General Assembly Business Sessions

Wednesday 24 June 2026 - Thursday 25 June 2026

Venue: National Convention Centre Canberra

All plenary sessions will be held in the Royal Theatre at the National Convention Centre.

Dress Code: Smart casual

Exhibition

Tuesday 23 June 2026 - Thursday 25 June 2026

Venue: National Convention Centre Canberra

The exhibition is being held in the Exhibition Hall and the Upstairs Ballroom at the National Convention Centre.

Partner Tours

The partners meet at the Crowne Plaza Hotel each morning to commence their tour.

A Day in Hall
Wednesday 24 June - 9.45am

Explore the character and charm of Hall on this relaxed, full-day experience. Begin at the Hall School Museum & Heritage Centre, where local stories and historic displays paint a picture of the region's past. Move on to a guided spirit and wine tasting with Local Spirit Group, complemented by a fresh lunch from 1882 Hall. Finish the day with a wander through Cockington Green Gardens, taking in the detailed miniature villages and beautifully maintained grounds. Enjoy a ride on the miniature steam train before heading off. A balanced mix of history, flavour and leisurely sightseeing.

Lake Side Art & History Tour
Thursday 25 June - 9:45am

Experience Canberra from three unique angles on the Lakeside Art & History Tour tour. Start with a relaxed circuit of Lake Burley Griffin, where the calm surroundings provide a comfortable setting for a lakeside life-drawing session and Morning Tea. Enjoy a laid-back lunch at Wilma Asian BBQ, combining good food with an easy atmosphere. Finish with a guided visit to Calthorpes House, exploring its well-preserved architecture, gardens and the stories that reflect Canberra's early heritage. A balanced mix of art, nature, food and history.

NOTE These programs are subject to change without notice.

REGISTRATION INFORMATION

Registration form available at NGA26.COM.AU

GENERAL ASSEMBLY REGISTRATION

- Attendance to all General Assembly sessions
- Meal breaks as per the General Assembly program
- One ticket to the Welcome Reception & Exhibition Opening
- General Assembly satchel and materials

Early Bird Payment recieved by Thursday 30 April 2026	$999.00
Late Payment recieved after Thursday 30 April 2026	$1,125.00

DAY REGISTRATION FEES

- Attendance to all General Assembly sessions on the day of registration
- Meal breaks as per the General Assembly program
- One ticket to the Welcome Reception & Exhibition Opening
- General Assembly satchel and materials

Wednesday 24 June 2026	$570.00
Thusrsday 25 June 2026	$570.00

TUESDAY REGIONAL FORUM OR URBAN FORUM REGISTRATION FEES

- Attendance to all registered Forum sessions
- Meal breaks as per the Forum program

Forum Only Tuesday 23 June 2026	$555.00
Forum NGA Delegate Discount	$350.00

ACCOMPANYING PARTNER REGISTRATION FEES

- 1 ticket to the Welcome Recpetion & Exhibition Opening
- Day tour Wednesday 24 June 2026
- Day tour Thursday 25 June 2026

Partner Registration Fee	$335.00

All amounts include GST

GENERAL INFORMATION

PRIVACY DISCLOSURE

ALGA collects your personal contact information in its role as a peak body for local government. ALGA may disclose your personal contact information to the sponsors of the event for the purposes of commercial business opportunities.

If you do not consent to ALGA using and disclosing your personal contact information in this way, please tick the appropriate box on the registration form.

Importantly, your name can also be included in the General Assembly List of Participants. You must tick the appropriate box on the registration form if you wish your name to appear in this list.

Photographs

During the General Assembly there will be a contracted photographer taking photographs during the sessions and social functions. If you have your picture taken it is assumed that you are giving consent for ALGA to use the image. Images may be used for print and electronic publications.

CAR PARKING

Parking for delegates is available underneath the National Convention Centre for a cost of approximately $23.50 per day. Alternatively, voucher public parking is available 300m from the Centre at a cost of approximately $20.00 per day. The voucher machines accept either cash or cards (Visa or MasterCard).

PAYMENT PROCEDURES

Payment can be made by:

Credit card MasterCard and Visa

Electronic Funds Transfer
Bank: Commonwealth Bank
Branch: Woden
BSB No: 062905
Account No: 10097760

ALGA ABN
31 008 613 876

Canberra Weather in June

Winter days in Canberra are characterised by clear sunny skies but the days are cool at around 11-15°C and temperatures do drop to 0°C on average in the evenings, so be sure to bring a warm jacket.

Mornings can be foggy so keep this in mind when booking flights. It is best to avoid early arrivals or departures in case of delays due to fog.

CANCELLATION POLICY

STANDARD REGISTRATION TERMS

An administration charge of $220.00 will be made to any participant cancelling before Thursday 30 April 2026. Cancellations received after Thursday 30 April 2026 will be required to pay full registration fees. However, if you are unable to attend, substitutes are welcome at no additional cost

By submitting your registration you agree to the terms of the cancellation policy.

Substitutions

As with all ALGA events, substitutions are allowed for delegates. Please notify the conference organisers in writing if substitutions are required.

No refund will be available to no shows.

ACCOMMODATION TERMS

All cancellations or amendments must be made in writing to Conference Co-ordinators and will be acknowledged by email.

All rooms cancelled 30 day prior to check-in will be charged the full amount unless the room can be resold.

You are required to pay for your full accommodation account and any incidental expenses incurred during your stay when checking in to the hotel.

No refund will be available to no shows.

Conference Hotels

A by Adina
1 Constitution Avenue, Canberra

A by Adina Canberra is the newest hotel to Canberra which is located on Constitution Avenue only a 5-minute walk from the National Convention Centre.

The hotel combines spacious apartment living with 24-hour reception, room service, service provided by knowledgeable concierges and a well-equipped gym.

A new dining district is also newly constructed in the immediate area.

All rooms have a king bed and the studios offer a twin option of two singles beds.

Studio Rooms: $249 per night
— Single/twin/double

1 Bedroom Apartments: $299 per night
— Single/double

Adina Serviced Apartments
79 Northbourne Avenue, Canberra

Adina Serviced Apartments Canberra James Court (formerly Medina) is located in the heart of the city on Northbourne Ave. offering contemporary spacious one bedroom apartments. Each apartment features a fully-equipped kitchen, in-room laundry and modern conveniences including flat screen TVs and free WiFi, outdoor pool, sauna, gym, spa and undercover parking on site ($20/day). The hotel is approximately a 20-minute walk from the National Convention Centre.

1 Bedroom Apartments: $219 per night
— Single

Avenue Hotel
80 Northbourne Avenue, Canberra

The Avenue Hotel is one of the only 5 star options in the Canberra city and offers guests both studio and apartment style rooms. The hotel is a 15-20 minute walk from the Convention Centre.

The apartments have a fully functioning kitchen. Twin option at the hotel consists of two king singles.

Superior King Rooms $330 per night
— Single/twin/double

1 Bedroom Apartments $360 per night
— Single/double

Crowne Plaza
1 Binara Street, Canberra

The Crowne Plaza is adjacent to the Convention Centre and only a short walk from restaurants, bars and the main shopping district.

Twin option at the hotel consists of two double beds.

City View Room $375 per night
— Single/twin/double

Park View Room $420 per night
— Single/twin/double

Mantra on Northbourne
84 Northbourne Avenue, Canberra

Mantra on Northbourne is centrally located within the CBD and approximately a 15-20 minute walk from the National Convention Centre. The hotel features underground parking (for a fee), a 24 hour reception, a heated indoor pool, sauna and a fully-equipped gymnasium.

All apartments offer one king bed, individually controlled air-conditioning, WiFi (for a fee), pay per view movies, mini bar, tea/coffee making facilities, a separate lounge and dining area, kitchen and a fully equipped laundry.

1 Bedroom Apartments: $219 per night
— Single/double

Nesuto Apartments
2 Akuna Street, Canberra

Located in the heart of Canberra's CBD, the Nesuto Apartments is only a five-minute walk from the National Convention Centre. The one-bedroom apartments also offer a separate lounge/dining area.

Twin option at the hotel consists of two single beds. Additional costs will apply if more than two guests are within the one room.

Studio Apartment $289 per night
— Single/twin/double

1 Bedroom Apartments $309 per night
— Single/twin/double

Qt Hotel
1 London Circuit, Canberra

The Qt Hotel is a modern hotel with boutique style furnishings, central to the city and a 10-minute walk to the National Convention Centre.

Twin option at the hotel consists of two single beds.

King Room $249 per night
— Single/twin/double

Superior King Room $269 per night
— Single/twin/double

The Sebel Canberra Civic
197 London Circuit, Canberra

The Sebel Canberra Civic is one of Canberra's newest hotels which opened in June 2019 and is just a 7-minute walk from the National Convention Centre.

This property offers free WiFi throughout the hotel, a fully equipped gym, and an onsite restaurant and bar lounge.

All rooms come with a fully equipped kitchenette with Nespresso machine and dining table. Every bathroom is accessibility friendly with walk in showers.

Superior Room $235 per night
— Single/double

Executive Room $265 per night
— Single/double

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ALGA

Australian Local Government Association



Planning, Development and Environment

11.2 Locally significant plants and animals of the Scenic Rim

Executive Officer: Director Planning, Development and Environment

Item Author: Senior Biodiversity Officer - Planning and Projects

Attachments:

1. Watergum's Locally significant species expert panel report ⇩
2. Locally significant species revised list ⇩
3. All significant species list ⇩

Councillor Portfolio / Representation

Parks and Biodiversity - Cr Amanda Hay

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Environmental Planning and Biodiversity team has undertaken a process to review the species designated as locally significant species for the region, including an in-depth consultation process via an expert panel. This list will form an appendix to the matters of local environmental significance (MLES) in Planning Scheme Amendment 10.

A revised locally significant species list is provided for endorsement.

Recommendation

That:

1. Council endorse the revised locally significant species list, as provided in Attachment 2 to this report, supporting its use for conservation of biodiversity both within an amended Planning Scheme and more broadly across Council operations; and

2. Council note the list of significant species, as provided in Attachment 3 to this report, including state and nationally significant species as determined by the Queensland and Australian governments.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Species and conservation status

Australia has between 600,000 and 700,000 native species, many of which are unique to Australia. Queensland is home to 85 per cent of Australia's native mammals, 72 per cent of native birds, just over 50 per cent of native reptiles and frogs and more than 11,000 plant species.

The Scenic Rim is a region of fertile plains, hills and ranges cloaked in forests and ringed by the World Heritage listed Gondwana Rainforests of Australia. The region is known for its biodiversity; with the array of plants and animals, vegetation types and geology creating the iconic landscape the region now relies on for its economic prosperity.

But Australia's native plants and animals are in decline. Natural environments and remaining values are subject to numerous pressures, including loss of habitat, habitat fragmentation, loss of habitat features, barriers to movement, pollution, runoff and sedimentation, waterway and wetland degradation, increasing number and infestation of environmental weeds and other pests including fungi, insects and animals.

Environmental legislation aims to protect Australia's native species by providing systems for identifying and listing species, including as threatened. This legislation restricts people from taking, keeping or using listed species. Some species are listed on international agreements and treaties, such as where they migrate across countries and continents. Not all threatened species are listed. For example, species are less likely to be listed if there is insufficient data available to make an assessment.

Queensland's *Nature Conservation Act 1992* (NCA) and Australia's *Environment Protection and Biodiversity Conservation Act 1999* are two pieces of legislation providing a legal framework intended to protect and manage state and nationally significant plants and animals.

Under the NCA native plant and animal species are listed including the categories Special Least Concern, Near threatened, Vulnerable, Endangered, Critically Endangered, Extinct in the Wild and Extinct.

This listing indicates where a species sits on a continuum of risk of extinction, shown graphically in Figure 1. The graphic highlights the status *endangered* and illustrates the listings rank on the risk of extinction continuum employed by the *Nature Conservation Act 1992*.

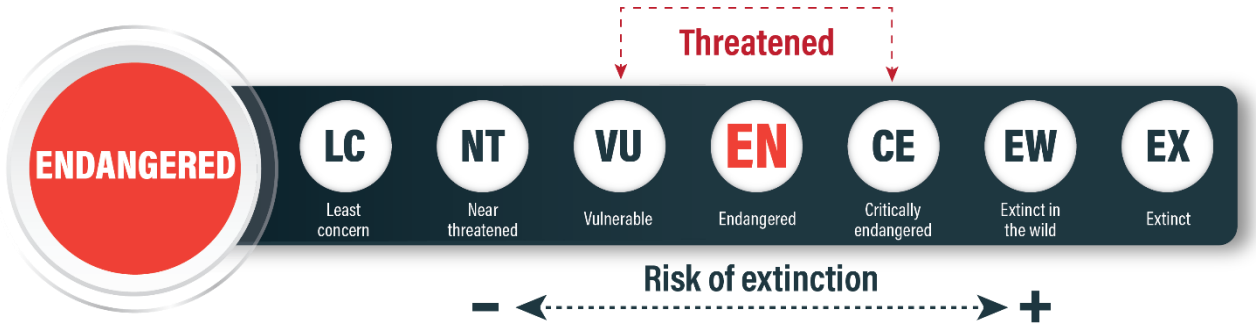


Figure 1: The conservation status risk of extinction continuum

Locally significant species

Currently, the Scenic Rim has a list of locally significant species in the Planning Scheme. This list is contained within Appendix F of Schedule 6.2.5 Planning Scheme Policy 5 - Ecological Assessments. The current list contains 179 species, 84 plants and 95 animals.

Council's Environmental Planning & Biodiversity Officers identified that the list needed to be updated, including to implement changed species names, reflect changes to conservation status, and incorporate expert panel review and expert knowledge of species in the region. Also, one of the recommendations of the report Matters of Local Environment Significance in the Scenic Rim Regional Council Region, Version R3 identified a review of the list as a high priority.

Therefore, the current list of locally significant species has undergone a comprehensive review and update, including in-depth consultation with an expert panel who provided detailed knowledge to generate a revised list. Further details are provided in the Locally Significant Species Expert panel report dated August 2025 (Attachment 1), which summarises the method and results of the expert panel process.

The revised and updated list of locally significant species contains 180 species, 87 plants and 93 animals and is provided in Attachment 2.

The expert panel recommended that locally significant species should include Special Least Concern species status listed under the *Nature Conservation Act*. Special Least Concern species include platypus and echidna.

Therefore, a complete list containing all significant species including those determined by the Queensland government to be Special Least Concern, near threatened, vulnerable, endangered, critically endangered and extinct in the wild, as listed in the legislation in January 2026, combined with the revised locally significant species is provided in Attachment 3.

These additions bring the list into alignment with other local government areas.

For the purpose of the planning scheme, the locally significant species and Special Least Concern species will count as MLES in Planning Scheme Amendment 10. The Queensland government generally prohibits duplication of matters of environmental significance. Near threatened and threatened species are matters of state environmental significance.

Budget / Financial Implications

Not applicable.

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: Environment and Waste

Guiding Principle: Strategic Local Partnerships

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

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

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.

SR54 Ineffective Advocacy and Partnerships - Achievement of many of Council's strategic goals and priorities relies on partnerships, collaboration and external funding. If this is not successful, it could negatively impact the delivery of Council's major strategic objectives.

Risk Summary

Category	Explanation
Environmental Loss of biodiversity, conservation	Council plays a key role in protecting and maintaining biodiversity in the region. Determining, acknowledging and creating policy and governance processes to conserve natural assets is part of Council's obligations.
Reputation, Community & Civic Leadership Community expectations, legal and economic liability	Community expectations include that the Scenic Rim maintains its current high levels of biodiversity. A lack of action taken to determine, acknowledge and create policy and governance processes to conserve natural assets is likely to result in reputational damage to the executive and to Council as a leadership body and an organisation. Legal and economic liability could result from lack of action and biodiversity loss.

Human Rights Implications

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

Consultation

Council, in collaboration with Watergum Community Inc, organised and ran expert panel workshops on 11 June (animals) and 12 June 2024 (plants). Further details are provided in the Locally Significant Species Expert panel report dated August 2025 (Attachment 1), which summarises the method and results of the expert panel process.

Key experts, amateur experts and community groups were invited to share knowledge and contribute to a revision of the locally significant species list. Invitees were able to provide feedback prior to, at and after the workshops, ensuring the efficient use of expert time and gathering of the most information.

Conclusion

Environment Planning and Biodiversity team have reviewed the list of locally significant species contained in Appendix F of the Planning Scheme's Policy 5 via in-depth consultation with an expert panel in June 2024 and the expert panel report in August 2025 (Attachment 1).

A revised and updated list of locally significant species contains 180 species, 87 plants and 93 animals and is provided in Attachment 2.

The expert panel recommendation to include Special Least Concern and listed species from the NCA resulted in the final list provided in Attachment 3.

The list of species in Attachment 3 will be of use and inform Council and the community at multiple levels - including to inform operational decisions, educate residents and visitors to the region, inform reserve prioritisations and natural area management and replace the current list within Appendix F of Schedule 6.2.5 Planning Scheme Policy 5 - Ecological Assessments. Locally significant species will be a Matter of local environmental significance in the amended Planning Scheme.

The list will be made available on Council's website for use by Council, residents, community groups and the public.

Options

Option 1

That:

1. Council endorse the revised locally significant species list, as provided in Attachment 2 to this report, supporting its use for conservation of biodiversity both within an amended Planning Scheme and more broadly across Council operations; and

2. Council note the list of significant species, as provided in Attachment 3 to this report, including state and nationally significant species as determined by the Queensland and Australian governments.

Option 2

That Council do not endorse the revised locally significant species list, as provided in Attachment 2 to this report, and request that amendments be made for consideration at a future Ordinary Meeting as outlined below: [insert amendments]



Scenic Rim

Locally Significant Species
Expert panel report

Author: Rosalinde Green-Brinkman

info@watergum.org
www.watergum.org

ph: 07 2103 5796
8/23 Hutchinson Street
Burleigh Heads, QLD. 4220

Reporting

Title: Locally Significant Species and Urban Greening

Watergum Community Inc
ABN 78 301 619 713

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This report has been prepared for Scenic Rim Regional Council for the purpose of updating the Scenic Rim Locally significant species list for flora and fauna with the help of an expert panel.

Acknowledgements

Watergum Community Incorporated acknowledges the Traditional Owners of the land on which we work and their continuing connection to their lands, waters, and culture. We pay our respects to Elders, past and present, and their emerging leaders.

Watergum would like to thank the expert panel for both Flora and Fauna divisions.

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1 Introduction

The Scenic Rim is a rural region of fertile alluvial plains, hills and ranges cloaked in forests and surrounded by the World Heritage listed Gondwana Rainforests of Australia. The region has a wealth of biodiversity, with a vast array of plants and animals, vegetation types and geology creating an iconic landscape. Within the region there are many ecosystems including Brigalow scrubs, cloud forests, rainforests, wet eucalypt forests, blue gum flats and wetlands. These ecosystems provide a home for over 2,100 native plants and 697 species of native animals, including 171 threatened species.

As growth in the Scenic Rim occurs, natural environments and remaining natural values are subject to pressures. Native species experience decline due to loss of habitat including loss of nesting, shelter and foraging habitat, competition, predation and/or injuries by feral species (e.g. pest and domestic animals), increases in barriers inhibiting movement (e.g. roads, railways, houses, fencing), motor vehicle strikes causing injury or death, waterway and wetland modification, degradation and pollution, and changes in fire regimes.

Consequently, some native flora and fauna species in the Scenic Rim Region are near threatened, vulnerable, endangered or critically endangered under the *Nature Conservation Act 1992* (NCA 1992). Additionally, some species are listed as vulnerable or endangered under the Australian Government's federal law, the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). These two forms of legislation provide a legal framework to protect and manage state and nationally significant plants and animals (also known as flora and fauna).

While all species and natural environments are important, focusing on a limited number of species can help target effort and resources so that tangible outcomes can be achieved, measured and shared. Species that are considered important in local ecosystems, are considered to be locally significant. They may be considered important because they are under severe and imminent threat, they have multiple benefits (recovery action will benefit other species endemic to a particular area), they have cultural significance, they are of limited distribution, and/or they are unique without close relatives and not found anywhere else (endemic).

Locally significant species can be protected by local governments through multiple means and at multiple levels, such as identifying and protecting matters of local environmental significance (MLES), protection of habitat, conservation plans, actions and programs, propagation and through weed control and pest control.

1.1 Scope

The main objective of this project was to review the existing locally significant species lists by an expert panel and update the list of locally significant species for the Scenic Rim that will serve as a guiding tool in species conservation by local governments. The list can inform local government and the community at multiple levels - from a revised list in the Planning Scheme, to reserve management prioritisation.

A subobjective of the project is to gather planting suggestions for local native species suitable for urban planting from the expert panel for each of the Growth Management Strategy (GMS) study areas listed in Table 1, across all tenures (public and private land).

1.2 Project deliverables

1. Review existing locally significant species lists with a panel of experts and knowledgeable amateur experts to determine and deliver a revised and updated locally significant species list within the Scenic Rim local government boundary.

2. Review existing Priority Regional ecosystems in the Scenic Rim with a panel of experts and knowledgeable amateur experts to determine and deliver a revised and updated list within the Scenic Rim local government boundary.

3. Use the opportunity of the workshops and consultation to gather suggestions and create urban greening and biodiversity lists for the towns and villages of the Scenic Rim (listed in Table 1).

Table 1: Urban Greening towns and villages

Aratula	Kalbar
Beaudesert and Gleneagle	Kooralbyn
Boonah	Peak Crossing
Bromelton	Tamborine
Canungra	Tamborine Mountain
Harrisville	Other sites: Rathdowney, Beechmont

1.3 Project design

To achieve the objectives, an expert panel with extensive knowledge of SEQ and the local Scenic Rim was consulted. This panel provided insights for both the Flora and Fauna species lists, as well as the Urban Greening lists for the towns and villages of the Scenic Rim. The following methods were employed to compile the updates:

- The initial questionnaire for species recommendations was conducted to gather expert insights on appropriate Flora and Fauna for the Scenic Rim region. The process involved requesting species to be added, species to be removed, species that require elevated priority as well as compile raw data from personal data sets.

- The second part of the project design focused on collating the information gathered from the initial questionnaire and facilitating expert collaboration to refine the species lists. This phase involved delivering a workshop day for our Flora panel (12 June 2024) as well as a workshop day for our Fauna panel (11 June 2024). During the workshops, the expert panel reviewed the suggestions and engaged in discussions to evaluate the suggestions against the criteria for inclusion. Facilitators guided the group to ensure all perspectives were considered and that discussions remained focused

on the deliverables. The panels furthermore provided suggestions for the Urban Greening lists on both these workshop days.

- Watergum meticulously reviewed all the suggestions and decisions made during the discussions. This involved refining the draft species lists and urban greening lists to ensure that they accurately reflected the consensus reached by the expert panel. The finalised draft lists were compiled into a clear and detailed document, ready for further review. This document included explanations of the changes made based on the workshop discussions and highlighted any areas that required additional consideration. A second questionnaire was developed and distributed to the expert panel. This questionnaire was designed to gather feedback on the revised species and urban greening lists, with specific questions aimed at validating the changes and ensuring that all key concerns had been addressed. Based on the feedback from the second questionnaire, Watergum made any necessary adjustments to the species and urban greening lists. The final version was then prepared, incorporating all expert input to create a well-rounded and ecologically sound set of recommendations for the Scenic Rim region.

1.4 Data inclusion

Data for species presence and distribution was collated from the following sources:

- Queensland Government – WildNet
- Scenic Rim Regional Council – Flora and Fauna database
- iNaturalist
- Atlas of Living Australia
- Queensland Herbarium
- Expert panel datasets

1.5 Criteria for inclusion

Criteria used to select locally significant species:

Conservation status and priority species

All *Nature Conservation Act 1992* and *Environment Protection and Biodiversity Conservation Act 1999* listed species are to be included by default, including species listed as Special Least Concern. It was determined by the expert panel that the list should include species both with and without a conservation status under the *Nature Conservation Act*.

Range

The distributional range of each species, including but not limited to:

- Endemic to Scenic Rim
- Limited distribution
- Distribution limit
- Only one known location
- Disjunct population.

Species abundance

Species abundance should be assessed using data from the state database, the expert panel, various online platforms, and citizen science initiatives, while also considering potential data deficiencies. Special considerations include:

- Uncommon in the area
- Low abundance
- Declining population
- Data deficient
- Likely extinction due to myrtle rust.

Significance – Ecological

Species can play a crucial role in interactions with other organisms, significantly impacting biodiversity and the ecological integrity of local Scenic Rim environments. Considerations include:

- Vital for (a particular other species)
- An ecologically important species.

Significance – Social

Scenic Rim includes numerous species that have high cultural values due to cultural reasons and/or being a locally significant species. Considerations include:

- Iconic species (for example *Acacia harpophylla*, *Gmelina leichhardtii*)
- Culturally important species.

1.6 Ecosure-identified priority species

As recommended in the Ecosure report* (page 26) the locally significant species list has been reviewed and prioritised by an expert panel in 2024. The expert-panel revised list, comprising the SRRC 2017 and Ecosure 2021 prioritisation plus the expert panel input, is presented in Tables 3 and 4.

Some species prioritised by Ecosure's desktop analyses were removed based on expert recommendation and field knowledge. The removed species are listed in Table 2 below including the reason for the removal.

Table 2: Ecosure identified priority species for removal

FLORA		
Taxonomic name	Common name	Reason for removal
Argophyllum nullumense	Silver leaf	Common in the area. Well protected in National Parks
Triflorensia cameronii	Diplospora	Well protected in National Parks
Anopterus macleayanus	Macleay laurel	Well protected in National Parks
Australina pusilla subsp. *muelleri*	Australina	Well protected in National Parks
Dendrobium falcorostrum	Beech orchid	Well protected in National Parks
Eucalyptus obliqua	Messmate stringybark	No confirmed records
Gahnia insignis	Grassy sawsedge	No confirmed records
Gompholobium uncinatum	Red wedge pea	Grows only in rhyolitic areas
Pseudolycopodium densum	Bushy clubmoss	Well protected in National Parks
Philotheca obovatifolia	Mountain wax-flower	Automatic inclusion due to EPBC listing
FAUNA		
Taxonomic name	Common name	Reason for removal
Pteropus scapulatus	Little red flying-fox	Common in the area
Falsistrellus tasmaniensis	Eastern false pipistrelle	Common in the area
Hoplocephalus bitorquatus	Pale-headed snake	Common in the area
Lampropholis couperi	Skink	No confirmed records
Chlamydosaurus kingii	Frilled lizard	Uncommon, Southern edge of distribution
Harrisoniascincus zia	Skink	Automatic inclusion due to EPBC and NCA listing
Macropus dorsalis	Black-striped wallaby	Not considered to extend into Scenic Rim

1.7 Expert panel

Flora

DETSI QLD Herbarium	
DETSI threatened species	
Native Plants Queensland	Bill McDonald
Native Plants Queensland	Glenn Leiper
Native Plants Queensland	Jan Glazebrook
Native Plants Queensland	Dennis Cox
Native Plants Queensland	Barrie Jahnke
Wildlife Preservation Society of QLD	
Tamborine Landcare	Judith Roland
Boonah and District Landcare	Christopher Gray
Beaudesert Landcare	Leo and MaryAnn Goggins
Beechmont Landcare	Christine Tod
LACA/LARC	
Fassifern Field Nats	Keith McCosh
Queensland Parks and Wildlife Services	Will Buch
Queensland Threatened Plants Network	Paul Donatiu
Logan City Council	Biodiversity
City of Gold Coast	Threatened species
Individual	Martin Bennett
Individual	Wendy Creighton
Individual	Jacob White
Individual	Greg Tansey
Individual	Raymond Carpenter
SRRC	Resillient Rivers
SRRC	Biodiversity
SRRC	Parks and Landscapes Maintenance
SRRC	Land for Wildlife
Watergum Community Inc.	CEO & Project Officer

Fauna

DETSI threatened species	

Queensland Museum	
DETSI Wetlands	
Wildlife Preservation Society of QLD	
Tamborine Landcare	Judith Roland
Boonah and District Landcare	Christopher Gray
Beaudesert Landcare	Leo and MaryAnn Goggins
Beechmont Landcare	Christine Tod
LACA/LARC	
Fassifern Field Nats	Lesley Beaton
DETSI Queensland Parks and Wildlife Service	
Birdlife Southern QLD	Sheena Gillman
Logan City Council	Biodiversity
City of Gold Coast	Threatened species
Ipswich City Council	Biodiversity
DDW Fauna	Damian White
Individual	Isaac Wishart
Individual	Aud Podlich
Individual	Barry Davies
Individual	Brett Malcolm
SRRC	Resilient Rivers SEQ
SRRC	Biodiversity & Climate Change
SRRC	Parks and Landscapes Maintenance
SRRC	Land for Wildlife
Watergum Community Inc	CEO & Project Officer

2 Results

2.1 Urban Greening

Please find Urban Greening towns and villages recommendations made by the expert panel in the Urban Greening Towns and Villages file.

2.2 Priority Regional Ecosystems

The expert panel formed consensus to upgrade the LGA priority for the following RE types:

- 12.3.7 – Upgrade to Very High priority. Threatened species and waterways health .
- 12.8.4 – Upgrade to Medium priority. Invasive species inundation.
- 12.11.2 – Upgrade to High priority. Koala conservation concerns.
- 12.3.8a – Upgrade to High priority. Wetlands conservation.
- 12.8.6 – Upgrade to High priority. Future climate change concerns.
- 12.8.8 – Upgrade to High priority. Threatened species conservation.
- 12.9-10.11 Upgrade to Very High priority. Threatened species conservation.

Appendix II contains the entire list of Regional Ecosystems with the upgraded status included.

2.3 Locally significant Flora

The expert panel formed consensus to include the following species in a revised Locally Significant Species list for Scenic Rim based on the criteria mentioned in section 1.5.

Table 3: Flora species included in the Locally Significant Species list for the Scenic Rim

Botanical name	Common name	Form	Updated comment
Abildgaardia ovata	flat spike sedge	sedge	Uncommon in the area
Acacia bakeri	marblewood	tree	Uncommon in the area
Acacia binervata	two-veined hickory	shrub	Limited distribution
Acacia blakei subsp. *blakei*	Blake's wattle	tree	Limited distribution
Acacia fasciculifera	rosewood	tree	Uncommon in the area
Acacia floribunda	gossamer wattle	tree	Limited distribution
Acacia harpophylla	brigalow	tree	Iconic species
Acacia stricta	hop wattle	shrub	Uncommon in the area
Aeschynomene brevifolia	short-leaved joint vetch	herb	Uncommon in the area
Ailanthus triphysa	white bean	tree	Uncommon in the area
Astrotricha pauciflora	black-flowered star-hair	shrub	Endemic to Scenic Rim. Low abundance
Atalaya multiflora	broad-leaved whitewood	tree	Uncommon in the area
Backhousia sciadophora	shatterwood	tree	Only one known location
Backhousia subargentea	giant ironwood	tree	Uncommon in the area
Banksia integrifolia subsp. *monticola*	tall mountain banksia	tree	Data deficient
Barklya syringifolia	crown of gold	tree	Data deficient
Blumea axillaris	pink-flowered blumea	herb	Uncommon in the area
Brachychiton bidwillii	little kurrajong	shrub	Uncommon in the area
Brachychiton discolor	lace bark tree	tree	Declining population
Brachychiton rupestris	narrow-leaved bottle tree	tree	Iconic species
Brunoniella spiciflora	white brunoniella	herb	Limited distribution
Callitris monticola	dwarf cypress pine	tree	Uncommon in the area
Carex lophocarpa	Croftby sedge	sedge	Uncommon in the area
Cassia sp. Marburg	velvet cassia	tree	Limited distribution
Chamaecrista concinna	creeping cassia	shrub	Only two known locations
Citrus australasica	finger lime	shrub	Iconic species
Coatesia paniculata	axebreaker	tree	Uncommon in the area
Codonocarpus attenuatus	bell fruit	tree	Uncommon in the area

Botanical name	Common name	Form	Updated comment
Crinum arenarium	field lily	lily	Uncommon in the area
Crinum flaccidum	darling lily	lily	Uncommon in the area
Croton stigmatosus	white croton	tree	Uncommon in the area
Cucumis althaeoides	pea pumpkin	vine	Uncommon in the area
Damasonium minus	starfruit	herb	Only one known location
Daviesia mimosoides	wattle-leaved bitter pea	shrub	Disjunct population
Dodonaea peduncularis	stalked hop bush	shrub	Only one known location
Eleocharis philippinensis	spike-rush	sedge	Only two known locations
Erythrina numerosa	brush coral tree	tree	Uncommon in the area
Eucalyptus exserta	Queensland peppermint	tree	Data deficient
Eucalyptus fusiformis	smooth-branched grey ironbark	tree	Limited distribution
Eucalyptus interstans	narrow-leaved red gum	tree	Only one known location
Eucalyptus michaeliana	hillgrove gum	tree	Limited distribution
Eucalyptus quadrangulata	white-topped box	tree	Limited distribution
Glinus oppositifolius	carpet weed	herb	Only one known location
Gmelina leichhardtii	white beech	tree	Iconic species
Goodenia ovata	hop goodenia	shrub	Uncommon in the area
Gymnema pleiadenium	downy milk vine	vine	Distribution limit. Uncommon in the area.
Harnieria hygrophiloides	white karambal	herb	Uncommon in the area
Hibiscus sturtii	little hibiscus	shrub	Only two known locations
Hovea impressinerva	long-leaved hovea	shrub	Uncommon in the area
Hovea longipes	brush hovea	shrub	Uncommon in the area
Hypoestes floribunda var. *pubescens*	hypoestes	herb	Limited distribution, uncommon in the area
Leichhardtia racemosa	rusty vine	vine	Very uncommon
Lepidozamia peroffskyana	shining burrawang	cycad	Uncommon in the area
Melhania oblongifolia	velvet hibiscus	shrub	Only one known location
Mimulus gracilis	slender monkey-flower	herb	Only one known location
Monochoria cyanea	Monochoria	herb	Only one known location
Monococcus echinophorus	monococcus	shrub	Uncommon in the area
Nymphaea gigantea	giant water lily	water plant	Iconic species. Declining population
Persicaria prostata	creeping knotweed	herb	Only two known locations
Philotheca difformis subsp. *smithiana*	small-leaved waxflower	shrub	Uncommon in the area
Pisonia aculeata	thorny pisonia	climber	Uncommon in the area
Pomaderris queenslandica	Queensland pomaderris	shrub	Data deficient
Proiphys cunninghamii	Brisbane lily	lily	Uncommon in the area
Rhodamnia argentea	malletwood	tree	Likely extinction due to myrtle rust
Rhynchosia acuminatissima	rhyncho	vine	Uncommon in the area
Ricinocarpos ledifolius	ricinocarpus	shrub	Uncommon in the area
Rotala tripartita	rotala	herb	Uncommon in the area
Santalum obtusifolium	sandalwood	shrub	Uncommon in the area
Sarchochilus ceciliae	southern fairy orchid bells	orchid	Restricted habitat
Selaginella brisbanensis	Brisbane spikemoss	clubmoss	Uncommon in the area
Senna acclinis	brush senna	shrub	Uncommon in the area
Senna gaudichaudii	blunt-leaved senna	climber	Limited distribution
Seringia hookeriana	tall firebush	shrub	Uncommon in the area
Solanum serpens	hoop pine solanum	shrub	Uncommon rainforest species
Solanum singulare	Bunburra nightshade	shrub	Only two known locations
Stypandra glauca	nodding blue lily	lily	Distribution limit
Swainsona fraseri	scrub darling pea	shrub	Uncommon in the area

Botanical name	Common name	Form	Updated comment
Swainsona queenslandica	Queensland darling pea	shrub	Orange form endemic to Scenic Rim
Tephrosia bidwillii	fire pea	shrub	Uncommon in the area
Tephrosia dietrichiae	mauve tephrosia	shrub	Data deficient
Teucrium daucoides	fern-leaved germander	herb	Uncommon in the area
Thelionema grande	mountain tufted blue lily	lily	Distribution limit
Typhonium brownii	stink lily	lily	Uncommon in the area
Uraria lagopodioides	pink uraria	herb	Uncommon in the area
Vincetoxicum grandiflorum	small-leaved tylophora	vine	Uncommon in the area
Vincetoxicum paniculatum	thin-leaved tylophora	vine	Uncommon in the area

2.4 Locally significant Fauna

The expert panel formed consensus to include the following species in a revised Locally Significant Species list for Scenic Rim based on the criteria mentioned in section 1.5.

Table 4: Fauna species included in the Locally Significant Species list for the Scenic Rim

Class	Scientific name	Common name	Revised comment
amphibian	*Cyclorana alboguttata*	greenstripe frog	Uncommon in the area
amphibian	*Cyclorana brevipes*	superb collared frog	Uncommon in the area
amphibian	*Lechriodus fletcheri*	black soled frog	Limited distribution
amphibian	*Litoria brevipalmata*	green thighed frog	Limited distribution
amphibian	*Litoria revelata*	whirring treefrog	Uncommon in the area
amphibian	*Litoria verreauxii*	whistling treefrog	Limited distribution
amphibian	*Philoria loveridgei*	masked mountain frog	Uncommon in the area
amphibian	*Pseudophryne coriacea*	red backed broodfrog	Limited distribution
bird	*Anseranas semipalmata*	magpie goose	Limited distribution
bird	*Burhinus grallarius*	bush stone-curlew	Uncommon in the area
bird	*Cinclosoma punctatum*	spotted quail-thrush	Uncommon in the area
bird	*Circus approximans*	swamp harrier	Limited distribution
bird	*Coracina lineata*	barred cuckoo-shrike	Limited distribution
bird	*Ephippiorhynchus asiaticus*	black-necked stork	Uncommon in the area
bird	*Falco subniger*	black falcon	Uncommon in the area
bird	*Falcunculus frontatus*	crested shrike-tit	Uncommon in the area
bird	*Hieraaetus morphnoides*	little eagle	Uncommon in the area
bird	*Ixobrychus flavicollis*	black bittern	Limited distribution
bird	*Lewinia pectoralis*	Lewin's rail	Uncommon in the area
bird	*Lophoictinia isura*	square-tailed kite	Uncommon in the area
bird	*Malacorhynchus membranaceus*	pink-eared duck	Limited distribution
bird	*Melithreptus gularis*	black-chinned honeyeater	Uncommon in the area
bird	*Microeca fascinans*	jacky winter	Declining population
bird	*Ninox connivens*	barking owl	Uncommon in the area
bird	*Orthonyx temminckii*	Australian logrunner	Limited distribution
bird	*Plegadis falcinellus*	glossy ibis	Limited distribution
bird	*Pomatostomus temporalis*	grey-crowned babbler	Declining population
bird	*Ptiloris paradiseus*	paradise riflebird	Limited distribution
bird	*Pyrrholaemus saggittatus*	speckled warbler	Uncommon in the area
bird	*Sericulus chrysocephalus*	regent bowerbird	Limited distribution
bird	*Spatula rhynchotis*	Australasian shoveler	Limited distribution
bird	*Stagonopleura guttata*	diamond firetail	Declining population
bird	*Synoicus chinensis*	king quail	Uncommon in the area
bird	*Turnix varius*	painted button-quail	Uncommon in the area
bird	*Tyto longimembris*	eastern grass owl	Uncommon in the area

Class	Scientific name	Common name	Revised comment
bird	*Tyto novaehollandiae novaehollandiae*	masked owl	Uncommon in the area
bird	*Tyto tenebricosa tenebricosa*	sooty owl	Uncommon in the area
bird	*Zoothera heinei*	russet-tailed thrush	Limited distribution
bony fish	*Craterocephalus marjoriae*	Marjorie's hardyhead	Limited distribution. Declining population
bony fish	*Gadopsis marmoratus*	River Blackfish	Distribution limit
bony fish	*Galaxias olidus*	mountain galaxias	Uncommon in the area
bony fish	*Gobiomorphus coxii*	Cox's gudgeon	Limited distribution
bony fish	*Macquaria novemaculeata*	Australian bass	Uncommon in the area
bony fish	*Melanotaenia duboulayi*	crimsonspotted rainbowfish	Limited distribution
bony fish	*Mogurnda adspersa*	southern purplespotted gudgeon	Uncommon in the area
bony fish	*Notesthes robusta*	Bullrout	Low abundance
bony fish	*Pseudomugil signifer*	Pacific blue eye	Limited distribution
bony fish	*Trachystoma petardi*	pinkeye mullet	Uncommon in the area
crustacean decapod	*Euastacus embezee*	Embezee's crayfish	Endemic to Scenic Rim
crustacean decapod	*Euastacus sulcatus*	Lamington spiny crayfish	Limited distribution
crustacean decapod	*Euastacus valentulus*	strong crayfish	Only one known location (Christmas Creek)
mammal	*Aepyprymnus rufescens*	rufous bettong	Uncommon in the area
mammal	*Antechinus stuartii*	brown antechinus	Limited distribution
mammal	*Cercartetus nanus*	eastern pygmy-possum	Limited distribution
mammal	*Hydromys chrysogaster*	rakali	Declining population
mammal	*Ornithorhynchus anatinus*	platypus	Data deficient
mammal	*Petaurus australis australis*	yellow-bellied glider	Uncommon in the area
mammal	*Pseudomys gracilicaudatus*	eastern chestnut mouse	Uncommon in the area
mammal	*Sminthopsis murina murina*	common dunnart	Uncommon in the area
mammal	*Thylogale stigmatica*	red-legged pademelon	Limited distribution
mammal macrobat	*Nyctimene robinsoni*	eastern tube-nosed bat	Data deficient
mammal microbat	*Kerivoula papuensis*	golden-tipped bat	Data deficient
mammal microbat	*Mormopterus planiceps*	eastern freetail bat	Data deficient
mammal microbat	*Myotis macropus*	large-footed myotis	Data deficient
mammal microbat	*Nyctophilus bifax*	northern long-eared bat	Data deficient
mammal microbat	*Nyctophilus gouldi*	Gould's long-eared bat	Data deficient
mammal microbat	*Scoteanax rueppellii*	greater broad-nosed bat	Data deficient
mammal microbat	*Vespadelus pumilus*	eastern forest bat	Data deficient. Distribution limit
reptile	*Antaresia maculosa*	spotted python	Uncommon in the area
reptile	*Bellatorias major*	land mullet	Limited distribution
reptile	*Brachyurophis australis*	coral snake	Uncommon in the area
reptile	*Carlia schmeltzii*	robust rainbow-skink	Uncommon in the area
reptile	*Coeranoscincus reticulatus*	three-toed snake-tooth skink	Uncommon in the area
reptile	*Delma plebeia*	common delma	Uncommon in the area
reptile	*Delma tincta*	excitable delma	Uncommon in the area
reptile	*Demansia vestigiata*	black whip snake	Uncommon in the area
reptile	Egernia cunninghami	Cunningham's skink	Uncommon in the area
reptile	*Egernia mcpheei*	eastern crevice-skink	Uncommon in the area
reptile	*Furina diadema*	red-naped snake	Uncommon in the area
reptile	*Hoplocephalus stephensii*	Stephens' banded snake	Uncommon in the area
reptile	*Karma murrayi*	Murray's skink	Limited distribution
reptile	*Liopholis whitii*	White's skink	Uncommon in the area

Class	Scientific name	Common name	Revised comment
reptile	*Lophosaurus spinipes*	southern angle-headed dragon	Uncommon in the area
reptile	*Myuchelys latisternum*	Saw-Shelled Turtle	Distribution limit
reptile	*Notechis scutatus scutatus*	eastern tiger snake	Disjunct population
reptile	*Ophioscincus ophioscincus*	Ophioscincus	Uncommon in the area
reptile	*Ophioscincus truncatus*	short-limbed snake-skink	Limited distribution
reptile	*Oxyuranus scutellatus*	coastal taipan	Only one known location (Lamington NP)
reptile	*Pseudechis guttatus*	spotted black snake	Uncommon in the area
reptile	*Saltuarius swaini*	leaf-tailed gecko	Limited distribution
reptile	*Saproscincus challengeri*	orange-tailed shadeskink	Uncommon in the area
reptile	*Saproscincus rosei*	Rose's shadeskink	Uncommon in the area
reptile	*Saproscincus spectabilis*	pale-lipped shadeskink	Uncommon in the area

3 Further recommendations

Throughout the review process, the expert panel and other stakeholders provided additional valuable suggestions that extended beyond the initial scope of the species and urban greening lists. These included:

1. **Further stakeholder input for Urban Greening:** Another review will be required to make the urban greening documents more comprehensive. This might involve on ground community consultation and/or further input from the expert panel.

2. **Scenic Rim Floral Emblem:** One of the prominent suggestions was to establish a floral emblem for the Scenic Rim. This emblem would symbolise the region's unique botanical heritage and foster a stronger connection between the community and the local environment. The idea was well-received and considered as a potential initiative to promote regional identity and pride in local flora. Species suggested were as follows:

   - *Daviesia arborea*
   - *Eucalyptus tereticornis* subsp. *tereticornis*
   - *Gmelina leichhardtii*
   - *Swainsona queenslandica*
   - *Veronica derwentina*
   - *Brachychiton bidwillii*
   - *Erythrina numerosa*
   - *Brachychiton discolor.*

3. **Significant Tree Register**: Another suggestion involved the creation of a Significant Tree Register for the Scenic Rim. This register would identify and protect trees of exceptional ecological, historical, or cultural value within the region.

4. **Native Plant Purchasing Guide:** The review process also brought forward recommendations for compiling a guide on where to purchase native plants suitable for the urban greening lists. This guide would serve as a resource for local residents, providing them with information on nurseries and suppliers that offer regionally appropriate native species. By promoting the use of local native plants, the guide would support the urban greening efforts and contribute to the overall ecological health of the Scenic Rim.

Appendix I

Threatened species status was extracted from Queensland Government's WildNet on 1 May 2025, using the *Request a species list* online tool available at website https://apps.des.qld.gov.au/report-request/species-list/. Special Least Concern species are included.
Please note, this list will require updating upon release of this review to include newly listed species as well as up to date NCA and EPBC status.

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
animals	amphibians	Hylidae	*Litoria freycineti*	wallum rocketfrog	Vulnerable	
animals	amphibians	Hylidae	*Litoria pearsoniana*	cascade treefrog	Vulnerable	
animals	amphibians	Limnodynastidae	*Adelotus brevis*	tusked frog	Vulnerable	
animals	amphibians	Limnodynastidae	*Philoria knowlesi*	Mt Ballow mountain frog	Endangered	Endangered
animals	amphibians	Limnodynastidae	*Philoria kundagungan*	red-and-yellow mountain frog	Endangered	Endangered
animals	amphibians	Myobatrachidae	*Assa darlingtoni*	pouched frog	Vulnerable	Vulnerable
animals	amphibians	Myobatrachidae	*Mixophyes fleayi*	Fleay's barred frog	Endangered	Endangered
animals	amphibians	Myobatrachidae	*Mixophyes iteratus*	giant barred frog	Vulnerable	Vulnerable
animals	birds	Accipitridae	*Erythrotriorchis radiatus*	red goshawk	Endangered	Endangered
animals	birds	Apodidae	*Apus pacificus*	fork-tailed swift	Special Least Concern	
animals	birds	Apodidae	*Hirundapus caudacutus*	white-throated needletail	Vulnerable	Vulnerable
animals	birds	Ardeidae	*Botaurus poiciloptilus*	Australasian bittern	Endangered	Endangered
animals	birds	Atrichornithidae	*Atrichornis rufescens*	rufous scrub-bird	Vulnerable	Endangered
animals	birds	Cacatuidae	*Cacatua leadbeateri leadbeateri*	Pink Cockatoo	Endangered	Endangered
animals	birds	Cacatuidae	*Calyptorhynchus lathami*	glossy black-cockatoo	Vulnerable	
animals	birds	Cacatuidae	*Calyptorhynchus lathami lathami*	glossy black-cockatoo (eastern)	Vulnerable	Vulnerable
animals	birds	Columbidae	*Geophaps scripta scripta*	squatter pigeon (southern subspecies)	Vulnerable	Vulnerable
animals	birds	Cuculidae	*Cuculus optatus*	oriental cuckoo	Special Least Concern	
animals	birds	Dasyornithidae	*Dasyornis brachypterus*	eastern bristlebird	Endangered	Endangered
animals	birds	Estrildidae	*Stagonopleura guttata*	diamond firetail	Vulnerable	Vulnerable
animals	birds	Hirundinidae	*Hirundo rustica*	barn swallow	Special Least Concern	
animals	birds	Laridae	*Hydroprogne caspia*	Caspian tern	Special Least Concern	
animals	birds	Laridae	*Thalasseus bergii*	crested tern	Special Least Concern	
animals	birds	Maluridae	*Stipiturus malachurus*	southern emu-wren	Vulnerable	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
animals	birds	Meliphagidae	*Anthochaera phrygia*	regent honeyeater	Critically Endangered	Critically Endangered
animals	birds	Meliphagidae	*Grantiella picta*	painted honeyeater	Vulnerable	Vulnerable
animals	birds	Menuridae	*Menura alberti*	Albert's lyrebird	Near Threatened	
animals	birds	Motacillidae	*Motacilla cinerea*	grey wagtail	Special Least Concern	
animals	birds	Pandionidae	*Pandion haliaetus cristatus*	eastern osprey	Special Least Concern	
animals	birds	Phaethontidae	*Phaethon lepturus*	white-tailed tropicbird	Special Least Concern	
animals	birds	Phaethontidae	*Phaethon rubricauda*	red-tailed tropicbird	Vulnerable	
animals	birds	Podargidae	*Podargus ocellatus plumiferus*	plumed frogmouth	Vulnerable	
animals	birds	Procellariidae	*Ardenna pacifica*	wedge-tailed shearwater	Vulnerable	
animals	birds	Psittaculidae	*Cyclopsitta diophthalma coxeni*	Coxen's fig-parrot	Critically Endangered	Critically Endangered
animals	birds	Psittaculidae	*Lathamus discolor*	swift parrot	Endangered	Critically Endangered
animals	birds	Psittaculidae	*Psephotellus pulcherrimus*	paradise parrot	Extinct in the Wild	Extinct
animals	birds	Rostratulidae	*Rostratula australis*	Australian painted-snipe	Endangered	Endangered
animals	birds	Scolopacidae	*Calidris acuminata*	sharp-tailed sandpiper	Vulnerable	Vulnerable
animals	birds	Scolopacidae	*Gallinago hardwickii*	Latham's snipe	Vulnerable	Vulnerable
animals	birds	Scolopacidae	*Tringa nebularia*	common greenshank	Endangered	Endangered
animals	birds	Scolopacidae	*Tringa stagnatilis*	marsh sandpiper	Special Least Concern	
animals	birds	Strigidae	*Ninox strenua*	powerful owl	Vulnerable	
animals	birds	Threskiornithidae	*Plegadis falcinellus*	glossy ibis	Special Least Concern	
animals	birds	Turnicidae	*Turnix melanogaster*	black-breasted button-quail	Vulnerable	Vulnerable
animals	insects	Lycaenidae	*Acrodipsas illidgei*	Illidge's ant-blue	Vulnerable	
animals	insects	Nymphalidae	*Argynnis hyperbius inconstans*	Australian fritillary	Endangered	Critically Endangered
animals	insects	Papilionidae	*Ornithoptera richmondia*	Richmond birdwing	Vulnerable	
animals	lobe-finned fishes	Ceratodontidae	*Neoceratodus forsteri*	Australian lungfish	Vulnerable	Vulnerable
animals	malacostracans	Parastacidae	*Euastacus binzayedi*		Critically Endangered	Critically Endangered
animals	malacostracans	Parastacidae	*Euastacus dalagarbe*		Critically Endangered	Critically Endangered
animals	mammals	Dasyuridae	*Antechinus arktos*	black-tailed antechinus	Endangered	Endangered
animals	mammals	Dasyuridae	*Dasyurus maculatus maculatus*	spotted-tailed quoll (southern subspecies)	Endangered	Endangered
animals	mammals	Macropodidae	*Petrogale penicillata*	brush-tailed rock-wallaby	Vulnerable	Vulnerable
animals	mammals	Muridae	*Conilurus albipes*	white-footed rabbit-rat	Extinct in the Wild	Extinct
animals	mammals	Muridae	*Pseudomys australis*	plains rat	Vulnerable	Vulnerable
animals	mammals	Muridae	*Pseudomys oralis*	Hastings River mouse	Endangered	Endangered

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
animals	mammals	Ornithorhynchidae	*Ornithorhynchus anatinus*	platypus	Special Least Concern	
animals	mammals	Petauridae	*Petaurus australis australis*	yellow-bellied glider (southern subspecies)	Vulnerable	Vulnerable
animals	mammals	Phascolarctidae	*Phascolarctos cinereus*	koala	Endangered	Endangered
animals	mammals	Potoroidae	*Potorous tridactylus tridactylus*	long-nosed potoroo	Vulnerable	Vulnerable
animals	mammals	Pseudocheiridae	*Petauroides volans volans*	southern greater glider	Endangered	Endangered
animals	mammals	Tachyglossidae	*Tachyglossus aculeatus*	short-beaked echidna	Special Least Concern	
animals	mammals	Vespertilionidae	*Chalinolobus dwyeri*	large-eared pied bat	Endangered	Endangered
animals	ray-finned fishes	Percichthyidae	*Maccullochella mariensis*	Mary River cod	Endangered	Endangered
animals	ray-finned fishes	Pseudomugilidae	*Pseudomugil mellis*	honey blue eye	Endangered	Endangered
animals	reptiles	Elapidae	*Acanthophis antarcticus*	common death adder	Vulnerable	
animals	reptiles	Scincidae	*Harrisoniascincus zia*	rainforest cool-skink	Vulnerable	Vulnerable
animals	reptiles	Scincidae	*Karma tryoni*	Tryon's skink	Endangered	
animals	reptiles	Typhlopidae	*Anilios insperatus*	Fassifern blind snake	Critically Endangered	Critically Endangered
plants	Charophyceae	Characeae	*Lychnothamnus barbatus*		Critically Endangered	Endangered
plants	land plants	Amaryllidaceae	*Crinum flaccidum*	Murray lily	Special Least Concern	
plants	land plants	Amaryllidaceae	*Proiphys cunninghamii*	Moreton Bay lily	Special Least Concern	
plants	land plants	Apocynaceae	*Leichhardtia coronata*		Vulnerable	
plants	land plants	Apocynaceae	*Leichhardtia longiloba*		Vulnerable	Vulnerable
plants	land plants	Apocynaceae	*Parsonsia tenuis*	slender silkpod	Vulnerable	
plants	land plants	Arecaceae	*Livistona australis*	cabbage tree palm	Special Least Concern	
plants	land plants	Aristolochiaceae	*Pararistolochia praevenosa*		Near Threatened	
plants	land plants	Asteraceae	*Brachyscome ascendens*	Binna Burra daisy	Vulnerable	
plants	land plants	Asteraceae	*Leuzea australis*		Vulnerable	Vulnerable
plants	land plants	Asteraceae	*Olearia heterocarpa*	nightcap daisy bush	Near Threatened	
plants	land plants	Asteraceae	*Ozothamnus vagans*		Vulnerable	Vulnerable
plants	land plants	Asteraceae	*Picris conyzoides*		Vulnerable	
plants	land plants	Asteraceae	*Picris evae*		Vulnerable	Vulnerable
plants	land plants	Asteraceae	*Podolepis monticola*	mountain podolepis	Vulnerable	
plants	land plants	Asteraceae	*Tetramolopium vagans*		Vulnerable	
plants	land plants	Blechnaceae	*Blechnum camfieldii*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum hindii*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum medium*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Blechnaceae	*Blechnum parrisiae*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum patersonii*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum patersonii* subsp. *patersonii*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum patersonii* subsp. *queenslandicum*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum spinulosum*		Special Least Concern	
plants	land plants	Blechnaceae	*Blechnum wattsii*	hard water fern	Special Least Concern	
plants	land plants	Campanulaceae	*Isotoma axillaris*	australian harebell	Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia anceps*		Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia andrewsii*		Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia browniana*		Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia concolor*		Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia purpurascens*	white root	Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia quadrangularis*		Special Least Concern	
plants	land plants	Campanulaceae	*Lobelia trigonocaulis*	forest lobelia	Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia capillaris*		Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia glabra*	native bluebell	Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia gracilis*	sprawling bluebell	Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia graniticola*	granite bluebell	Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia planiflora* subsp. *longipila*		Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia queenslandica*		Special Least Concern	
plants	land plants	Campanulaceae	*Wahlenbergia scopulicola*		Vulnerable	
plants	land plants	Campanulaceae	*Wahlenbergia stricta* subsp. *stricta*		Special Least Concern	
plants	land plants	Corynocarpaceae	*Corynocarpus rupestris* subsp. *arborescens*	southern corynocarpus	Vulnerable	
plants	land plants	Cupressaceae	*Callitris baileyi*	Bailey's cypress	Near Threatened	
plants	land plants	Cyatheaceae	*Alsophila cunninghamii*		Near Threatened	
plants	land plants	Cyperaceae	*Cyperus rupicola*		Vulnerable	
plants	land plants	Dicksoniaceae	*Dicksonia antarctica*		Special Least Concern	
plants	land plants	Dicksoniaceae	*Dicksonia youngiae*	bristly tree fern	Special Least Concern	
plants	land plants	Dilleniaceae	*Hibbertia hexandra*		Near Threatened	
plants	land plants	Dilleniaceae	*Hibbertia monticola*	mountain guinea flower	Near Threatened	
plants	land plants	Doryanthaceae	*Doryanthes palmeri*	giant spear lily	Special Least Concern	
plants	land plants	Droseraceae	*Drosera auriculata*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Droseraceae	*Drosera burmanni*		Special Least Concern	
plants	land plants	Droseraceae	*Drosera hookeri*		Special Least Concern	
plants	land plants	Droseraceae	*Drosera lunata*		Special Least Concern	
plants	land plants	Droseraceae	*Drosera spatulata*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Arachniodes aristata*	prickly shield fern	Special Least Concern	
plants	land plants	Dryopteridaceae	*Lastreopsis decomposita*	trim shield fern	Special Least Concern	
plants	land plants	Dryopteridaceae	*Lastreopsis marginans*	glossy shield fern	Special Least Concern	
plants	land plants	Dryopteridaceae	*Lastreopsis silvestris*		Vulnerable	
plants	land plants	Dryopteridaceae	*Parapolystichum acuminatum*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Parapolystichum microsorum*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Parapolystichum munitum*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Parapolystichum smithianum*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Polystichum fallax*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Polystichum formosum*		Special Least Concern	
plants	land plants	Dryopteridaceae	*Polystichum proliferum*		Special Least Concern	
plants	land plants	Ericaceae	*Agiortia cicatricata*		Near Threatened	
plants	land plants	Ericaceae	*Gaultheria viridicarpa*	green waxberry	Endangered	Endangered
plants	land plants	Euphorbiaceae	*Baloghia marmorata*	jointed baloghia	Vulnerable	Vulnerable
plants	land plants	Euphorbiaceae	*Bertya ernestiana*		Vulnerable	Vulnerable
plants	land plants	Euphorbiaceae	*Bertya glandulosa*		Vulnerable	
plants	land plants	Euphorbiaceae	*Bertya pinifolia*		Vulnerable	Vulnerable
plants	land plants	Euphorbiaceae	*Croton mamillatus*	Bahrs scrub croton	Critically Endangered	Critically Endangered
plants	land plants	Euphorbiaceae	*Ricinocarpos speciosus*		Vulnerable	
plants	land plants	Gesneriaceae	*Fieldia australis*	fieldia	Special Least Concern	
plants	land plants	Goodeniaceae	*Coopernookia scabridiuscula*	coopernookia	Vulnerable	Vulnerable
plants	land plants	Haloragaceae	*Gonocarpus hirtus*		Vulnerable	
plants	land plants	Haloragaceae	*Haloragis exalata* subsp. *velutina*		Vulnerable	Vulnerable
plants	land plants	Hydrocharitaceae	*Hydrilla verticillata*	hydrilla	Special Least Concern	
plants	land plants	Hydrocharitaceae	*Najas tenuifolia*	water nymph	Special Least Concern	
plants	land plants	Hydrocharitaceae	*Ottelia ovalifolia* subsp. *ovalifolia*		Special Least Concern	
plants	land plants	Hymenophyllaceae	*Abrodictyum caudatum*		Special Least Concern	
plants	land plants	Hymenophyllaceae	*Crepidomanes saxifragoides*		Special Least Concern	
plants	land plants	Hymenophyllaceae	*Crepidomanes vitiense*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Hymenophyllaceae	*Hymenophyllum australe*	austral filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Hymenophyllum bivalve*	filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Hymenophyllum cupressiforme*	common filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Hymenophyllum flabellatum*	shiny filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Hymenophyllum marginatum*	bordered filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Hymenophyllum peltatum*	alpine filmy fern	Special Least Concern	
plants	land plants	Hymenophyllaceae	*Polyphlebium venosum*	veined bristle fern	Special Least Concern	
plants	land plants	Lamiaceae	*Coleus nitidus*		Endangered	Endangered
plants	land plants	Lamiaceae	*Westringia blakeana*		Near Threatened	
plants	land plants	Lamiaceae	*Westringia rupicola*		Vulnerable	Vulnerable
plants	land plants	Lamiaceae	*Westringia sericea*	native rosemary	Vulnerable	
plants	land plants	Lauraceae	*Cryptocarya foetida*	stinking cryptocarya	Vulnerable	Vulnerable
plants	land plants	Laxmanniaceae	*Cordyline congesta*	Boonah palm lily	Special Least Concern	
plants	land plants	Laxmanniaceae	*Cordyline stricta*	narrow-leaved palm lily	Special Least Concern	
plants	land plants	Leguminosae	*Acacia acrionastes*		Near Threatened	
plants	land plants	Leguminosae	*Acacia saxicola*	Mt. Maroon wattle	Vulnerable	
plants	land plants	Leguminosae	*Cassia marksiana*		Vulnerable	
plants	land plants	Leguminosae	*Pultenaea whiteana*	Mt. Barney bush pea	Vulnerable	
plants	land plants	Leguminosae	*Sophora fraseri*	brush sophora	Vulnerable	Vulnerable
plants	land plants	Lentibulariaceae	*Utricularia dichotoma*	fairy aprons	Special Least Concern	
plants	land plants	Lentibulariaceae	*Utricularia gibba*	floating bladderwort	Special Least Concern	
plants	land plants	Loranthaceae	*Muellerina myrtifolia*		Near Threatened	
plants	land plants	Lycopodiaceae	*Lateristachys lateralis*		Special Least Concern	
plants	land plants	Lycopodiaceae	*Phlegmariurus varius*		Vulnerable	
plants	land plants	Lycopodiaceae	*Pseudolycopodium densum*		Special Least Concern	
plants	land plants	Meliaceae	*Owenia cepiodora*	onion cedar	Vulnerable	Vulnerable
plants	land plants	Menispermaceae	*Fawcettia tinosporoides*		Vulnerable	
plants	land plants	Menyanthaceae	*Nymphoides geminata*		Special Least Concern	
plants	land plants	Myrtaceae	*Eucalyptus codonocarpa*	mallee ash	Near Threatened	
plants	land plants	Myrtaceae	*Eucalyptus curtisii*	Plunkett mallee	Near Threatened	
plants	land plants	Myrtaceae	*Eucalyptus dunnii*	Dunn's white gum	Vulnerable	
plants	land plants	Myrtaceae	*Gossia hillii*		Critically Endangered	
plants	land plants	Myrtaceae	*Gossia punctata*		Critically Endangered	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Myrtaceae	*Lenwebbia prominens*		Near Threatened	
plants	land plants	Myrtaceae	*Lenwebbia* sp. (Main Range P.R.Sharpe+ 4877)	Main Range lenwebbia	Critically Endangered	Critically Endangered
plants	land plants	Myrtaceae	*Leptospermum barneyense*		Endangered	
plants	land plants	Myrtaceae	*Melaleuca groveana*		Near Threatened	
plants	land plants	Myrtaceae	*Melaleuca irbyana*		Endangered	
plants	land plants	Myrtaceae	*Rhodamnia dumicola*	rib-fruited malletwood	Endangered	
plants	land plants	Myrtaceae	*Rhodamnia rubescens*	scrub turpentine	Critically Endangered	Critically Endangered
plants	land plants	Myrtaceae	*Rhodamnia whiteana*	white malletwood	Endangered	
plants	land plants	Myrtaceae	*Rhodomyrtus psidioides*	native guava	Critically Endangered	Critically Endangered
plants	land plants	Myrtaceae	*Syzygium hodgkinsoniae*	red lilly pilly	Vulnerable	Vulnerable
plants	land plants	Myrtaceae	*Uromyrtus lamingtonensis*		Vulnerable	
plants	land plants	Nymphaeaceae	*Nymphaea gigantea*		Special Least Concern	
plants	land plants	Oleaceae	*Jasminum jenniae*		Endangered	
plants	land plants	Oleaceae	*Notelaea lloydii*	Lloyd's native olive	Vulnerable	Vulnerable
plants	land plants	Orchidaceae	*Acianthus exsertus*		Special Least Concern	
plants	land plants	Orchidaceae	*Acianthus fornicatus*	pixie caps	Special Least Concern	
plants	land plants	Orchidaceae	*Acianthus saxatilis*		Endangered	
plants	land plants	Orchidaceae	*Bulbophyllum argyropus*		Vulnerable	
plants	land plants	Orchidaceae	*Bulbophyllum bracteatum*		Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum elisae*	pineapple orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum exiguum*		Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum globuliforme*		Near Threatened	Vulnerable
plants	land plants	Orchidaceae	*Bulbophyllum minutissimum*	grain-of-wheat orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum schillerianum*	red rope orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum shepherdii*	wheat-leaved orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Bulbophyllum weinthalii*	blotched bulbophyllum	Vulnerable	
plants	land plants	Orchidaceae	*Bulbophyllum weinthalii* subsp. *weinthalii*		Vulnerable	
plants	land plants	Orchidaceae	*Caladenia carnea*		Special Least Concern	
plants	land plants	Orchidaceae	*Caladenia catenata*		Special Least Concern	
plants	land plants	Orchidaceae	*Caladenia fuscata*		Special Least Concern	
plants	land plants	Orchidaceae	*Caladenia picta*		Special Least Concern	
plants	land plants	Orchidaceae	*Calanthe triplicata*	christmas orchid	Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Orchidaceae	*Caleana major*	flying duck orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Calochilus campestris*	copper beard orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Calochilus grandiflorus*	giant beard orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Calochilus robertsonii*	purplish beard orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Cestichis coelogynoides*		Special Least Concern	
plants	land plants	Orchidaceae	*Cestichis swenssonii*		Special Least Concern	
plants	land plants	Orchidaceae	*Cheirostylis notialis*		Special Least Concern	
plants	land plants	Orchidaceae	*Cheirostylis ovata*	caterpillar orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Chiloglottis diphylla*		Special Least Concern	
plants	land plants	Orchidaceae	*Chiloglottis sphyrnoides*		Vulnerable	
plants	land plants	Orchidaceae	*Chiloglottis sylvestris*		Special Least Concern	
plants	land plants	Orchidaceae	*Corunastylis parvicalla*		Special Least Concern	
plants	land plants	Orchidaceae	*Corunastylis sigmoidea*		Near Threatened	
plants	land plants	Orchidaceae	*Corybas aconitiflorus*		Special Least Concern	
plants	land plants	Orchidaceae	*Corybas barbarae*	helmet orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Corybas fimbriatus*	fringed helmet orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Corybas hispidus*	bristly helmet orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Corybas montanus*	small helmet orchid	Vulnerable	Vulnerable
plants	land plants	Orchidaceae	*Cryptostylis erecta*	bonnet orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Cryptostylis subulata*	large tongue orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Cyanicula caerulea*		Special Least Concern	
plants	land plants	Orchidaceae	*Cymbidium canaliculatum*		Special Least Concern	
plants	land plants	Orchidaceae	*Cymbidium madidum*		Special Least Concern	
plants	land plants	Orchidaceae	*Cymbidium suave*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium aemulum*	ironbark orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium falcorostrum*	beech orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium gracilicaule*	slender orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium kingianum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium kingianum* subsp. *kingianum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium monophyllum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium schneiderae* var. *schneiderae*		Near Threatened	
plants	land plants	Orchidaceae	*Dendrobium speciosum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium speciosum* subsp. *hillii*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Orchidaceae	*Dendrobium tetragonum*	tree spider orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium* x *delicatum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dendrobium* x *gracillimum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dipodium punctatum*		Special Least Concern	
plants	land plants	Orchidaceae	*Dipodium variegatum*		Special Least Concern	
plants	land plants	Orchidaceae	*Diuris abbreviata*	lemon doubletail	Special Least Concern	
plants	land plants	Orchidaceae	*Diuris punctata*		Special Least Concern	
plants	land plants	Orchidaceae	*Diuris sulphurea*	tiger orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia bowmanii*	scrub pencil orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia cucumerina*		Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia dolichophylla*		Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia linguiformis*	tongue orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia mortii*		Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia pugioniformis*	dagger orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia schoenina*	pencil orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Dockrillia teretifolia*	rat's tail orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Epipogium roseum*	leafless nodding orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Eriochilus cucullatus*		Special Least Concern	
plants	land plants	Orchidaceae	*Erythrorchis cassythoides*	climbing orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Gastrodia sesamoides*	cinnamon bells	Special Least Concern	
plants	land plants	Orchidaceae	*Glossodia major*	wax-lip orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Lyperanthus suaveolens*	brown beaks	Special Least Concern	
plants	land plants	Orchidaceae	*Microtis parviflora*	slender onion orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Microtis rara*	scented onion orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Microtis unifolia*	common onion orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Oberonia complanata*		Special Least Concern	
plants	land plants	Orchidaceae	*Oberonia palmicola*		Special Least Concern	
plants	land plants	Orchidaceae	*Orthoceras strictum*	horned orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Peristeranthus hillii*		Special Least Concern	
plants	land plants	Orchidaceae	*Plectorrhiza beckleri*		Near Threatened	
plants	land plants	Orchidaceae	*Plectorrhiza purpurata*		Special Least Concern	
plants	land plants	Orchidaceae	*Plectorrhiza tridentata*	tangle orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Prasophyllum elatum*	tall leek orchid	Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Orchidaceae	*Prasophyllum flavum*	yellow leek orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Pseudovanilla foliata*	giant climbing orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis acuminata*	sharp greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis baptistii*	king greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis bicornis*	horned greenhood	Vulnerable	Vulnerable
plants	land plants	Orchidaceae	*Pterostylis curta*	blunt greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis daintreana*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis erecta*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis grandiflora*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis hildae*	rainforest greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis nutans*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis parviflora*	tiny greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis pedunculata*	maroonhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis reflexa*	dainty greenhood	Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis rufa*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis russellii*		Special Least Concern	
plants	land plants	Orchidaceae	*Pterostylis torquata*		Special Least Concern	
plants	land plants	Orchidaceae	*Rhinerrhiza divitiflora*		Special Least Concern	
plants	land plants	Orchidaceae	*Rhizanthella omissa*		Endangered	
plants	land plants	Orchidaceae	*Sarcochilus ceciliae*	fairy bells	Special Least Concern	
plants	land plants	Orchidaceae	*Sarcochilus dilatatus*	brown sarcochilus	Special Least Concern	
plants	land plants	Orchidaceae	*Sarcochilus falcatus*	orange blossom orchid	Special Least Concern	
plants	land plants	Orchidaceae	*Sarcochilus fitzgeraldii*	ravine orchid	Endangered	Vulnerable
plants	land plants	Orchidaceae	*Sarcochilus hartmannii*		Vulnerable	Vulnerable
plants	land plants	Orchidaceae	*Sarcochilus parviflorus*		Special Least Concern	
plants	land plants	Orchidaceae	*Sarcochilus spathulatus*		Special Least Concern	
plants	land plants	Orchidaceae	*Sarcochilus weinthalii*	blotched sarcochilus	Endangered	Vulnerable
plants	land plants	Orchidaceae	*Spiranthes australis*		Special Least Concern	
plants	land plants	Orchidaceae	*Stigmatodactylus amplexicaulis*		Special Least Concern	
plants	land plants	Orchidaceae	*Thelymitra angustifolia*		Special Least Concern	
plants	land plants	Orchidaceae	*Thelymitra carnea*		Special Least Concern	
plants	land plants	Orchidaceae	*Thelymitra fragrans*		Special Least Concern	
plants	land plants	Orchidaceae	*Thelymitra ixioides*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Orchidaceae	*Thelymitra pauciflora*	slender sun orchid	Special Least Concern	
plants	land plants	Orobanchaceae	*Euphrasia bella*	Lamington eyebright	Endangered	Vulnerable
plants	land plants	Picrodendraceae	*Pseudanthus pauciflorus* subsp. *pauciflorus*		Near Threatened	
plants	land plants	Pittosporaceae	*Pittosporum oreillyanum*	thorny pittosporum	Near Threatened	
plants	land plants	Poaceae	*Arthraxon hispidus* var. *hispidus*		Vulnerable	
plants	land plants	Poaceae	*Arundinella grevillensis*		Vulnerable	
plants	land plants	Polygalaceae	*Comesperma breviflorum*		Near Threatened	
plants	land plants	Polygonaceae	*Persicaria elatior*		Vulnerable	Vulnerable
plants	land plants	Polypodiaceae	*Dendroconche scandens*		Special Least Concern	
plants	land plants	Polypodiaceae	*Dictymia brownii*	strap fern	Special Least Concern	
plants	land plants	Polypodiaceae	*Drynaria rigidula*		Special Least Concern	
plants	land plants	Polypodiaceae	*Grammitis stenophylla*		Special Least Concern	
plants	land plants	Polypodiaceae	*Notogrammitis billardierei*		Special Least Concern	
plants	land plants	Polypodiaceae	*Platycerium bifurcatum*		Special Least Concern	
plants	land plants	Polypodiaceae	*Platycerium superbum*	staghorn fern	Special Least Concern	
plants	land plants	Polypodiaceae	*Pyrrosia confluens*		Special Least Concern	
plants	land plants	Polypodiaceae	*Pyrrosia confluens* var. *confluens*		Special Least Concern	
plants	land plants	Polypodiaceae	*Pyrrosia rupestris*	rock felt fern	Special Least Concern	
plants	land plants	Polypodiaceae	*Zealandia pustulata* subsp. *pustulata*		Special Least Concern	
plants	land plants	Potamogetonaceae	*Potamogeton crispus*	curly pondweed	Special Least Concern	
plants	land plants	Potamogetonaceae	*Potamogeton ochreatus*	blunt pondweed	Special Least Concern	
plants	land plants	Potamogetonaceae	*Potamogeton octandrus*		Special Least Concern	
plants	land plants	Potamogetonaceae	*Potamogeton perfoliatus*	perfoliate pondweed	Special Least Concern	
plants	land plants	Potamogetonaceae	*Stuckenia pectinata*		Special Least Concern	
plants	land plants	Proteaceae	*Alloxylon pinnatum*		Near Threatened	
plants	land plants	Proteaceae	*Banksia conferta*		Vulnerable	
plants	land plants	Proteaceae	*Grevillea linsmithii*		Endangered	
plants	land plants	Proteaceae	*Helicia ferruginea*	rusty oak	Vulnerable	
plants	land plants	Proteaceae	*Macadamia integrifolia*	macadamia nut	Vulnerable	Vulnerable
plants	land plants	Proteaceae	*Macadamia tetraphylla*		Vulnerable	Vulnerable
plants	land plants	Psilotaceae	*Psilotum nudum*	skeleton fork fern	Special Least Concern	
plants	land plants	Psilotaceae	*Tmesipteris ovata*		Special Least Concern	
plants	land plants	Psilotaceae	*Tmesipteris truncata*		Special Least Concern	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Pteridaceae	*Adiantum aethiopicum*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum atroviride*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum diaphanum*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum hispidulum*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum hispidulum* var. *hispidulum*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum hispidulum* var. *hypoglaucum*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum hispidulum* var. *minus*		Special Least Concern	
plants	land plants	Pteridaceae	*Adiantum silvaticum*		Special Least Concern	
plants	land plants	Pteridaceae	*Antrophyum austroqueenslandicum*		Critically Endangered	Critically Endangered
plants	land plants	Pteridaceae	*Doryopteris concolor*		Special Least Concern	
plants	land plants	Pteridaceae	*Haplopteris elongata*		Special Least Concern	
plants	land plants	Pteridaceae	*Haplopteris ensiformis*		Special Least Concern	
plants	land plants	Pteridaceae	*Pellaea falcata*		Special Least Concern	
plants	land plants	Pteridaceae	*Pellaea nana*		Special Least Concern	
plants	land plants	Pteridaceae	*Pellaea paradoxa*	heart fern	Special Least Concern	
plants	land plants	Pteridaceae	*Pteris epaleata*		Special Least Concern	
plants	land plants	Pteridaceae	*Pteris tremula*		Special Least Concern	
plants	land plants	Pteridaceae	*Pteris umbrosa*	jungle bracken	Special Least Concern	
plants	land plants	Ranunculaceae	*Clematis fawcettii*		Vulnerable	Vulnerable
plants	land plants	Rhamnaceae	*Pomaderris crassifolia*		Vulnerable	
plants	land plants	Rhamnaceae	*Pomaderris notata*		Vulnerable	
plants	land plants	Rubiaceae	*Randia moorei*	spiny gardenia	Endangered	Endangered
plants	land plants	Rutaceae	*Leionema beckleri*		Endangered	
plants	land plants	Rutaceae	*Leionema gracile*		Vulnerable	
plants	land plants	Rutaceae	*Philotheca obovatifolia*		Vulnerable	Vulnerable
plants	land plants	Rutaceae	*Zieria adenodonta*		Near Threatened	
plants	land plants	Rutaceae	*Zieria collina*		Vulnerable	Vulnerable
plants	land plants	Rutaceae	*Zieria montana*	Mt Barney stink bush	Critically Endangered	
plants	land plants	Santalaceae	*Thesium australe*	toadflax	Vulnerable	Vulnerable
plants	land plants	Sapindaceae	*Cossinia australiana*		Endangered	Endangered
plants	land plants	Sapindaceae	*Cupaniopsis newmanii*	long-leaved tuckeroo	Near Threatened	
plants	land plants	Sapindaceae	*Cupaniopsis tomentella*	Boonah tuckeroo	Vulnerable	Vulnerable
plants	land plants	Sapindaceae	*Lepiderema pulchella*	fine-leaved tuckeroo	Vulnerable	

Kingdom	Class	Family	Scientific Name	Common Name	NCA status	EPBC status
plants	land plants	Sapotaceae	*Planchonella eerwah*		Endangered	Endangered
plants	land plants	Schizaeaceae	*Schizaea bifida*	forked comb fern	Special Least Concern	
plants	land plants	Schizaeaceae	*Schizaea dichotoma*	branched comb fern	Special Least Concern	
plants	land plants	Solanaceae	*Solanum callium*	brush nightshade	Vulnerable	
plants	land plants	Solanaceae	*Solanum mentiens*		Endangered	
plants	land plants	Sterculiaceae	*Brachychiton acerifolius*	flame tree	Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton bidwillii*	little kurrajong	Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton discolor*		Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton populneus* subsp. *populneus*		Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton rupestris*		Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton* x *incarnatus*		Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton* x *turgidulus*		Special Least Concern	
plants	land plants	Sterculiaceae	*Brachychiton* x *vinicolor*		Special Least Concern	
plants	land plants	Stylidiaceae	*Stylidium laricifolium*	tree trigger plant	Special Least Concern	
plants	land plants	Thelypteridaceae	*Ampelopteris prolifera*		Special Least Concern	
plants	land plants	Thelypteridaceae	*Christella dentata*	creek fern	Special Least Concern	
plants	land plants	Thelypteridaceae	*Cyclosorus interruptus*		Special Least Concern	
plants	land plants	Thelypteridaceae	*Macrothelypteris torresiana*	pale wood fern	Special Least Concern	
plants	land plants	Thelypteridaceae	*Pakau pennigera*		Endangered	
plants	land plants	Thismiaceae	*Thismia rodwayi*		Near Threatened	
plants	land plants	Thymelaeaceae	*Pimelea umbratica*		Near Threatened	
plants	land plants	Xanthorrhoeaceae	*Xanthorrhoea glauca* subsp. *glauca*		Special Least Concern	
plants	land plants	Xanthorrhoeaceae	*Xanthorrhoea johnsonii*		Special Least Concern	
plants	land plants	Xanthorrhoeaceae	*Xanthorrhoea latifolia* subsp. *latifolia*		Special Least Concern	
plants	land plants	Xanthorrhoeaceae	*Xanthorrhoea latifolia* subsp. *maxima*		Special Least Concern	
plants	land plants	Xanthorrhoeaceae	*Xanthorrhoea macronema*		Special Least Concern	
plants	land plants	Zamiaceae	*Lepidozamia peroffskyana*	shining burrawang	Special Least Concern	

Appendix II

Priority Regional Ecosystems in the Scenic Rim, with updated LGA priority based on expert panel input.

Priority REs in Scenic Rim LGA - least concern

LEAST CONCERN RE	REGIONAL ECOSYSTEM NAME	PRECLEAR AREA (HA)	REMNANT + HVR AREA (HA)	% REMAINING IN LGA	LGA PRIORITY
12.3.6	*Melaleuca quinquenervia +/- Eucalyptus tereticornis, Lophostemon suaveolens, Corymbia intermedia* open forest on coastal alluvial plains	1.90	0.25	13.1	High
12.3.7	*Eucalyptus tereticornis, Casuarina cunninghamiana* subsp. *cunninghamiana +/- Melaleuca* spp. fringing woodland	5,210.13	1,409.32	27.0	Very High
12.5.1	Open forest complex with *Corymbia citriodora* subsp. *variegata* on subcoastal remnant Tertiary surfaces. Usually deep red soils	183.63	2.19	1.2	Very high
12.8.1	*Eucalyptus campanulata* tall open forest on Cainozoic igneous rocks	5,154.45	5,073.35	98.4	Low
12.8.3	Complex notophyll vine forest on Cainozoic igneous rocks. Altitude <600m	9,935.46	6,040.90	60.8	Medium
12.8.4	Complex notophyll vine forest with *Araucaria* spp. on Cainozoic igneous rocks	15,176.36	7,206.09	47.5	Medium
12.8.5	Complex notophyll vine forest on Cainozoic igneous rocks. Altitude usually >600m	10,598.21	10,430.43	98.4	Low
12.8.9	*Lophostemon confertus* open forest on Cainozoic igneous rocks	5,021.30	4,213.15	83.9	Low
12.8.14	*Eucalyptus eugenioides, E. biturbinata, E. melliodora +/- E. tereticornis, Corymbia intermedia* open forest on Cainozoic igneous rocks	20,875.20	10,936.92	52.4	Low
12.8.14a	*Eucalyptus moluccana* open forest +/- *E. tereticornis, Eucalyptus siderophloia* or *E. crebra*. Understorey generally sparse but can become shrubby in absence of fire. Occurs on Cainozoic igneous rocks.	1,859.12	293.77	15.8	High
12.8.17	*Eucalyptus melanophloia +/- E. crebra, E. tereticornis, Corymbia tessellaris* woodland on Cainozoic igneous rocks	22,172.43	7,674.47	34.6	Medium
12.9-10.2	*Corymbia citriodora* subsp. *variegata +/- Eucalyptus crebra* open forest on sedimentary rocks	74,557.13	31,085.90	41.7	Medium
12.9-10.5	Woodland complex often with *Corymbia trachyphloia* subsp. *trachyphloia, C. citriodora* subsp. *variegata, Eucalyptus crebra, E. fibrosa* subsp. *fibrosa* on quartzose sandstone	609.22	587.79	96.5	Low
12.9-10.5d	Woodland of *Eucalyptus eugenioides, E. biturbinata* or *E. longirostrata, E. crebra, E. tereticornis* and *Corymbia trachyphloia*. Occurs on Cainozoic and Mesozoic sediments.	1,936.70	1,471.62	76.0	Low
12.9-10.14a	Open forest of *Eucalyptus grandis, Lophostemon confertus, E. microcorys, Syncarpia glomulifera* subsp. *glomulifera +/- E. pilularis*. Occurs on Cainozoic and Mesozoic sediments especially sandstone in wet gullies and southern slopes.	254.64	250.57	98.4	Low
12.9-10.17	*Eucalyptus acmenoides, E. major, E. siderophloia +/- Corymbia citriodora* subsp. *variegata* open forest on sedimentary rocks	4,000.16	2,332.48	58.3	Low

LEAST CONCERN RE	REGIONAL ECOSYSTEM NAME	PRECLEAR AREA (HA)	REMNANT + HVR AREA (HA)	% REMAINING IN LGA	LGA PRIORITY
12.9-10.17a	*Lophostemon confertus* or *L. suaveolens* dominated open forest usually with emergent Eucalyptus and/or Corymbia species. Occurs in gullies and southern slopes on Cainozoic and Mesozoic sediments.	5,466.20	2,418.78	44.2	Medium
12.9-10.17b	*Corymbia citriodora* subsp. *variegata* mixed open forest to woodland. Other commonly occurring canopy trees include *Eucalyptus acmenoides, Angophora leiocarpa, E. siderophloia, E. carnea, E. longirostrata* and *C. intermedia*. Other species that may be present locally include *Eucalyptus tereticornis, E. crebra, E. fibrosa* subsp. *fibrosa* and *E. exserta. Lophostemon confertus* (tree form and whipstick form) often present in gullies and as a sub-canopy or understorey tree. Mixed understorey of grasses and shrubs. Hills and ranges of Cainozoic and Mesozoic sediments usually with > 1000mm rainfall per annum.	359.53	264.59	73.6	Low
12.9-10.17e	*Eucalyptus acmenoides, E. propinqua, Corymbia intermedia +/- E. microcorys, Lophostemon confertus* open forest. Mixed understorey of grasses, shrubs and ferns. Hills and ranges of Cainozoic and Mesozoic sediments.	5,111.83	4,157.86	81.3	Low
12.9-10.19a	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp. *fibrosa* open forest. Other commonly associated species include *Corymbia citriodora* subsp. *variegata, E. carnea, E. siderophloia, E. crebra* and *E. major*. Occurs in coastal areas on Cainozoic and Mesozoic sediments.	9.28	8.56	92.3	Low
12.11.1	Simple notophyll vine forest often with abundant *Archontophoenix cunninghamiana* (gully vine forest) on metamorphics +/- interbedded volcanics	421.56	421.38	100.0	Low
12.11.2	*Eucalyptus saligna* subsp. *saligna* or *E. grandis, E. microcorys, Lophostemon confertus* tall open forest on metamorphics +/- interbedded volcanics	179.17	178.66	99.7	High
12.11.3	*Eucalyptus siderophloia, E. propinqua +/- E. microcorys, Lophostemon confertus, Corymbia intermedia, E. acmenoides* open forest on metamorphics +/- interbedded volcanics	1,168.12	980.41	83.9	Low
12.11.3a	*Lophostemon confertus +/- Eucalyptus microcorys, E. carnea, E. propinqua, E. major, E. siderophloia* woodland. Occurs in gullies and exposed ridges of Palaeozoic and older moderately to strongly deformed and metamorphosed sediments and interbedded volcanics.	17.36	17.36	100.0	Low
12.11.5	*Corymbia citriodora* subsp. *variegata woodland to open forest +/- Eucalyptus siderophloia/E. crebra, E. carnea, E. acmenoides, E. propinqua* on metamorphics +/- interbedded volcanics	775.72	663.62	85.5	Low
12.11.6	*Corymbia citriodora* subsp. *variegata, Eucalyptus crebra* woodland on metamorphics +/- interbedded volcanics	890.49	697.24	78.3	Low
12.11.10	Notophyll vine forest +/- *Araucaria cunninghamii* on metamorphics +/- interbedded volcanics	865.33	853.55	98.6	Low
12.11.24	*Eucalyptus carnea, E. tindaliae, Corymbia intermedia +/- E. siderophloia* or *E. crebra* woodland on metamorphics +/- interbedded volcanics	622.92	585.64	94.0	Low

LEAST CONCERN RE	REGIONAL ECOSYSTEM NAME	PRECLEAR AREA (HA)	REMNANT + HVR AREA (HA)	% REMAINING IN LGA	LGA PRIORITY
12.12.3	Open forest complex with *Corymbia citriodora* subsp. *variegata, Eucalyptus siderophloia* or *E. crebra* or *E. decolor, E. major* and/or *E. longirostrata, E. acmenoides* or *E. portuensis* on Mesozoic to Proterozoic igneous rocks	149.11	137.85	92.4	Low
12.12.5	*Corymbia citriodora* subsp. *variegata, Eucalyptus crebra* woodland on Mesozoic to Proterozoic igneous rocks	64.71	64.71	100.0	Low
12.12.13	Araucarian complex microphyll to notophyll vine forest on Mesozoic to Proterozoic igneous rocks	26.68	26.68	100.0	Low
12.12.15	*Corymbia intermedia +/- Eucalyptus propinqua, E. siderophloia, E. microcorys, Lophostemon confertus* open forest on Mesozoic to Proterozoic igneous rocks	1,164.39	1,122.76	96.4	Low
12.12.15a	*Eucalyptus grandis* and/or *E. saligna* tall open forest +/- vine forest understorey. Other canopy species include *E. microcorys, E. acmenoides, Lophostemon confertus, E. siderophloia, E. propinqua, Corymbia intermedia*. Occurs in wet gullies on Mesozoic to Proterozoic igneous rocks.	195.45	193.07	98.8	Low
12.12.16	Notophyll vine forest on Mesozoic to Proterozoic igneous rocks	105.02	105.02	100.0	Low

Priority REs in Scenic Rim LGA - Endangered and Of concern

ENDANGERED AND OF CONCERN RE	REGIONAL ECOSYSTEM NAME	PRECLEAR AREA (HA)	REMNANT + HVR AREA (HA)	% REMAINING IN LGA	LGA PRIORITY
12.3.1a	Complex notophyll vine forest. Typical canopy species include *Castanospermum australe, Elaeocarpus grandis, Grevillea robusta, Cryptocarya obovata, Beilschmiedia obtusifolia, Dysoxylum mollissimum* subsp. *molle, Pseudoweinmannia lachnocarpa, Argyrodendron trifoliolatum, Planchonella australis, Ficus watkinsiana, F. macrophylla* forma *macrophylla, Aphananthe philippinensis, Toona ciliata* and *Syzygium francisii*. Emergent *Eucalyptus grandis* or *Lophostemon confertus* may occur. *Waterhousea floribunda* and *Tristaniopsis laurina* may occur on banks of stream channels. Typical sub canopy species include *Cryptocarya triplinervis, Archontophoenix cunninghamiana, Endiandra pubens, Arytera divaricata, Syzygium moorei* and *Macadamia* spp. Occurs on Quaternary alluvial plains and channels in areas of high rainfall (generally >1300mm). Riverine wetland or fringing riverine wetland.	1,795.79	157.99	8.8	Very high
12.3.2	*Eucalyptus grandis* tall open forest on alluvial plains	2,245.63	280.91	12.5	High
12.3.3	*Eucalyptus tereticornis* woodland on Quaternary alluvium	48,243.19	1,398.36	2.9	Very high
12.3.3d	*Eucalyptus moluccana* woodland. Other frequently occurring species include *Eucalyptus tereticornis, E. crebra, E. siderophloia, Corymbia citriodora* subsp. *variegata, Angophora leiocarpa* and *C. intermedia*. Occurs on margins of Quaternary alluvial plains often adjacent sedimentary geologies. May also occur on stranded Pleistocene river terraces. Floodplain (other than floodplain wetlands).	541.60	16.49	3.0	Very high
12.3.8	Swamps with *Cyperus* spp., *Schoenoplectus* spp. and *Eleocharis* spp.	1,130.71	720.88	63.8	Low
12.3.8a	Swamps with characteristic species including *Carex appressa, Juncus* spp., *Persicaria* spp., and *Cyperus* spp. Occurs in closed depressions on the margins of elevated Tertiary basalt landscapes.	0.36	0.36	100.0	High
12.3.10a	*Acacia harpophylla* open forest to woodland. Occurs on Quaternary alluvial plains where minor areas of cracking clay soils prevail.	283.39	19.45	6.9	Very high
12.3.11	*Eucalyptus tereticornis +/- Eucalyptus siderophloia, Corymbia intermedia* open forest on alluvial plains usually near coast	254.55	66.07	26.0	High
12.3.16	Complex notophyll to microphyll vine forest on alluvial plains	371.72	5.52	1.5	Very high
12.3.18	*Melaleuca irbyana* low open forest on alluvial plains	216.61	34.23	15.8	High
12.3.19	*Eucalyptus moluccana* and/or *Eucalyptus tereticornis* and *E. crebra* open forest to woodland, with a sparse to mid-dense understorey of *Melaleuca irbyana* on alluvial plains	202.90	40.34	19.9	High
12.8.2	*Eucalyptus oreades* tall open forest on Cainozoic igneous rocks	270.47	270.47	100.0	Low
12.8.6	Simple microphyll fern forest with *Nothofagus moorei* on Cainozoic igneous rocks	690.09	690.09	100.0	High
12.8.7	Simple microphyll fern thicket with *Acmena smithii* on Cainozoic igneous rocks	290.62	290.28	99.9	Low
12.8.8	*Eucalyptus saligna* subsp. *saligna* or *E. grandis* tall open forest on Cainozoic igneous rocks	3,046.59	1,436.50	47.2	High
12.8.11	*Eucalyptus dunnii* tall open forest on Cainozoic igneous rocks	186.56	112.36	60.2	Low

ENDANGERED AND OF CONCERN RE	REGIONAL ECOSYSTEM NAME	PRECLEAR AREA (HA)	REMNANT + HVR AREA (HA)	% REMAINING IN LGA	LGA PRIORITY
12.8.12	*Eucalyptus obliqua* tall open forest on Cainozoic igneous rocks	1.18	1.18	100.0	Low
12.8.13	Araucarian complex microphyll vine forest on Cainozoic igneous rocks	5,118.31	1,984.99	38.8	Medium
12.8.16	*Eucalyptus crebra +/- E. melliodora, E. tereticornis* woodland on Cainozoic igneous rocks	32,140.71	13,622.54	42.4	Medium
12.8.18	Simple notophyll vine forest with *Ceratopetalum apetalum* on Cainozoic igneous rocks	111.42	111.42	100.0	Low
12.8.19	Heath and rock pavement with scattered shrubs or open woodland on Cainozoic igneous hills and mountains	2,621.84	2,517.94	96.0	Low
12.8.20	Shrubby woodland with *Eucalyptus racemosa* subsp. *racemosa* or *E. dura* on Cainozoic igneous rocks	8,144.98	6,028.75	74.0	Low
12.8.23	*Acacia harpophylla* open forest on Cainozoic igneous rocks	434.07	48.20	11.1	High
12.8.24	*Corymbia citriodora* subsp. *variegata* open forest on Cainozoic igneous rocks especially trachyte	8,807.61	3,789.37	43.0	Medium
12.8.25	Open forest with *Eucalyptus acmenoides* or *E. helidonica* on Cainozoic igneous rocks especially trachyte	3,102.30	2,658.59	85.7	Low
12.9-10.3	*Eucalyptus moluccana* open forest on sedimentary rocks	11,463.18	1,788.34	15.6	High
12.9-10.6	*Acacia harpophylla* open forest on sedimentary rocks	7,823.71	295.41	3.8	Very high
12.9-10.7	*Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora* spp., *E. melanophloia* woodland on sedimentary rocks	65,713.43	13,049.36	19.9	High
12.9-10.7a	*Eucalyptus siderophloia, Corymbia intermedia +/- E. tereticornis* and *Lophostemon confertus* open forest. Occurs on Cainozoic and Mesozoic sediments in near coastal areas.	2,035.48	677.07	33.3	Medium
12.9-10.8	*Eucalyptus melanophloia, E. crebra* woodland on sedimentary rocks	1,737.49	73.82	4.2	Very high
12.9-10.11	*Melaleuca irbyana* low open forest on sedimentary rocks	427.05	79.34	18.6	Very High
12.9-10.12	*Eucalyptus seeana, Corymbia intermedia, Angophora leiocarpa* woodland on sedimentary rocks	1,051.00	185.56	17.7	High
12.9-10.15	Semi-evergreen vine thicket with *Brachychiton rupestris* on sedimentary rocks	8,754.55	404.45	4.6	Very high
12.9-10.16	Araucarian microphyll to notophyll vine forest on Cainozoic and Mesozoic sediments	8,139.36	1,399.66	17.2	High
12.9-10.27	*Corymbia citriodora* subsp. *variegata* and/or *E. moluccana, E. tereticornis, E. crebra* open forest with Melaleuca irbyana understorey on sedimentary rocks	495.65	90.32	18.2	High
12.11.25	*Corymbia henryi* and/or *Eucalyptus fibrosa* subsp. *fibrosa +/- E. crebra, E. carnea, E. tindaliae* woodland on metamorphics +/- interbedded volcanics	20.29	14.96	73.7	Low
12.12.14	*Eucalyptus racemosa* subsp. *racemosa +/- Lophostemon confertus, Syncarpia glomulifera, Eucalyptus acmenoides* woodland to open forest usually on rocky near coastal areas on Mesozoic to Proterozoic igneous rocks	737.83	692.32	93.8	Low

Attachment 2: Scenic Rim locally significant plants and animals

Scientific name	Common name	Form	Comment
Abildgaardia ovata	flat spike sedge	sedge	Uncommon in the area
Acacia bakeri	marblewood	tree	Uncommon in the area
Acacia binervata	two-veined hickory	shrub	Limited distribution
Acacia blakei subsp. *blakei*	Blake's wattle	tree	Limited distribution
Acacia fasciculifera	rosewood	tree	Uncommon in the area
Acacia floribunda	gossamer wattle	tree	Limited distribution
Acacia harpophylla	brigalow	tree	Iconic species
Acacia stricta	hop wattle	shrub	Uncommon in the area
Aeschynomene brevifolia	short-leaved joint vetch	herb	Uncommon in the area
Ailanthus triphysa	white bean	tree	Uncommon in the area
Astrotricha pauciflora	black-flowered star-hair	shrub	Endemic to Scenic Rim, low abundance
Atalaya multiflora	broad-leaved whitewood	tree	Uncommon in the area
Backhousia sciadophora	shatterwood	tree	Only one known location
Backhousia subargentea	giant ironwood	tree	Uncommon in the area
Banksia integrifolia subsp. *monticola*	tall mountain banksia	tree	Data deficient
Barklya syringifolia	crown of gold	tree	Data deficient
Blumea axillaris	pink-flowered blumea	herb	Uncommon in the area
Brachychiton bidwillii	little kurrajong	shrub	Uncommon in the area
Brachychiton discolor	lace bark tree	tree	Declining population
Brachychiton rupestris	narrow-leaved bottle tree	tree	Iconic species
Brunoniella spiciflora	white brunoniella	herb	Limited distribution
Callitris monticola	dwarf cypress pine	tree	Uncommon in the area
Carex lophocarpa	Croftby sedge	sedge	Uncommon in the area
Cassia sp. Marburg	velvet cassia	tree	Limited distribution
Centranthera cochinchinensis	swamp foxglove	herb	Uncommon in the area
Chamaecrista concinna	creeping cassia	shrub	Only two known locations
Citrus australasica	finger lime	shrub	Iconic species
Coatesia paniculata	axebreaker	tree	Uncommon in the area
Codonocarpus attenuatus	bell fruit	tree	Uncommon in the area
Crinum arenarium	field lily	lily	Uncommon in the area
Crinum flaccidum	Darling lily	lily	Uncommon in the area
Croton stigmatosus	white croton	tree	Uncommon in the area
Cucumis althaeoides	pea pumpkin	vine	Uncommon in the area
Damasonium minus	starfruit	herb	Only one known location
Daviesia mimosoides	wattle-leaved bitter pea	shrub	Disjunct population
Dodonaea peduncularis	stalked hop bush	shrub	Only one known location
Eleocharis philippinensis	spike-rush	sedge	Only two known locations
Erythrina numerosa	brush coral tree	tree	Uncommon in the area
Eucalyptus exserta	Queensland peppermint	tree	Data deficient
Eucalyptus fusiformis	smooth-branched grey ironbark	tree	Limited distribution
Eucalyptus interstans	narrow-leaved red gum	tree	Only one known location
Eucalyptus michaeliana	hillgrove gum	tree	Limited distribution
Eucalyptus quadrangulata	white-topped box	tree	Limited distribution
Glinus oppositifolius	carpet weed	herb	Only one known location

Attachment 2: Scenic Rim locally significant plants and animals

Scientific name	Common name	Form	Comment
Gmelina leichhardtii	white beech	tree	Iconic species
Goodenia ovata	hop goodenia	shrub	Uncommon in the area
Gymnema pleiadenium	downy milk vine	vine	Distribution limit. Uncommon in the area.
Harnieria hygrophiloides	white karambal	herb	Uncommon in the area
Hibiscus sturtii	little hibiscus	shrub	Only two known locations
Hovea impressinerva	long-leaved hovea	shrub	Uncommon in the area
Hovea longipes	brush hovea	shrub	Uncommon in the area
Hypoestes floribunda var. *pubescens*	hypoestes	herb	Limited distribution, uncommon in the area
Leichhardtia racemosa	rusty vine	vine	Very uncommon
Lepidozamia peroffskyana	shining burrawang	cycad	Uncommon in the area
Melhania oblongifolia	velvet hibiscus	shrub	Only one known location
Mimulus gracilis	slender monkey-flower	herb	Only one known location
Monococcus echinophorus	monococcus	shrub	Uncommon in the area
Nymphaea gigantea	giant water lily	water plant	Iconic species, declining population
Persicaria prostata	creeping knotweed	herb	Only two known locations
Philotheca difformis subsp. *smithiana*	small-leaved waxflower	shrub	Uncommon in the area
Pisonia aculeata	thorny pisonia	climber	Uncommon in the area
Pomaderris queenslandica	Queensland pomaderris	shrub	Data deficient
Monochoria cyanea	Monochoria	herb	Only one known location
Proiphys cunninghamii	Brisbane lily	lily	Uncommon in the area
Rhodamnia argentea	malletwood	tree	Likely extinction due to myrtle rust
Rhynchosia acuminatissima	rhyncho	vine	Uncommon in the area
Ricinocarpos ledifolius	ricinocarpus	shrub	Uncommon in the area
Rotala tripartita	rotala	herb	Uncommon in the area
Santalum obtusifolium	sandalwood	shrub	Uncommon in the area
Sarchochilus ceciliae	southern fairy orchid bells	orchid	Restricted habitat
Selaginella brisbanensis	Brisbane spikemoss	clubmoss	Uncommon in the area
Senna acclinis	brush senna	shrub	Uncommon in the area
Senna gaudichaudii	blunt-leaved senna	climber	Limited distribution
Seringia hookeriana	tall firebush	shrub	Uncommon in the area
Solanum serpens	hoop pine solanum	shrub	Uncommon rainforest species
Stypandra glauca	nodding blue lily	lily	Distribution limit
Swainsona fraseri	scrub darling pea	shrub	Uncommon in the area
Swainsona queenslandica	Queensland darling pea	shrub	Orange form endemic to Scenic Rim
Tephrosia bidwillii	fire pea	shrub	Uncommon in the area
Tephrosia dietrichiae	mauve tephrosia	shrub	Data deficient
Teucrium daucoides	fern-leaved germander	herb	Uncommon in the area
Thelionema grande	mountain tufted blue lily	lily	Distribution limit
Typhonium brownii	stink lily	lily	Uncommon in the area
Solanum singulare	Bunburra nightshade	shrub	Only three known locations
Uraria lagopodioides	pink uraria	herb	Uncommon in the area
Vincetoxicum grandiflorum	small-leaved tylophora	vine	Uncommon in the area
Vincetoxicum paniculatum	thin-leaved tylophora	vine	Uncommon in the area

Scenic Rim locally significant animals

Scientific name	Common name	Class	Comment
Cyclorana alboguttata	greenstripe frog	frog	Uncommon in the area
Cyclorana brevipes	superb collared frog	frog	Uncommon in the area
Lechriodus fletcheri	black soled frog	frog	Limited distribution
Litoria brevipalmata	green thighed frog	frog	Limited distribution
Litoria revelata	whirring treefrog	frog	Uncommon in the area
Litoria verreauxii	whistling treefrog	frog	Limited distribution
Philoria loveridgei	masked mountain frog	frog	Uncommon in the area
Pseudophryne coriacea	red backed broodfrog	frog	Limited distribution
Anseranas semipalmata	magpie goose	bird	Limited distribution
Burhinus grallarius	bush stone-curlew	bird	Uncommon in the area
Cinclosoma punctatum	spotted quail-thrush	bird	Uncommon in the area
Circus approximans	swamp harrier	bird	Limited distribution
Coracina lineata	barred cuckoo-shrike	bird	Limited distribution
Ephippiorhynchus asiaticus	black-necked stork	bird	Uncommon in the area
Falco subniger	black falcon	bird	Uncommon in the area
Falcunculus frontatus	crested shrike-tit	bird	Uncommon in the area
Hieraaetus morphnoides	little eagle	bird	Uncommon in the area
Ixobrychus flavicollis	black bittern	bird	Limited distribution
Lewinia pectoralis	Lewin's rail	bird	Uncommon in the area
Lophoictinia isura	square-tailed kite	bird	Uncommon in the area
Malacorhynchus membranaceus	pink-eared duck	bird	Limited distribution
Melithreptus gularis	black-chinned honeyeater	bird	Uncommon in the area
Microeca fascinans	jacky winter	bird	Declining population
Ninox connivens	barking owl	bird	Uncommon in the area
Orthonyx temminckii	Australian logrunner	bird	Limited distribution
Plegadis falcinellus	glossy ibis	bird	Limited distribution
Pomatostomus temporalis	grey-crowned babbler	bird	Declining population
Ptiloris paradiseus	paradise riflebird	bird	Limited distribution
Pyrrholaemus saggittatus	speckled warbler	bird	Uncommon in the area
Sericulus chrysocephalus	regent bowerbird	bird	Limited distribution
Spatula rhynchotis	Australasian shoveler	bird	Limited distribution
Stagonopleura guttata	diamond firetail	bird	Declining population
Synoicus chinensis	king quail	bird	Uncommon in the area
Turnix varius	painted button-quail	bird	Uncommon in the area
Tyto longimembris	eastern grass owl	bird	Uncommon in the area
Tyto novaehollandiae novaehollandiae	masked owl	bird	Uncommon in the area
Tyto tenebricosa tenebricosa	sooty owl	bird	Uncommon in the area
Zoothera heinei	russet-tailed thrush	bird	Limited distribution
Craterocephalus marjoriae	Marjorie's hardyhead	fish	Limited distribution, declining population
Gadopsis marmoratus	River Blackfish	fish	Limited distribution
Galaxias olidus	mountain galaxias	fish	Uncommon in the area
Gobiomorphus coxii	Cox's gudgeon	fish	Limited distribution
Macquaria novemaculeata	Australian bass	fish	Uncommon in the area
Melanotaenia duboulayi	crimsonspotted rainbowfish	fish	Limited distribution

Scenic Rim locally significant animals

Scientific name	Common name	Class	Comment
Mogurnda adspersa	southern purplespotted gudgeon	fish	Uncommon in the area
Notesthes robusta	Bullrout	fish	Low abundance
Pseudomugil signifer	Pacific blue eye	fish	Limited distribution
Trachystoma petardi	pinkeye mullet	fish	Uncommon in the area
Euastacus binzayedi	Embezee's crayfish	crayfish	Endemic to Scenic Rim
Euastacus sulcatus	Lamington spiny crayfish	crayfish	Limited distribution
Euastacus valentulus	strong crayfish	crayfish	Only one known location (Christmas Creek)
Aepyprymnus rufescens	rufous bettong	mammal	Uncommon in the area
Antechinus stuartii	brown antechinus	mammal	Limited distribution
Cercartetus nanus	eastern pygmy-possum	mammal	Limited distribution
Hydromys chrysogaster	rakali	mammal	Declining population
Ornithorhynchus anatinus	platypus	mammal	Data deficient
Petaurus australis australis	yellow-bellied glider	mammal	Uncommon in the area
Pseudomys gracilicaudatus	eastern chestnut mouse	mammal	Uncommon in the area
Sminthopsis murina murina	common dunnart	mammal	Uncommon in the area
Thylogale stigmatica	red-legged pademelon	mammal	Limited distribution
Nyctimene robinsoni	eastern tube-nosed bat	mammal	Data deficient
Kerivoula papuensis	golden-tipped bat	mammal	Data deficient
Mormopterus planiceps	eastern freetail bat	mammal	Data deficient
Myotis macropus	large-footed myotis	mammal	Data deficient
Nyctophilus bifax	northern long-eared bat	mammal	Data deficient
Nyctophilus gouldi	Gould's long-eared bat	mammal	Data deficient
Scoteanax rueppellii	greater broad-nosed bat	mammal	Data deficient
Vespadelus pumilus	eastern forest bat	mammal	Data deficient
Antaresia maculosa	spotted python	reptile	Uncommon in the area
Bellatorias major	land mullet	reptile	Limited distribution
Brachyurophis australis	coral snake	reptile	Uncommon in the area
Carlia schmeltzii	robust rainbow-skink	reptile	Uncommon in the area
Coeranoscincus reticulatus	three-toed snake-tooth skink	reptile	Uncommon in the area
Delma plebeia	common delma	reptile	Uncommon in the area
Delma tincta	excitable delma	reptile	Uncommon in the area
Demansia vestigiata	black whip snake	reptile	Uncommon in the area
Egernia cunninghami	Cunningham's skink	reptile	Uncommon in the area
Egernia mcpheei	eastern crevice-skink	reptile	Uncommon in the area
Furina diadema	red-naped snake	reptile	Uncommon in the area
Hoplocephalus stephensii	Stephens' banded snake	reptile	Uncommon in the area
Karma murrayi	Murray's skink	reptile	Limited distribution
Liopholis whitii	White's skink	reptile	Uncommon in the area
Lophosaurus spinipes	southern angle-headed dragon	reptile	Uncommon in the area
Myuchelys latisternum	Saw-Shelled Turtle	reptile	Distribution limit
Notechis scutatus scutatus	eastern tiger snake	reptile	Disjunct population
Ophioscincus ophioscincus	Ophioscincus	reptile	Uncommon in the area
Ophioscincus truncatus	short-limbed snake-skink	reptile	Limited distribution
Oxyuranus scutellatus	coastal taipan	reptile	Only one known location (Lamington NP)

Scenic Rim locally significant animals

Scientific name	Common name	Class	Comment
Pseudechis guttatus	spotted black snake	reptile	Uncommon in the area
Saltuarius swaini	leaf-tailed gecko	reptile	Limited distribution
Saproscincus challengeri	orange-tailed shadeskink	reptile	Uncommon in the area
Saproscincus rosei	Rose's shadeskink	reptile	Uncommon in the area
Saproscincus spectabilis	pale-lipped shadeskink	reptile	Uncommon in the area

Attachment 3: Significant species

The following tables identify the legislative status of significant species within the Scenic Rim local government area as at 6 February 2026. The status of Nationally significant and State significant species may have changed since this date. The current status of Nationally and State significant species must be used for assessment purposes.

Species listed here as Locally significant, as well as Special Least Concern listed State significant species are matters of local significance (MLES) for the Planning Scheme.

For purposes outside of the Planning Scheme, all species in the tables are locally significant species.

Key to significant species tables

Locally significant species	As listed and including Special Least Concern species from the *Nature Conservation Act 1992*
State significant species	Extinct in the Wild, Critically Endangered, Endangered, Vulnerable, Near Threatened, Special Least Concern *Nature Conservation Act 1992*
Nationally significant species	Critically Endangered, Endangered, Vulnerable, Migratory *Environmental Protection & Biodiversity Act 1999*

Significant animals

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
Birds					
1	*Anseranas semipalmata*	magpie goose	Limited distribution		
2	*Anthochaera phrygia*	regent honeyeater		Critically Endangered	Critically Endangered
3	*Apus pacificus*	fork-tailed swift		Special Least Concern	Migratory
4	*Atrichornis rufescens*	rufous scrub-bird		Vulnerable	Endangered
5	*Botaurus poiciloptilus*	Australasian bittern		Endangered	Endangered
6	*Burhinus grallarius*	bush stone-curlew	Uncommon in the area		
7	*Cacatua leadbeateri leadbeateri*	pink cockatoo		Endangered	Endangered
8	*Calidris acuminata*	sharp-tailed sandpiper		Vulnerable	Vulnerable, Migratory
9	*Calyptorhynchus lathami lathami*	glossy black-cockatoo (eastern)		Vulnerable	Vulnerable
10	*Cinclosoma punctatum*	spotted quail-thrush	Uncommon in the area		
11	*Circus approximans*	swamp harrier	Limited distribution		
12	*Coracina lineata*	barred cuckoo-shrike	Limited distribution		
13	*Cuculus optatus*	oriental cuckoo		Special Least Concern	Migratory
14	*Cyclopsitta diophthalma coxeni*	Coxen's fig-parrot		Critically Endangered	Critically Endangered
15	*Dasyornis brachypterus*	eastern bristlebird		Endangered	Endangered
16	*Ephippiorhynchus asiaticus*	black-necked stork	Uncommon in the area		
17	*Erythrotriorchis radiatus*	red goshawk		Endangered	Endangered
18	*Falco subniger*	black falcon	Uncommon in the area		
19	*Falcunculus frontatus*	crested shrike-tit	Uncommon in the area		
20	*Gallinago hardwickii*	Latham's snipe		Vulnerable	Vulnerable, Migratory
21	*Geophaps scripta scripta*	squatter pigeon (southern subspecies)		Vulnerable	Vulnerable
22	*Grantiella picta*	painted honeyeater		Vulnerable	Vulnerable
23	*Hieraaetus morphnoides*	little eagle	Uncommon in the area		
24	*Hirundapus caudacutus*	white-throated needletail		Vulnerable	Vulnerable, Migratory

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
25	*Hirundo rustica*	barn swallow		Special Least Concern	
26	*Hydroprogne caspia*	Caspian tern		Special Least Concern	
27	*Ixobrychus flavicollis*	black bittern	Limited distribution		
28	*Lathamus discolor*	swift parrot		Endangered	Critically Endangered
29	*Lewinia pectoralis*	Lewin's rail	Uncommon in the area		
30	*Lophoictinia isura*	square-tailed kite	Uncommon in the area		
31	*Malacorhynchus membranaceus*	pink-eared duck	Limited distribution		
32	*Melithreptus gularis*	black-chinned honeyeater	Uncommon in the area		
33	*Menura alberti*	Albert's lyrebird		Near Threatened	
34	*Microeca fascinans*	jacky winter	Declining population		
35	*Motacilla cinerea*	grey wagtail		Special Least Concern	
36	*Ninox connivens*	barking owl	Uncommon in the area		
37	*Ninox strenua*	powerful owl		Vulnerable	
38	*Orthonyx temminckii*	Australian logrunner	Limited distribution		
39	*Pandion haliaetus cristatus*	eastern osprey		Special Least Concern	Migratory
40	*Phaethon lepturus*	white-tailed tropicbird		Special Least Concern	
41	*Phaethon rubricauda*	red-tailed tropicbird		Vulnerable	
42	*Plegadis falcinellus*	glossy ibis	Limited distribution	Special Least Concern	
43	*Podargus ocellatus plumiferus*	plumed frogmouth		Vulnerable	
44	*Pomatostomus temporalis*	grey-crowned babbler	Declining population		
45	*Psephotellus pulcherrimus*	paradise parrot		Extinct in the Wild	Extinct
46	*Ptiloris paradiseus*	paradise riflebird	Limited distribution		
47	*Pyrrholaemus saggittatus*	speckled warbler	Uncommon in the area		
48	*Rostratula australis*	Australian painted-snipe		Endangered	Endangered
49	*Sericulus chrysocephalus*	regent bowerbird	Limited distribution		
50	*Spatula rhynchotis*	Australasian shoveler	Limited distribution		
51	*Stagonopleura guttata*	diamond firetail	Declining population	Vulnerable	Vulnerable
52	*Stipiturus malachurus*	southern emu-wren		Vulnerable	
53	*Synoicus chinensis*	king quail	Uncommon in the area		
54	*Thalasseus bergii*	crested tern		Special Least Concern	
55	*Tringa nebularia*	common greenshank		Endangered	Endangered, Migratory
56	*Tringa stagnatilis*	marsh sandpiper		Special Least Concern	
57	*Turnix melanogaster*	black-breasted button-quail		Vulnerable	Vulnerable
58	*Turnix varius*	painted button-quail	Uncommon in the area		
59	*Tyto longimembris*	eastern grass owl	Uncommon in the area		
60	*Tyto novaehollandiae novaehollandiae*	masked owl	Uncommon in the area		
61	*Tyto tenebricosa tenebricosa*	sooty owl	Uncommon in the area		
62	*Zoothera heinei*	russet-tailed thrush	Limited distribution		
Crayfish					
63	*Euastacus binzayedi*	Embezee's crayfish	Endemic to Scenic Rim	Critically Endangered	Critically Endangered
64	*Euastacus dalagarbe*	mud gully crayfish		Critically Endangered	Critically Endangered
65	*Euastacus mirangudjin*	orange-bellied crayfish		Endangered	Endangered

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No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
66	*Euastacus sulcatus*	Lamington spiny crayfish	Limited distribution		
67	*Euastacus valentulus*	strong crayfish	Only one known location (Christmas Creek)		
Fish					
68	*Craterocephalus marjoriae*	Marjorie's hardyhead	Limited distribution, declining population		
69	*Gadopsis marmoratus*	River Blackfish	Limited distribution		
70	*Galaxias olidus*	mountain galaxias	Uncommon in the area		
71	*Gobiomorphus coxii*	Cox's gudgeon	Limited distribution		
72	*Maccullochella mariensis*	Mary River cod		Endangered	Endangered
73	*Macquaria novemaculeata*	Australian bass	Uncommon in the area		
74	*Melanotaenia duboulayi*	crimsonspotted rainbowfish	Limited distribution		
75	*Mogurnda adspersa*	southern purplespotted gudgeon	Uncommon in the area		
76	*Notesthes robusta*	Bullrout	Low abundance		
77	*Pseudomugil mellis*	honey blue eye		Endangered	Endangered
78	*Pseudomugil signifer*	Pacific blue eye	Limited distribution		
79	*Trachystoma petardi*	pinkeye mullet	Uncommon in the area		
Frogs					
80	*Adelotus brevis*	tusked frog		Vulnerable	
81	*Assa darlingtoni*	pouched frog		Vulnerable	Vulnerable
82	*Cyclorana alboguttata*	greenstripe frog	Uncommon in the area		
83	*Cyclorana brevipes*	superb collared frog	Uncommon in the area		
84	*Lechriodus fletcheri*	black soled frog	Limited distribution		
85	*Litoria brevipalmata*	green thighed frog	Limited distribution		
86	*Litoria pearsoniana*	cascade treefrog		Vulnerable	
87	*Litoria revelata*	whirring treefrog	Uncommon in the area		
88	*Litoria verreauxii*	whistling treefrog	Limited distribution		
89	*Mixophyes fleayi*	Fleay's barred frog		Endangered	Endangered
90	*Mixophyes iteratus*	giant barred frog		Vulnerable	Vulnerable
91	*Philoria knowlesi*	Mt Ballow mountain frog		Endangered	Endangered
92	*Philoria kundagungan*	red-and-yellow mountainfrog		Endangered	Endangered
93	*Philoria loveridgei*	masked mountain frog	Uncommon in the area		
94	*Pseudophryne coriacea*	red backed broodfrog	Limited distribution		
Insects					
95	*Acrodipsas illidgei*	Illidge's ant-blue		Vulnerable	
96	*Argynnis hyperbius inconstans*	Australian fritillary		Endangered	Critically Endangered
97	*Ornithoptera richmondia*	Richmond birdwing		Vulnerable	
98	*Phyllodes imperialis smithersi*	southern pink underwing moth			Endangered
Mammals					
99	*Aepyprymnus rufescens*	rufous bettong	Uncommon in the area		
100	*Antechinus arktos*	black-tailed antechinus		Endangered	Endangered
101	*Antechinus stuartii*	brown antechinus	Limited distribution		
102	*Cercartetus nanus*	eastern pygmy-possum	Limited distribution		
103	*Chalinolobus dwyeri*	large-eared pied bat		Endangered	Endangered
104	*Dasyurus maculatus maculatus*	spotted-tailed quoll (southern subspecies)		Endangered	Endangered
105	*Hydromys chrysogaster*	rakali	Declining population		

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
106	*Kerivoula papuensis*	golden-tipped bat	Data deficient		
107	*Mormopterus planiceps*	eastern freetail bat	Data deficient		
108	*Myotis macropus*	large-footed myotis	Data deficient		
109	*Nyctimene robinsoni*	eastern tube-nosed bat	Data deficient		
110	*Nyctophilus bifax*	northern long-eared bat	Data deficient		
111	*Nyctophilus gouldi*	Gould's long-eared bat	Data deficient		
112	*Ornithorhynchus anatinus*	platypus	Data deficient	Special Least Concern	
113	*Petauroides volans volans*	southern greater glider		Endangered	Endangered
114	*Petaurus australis australis*	yellow-bellied glider	Uncommon in the area	Vulnerable	Vulnerable
115	*Petrogale penicillata*	brush-tailed rock-wallaby		Vulnerable	Vulnerable
116	*Phascolarctos cinereus*	koala		Endangered	Endangered
117	*Potorous tridactylus tridactylus*	long-nosed potoroo		Vulnerable	Vulnerable
118	*Pseudomys gracilicaudatus*	eastern chestnut mouse	Uncommon in the area		
119	*Pseudomys oralis*	Hastings River mouse		Endangered	Endangered
120	*Pteropus poliocephalus*	grey-headed flying-fox			Vulnerable
121	*Scoteanax rueppellii*	greater broad-nosed bat	Data deficient		
122	*Sminthopsis murina murina*	common dunnart	Uncommon in the area		
123	*Tachyglossus aculeatus*	short-beaked echidna		Special Least Concern	
124	*Thylogale stigmatica*	red-legged pademelon	Limited distribution		
125	*Vespadelus pumilus*	eastern forest bat	Data deficient		
Reptiles					
126	*Acanthophis antarcticus*	common death adder		Vulnerable	
127	*Anilios insperatus*	Fassifern blind snake		Critically Endangered	Critically Endangered
128	*Antaresia maculosa*	spotted python	Uncommon in the area		
129	*Bellatorias major*	land mullet	Limited distribution		
130	*Brachyurophis australis*	coral snake	Uncommon in the area		
131	*Carlia schmeltzii*	robust rainbow-skink	Uncommon in the area		
132	*Coeranoscincus reticulatus*	three-toed snake-tooth skink	Uncommon in the area		Vulnerable
133	*Delma plebeia*	common delma	Uncommon in the area		
134	*Delma tincta*	excitable delma	Uncommon in the area		
135	*Demansia vestigiata*	black whip snake	Uncommon in the area		
136	*Egernia cunninghami*	Cunningham's skink	Uncommon in the area		
137	*Egernia mcpheei*	eastern crevice-skink	Uncommon in the area		
138	*Furina diadema*	red-naped snake	Uncommon in the area		
139	*Harrisoniascincus zia*	rainforest cool-skink		Vulnerable	Vulnerable
140	*Hoplocephalus stephensii*	Stephens' banded snake	Uncommon in the area		
141	*Karma murrayi*	Murray's skink	Limited distribution		
142	*Karma tryoni*	Tryon's skink		Endangered	
143	*Liopholis whitii*	White's skink	Uncommon in the area		
144	*Lophosaurus spinipes*	southern angle-headed dragon	Uncommon in the area		
145	*Myuchelys latisternum*	Saw-Shelled Turtle	Distribution limit		
146	*Notechis scutatus scutatus*	eastern tiger snake	Disjunct population		
147	*Ophioscincus ophioscincus*	Ophioscincus	Uncommon in the area		
148	*Ophioscincus truncatus*	short-limbed snake-skink	Limited distribution		
149	*Oxyuranus scutellatus*	coastal taipan	Only one known location (Lamington NP)		

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No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
150	*Pseudechis guttatus*	spotted black snake	Uncommon in the area		
151	*Saltuarius swaini*	leaf-tailed gecko	Limited distribution		
152	*Saproscincus challengeri*	orange-tailed shadeskink	Uncommon in the area		
153	*Saproscincus rosei*	Rose's shadeskink	Uncommon in the area		
154	*Saproscincus spectabilis*	pale-lipped shadeskink	Uncommon in the area		

Significant plants

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
Charophytes					
1	*Lychnothamnus barbatus*	bearded stonewort		Critically Endangered	Endangered
Land plants					
2	*Abildgaardia ovata*	flat spike sedge	Uncommon in the area		
3	*Abrodictyum caudatum*	jungle bristle fern		Special Least Concern	
4	*Acacia acrionastes*	strap-leaved wattle		Near Threatened	
5	*Acacia bakeri*	marblewood	Uncommon in the area		
6	*Acacia binervata*	two-veined hickory	Limited distribution		
7	*Acacia blakei* subsp. *blakei*	Blake's wattle	Limited distribution		
8	*Acacia fasciculifera*	rosewood	Uncommon in the area		
9	*Acacia floribunda*	gossamer wattle	Limited distribution		
10	*Acacia harpophylla*	brigalow	Iconic species		
11	*Acacia saxicola*	Mt Maroon wattle		Vulnerable	
12	*Acacia stricta*	hop wattle	Uncommon in the area		
13	*Acianthus exsertus*	mosquito orchid		Special Least Concern	
14	*Acianthus fornicatus*	pixie caps		Special Least Concern	
15	*Acianthus saxatilis*	Border Ranges mosquito orchid		Endangered	
16	*Adiantum aethiopicum*	maidenhair fern		Special Least Concern	
17	*Adiantum atroviride*	maidenhair fern		Special Least Concern	
18	*Adiantum diaphanum*	filmy maidenhair		Special Least Concern	
19	*Adiantum hispidulum* var. *hispidulum*	rough maidenhair fern		Special Least Concern	
20	*Adiantum hispidulum* var. *hypoglaucum*	rough maidenhair fern		Special Least Concern	
21	*Adiantum hispidulum* var. *minus*	rough maidenhair fern		Special Least Concern	
22	*Adiantum silvaticum*	forest maidenhair fern		Special Least Concern	
23	*Aeschynomene brevifolia*	short-leaved joint vetch	Uncommon in the area		
24	*Agiortia cicatricata*	Barney Peaks bearded heath		Near Threatened	
25	*Ailanthus triphysa*	white bean	Uncommon in the area		
26	*Alloxylon pinnatum*	tree waratah		Near Threatened	
27	*Alsophila cunninghamii*	slender treefern		Near Threatened	
28	*Ampelopteris prolifera*	riverine scrambler		Special Least Concern	
29	*Antrophyum austroqueenslandicum*	blue pool fern		Critically Endangered	Critically Endangered
30	*Arachniodes aristata*	prickly shield fern		Special Least Concern	

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No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
31	*Arthraxon hispidus var. hispidus*	hairy jointgrass		Vulnerable	
32	*Arundinella grevillensis*	Mt Greville reed grass		Vulnerable	
33	*Astrotricha pauciflora*	black-flowered star-hair	Endemic to Scenic Rim, low abundance		
34	*Atalaya multiflora*	broad-leaved whitewood	Uncommon in the area		
35	*Backhousia sciadophora*	shatterwood	Only one known location		
36	*Backhousia subargentea*	giant ironwood	Uncommon in the area		
37	*Baloghia marmorata*	jointed baloghia		Vulnerable	Vulnerable
38	*Banksia conferta*	mountain banksia		Vulnerable	
39	*Banksia integrifolia* subsp. *monticola*	tall mountain banksia	Data deficient		
40	*Barklya syringifolia*	crown of gold	Data deficient		
41	*Bertya ernestiana*	Mt Ernest bertya		Vulnerable	Vulnerable
42	*Bertya glandulosa*	a bertya		Vulnerable	
43	*Bertya pinifolia*	Moogerah Peaks bertya		Vulnerable	Vulnerable
44	*Blechnum camfieldii*	eared swamp fern		Special Least Concern	
45	*Blechnum hindii*	Hind's hard fern		Special Least Concern	
46	*Blechnum medium*	rasp fern		Special Least Concern	
47	*Blechnum parrisiae*	rasp fern		Special Least Concern	
48	*Blechnum patersonii*	strap water fern		Special Least Concern	
49	*Blechnum patersonii* subsp. *patersonii*	strap water fern		Special Least Concern	
50	*Blechnum patersonii* subsp. *queenslandicum*	strap water fern		Special Least Concern	
51	*Blechnum spinulosum*	rasp fern		Special Least Concern	
52	*Blechnum wattsii*	hard water fern		Special Least Concern	
53	*Blumea axillaris*	pink-flowered blumea	Uncommon in the area		
54	*Brachychiton acerifolius*	flame tree		Special Least Concern	
55	*Brachychiton bidwillii*	little kurrajong	Uncommon in the area	Special Least Concern	
56	*Brachychiton discolor*	lacebark tree	Declining population	Special Least Concern	
57	*Brachychiton populneus* subsp. *populneus*	kurrajong		Special Least Concern	
58	*Brachychiton rupestris*	narrow-leaved bottle tree	Iconic species	Special Least Concern	
59	*Brachychiton* x *incarnatus*	hybrid lacebark bottle tree		Special Least Concern	
60	*Brachychiton* x *turgidulus*	bottlejong		Special Least Concern	
61	*Brachychiton* x *vinicolor*	Clarabelle		Special Least Concern	
62	*Brachyscome ascendens*	Binna Burra daisy		Vulnerable	
63	*Brunoniella spiciflora*	white brunoniella	Limited distribution		
64	*Bulbophyllum argyropus*	silver strand orchid		Vulnerable	
65	*Bulbophyllum elisae*	pineapple orchid		Special Least Concern	
66	*Bulbophyllum exiguum*	tiny strand orchid		Special Least Concern	
67	*Bulbophyllum globuliforme*	green bead orchid		Near Threatened	Vulnerable
68	*Bulbophyllum minutissimum*	grain-of-wheat orchid		Special Least Concern	
69	*Bulbophyllum schillerianum*	red rope orchid		Special Least Concern	
70	*Bulbophyllum shepherdii*	wheat-leaf rope orchid		Special Least Concern	

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No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
71	*Bulbophyllum weinthalii* subsp. *weinthalii*	blotched wax orchid		Vulnerable	
72	*Caladenia carnea*	pink fingers		Special Least Concern	
73	*Caladenia catenata*	white fingers		Special Least Concern	
74	*Caladenia fuscata*	dusky fingers		Special Least Concern	
75	*Caladenia picta*	painted fingers		Special Least Concern	
76	*Calanthe triplicata*	Christmas orchid		Special Least Concern	
77	*Caleana major*	flying duck orchid		Special Least Concern	
78	*Callitris baileyi*	Bailey's cypress		Near Threatened	
79	*Callitris monticola*	dwarf cypress pine	Uncommon in the area		
80	*Calochilus campestris*	copper beard orchid		Special Least Concern	
81	*Carex lophocarpa*	Croftby sedge	Uncommon in the area		
82	*Cassia marksiana*	brush cassia		Vulnerable	
83	*Cassia* sp. Marburg	velvet cassia	Limited distribution		
84	*Centranthera cochinchinensis*	swamp foxglove	Uncommon in the area		
85	*Cestichis coelogynoides*	fairy sphinx orchid		Special Least Concern	
86	*Cestichis swenssonii*	northern tom cats		Special Least Concern	
87	*Chamaecrista concinna*	creeping cassia	Only two known locations		
88	*Cheirostylis notialis*	caterpillar orchid		Special Least Concern	
89	*Chiloglottis sphyrnoides*	forest wasp orchid		Vulnerable	
90	*Chiloglottis sylvestris*	small wasp orchid		Special Least Concern	
91	*Christella dentata*	creek fern		Special Least Concern	
92	*Citrus australasica*	finger lime	Iconic species		
93	*Clematis fawcettii*	northern clematis		Vulnerable	Vulnerable
94	*Coatesia paniculata*	axebreaker	Uncommon in the area		
95	*Codonocarpus attenuatus*	bell fruit	Uncommon in the area		
96	*Coleus nitidus*	shiny plectranthus		Endangered	Endangered
97	*Comesperma breviflorum*	thin-stemmed match-heads		Near Threatened	
98	*Coopernookia scabridiuscula*	coopernookia		Vulnerable	Vulnerable
99	*Cordyline congesta*	Boonah palm lily		Special Least Concern	
100	*Cordyline stricta*	narrow-leaved palm lily		Special Least Concern	
101	*Corunastylis parvicalla*	mountain-top midge orchid		Special Least Concern	
102	*Corunastylis sigmoidea*	Dave's Creek midge orchid		Near Threatened	
103	*Corybas aconitiflorus*	spurred helmet orchid		Special Least Concern	
104	*Corybas barbarae*	helmet orchid		Special Least Concern	
105	*Corybas fimbriatus*	fringed helmet orchid		Special Least Concern	
106	*Corybas montanus*	small helmet orchid		Vulnerable	Vulnerable
107	*Corynocarpus rupestris* subsp. *arborescens*	southern corynocarpus		Vulnerable	
108	*Cossinia australiana*	cossinia		Endangered	Endangered
109	*Crepidomanes saxifragoides*	small filmy fern		Special Least Concern	
110	*Crinum arenarium*	field lily	Uncommon in the area		

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111	*Crinum flaccidum*	Darling lily	Uncommon in the area	Special Least Concern	
112	*Croton mamillatus*	Bahrs scrub croton		Critically Endangered	Critically Endangered
113	*Croton stigmatosus*	white croton	Uncommon in the area		
114	*Cryptocarya foetida*	stinking cryptocarya		Vulnerable	Vulnerable
115	*Cryptostylis erecta*	bonnet orchid		Special Least Concern	
116	*Cryptostylis subulata*	large tongue orchid		Special Least Concern	
117	*Cucumis althaeoides*	pea pumpkin	Uncommon in the area		
118	*Cupaniopsis newmanii*	long-leaved tuckeroo		Near Threatened	
119	*Cupaniopsis tomentella*	Boonah tuckeroo		Vulnerable	Vulnerable
120	*Cyanicula caerulea*	blue finger orchid		Special Least Concern	
121	*Cymbidium canaliculatum*	channelled boat-lip orchid		Special Least Concern	
122	*Cymbidium madidum*	giant boat-lip orchid		Special Least Concern	
123	*Cymbidium suave*	grassy boat-lip orchid		Special Least Concern	
124	*Cyperus rupicola*	mountain sedge		Vulnerable	
125	*Damasonium minus*	starfruit	Only one known location		
126	*Daviesia mimosoides*	wattle-leaved bitter pea	Disjunct population		
127	*Dendrobium aemulum*	ironbark orchid, brush box orchid		Special Least Concern	
128	*Dendrobium falcorostrum*	beech orchid		Special Least Concern	
129	*Dendrobium gracilicaule*	slender orchid		Special Least Concern	
130	*Dendrobium kingianum* subsp. *kingianum*	pink rock orchid		Special Least Concern	
131	*Dendrobium monophyllum*	lily of the valley orchid		Special Least Concern	
132	*Dendrobium schneiderae* var. *schneiderae*	small moon orchid		Near Threatened	
133	*Dendrobium speciosum* subsp. *hillii*	king orchid		Special Least Concern	
134	*Dendrobium tetragonum*	tree spider orchid		Special Least Concern	
135	*Dendroconche scandens*	fragrant fern		Special Least Concern	
136	*Dicksonia antarctica*	soft treefern		Special Least Concern	
137	*Dicksonia youngiae*	bristly treefern		Special Least Concern	
138	*Dictymia brownii*	strap fern		Special Least Concern	
139	*Dipodium punctatum*	blotched hyacinth orchid		Special Least Concern	
140	*Dipodium variegatum*	slender hyacinth orchid		Special Least Concern	
141	*Diuris abbreviata*	lemon doubletail		Special Least Concern	
142	*Diuris sulphurea*	donkey orchid, tiger orchid		Special Least Concern	
143	*Dockrillia cucumerina*	cucumber orchid		Special Least Concern	
144	*Dockrillia dolichophylla*	yellow pencil orchid		Special Least Concern	
145	*Dockrillia linguiformis*	tongue orchid		Special Least Concern	
146	*Dockrillia mortii*	slender pencil orchid		Special Least Concern	
147	*Dockrillia pugioniformis*	dagger orchid		Special Least Concern	
148	*Dockrillia schoenina*	common pencil orchid		Special Least Concern	

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149	*Dockrillia teretifolia*	rat's tail orchid		Special Least Concern	
150	*Dodonaea peduncularis*	stalked hop bush	Only one known location		
151	*Doryanthes palmeri*	giant spear lily		Special Least Concern	
152	*Doryopteris concolor*	resurrection fern		Special Least Concern	
153	*Drosera auriculata*	tall mountain sundew		Special Least Concern	
154	*Drosera burmanni*	white-flowered sundew		Special Least Concern	
155	*Drosera hookeri*	pale sundew		Special Least Concern	
156	*Drosera lunata*	tall sundew		Special Least Concern	
157	*Drosera spatulata*	spoon-leaved sundew		Special Least Concern	
158	*Drynaria rigidula*	basket fern		Special Least Concern	
159	*Eleocharis philippinensis*	spike-rush	Only two known locations		
160	*Epipogium roseum*	leafless nodding orchid		Special Least Concern	
161	*Eriochilus cucullatus*	Parson's bands		Special Least Concern	
162	*Erioseira obovatifolia*	Barney Peaks waxflower		Vulnerable	Vulnerable
163	*Erythrina numerosa*	brush coral tree	Uncommon in the area		
164	*Erythrorchis cassythoides*	climbing orchid		Special Least Concern	
165	*Eucalyptus codonocarpa*	mallee ash		Near Threatened	
166	*Eucalyptus curtisii*	Plunkett mallee		Near Threatened	
167	*Eucalyptus dunnii*	Dunn's white gum		Vulnerable	
168	*Eucalyptus exserta*	Queensland peppermint	Data deficient		
169	*Eucalyptus fusiformis*	smooth-branched grey ironbark	Limited distribution		
170	*Eucalyptus interstans*	narrow-leaved red gum	Only one known location		
171	*Eucalyptus michaeliana*	hillgrove gum	Limited distribution		
172	*Eucalyptus quadrangulata*	white-topped box	Limited distribution		
173	*Euphrasia bella*	Lamington eyebright		Endangered	Vulnerable
174	*Fawcettia tinosporoides*	arrowhead vine		Vulnerable	
175	*Fieldia australis*	fieldia		Special Least Concern	
176	*Gastrodia sesamoides*	cinnamon bells		Special Least Concern	
177	*Gaultheria viridicarpa*	green waxberry		Endangered	Endangered
178	*Glinus oppositifolius*	carpet weed	Only one known location		
179	*Gmelina leichhardtii*	white beech	Iconic species		
180	*Gonocarpus hirtus*	mountain raspwort		Vulnerable	
181	*Goodenia ovata*	hop goodenia	Uncommon in the area		
182	*Gossia hillii*	scaly myrtle		Critically Endangered	
183	*Gossia punctata*	dotted myrtle		Critically Endangered	
184	*Grammitis stenophylla*	hairless finger fern		Special Least Concern	
185	*Grevillea linsmithii*	Moogerah Peaks Grevillea		Endangered	
186	*Gymnema pleiadenium*	downy milk vine	Distribution limit, uncommon in the area		
187	*Haloragis exalata* subsp. *velutina*	square rasp wort		Vulnerable	Vulnerable

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
188	*Haplopteris elongata*	tape fern		Special Least Concern	
189	*Haplopteris ensiformis*	tape fern		Special Least Concern	
190	*Harnieria hygrophiloides*	white karambal	Uncommon in the area		
191	*Helicia ferruginea*	rusty oak		Vulnerable	
192	*Hibbertia hexandra*	shrubby guinea flower		Near Threatened	
193	*Hibbertia monticola*	mountain guinea flower		Near Threatened	
194	*Hibiscus sturtii*	little hibiscus	Only two known locations		
195	*Hovea impressinerva*	long-leaved hovea	Uncommon in the area		
196	*Hovea longipes*	brush hovea	Uncommon in the area		
197	*Hydrilla verticillata*	hydrilla		Special Least Concern	
198	*Hymenophyllum australe*	austral filmy fern		Special Least Concern	
199	*Hymenophyllum bivalve*	filmy fern		Special Least Concern	
200	*Hymenophyllum cupressiforme*	common filmy fern		Special Least Concern	
201	*Hymenophyllum flabellatum*	shiny filmy fern		Special Least Concern	
202	*Hypoestes floribunda* var. *pubescens*	hypoestes	Limited distribution, uncommon in the area		
203	*Isotoma axillaris*	Australian harebell		Special Least Concern	
204	*Jasminum jenniae*	shrubby jasmine		Endangered	
205	*Lagenophora fimbriata*	fringed lagenophora		Vulnerable	
206	*Lastreopsis decomposita*	trim shield fern		Special Least Concern	
207	*Lastreopsis marginans*	glossy shield fern		Special Least Concern	
208	*Lastreopsis silvestris*	mountain shield fern		Vulnerable	
209	*Lateristachys lateralis*	slender clubmoss		Special Least Concern	
210	*Leichhardtia coronata*	slender milkvine		Vulnerable	
211	*Leichhardtia longiloba*	slender marsdenia		Vulnerable	Vulnerable
212	*Leichhardtia racemosa*	rusty vine	Very uncommon		
213	*Leionema beckleri*	broad-leaved tall phebalium		Endangered	
214	*Leionema gracile*	Moogerah leionema		Vulnerable	
215	*Lenwebbia prominens*	southern velvet myrtle		Near Threatened	
216	*Lenwebbia* sp. (Main Range P.R.Sharpe+ 4877)	Main Range lenwebbia		Critically Endangered	Critically Endangered
217	*Lepidium peregrinum*	wandering pepper cress			Endangered
218	*Lepidozamia peroffskyana*	shining burrawang	Uncommon in the area	Special Least Concern	
219	*Leptospermum barneyense*	Mt Barney Tea-tree		Endangered	
220	*Leuzea australis*	Austral cornflower		Vulnerable	Vulnerable
221	*Livistona australis*	cabbage tree palm		Special Least Concern	
222	*Lobelia andrewsii*	trailing lobelia		Special Least Concern	
223	*Lobelia browniana*	tall lobelia		Special Least Concern	
224	*Lobelia concolor*	poison pratia		Special Least Concern	
225	*Lobelia purpurascens*	white root		Special Least Concern	
226	*Lobelia quadrangularis*	purple lobelia		Special Least Concern	
227	*Lobelia trigonocaulis*	forest lobelia		Special Least	

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
				Concern	
228	*Macadamia integrifolia*	macadamia nut		Vulnerable	Vulnerable
229	*Macadamia tetraphylla*	Queensland nut		Vulnerable	Vulnerable
230	*Macrothelypteris torresiana*	pale wood fern		Special Least Concern	
231	*Melaleuca groveana*	mountain paperbark		Near Threatened	
232	*Melaleuca irbyana*	bush-house paperbark		Endangered	
233	*Melhania oblongifolia*	velvet hibiscus	Only one known location		
234	*Microtis parviflora*	slender onion orchid		Special Least Concern	
235	*Microtis rara*	scented onion orchid		Special Least Concern	
236	*Microtis unifolia*	common onion orchid		Special Least Concern	
237	*Mimulus gracilis*	slender monkey-flower	Only one known location		
238	*Monochoria cyanea*	monochoria	Only one known location		
239	*Monococcus echinophorus*	monococcus	Uncommon in the area		
240	*Muellerina myrtifolia*	myrtle-leaved mistletoe		Near Threatened	
241	*Najas tenuifolia*	water nymph		Special Least Concern	
242	*Notelaea lloydii*	Lloyd's native olive		Vulnerable	Vulnerable
243	*Notogrammitis billardierei*	finger fern		Special Least Concern	
244	*Nymphaea gigantea*	giant water lily	Iconic species, declining population	Special Least Concern	
245	*Nymphoides geminata*	star fringe		Special Least Concern	
246	*Olearia heterocarpa*	nightcap daisy bush		Near Threatened	
247	*Orthoceras strictum*	horned orchid		Special Least Concern	
248	*Ottelia ovalifolia* subsp. *ovalifolia*	swamp lily		Special Least Concern	
249	*Owenia cepiodora*	onion cedar		Vulnerable	Vulnerable
250	*Ozothamnus vagans*	long-leaved sago flower		Vulnerable	Vulnerable
251	*Pakau pennigera*	lime fern		Endangered	
252	*Parapolystichum acuminatum*	shiny shield fern		Special Least Concern	
253	*Parapolystichum microsorum*	creeping shield fen		Special Least Concern	
254	*Parapolystichum munitum*	naked shield fern		Special Least Concern	
255	*Parapolystichum smithianum*	Smith's shield fern		Special Least Concern	
256	*Pararistolochia praevenosa*	Richmond birdwing butterfly vine		Near Threatened	
257	*Parsonsia tenuis*	slender silkpod		Vulnerable	
258	*Pellaea falcata*	sickle fern		Special Least Concern	
259	*Pellaea nana*	sickle fern		Special Least Concern	
260	*Pellaea paradoxa*	large-leaved sickle fern		Special Least Concern	
261	*Peristeranthus hillii*	drooping tree orchid		Special Least Concern	
262	*Persicaria elatior*	tall smartweed		Vulnerable	Vulnerable
263	*Persicaria prostata*	creeping knotweed	Only two known locations		
264	*Philotheca difformis* subsp. *smithiana*	small-leaved waxflower	Uncommon in the area		
265	*Phlegmariurus varius*	long clubmoss		Vulnerable	

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
266	*Picris conyzoides*	fleabane hawkweed		Vulnerable	
267	*Picris evae*	hawkweed		Vulnerable	Vulnerable
268	*Pimelea umbratica*	mountain rice flower		Near Threatened	
269	*Pisonia aculeata*	thorny pisonia	Uncommon in the area		
270	*Pittosporum oreillyanum*	thorny pittosporum		Near Threatened	
271	*Planchonella eerwah*	Flinder's plum, black plum		Endangered	Endangered
272	*Platycerium bifurcatum*	elkhorn		Special Least Concern	
273	*Platycerium superbum*	staghorn		Special Least Concern	
274	*Plectorrhiza purpurata*	purple sprites		Special Least Concern	
275	*Plectorrhiza tridentata*	tangle orchid		Special Least Concern	
276	*Podolepis monticola*	mountain podolepis		Vulnerable	
277	*Polyphlebium venosum*	veined bristle fern		Special Least Concern	
278	*Polystichum fallax*	shield fern		Special Least Concern	
279	*Polystichum formosum*	broad shield fern		Special Least Concern	
280	*Polystichum proliferum*	mother shield fern		Special Least Concern	
281	*Pomaderris crassifolia*	thick-leaved pomaderris		Vulnerable	
282	*Pomaderris notata*	cliff pomaderris		Vulnerable	
283	*Pomaderris queenslandica*	Queensland pomaderris	Data deficient		
284	*Potamogeton crispus*	curly pondweed		Special Least Concern	
285	*Potamogeton octandrus*	Java pondweed		Special Least Concern	
286	*Potamogeton perfoliatus*	perfoliate pondweed		Special Least Concern	
287	*Proiphys cunninghamii*	Brisbane lily	Uncommon in the area	Special Least Concern	
288	*Pseudanthus pauciflorus* subsp. *pauciflorus*	small-leaved psedanthus		Near Threatened	
289	*Pseudolycopodium densum*	bushy clubmoss		Special Least Concern	
290	*Psilotum nudum*	skeleton fork fern		Special Least Concern	
291	*Pteris epaleata*	netted brake		Special Least Concern	
292	*Pteris tremula*	tender brake		Special Least Concern	
293	*Pteris umbrosa*	jungle brake		Special Least Concern	
294	*Pterostylis acuminata*	sharp greenhood		Special Least Concern	
295	*Pterostylis baptistii*	king greenhood		Special Least Concern	
296	*Pterostylis bicornis*	horned greenhood		Vulnerable	Vulnerable
297	*Pterostylis curta*	blunt greenhood		Special Least Concern	
298	*Pterostylis daintreana*	Daintree's greenhood orchid		Special Least Concern	
299	*Pterostylis erecta*	upright maroonhood		Special Least Concern	
300	*Pterostylis hildae*	rainforest greenhood		Special Least Concern	
301	*Pterostylis nutans*	nodding greenhood		Special Least Concern	
302	*Pterostylis parviflora*	tiny greenhood		Special Least Concern	
303	*Pterostylis reflexa*	dainty greenhood		Special Least Concern	

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
304	*Pterostylis russellii*	Russel's greenhood		Special Least Concern	
305	*Pterostylis torquata*	collared greenhood		Special Least Concern	
306	*Pultenaea whiteana*	Mt Barney bush pea		Vulnerable	
307	*Pyrrosia confluens var. confluens*	robber fern		Special Least Concern	
308	*Pyrrosia rupestris*	rock felt fern		Special Least Concern	
309	*Randia moorei*	spiny gardenia		Endangered	Endangered
310	*Rhinerrhiza divitiflora*	raspy root orchid		Special Least Concern	
311	*Rhizanthella omissa*	Lamington underground orchid		Endangered	
312	*Rhodamnia argentea*	malletwood	Likely extinction due to myrtle rust		
313	*Rhodamnia dumicola*	rib-fruited malletwood		Endangered	
314	*Rhodamnia rubescens*	scrub turpentine		Critically Endangered	Critically Endangered
315	*Rhodamnia whiteana*	white malletwood		Endangered	Endangered
316	*Rhodomyrtus psidioides*	native guava		Critically Endangered	Critically Endangered
317	*Rhynchosia acuminatissima*	rhyncho	Uncommon in the area		
318	*Ricinocarpos ledifolius*	ricinocarpus	Uncommon in the area		
319	*Ricinocarpos speciosus*	mountain wedding bush		Vulnerable	
320	*Rotala tripartita*	rotala	Uncommon in the area		
321	*Santalum obtusifolium*	sandalwood	Uncommon in the area		
322	*Sarchochilus ceciliae*	southern fairy orchid bells	Restricted habitat		
323	*Sarcochilus ceciliae*	fairy bells		Special Least Concern	
324	*Sarcochilus falcatus*	orange blossom orchid		Special Least Concern	
325	*Sarcochilus fitzgeraldii*	ravine orchid		Endangered	Vulnerable
326	*Sarcochilus hartmannii*	cliff orchid		Vulnerable	Vulnerable
327	*Sarcochilus parviflorus*	southern lawyer orchid		Special Least Concern	
328	*Sarcochilus spathulatus*	small butterfly orchid		Special Least Concern	
329	*Schizaea bifida*	forked comb fern		Special Least Concern	
330	*Schizaea dichotoma*	branched comb fern		Special Least Concern	
331	*Selaginella brisbanensis*	Brisbane spikemoss	Uncommon in the area		
332	*Senna acclinis*	brush senna	Uncommon in the area		
333	*Senna gaudichaudii*	blunt-leaved senna	Limited distribution		
334	*Seringia hookeriana*	tall firebush	Uncommon in the area		
335	*Solanum callium*	brush nightshade		Vulnerable	
336	*Solanum mentiens*	Boonah solanum		Endangered	
337	*Solanum serpens*	hoop pine solanum	Uncommon rainforest species		
338	*Solanum singulare*	Bunburra nightshade	Only three known locations		
339	*Sophora fraseri*	brush sophora		Vulnerable	Vulnerable
340	*Spiranthes australis*	ladies' tresses		Special Least Concern	
341	*Stigmatodactylus amplexicaulis*	green elf orchid		Special Least Concern	
342	*Stuckenia pectinata*	fennel-leaf pondweed		Special Least Concern	
343	*Stylidium laricifolium*	tree trigger plant		Special Least Concern	
344	*Stypandra glauca*	nodding blue lily	Distribution limit		

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
345	*Swainsona fraseri*	scrub darling pea	Uncommon in the area		
346	*Swainsona queenslandica*	Queensland darling pea	Orange form endemic to Scenic Rim		
347	*Syzygium hodgkinsoniae*	red lilly pilly		Vulnerable	Vulnerable
348	*Tephrosia bidwillii*	fire pea	Uncommon in the area		
349	*Tephrosia dietrichiae*	mauve tephrosia	Data deficient		
350	*Tetramolopium vagans*	a daisy		Vulnerable	
351	*Teucrium daucoides*	fern-leaved germander	Uncommon in the area		
352	*Thelionema grande*	mountain tufted blue lily	Distribution limit		
353	*Thelymitra angustifolia*	long-leaved sun orchid		Special Least Concern	
354	*Thelymitra fragrans*	fragrant sun orchid		Special Least Concern	
355	*Thelymitra ixioides*	spotted sun orchid		Special Least Concern	
356	*Thelymitra pauciflora*	slender sun orchid		Special Least Concern	
357	*Thesium australe*	toadflax		Vulnerable	Vulnerable
358	*Tmesipteris ovata*	oval fork fern		Special Least Concern	
359	*Tmesipteris truncata*	fork fern		Special Least Concern	
360	*Typhonium brownii*	stink lily	Uncommon in the area		
361	*Uraria lagopodioides*	pink uraria	Uncommon in the area		
362	*Uromyrtus lamingtonensis*	Lamington peach myrtle		Vulnerable	
363	*Utricularia dichotoma*	fairy aprons		Special Least Concern	
364	*Utricularia gibba*	floating bladderwort		Special Least Concern	
365	*Vincetoxicum grandiflorum*	small-leaved tylophora	Uncommon in the area		
366	*Vincetoxicum paniculatum*	thin-leaved tylophora	Uncommon in the area		
367	*Wahlenbergia capillaris*	tufted bluebell		Special Least Concern	
368	*Wahlenbergia glabra*	smooth-leaved bluebell		Special Least Concern	
369	*Wahlenbergia gracilis*	small-flowered bluebell		Special Least Concern	
370	*Wahlenbergia graniticola*	rock bluebell		Special Least Concern	
371	*Wahlenbergia planiflora* subsp. *longipila*	flat bluebell		Special Least Concern	
372	*Wahlenbergia queenslandica*	Queensland bluebell		Special Least Concern	
373	*Wahlenbergia scopulicola*	cliff bluebell		Vulnerable	
374	*Wahlenbergia stricta* subsp. *stricta*	large-flowered bluebell		Special Least Concern	
375	*Westringia blakeana*	tall westringia		Near Threatened	
376	*Westringia rupicola*	rock westringia		Vulnerable	Vulnerable
377	*Westringia sericea*	Moogerah Peaks westringia		Vulnerable	
378	*Xanthorrhoea glauca* subsp. *glauca*	blue-leaved grass tree		Special Least Concern	
379	*Xanthorrhoea johnsonii*	forest grass tree		Special Least Concern	
380	*Xanthorrhoea latifolia* subsp. *latifolia*	flat-leaved grass tree		Special Least Concern	
381	*Xanthorrhoea latifolia* subsp. *maxima*	broad-leaved grass tree		Special Least Concern	
382	*Xanthorrhoea macronema*	bottle brush grass tree		Special Least Concern	
383	*Zealandia pustulata* subsp. *pustulata*	kangaroo fern		Special Least Concern	
384	*Zieria adenodonta*	narrow-leaved zieria		Near Threatened	

Attachment 3: Significant species

No	Scientific name	Common name	Locally significant species	State significant species	Nationally significant species
385	*Zieria collina*	Tamborine Mountain zieria		Vulnerable	Vulnerable
386	*Zieria montana*	Mt Barney stink bush		Critically Endangered	

11.3 MCU23/090 Development Permit for Material Change of Use for Animal Keeping at 1 - 9 Donald Court, Tamborine, described as Lot 51 RP185808

Executive Officer: Director Planning, Development and Environment

Item Author: Manager Planning and Development

Attachments:

1. Site Layout Plan ⇩
2. Existing Kennel Floor Plan and Elevations ⇩
3. Noise Assessment Report ⇩
4. Operational Plan - Paradiso Pet Retreat ⇩
5. Bushfire Management Plan ⇩
6. Site and Soil Wastewater Evaluation Report ⇩
7. Traffic Impact Assessment ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 2.

Executive Summary

Council is in receipt of an application for a Development Permit for Material Change of Use for Animal keeping *(*10 dog kennel and 10 doggy daycare) at 1-9 Donald Court, Tamborine, described as Lot 51 RP185808. Pursuant to the Scenic Rim Planning Scheme 2020, an Impact Assessable application is triggered by the Rural Residential Zone Table of Assessment based on the proposed kennel exceeding a capacity of five dogs.

The applicant has submitted a planning report, bushfire hazard assessment, acoustic assessment and traffic impact assessment in support of the development application.

The application was publicly advertised for a period of 15 business days, in which 44 properly made submissions and 12 ‘not properly made’ submissions were received. Subsequent to submissions received during this period, further complaints have been received from the public since the completion of the formal notification period. Key issues raised related to acoustic impacts of the proposal, endangering of wildlife and adverse impacts created by increased traffic generation.

The subject development application proposes to formalise the current operation at the site, which includes a reception/office building, existing dog kennels and outdoor dog run areas.

The subject application for a Material Change of Use for Animal keeping is considered to comply with the relevant provisions of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) and the *Planning Act 2016*, subject to compliance with relevant and reasonable conditions.

In particular, it is considered that:

a) The subject Animal keeping proposal is considered to result in development that is consistent with the scale, form and intensity of development which is intended for the Rural Residential A Precinct of the Rural Residential Zone.

b) The subject Animal keeping proposal is considered to be of a scale that is in keeping with the reasonable expectations of residents of the zone and precinct.

c) The subject Animal keeping proposal is not expected to cause amenity impacts on the local area, subject to adherence with relevant and reasonable conditions of approval.

Recommendation

That:

1. Council receive and note the report titled "Development Application MCU23/090 for a Development Permit for a Material Change of Use for Animal keeping at 1-9 Donald Court, Tamborine, Lot 51 RP185808";

2. Council approve development application MCU23/090, and grant a development permit for Material Change of Use, 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 change applications to the approval (MCU23/090), will proceed via delegated authority where the changes 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:

1. Currency Period of Approval

   The currency period for this development approval is six (6) 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) A Development Permit is given for Material Change of Use for Animal keeping (Dog kennel – 10 Dogs and Doggy Day Care – 10 Dogs), subject to the following conditions:

<table>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td>1.</td><td>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.

Approved Plans
<table>
<tr><th>Title</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr>
<tr><td>Site Layout Plan</td><td>SK001, Revision E</td><td>Gold Coast Multicorp</td><td>4/12/2024</td></tr>
<tr><td>Existing Kennel Floor Plan & Elevations</td><td>SK002, Revision B</td><td>Gold Coast Multicorp</td><td>16/6/2023</td></tr>
</table>
Approved Reports
<table>
<tr><th>Title</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr>
<tr><td>Noise Assessment Report</td><td>J0000552.3</td><td>Michael Phillips Acoustics</td><td>6/6/2025</td></tr>
<tr><td>Operational Plan – Paradiso Pet Retreat</td><td>-</td><td>-</td><td>Updated 4/11/2025</td></tr>
<tr><td>Bushfire Management Plan</td><td>23087 Version 2</td><td>Wollemi Eco-Logical Pty Ltd</td><td>20/6/2023</td></tr>
<tr><td>Site and Soil Wastewater Evaluation Report</td><td>CWW.3467.23 Issue No. 1</td><td>Country-Wide Water Pty Ltd</td><td>5/6/2023</td></tr>
<tr><td>Traffic Impact Assessment</td><td>J23017 Rev B</td><td>Gold Coast Multicorp Pty Ltd</td><td>23/6/2023</td></tr>
</table></td><td>At all times.</td></tr>
<tr><td>2.</td><td>DEFINITION COMPLIANCE AND EXCLUSION

The approved use and associated ancillary activities must at all times comply with the definition of Animal keeping as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).</td><td>At all times.</td></tr>
<tr><td>3.</td><td>BUILDING WORKS APPROVALS

Obtain all required building works approvals for existing structures and supply relevant approval documentation to Council.</td><td>Within 6 months of the development approval taking effect.</td></tr>
<tr><td>4.</td><td>PLUMBING AND DRAINAGE WORKS APPROVALS

Obtain all required plumbing and drainage works approvals for existing installations and infrastructure and supply relevant approval documentation to Council.</td><td>Within 6 months of the development approval taking effect.</td></tr>
</table>

No.	Condition	Timing
5.	**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.
6.	**COMMENCEMENT OF CONSTRUCTION WORKS** Work must not commence on the construction of any works described within until: a. A pre-start meeting has been completed and approval to commence has been issued for the works; b. The Principal Contractor has accepted the contract in writing and has been appointed as such within the provisions of the *Workplace Health and Safety Act 2011*; c. Acceptance of Principal Contractor by Council as advised prior to the pre-start meeting; and d. A copy of the Principal Contractor's Work Cover and Public Liability insurance are submitted to Council.	Prior to the commencement of works.
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.	**PERMISSION FOR WORKS** For any works on land under other private ownership, written permission for the works must be obtained and forwarded to Council prior to the works being undertaken within the property. Similarly, written acceptance of those works by the property owner must be obtained after the works are completed and forwarded to Council prior to Practical Completion.	At all times.

No.	Condition	Timing
9.	**APPROVED PLANS** 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: 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; and c. 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.	At all times.
Land Use and Planning Controls (Animal Management)		
10.	**LIMITATION OF SCALE OF USE** The approved use is limited to *Animal keeping*, with limitations on numbers of dogs (not including dogs under 12 weeks of age) being as follows: <u>Kennel</u> Limited to a maximum of ten (10) dogs on site at any one time, to be kept on site in a full-time capacity i.e. kennel. <u>Doggy Day Care</u> Limited to a maximum of ten (10) dogs on site at any one time, allowed for day visitation for grooming and/or daycare purposes.	At all times.
11.	**REGISTRATION OF DOGS** All dogs over 12 weeks of age that frequent the site as part of the subject development approval are required to be registered under the *Animal Management (Cats and Dogs) Act 2008.*	At all times.
12.	**LIMITATION OF USE (SHED)** The approved use, being *Animal keeping*, does not permit the use of any Class 10 structures for the purposes of providing accommodation for any persons.	At all times.

No.	Condition	Timing
Civil Engineering		
13.	**WORKS WITHIN EXISTING ROAD RESERVES** A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertake any access/road construction works.	Prior to the commencement of the use.
14.	**CAR PARKING & DRIVEWAYS – SEALED** 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.	Prior to the commencement of the use and at all times thereafter.
15.	**CAR PARKING NUMBERS** The development must provide a total of four (4) car parking spaces and one (1) space for People With Disabilities (PWD). Provide signage and pavement markings to identify designated staff parking spaces, Persons with Disability parking spaces, waiting bays, loading bays and ambulance bay.	Prior to the commencement of the use and at all times thereafter.
16.	**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.	Prior to the commencement of the use and at all times thereafter.
17.	**VEHICLE LOADING AND UNLOADING** All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted from within the curtilage of the site.	Prior to the commencement of the use and maintained at all times thereafter.

No.	Condition	Timing
18.	**ADVERSE DRAINAGE IMPACT – GENERAL** Drainage from the development works / building works shall not adversely impact upon adjacent properties and Council's infrastructure. No ponding, concentration or redirection of stormwater is permitted to occur onto adjoining land.	At all times.
19.	**STORMWATER DISCHARGE AND DISPOSAL** The development must make provision for the discharge of stormwater drainage flows to a legal point of discharge. The Developer must provide all necessary stormwater drainage, with such drainage works to be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM).	Prior to the commencement of the use and at all times thereafter.
20.	**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. Such control measures are to be in accordance with "Best Practice Erosion and Sediment Control, IECA, 2008".	At all times.
21.	**WASTEWATER DISPOSAL – GENERAL** The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the "Queensland Plumbing and Wastewater (QPW) Code" and AS1547-2012 On-Site Domestic Wastewater Management. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a separate Development Application for Plumbing and Drainage Works.	Prior to the commencement of the use and maintained at all times thereafter.
22.	**ADEQUATE WATER SUPPLY** The development is to make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the proposed method of providing an adequate water supply are to be submitted as part of a separate Development Application for Plumbing and Drainage Works.	Prior to the commencement of the use and maintained at all times thereafter.

No.	Condition	Timing
23.	**ALLOTMENT EARTHWORKS** All earthworks and allotment filling must be undertaken in accordance with the Earthworks, Construction and Water Quality Code. The completed works must 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.	At all times.
24.	**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 or production of evidence of satisfactory arrangements for such supply having been made.	Prior to the commencement of the use and maintained at all times thereafter.
25.	**WORKS (GENERAL)** All works, services, facilities and/or public utility alterations required by this approval or stated condition/s will be at the Applicant's expense, unless otherwise specified.	At all times.
Environmental Health		
26.	**NOISE ASSESSMENT REPORT – COMPLIANCE** The activity must at all times comply with the report and the acoustic controls identified in Section 6: Recommendations of the 'Noise Impact Assessment', prepared by Michael Phillips Acoustics and issued on 6 June 2025 (reference J0000552.3).	Prior to the commencement of the use and thereafter at all times.
27.	**OPERATIONAL PLAN – COMPLIANCE** The activity must at all times comply with the approved 'Operational Plan – Paradiso Pet Retreat', updated 4 November 2025. ***Note** – Minor variations to the contents of the approved 'Operational Plan' are able to be approved in writing by Council's Delegate, with variations considered to be material to the overall operation being required to be dealt with as part of a change application.*	Prior to the commencement of the use and thereafter at all times.

<table>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td>28.</td><td>NOISE EMISSIONS LIMITS

The activity must not exceed the noise emission levels prescribed in Table 1 below.

Table 1
<table>
<tr><th>Time Period</th><th>At dwelling or other sensitive land use</th><th>At commercial premises</th></tr>
<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>
</table>

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.

Note - A Sensitive Land Use has the meaning given in the State Planning Policy.</td><td>Prior to the commencement of the use and at all times thereafter.</td></tr>
<tr><td>29.</td><td>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:
a. Time, date and nature of complaint;
b. Type of communication (telephone, letter, personal, etc);
c. 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);
d. Response and investigation undertaken in response to the complaint;
e. Name of the person responsible for investigating the complaint; and
f. Action taken as a result of the complaint and the investigation and the confirmation signature of operator or an authorised representative of the operator.

The applicant is required to provide a copy of the complaints register to Council every twelve (12) months.</td><td>At all times, with reporting to be conducted every twelve (12) months.</td></tr>
</table>

No.	Condition	Timing
30.	**AIR CONTAMINANTS** A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.	At all times.
31.	**LIGHT EMISSIONS** Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.	At all times.
32.	**SCREENING OF SERVICES & MECHANICAL PLANT** Services and mechanical plant, including air conditioning equipment, is to be visually integrated into the design and finish of the building or effectively screened from view.	Prior to commencement of use and at all times thereafter.
33.	**WASTE MANAGEMENT** All waste produced by the activity must be stored in appropriate containers of a sufficient number to receive all waste generated at the site. Waste containers must be maintained in full working order and lids are to remain closed at all times except when receiving or disposing of waste. Where animal waste is stored for any period of time, it must be stored away from public access and in such a way so that it does not cause environmental nuisance or harm under the *Environmental Protection Act 1994.*	Prior to commencement of use and at all times thereafter.
34.	**WASTE MANAGEMENT - KENNELS** All faecal waste, including any bio-degradable absorbent material in the kennels, is to be collected daily and disposed of in accordance with Condition 33. The cleaning of kennels must be undertaken in an area where wastewater can be suitably managed so as not to cause contaminants to release into waterways or overland flow paths.	Prior to commencement of use and at all times thereafter.
35.	**RELEASES TO WATER** Releases to water to the environment must not cause nor contain visible, grease, scum, litter or floating oil, with the applicant to ensure that all liquid contaminants are stored in a bunded and roofed area unless the storage is within approved underground tanks.	At all times.

No.	Condition	Timing
36.	**ENCLOSURE AND FENCING** The kennel owner must at all times ensure that all enclosures and fencing are secured to prevent the wandering of animals from the property.	Prior to commencement of use and at all times thereafter.
37.	**NUISANCE** Undertake the works so that there is no environmental nuisance or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.	At all times.
Environmental Management		
38.	**BUSHFIRE HAZARD MANAGEMENT** The development must at all times comply with the approved 'Bushfire Management Plan, and specifically the nominated Bushfire Risk Mitigation Measures' (section 3.0) and the 'Recommendations and Conclusions' (section 4.0).	Prior to commencement of use and at all times thereafter.
Landscaping		
39.	**LANDSCAPING – ESTABLISHMENT** Install and maintain landscaping plantings that demonstrate compliance with the assessment benchmarks of the 'Landscaping Code' in the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) and in accordance with Planning Scheme Policy 2 – Landscape Design.	Prior to commencement of use and at all times thereafter.
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

Not applicable.

4. Advisory Notes

a) **COMPLIANCE WITH LOCAL LAWS –** Operation of the approved development may require separate approvals in accordance with Council's Local Laws, namely *Local Law No. 2 (Animal Management) 2011*, *Subordinate Local Law No. 1.5 (Keeping of Animals) 2011* and *Subordinate Local Law No. 2 (Animal Management) 2011*. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.

b) **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.

c) ***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.

d) **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*.

e) **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).

f) **APPROVAL LAPSES AT COMPLETION OF RELEVANT PERIOD -** This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six (6) 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.

g) **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.

h) **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) All necessary approvals for Building Work and Plumbing and Drainage Works related to any existing unlawful works, associated with the use must be obtained within six (6) months from the date the subject development approval takes effect.
b) Prior to the construction of any new structures on the premises, the relevant Building approval and/or Plumbing and Drainage Works approval must be obtained.
c) A Property Access Permit and Road Corridor Use Permit Applications must be lodged with Council prior to undertaking any access/road construction works.

6. Administrative Action:

That Decision Notices be issued in accordance with s63 of the *Planning Act 2016* to the Applicant and the submitters.

Application Details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Carmel Irvine c/- Ultimate Planning Solutions
Owner(s)	Carmel Irvine
Site Address	1-9 Donald Court, Tamborine
Real Property Description	Lot 51 RP185808
Site Area	20,010m^2
Relevant Zone and Precinct	Rural Residential Zone (Rural Residential A Precinct)
Proposal	Animal keeping (Dog kennel – 10 Dogs and Doggy Day Care – 10 Dogs)
Assessment Level	Impact
Approval Type	Material Change of Use
Public Notification	15 business days
Submissions Received	44 ‘properly made’ submissions; 12 ‘not properly made’ submissions
Date Application Deemed Accepted	14 July 2023

Compliance History (Development)

The following provides chronological detail on compliance issues relating to development:

- On 5 August 2022, a general investigation file note was prepared by a Development Compliance Officer, relating to a potential unlawful land use being undertaken, in the form of a kennel.
- On 9 August 2022, a general investigation file note was prepared by a Development Compliance Officer. Since the preparation of this file note, continued engagement has been undertaken with Council’s Development Compliance team relating to the assessment process and reviewing complaints received since the completion of the formal public notification period.
- On 8 September 2022, a general investigation file note was prepared by a Development Compliance Officer, relating to potential unlawful occupancy of a shed.

Compliance History (Animal Management)

The following provides chronological detail on compliance issues relating to animal management:

- On 2 August 2022, Council received a request from the RSPCA to attend 1-9 Donald Court, Tamborine with them in relation to an alleged kennel operating from the property. Desktop reviews revealed a website for Bullies Downunder advertising "designer Bully & Pomeranian breeds". Customer requests were created in relation to the alleged unlawful land use and possible unapproved buildings (RMDOMD22/000376, RMDEC22/000182, RMBPC22/000163).
- On 4 August 2022, at 11:00am a Council Ranger and Compliance Officer attended 1-9 Donald Court, Tamborine with RSPCA Officers to address the above requests. Permission to enter the property and obtain evidence was granted by the property owner.
- On 15 August 2022, Council received a request from an anonymous customer (RMDOMD22/000406) alleging excess dog numbers at 1-9 Donald Court, Tamborine.
- Between August 2022 and April 2024, no complaints were received by Health Services in relation to animals on the subject property. During this period the matter was being handled by Compliance Management and Planning.
- On 30 April 2024, Council received a request from a customer (RMDOMD24/000254) alleging dogs from 1-9 Donald Court, Tamborine are causing a barking noise nuisance.
- On 28 May 2024, Council received a request from a customer (RMDOMD24/000317) alleging dogs from 1-9 Donald Court, Tamborine are causing a barking noise nuisance.
- On 2 July 2024, a Council Ranger sent an email to the owner of 1-9 Donald Court, Tamborine, in relation to the abovementioned request (RMDOMD24/000254 & RMDOMD24/000317). The owner was requested to "monitor & control any nuisance barking" by 4:30pm 16 July 2024.
- On 13 July 2024, Council received an email from the owner in response to the abovementioned email. The owner "disagrees that the dogs nuisance bark" and they "only bark at certain times for a short period".
- On 23 August 2024, Council received a further request from a customer (RMDOMD24/000514) alleging dogs from 1-9 Donald Court, Tamborine are continuing to cause a barking noise nuisance.
- On 12 September 2024, a Council Ranger delivered noise nuisance diaries to the customer and the owners residential addresses in response to the abovementioned request (RMDOMD24/000514).
- On 17 September 2024, Council received a further request from a customer (RMDOMD24/000565) alleging dogs from 1-9 Donald Court, Tamborine are continuing to cause a barking noise nuisance.
- On 17 September 2024, Council received a request from a customer (RMDOMD24/000566) alleging dogs from 1-9 Donald Court, Tamborine are causing a barking noise nuisance.
- On 19 September 2024, a Council Ranger delivered noise nuisance diaries to the customer and the owners residential addresses in response to the abovementioned requests.
- On 30 September 2024, Council received an email from the owner in response to the Noise Nuisance Diaries issued on the 12 September 2024. The owner mentioned bullying and attached her completed Noise Nuisance Diary and screenshots allegedly of messages between the owner and the neighbours.
- On 2 October 2024, Council received completed Noise Nuisance Diaries from a customer. The diary has been sighted/signed by a Justice of the Peace and has indicated a potential nuisance present. A Council Ranger has identified a few timeframes throughout a day for noise monitoring to commence in the area.

Chronology of Development Application

The following provides a chronology of events on the assessment of the subject development application.

Date	Event/actions
9/12/2022	Pre-lodgement meeting held
23/6/2023	Lodgement of the development application
14/7/2023	Confirmation Notice issued by Council
	No information request issued
11/9/2023	Receipt of notice of intention to commence public notification
15/9/2023 – 6/10/2023	Public notification undertaken (44 'properly made' submissions; 12 'not properly made' submissions received)
9/10/2023	Notice of compliance for public notification
2/11/2023	Applicant letter in response to submissions
15/12/2023	Consolidated list of submitters prepared
3/1/2024	Email to applicant re: issues with the *Noise Impact Assessment*
14/2/2024	Applicant submission of revised *Noise Impact Assessment*
28/2/2024	Applicant agreement to extent Decision Stage to 28/3/2024
12/3/2024	Applicant request for update on status of peer review of *Noise Impact Assessment*
5/4/2024	Issue of revised *Noise Impact Assessment* to *MWA Environmental* to undertake peer review
10/4/2024	Further applicant request for update on status of peer review of *Noise Impact Assessment*
27/5/2024	*MWA Environmental* issued peer review of the latest *Noise Impact Assessment*
29/5/2024	Applicant agreement to extend Decision Stage to 28/6/2024
18/6/2024	Applicant agreement to further extend Decision Stage to 31/7/2024
29/7/2024	Applicant agreement to further extend Decision Stage to 30/8/2024
5/8/2024	Applicant submission of further revised *Noise Impact Assessment*
21/8/2024	*MWA Environmental* completed peer review of the latest *Noise Impact Assessment*
28/8/2024	Applicant agreement to further extend Decision Stage to 1/11/2024
21/9/2024	Receipt of potential conditions of approval from Council's Environmental Health section
30/10/2024	Meeting with the applicants to discuss technical issues with the current proposal, focused on scale, acoustic impacts and management of amenity.
1/11/2024	Applicant agreement to further extend Decision Stage to 20/12/2024
6/12/2024	In response to meeting of 30/10/2024, applicant advised of significant reduction of dogs (maximums of 10 dogs within the kennel and 10 dogs during the day only (8am to 6pm) as part of the dog day care) and reduction in number and relocation of outdoor dog run areas.
18/12/2024	Applicant agreement to further extend Decision Stage to 28/2/2025, with request for update on status of revised acoustic report.
26/2/2025	Applicant request to further extend Decision Stage to 30/4/2025, agreed by Council on 1/4/2025, with commentary surrounding issues in securing the services of the incumbent acoustic engineer.
30/4/2025	Applicant agreement to further extend Decision Stage to 30/5/2025
30/5/2025	Applicant agreement to further extend Decision Stage to 26/7/2025
11/6/2025	Applicant submission of further revised *Noise Impact Assessment* to reflect down-sized proposal (per applicant submission dated 6/12/2024)
16/6/2025	Completion of technical review of further revised *Noise Impact Assessment* by Council's Environmental Health section, with recommended conditions covering: • Complaints Register – maintain a complaints register; • Noise Assessment Report (Compliance) – comply with recommendations of latest *Noise Impact Assessment*; • Noise Disturbance – prescription of maximum acoustic levels; • Air Contaminants – management of odour or visible contaminants beyond the site's boundaries;

Date	Event/actions
	• Light Emissions – prevention of light spillage beyond the site's boundaries; • Releases To Water – management of releases to broader watercourses; • Waste – supply and management of waste containers for the development; • Enclosure And Fencing – enclosures and fencing to be secure to prevent the wandering of animals from the property.
21/7/2025	Applicant agreement to further extend Decision Stage to 26/9/2025
24/9/2025	Applicant agreement to further extend Decision Stage to 26/11/2025
9/10/2025	Site visit conducted to review the site and the proposal's broader context
4/11/2025	Applicant submission of updated version of Operational Plan, for Council's assessment
2/12/2025	Applicant agreement to further extend Decision Stage to 30/1/2026
28/1/2026	Applicant agreement to further extend Decision Stage to 27/3/2026

The Proposal

Section A – As per the original DA lodgement

The original submitted development application seeks a development permit for a Material Change of Use for Animal keeping (Dog kennel – 20 Dogs and Doggy Day Care – 10 Dogs), which seeks to authorise the approval of an existing unlawful land use that has been established and operating for approximately 15 years.

The original submitted development application, as received by Council on 23 June 2023, was supported by the following specialist reports and drawings:

- Town Planning Report, prepared by Ultimate Planning Solutions;
- Completed Code Compliance Tables, prepared by Ultimate Planning Solutions;
- Site Analysis, prepared by Ultimate Planning Solutions;
- Proposal Plans and Drawings, prepared by Gold Coast Multicorp;
- Site and Soil Wastewater Evaluation Report, prepared by Country-Wide Water;
- Bushfire Management Plan, prepared by Wollemi Eco-Logical;
- Traffic Impact Assessment Report, prepared by Gold Coast Multicorp;
- Noise Impact Assessment, prepared by Michael Phillips Acoustics; and
- Operational Management Plan, prepared by Bullies Downunder.

As detailed within the originally submitted Town Planning Report, specific details of the originally submitted proposal are outlined as follows:

Number of dogs

The current number of dogs kept on the site is 10. The total number of adult dogs to be kept at the proposed kennel is 20.

Hours of operation

The hours of operation for the facility will be from 8am to 6pm daily. The dog day care will be restricted to 8am to 6pm daily, limited to 10 dogs within the outdoor dog run. The puppies will be managed during the evenings and at night inside the home until eight weeks in age, where they will be moved to a penned area.

Number of staff

Two staff members will be on-site at any one time, working from 8am to 1pm and 1pm to 6pm. Overnight care will be provided by the owner. The facility will expand to include an overnight worker once it is up and running.

Dog management

The dogs will be rotated outside in grassed areas from 9am to 4pm. Personal care will be provided inside the home until eight weeks, where they will be moved to a penned area.

Traffic management

The average number of daily vehicle movements associated with the operation of the facility is estimated to be five. Dogs will be picked up and delivered to clients, and puppies will be viewed at another location to reduce traffic on the site.

Waste management

A new septic system will be built, and a commercial company bin will be emptied once a week. Daily cleaning of the kennels and grassed runs will be conducted to avoid the build-up of wastewater, food scraps, odour emissions, and other animal waste.

Noise management

In order to minimise impacts to adjacent receivers, outdoor dog exercise areas furthest from the noise sensitive receivers should be prioritised, only using the closer exercise areas when they are needed. Dogs that are deemed to be noisy/disruptive should be placed within the outdoor exercise areas that are furthest away from the nearest sensitive receivers or returned to the kennels.

Extracts of the original site plan and the built form designs for the proposal are provided below:



Figure 1: Original Proposal Plan (Source – Submitted Set of Proposal Plans)

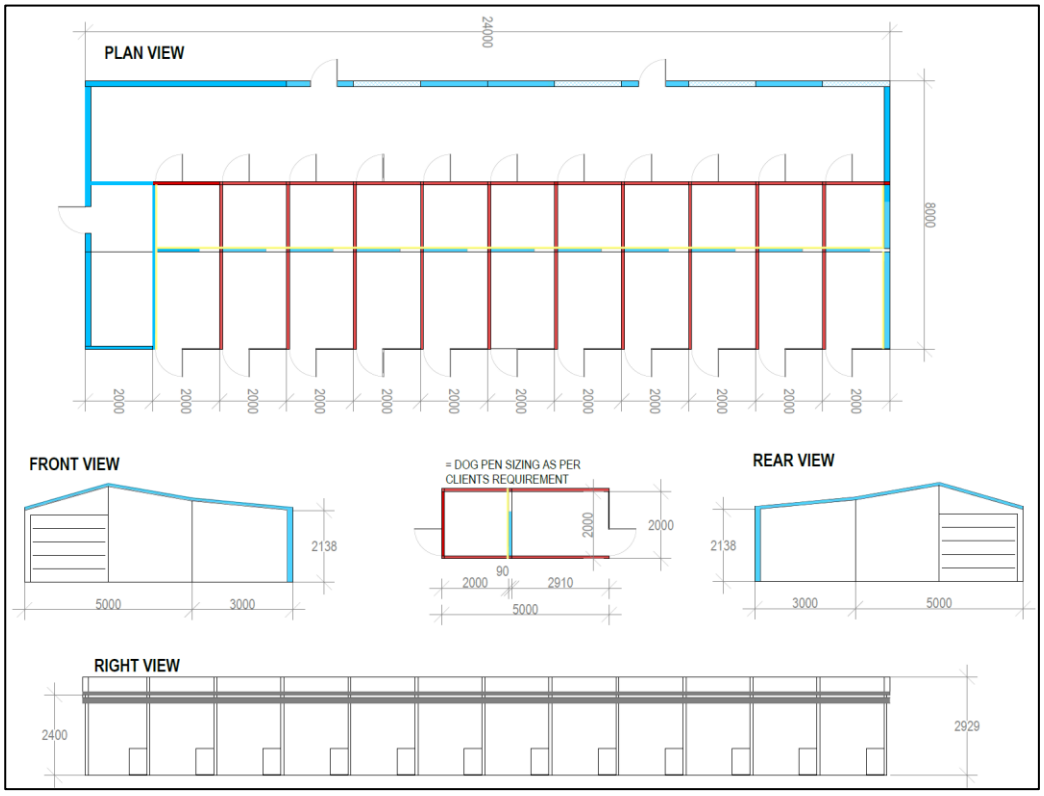


Figure 2: Existing Kennel Floor Plan and Elevations

Section B – As per the latest response

The revised development application seeks a development permit for a Material Change of Use for Animal keeping (Dog kennel – 10 Dogs & Doggy Day Care – 10 Dogs), which consists of a reduction of 10 dogs staying in the kennel compared to the original lodgement of the development application. The revised scale of the proposal includes changes to the arrangement of outdoor exercise areas, with a reduction in the number of areas from four to one.

For context, extracts of the latest site plan and the revised outdoor exercise areas for the proposal are provided below.



Figure 3: Latest Site Plan (Source - Approved 'Noise Impact Assessment')



Figure 4: Proposed Changes to Outdoor Exercise Areas (Source - Approved 'Noise Impact Assessment')

Site Visit Evaluation

The site is comprised of an irregular-shaped allotment with a total land area of 20,010 square metres (2.001 hectares) that currently contains a Dwelling house in the central part of the site and existing reception and kennel structures and dog run areas in the western and southern parts of the site. The detailed survey of the subject site confirms that the site levels vary between a maximum level of 85 metres AHD in the northern corner and approximately 80 metres AHD in the southern corner of the site. The subject site has two road frontages to constructed roads, Beaudesert-Beenleigh Road to the north to north-west (approximate frontage width of 125m) and Donald Court to the north-east (approximate frontage width of 77m).

The surrounding area is of a semi-rural character, comprised predominantly of low and rural residential uses with interspersed rural activities.

For context, an aerial photo of the subject is provided below, with photos of the existing kennel and the site's streetscape as provided by the applicant as part of the submitted town planning report.

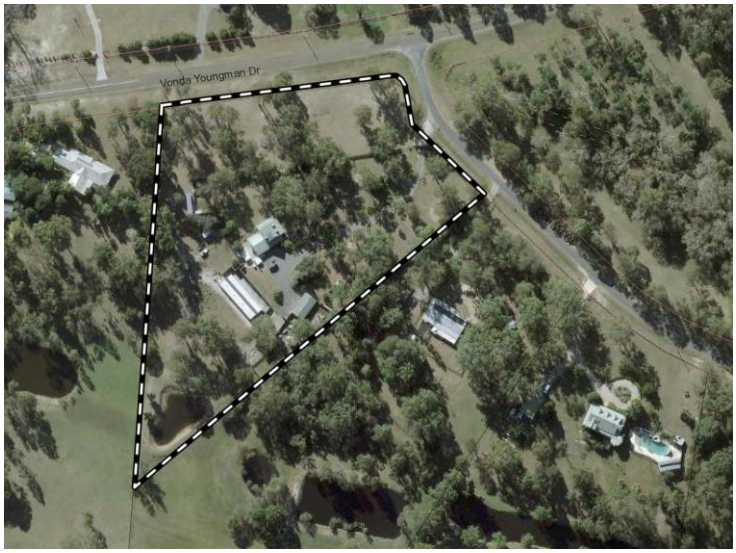


Figure 5: Aerial Photo (Source - Council's ePlan)


Figure 6: Photo of Existing Kennel Located on Site (Source – Town Planning Report)

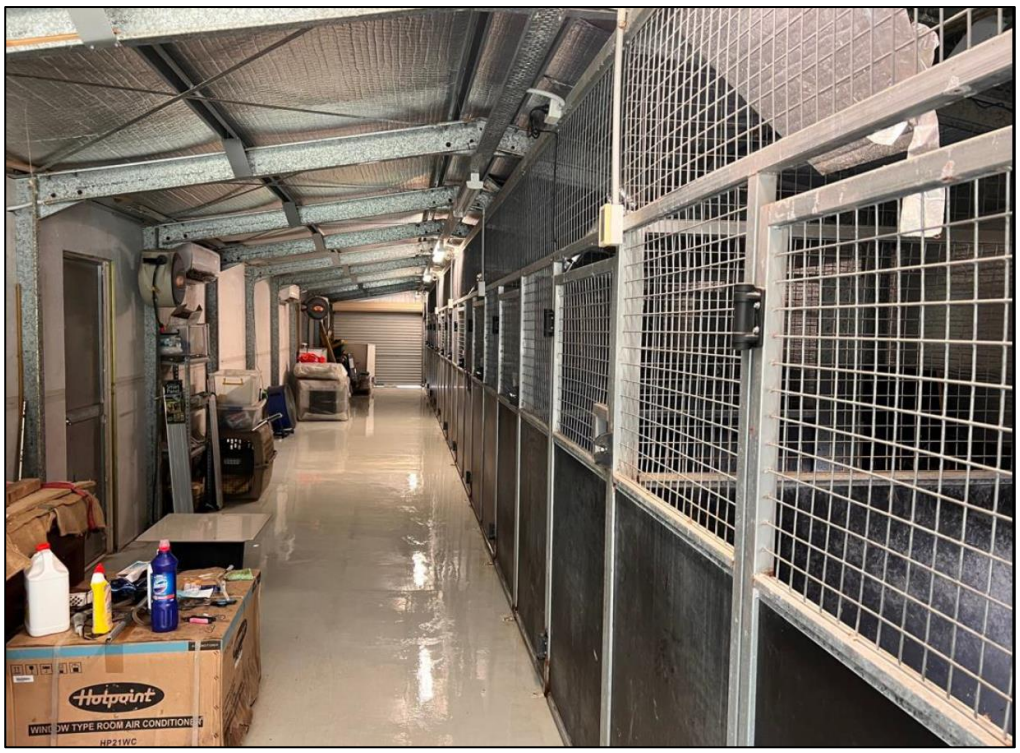


Figure 7: Photo of Existing Kennel Located on Site (Source – Town Planning Report)



Figure 8: Existing Site Crossover and Streetscape (Source – Town Planning Report)

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	Rural Living Area

State Planning Policy

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

- Biodiversity
  - MSES - Regulated vegetation (intersecting a watercourse)
- Natural hazards risk and resilience
  - Flood hazard area - Local Government flood mapping area*
  - Bushfire prone area

The State Planning Policy (SPP) came into effect on 3 July 2017 and must be considered for development assessment to the extent the SPP is inconsistent with the *Scenic Rim Planning Scheme 2020*.

The Minister has identified that the SPP is integrated in the planning scheme in the following ways:

Liveable communities and housing
Housing supply and diversity
Liveable communities

Economic growth
Agriculture
Development and construction
Mining and extractive resources
Tourism

Environment and heritage
Biodiversity
Cultural heritage
Water quality

Safety and resilience to hazards
Emissions and hazardous activities
Natural hazards, risk and resilience

Infrastructure
Energy and water supply
Infrastructure integration
Transport infrastructure
Strategic airports and aviation facilities
Strategic ports

As the SPP has been appropriately integrated for all matters that would relate to this proposal, no further consideration is warranted as part of the assessment of this application.

ShapingSEQ South East Queensland Regional Plan 2017

The subject site has been identified within the Rural Living Area of the *ShapingSEQ South East Queensland Regional Plan 2023*. The proposed use for Animal keeping is defined as a 'rural activity' under Schedule 24 of the *Planning Regulation 2017*, therefore further assessment is not required under Schedule 10 of the *Planning Regulation 2017.*

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:	Rural Residential Zone (Rural Residential A Precinct)
Consistent/Inconsistent Use:	Potentially consistent
Assessment Benchmarks:	Strategic Framework Zone Code • Rural Residential Zone Code (Rural Residential A Precinct) Overlay Codes • Bushfire Hazard Overlay Code • Environmental Significance Overlay Code • Water Resource Catchments Overlay Code Use Code • Animal Keeping Code • General Development Provisions Code Development Codes • Earthworks, Construction and Water Quality Code • Landscaping Code • Parking and Access Code

The Material Change of Use for 'Animal keeping' is defined as follows, under the planning scheme:

> "***Animal keeping*** *means the use of premises for—*
>
> *a. boarding, breeding or training animals; or*
> *b. a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)."*

The proposed use for Animal keeping is a 'potentially consistent' use within the Rural Residential Zone (Rural Residential A Precinct) Code.

Strategic Framework

As the development application requires impact assessment consideration is given to the Planning Scheme as a whole, including the 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 Planning Scheme identifies key elements through the Strategic Framework to guide the intent for development across the local government area. As detailed within the Strategic Vision (section 3.3) part of the Strategic Framework, the intent for development within the township of Tamborine is detailed as follows:

Tamborine is a rural residential area in a bushland setting, located at the northern gateway to Tamborine Mountain. Tamborine provides large lot living opportunities, important habitat for a variety of native species and corridors for wildlife movement and nature-based recreation opportunities. Tamborine has maintained its village character with commercial and tourism activities concentrated around the central roundabout.

Upon review of the subject site, its zoning and the general locale, the following sections of the Strategic Framework are considered to be relevant to the assessment of the proposal:

- 3.4 - Communities and Character; and
- 3.6 - Environment and Natural Hazards.

The following sections assess the presented proposal against the strategic outcomes for the above parts of the Strategic Framework.

Section 3.4 Communities and Character – Future Investigation Areas

The subject site is located within the 'Future Investigation Area', as identified in the Strategic Framework Map SFM-01: Communities and Character.

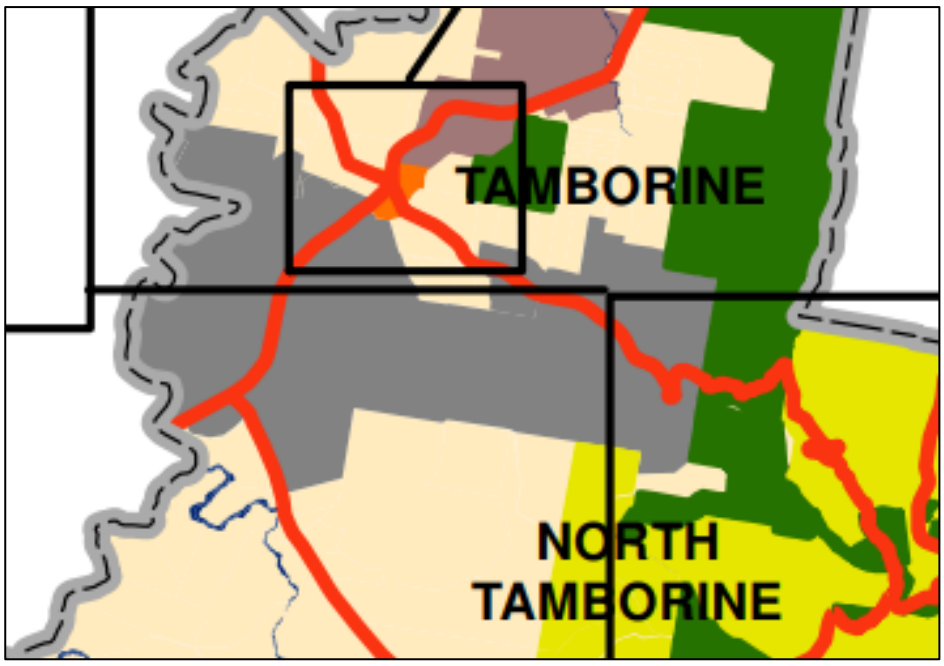


Figure 9: Extract of Strategic Framework Map SFM01 - Communities and Character

For context, the strategic intent outlined in section 3.4.1 of the planning scheme outlines the development intent of the subject Future Investigation Area, as follows:

> *Tamborine: The Future Investigation Area identified for Tamborine applies to part of the locality's existing rural residential development pattern. The intent of the Tamborine Future Investigation Area will be to conduct a detailed planning study involving thorough community consultation to investigate whether any potential exists to achieve a more consolidated and efficient rural residential development pattern through the creation of additional acreage lots. Matters expected to be considered in determining whether any capacity for additional rural residential lots exists in the Future Investigation Area include an assessment of the natural hazards and environmental values present in the locality, the capacity of the existing infrastructure networks (including the current and planned function of the State-controlled road network) and the rural residential character sought for the locality. In the interim, the creation of additional lots is not supported in the Tamborine Future Investigation Area and any future development reflects the intent of the zone.*

The following table assesses the presented proposal against the requirements of the Strategic Outcomes detailed under section 3.4.2.

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

Strategic Outcomes	Officer's Assessment
Element – Future Investigation Areas	
1. Development in a Future Investigation Area identified on Strategic Framework Map SFM-01: Communities and Character does not occur until a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. These studies will consider: a. development timing having regard to population growth and residential land availability in the region;	The strategic intent for the Tamborine Future Investigation Area focuses on examining the potential for a more consolidated and efficient rural residential development pattern through the creation of additional acreage lots. Based on this intent and the fact that an Animal keeping land use is 'potentially consistent' in the Rural Residential Zone (Rural Residential A Precinct), the subject proposal is not expected to offend the achievement of this strategic outcome.

Strategic Outcomes	Officer's Assessment
Element – Future Investigation Areas	
b. the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; and c. and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and Rural Areas and natural hazards.	
2. Any interim development in a Future Investigation Area that has the potential to fragment or compromise the longer-term use of the land for its intended purpose such as Intensive animal industries and Extractive industries is not supported.	The proposed development is for Animal keeping (Dog Kennel) which is categorised as a Rural Activity land use. Noting the nomination of 'Intensive animal industries' and 'Extractive industries' as land uses sought to not be supported within this locale, the proposal for Animal keeping is considered to not offend the achievement of this outcome.

Officer's Summary

Council Officers are of the view that the proposed development for 'Animal keeping' would not compromise future planning studies and investigations that will be undertaken to examine the strategic growth opportunities for Tamborine. Accordingly, the subject proposal is not considered to compromise the achievement of the outcomes sought under *Section 3.4 Communities and Character of the Strategic Framework.*

Section 3.6 Environment and Natural Hazards

Based on the proposed development being an Animal keeping proposal, an assessment is required against Section 3.6 – Environment and Natural Hazards of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).

For development in the rural residential area, the intent for this section is to recognise the natural environment and regional landscape values, cultural heritage, natural hazards, risk and resilience, and emissions and hazardous activities in the Scenic Rim local government area. The intent of these elements it to ensure that the direct and indirect impacts of areas of environmental values are avoided and minimised, risks associated with natural hazards are mitigated and to protect the health, safety, wellbeing and amenity of communities and the environment in regard to emissions and hazardous activities.

The assessment labelled herein confirms how the development complies with these elements of the strategic framework.

Assessment against Section 3.6.2 – Strategic Outcomes (Element – Natural Environment and Regional Landscape Values)

Strategic Outcomes	Officer's Assessment
1. Development is located to avoid significant impacts on Matters of National Environmental Significance.	Complies. The proposed development has been located to avoid significant impacts on Matters of National Environmental Significance.

Strategic Outcomes	Officer's Assessment
2. Development protects and enhances the ecological values of Matters of State Environmental Significance, including: a. Protected Areas; b. Regulated Vegetation (as defined under the State Planning Policy); c. State Significant Species; d. High Ecological Value Waters (Watercourse); e. High Ecological Value Waters (Wetland); f. High Ecological Significance wetlands; and g. Waterways and Wetlands Buffer Areas.	Not applicable for this application.
3. Development protects and enhances the ecological values of Matters of Local Environmental Significance including: a. Core Corridor; b. Node Corridor; c. Stepping Stone; d. Critical linkage; and e. Stream Orders 2 - 7 and Watercourse Buffer Areas.	Not applicable for this application.
4. Development location and design considers biodiversity values and does not compromise the intended function of identified biodiversity linkages.	The proposed development has been designed in a manner which considers the biodiversity values on site and is considered to not compromise the intended function of any identified biodiversity linkages. Therefore, the proposal is not considered to compromise the achievement of this strategic outcome.
5. Development protects habitat identified for State Significant Species.	Not applicable for this application.
6. The habitat and ecological value of vegetated corridors and biodiversity linkages are protected and enhanced.	The proposed development has been designed in a manner which maintains the habitat and ecological values of vegetated corridors and the biodiversity linkages are considered to not be adversely impacted by the proposal. Therefore, the proposal is not considered to compromise the achievement of this strategic outcome.
7. Development in an area having regionally significant landscape value, being the Border Ranges (including the Gondwana Rainforest World Heritage Area of Lamington National Park), Scenic Rim Corridor (including the Main Range, Mount Barney, Mount Maroon, Mount Chingee and Lamington national parks, Mount Lindesay and Tamborine Mountain, specifically land in the Rural Zone - Escarpment Precinct) and Flinders-Karawatha Corridor (including Mt Flinders, Teviot Range, Mt Joyce, Wyaralong Dam and south to Mt Barney), maintains the scenic amenity value of the area.	Not applicable for this application.
8. Scenic amenity and landscape character is maintained, including through the protection of significant trees in the Vegetation Management Area.	The subject premises is located in the Vegetation Management Area, with the design of the proposal maintaining the existing trees on site. Therefore, it is considered that the scenic amenity and landscape character of the subject locale is maintained.
9. Development is located, designed and operated to avoid adverse impacts on the biodiversity values of Matters of State Environmental Significance.	Not applicable for this application.

Strategic Outcomes	Officer's Assessment
10. Development is located, designed and operated to avoid adverse impacts on the biodiversity values of Matters of Local Environmental Significance.	Not applicable for this application.
11. The impacts of development on Matters of Local Environmental Significance are effectively managed by: a. avoiding impacts, where practicable; b. minimising impacts, where impacts cannot be reasonably avoided; c. restoring values on the same premises and in an appropriate location, where impacts cannot be reasonably avoided or minimised.	Not applicable for this application.
12. Development maintains, and where possible, enhances the quality of surface water and groundwater.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.
13. Development within a Watercourse Buffer Area is designed and located to maintain native vegetation, terrestrial and aquatic habitat, ecological function (including maintenance of fish passage) and water quality.	Not applicable for this application.
14. Development protects and enhances the water quality and biodiversity values (including the maintenance of fish passage) of waterways and wetlands and is appropriately set back and provides buffers.	Not applicable for this application.
15. Water quality is protected and enhanced in the following Urban Water Supply Storages: a. Maroon; b. Moogerah; and c. Wyaralong.	Not applicable for this application.
16. Development facilitates public access to the region's waterways at appropriate locations where the environmental values of the waterway are maintained.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.
17. Development is designed to incorporate the principles of total water cycle management and water sensitive urban design.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.
18. Development within a Water Resource Buffer Area is planned, designed and managed to avoid or otherwise minimise adverse impacts on the water quality of drinking water.	Not applicable for this application.
19. Stormwater quality, quantity and velocity are managed in a manner which protects and improves water quality in waterways and wetlands.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.
20. The water quality of surface and groundwater systems is protected and improved.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.

Assessment against Section 3.6.2 – Strategic Outcomes (Element – Natural Hazards, Risk and Resilience)

Strategic Outcomes	Officer's Assessment
1. Development that potentially increases the exposure of people and property to natural hazards: a. avoids areas of significant natural hazard risk; or b. where areas of natural hazard risk cannot be avoided, development is designed, located and managed to ensure the safety of people is maintained and the damage to property and infrastructure before, during and after a natural hazard event is mitigated to an acceptable or tolerable level.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval. The proposed development is located within a Bushfire Hazard Area on the Bushfire Hazard Overlay, within the 'medium' and 'potential impact buffer' areas. As part of the submitted application, a Bushfire Management Plan, as prepared by Wollemi Eco-Logical, was submitted that determines the bushfire risk as follows: *This assessment has confirmed vegetation posing a Medium Potential Bushfire Hazard is present to the south and northwest. This vegetation is setback by >70m to the south and >90m to the northwest of the subject site, by managed low threat vegetation. Vegetation in all other directions has been classified as low threat vegetation within 100m.* The submitted Bushfire Management Plan includes several recommendations in the form of bushfire risk mitigation measures that are intended to mitigate the risk of exposure to people, animals and property.
2. Development in natural hazard areas: a. directly, indirectly and cumulatively avoids an increase in the extent or severity of a natural hazard and the potential for damage on the site or to other properties; b. is compatible with the nature of the hazard; c. maintains or enhances the protective function of landforms that can mitigate risks associated with the natural hazard; d. supports, and does not hinder disaster management capacity and capabilities; and e. maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.	The subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval. As detailed within the submitted Bushfire Management Plan, as prepared by Wollemi Eco-Logical, several recommendations in the form of bushfire risk mitigation measures that are intended to ensure the development maintains the elements identified in a) to e) of this strategic outcome.
3. Community infrastructure is located and designed to maintain functionality and safety during a natural hazard event.	Not applicable for this application.
4. The preferred character of the Flood Land Precinct of the Limited Development Zone is that of undeveloped land. Very limited development occurs, particularly where persons or structures would be located on site.	Not applicable for this application.
5. Residential activities (including expansion of existing activities) are not supported in the Flood Land Precinct of the Limited Development Zone due to the significant flooding constraints of land.	Not applicable for this application.

Assessment against Section 3.6.2 – Strategic Outcomes (Element – Emissions and Hazardous Activities)

For context, an extract of the Strategic Intent (3.6.1) for 'Emissions and Hazardous Activities' reads as follows, with a more detailed assessment provided against the Strategic Outcomes in the table below.

> *Development protects the health, safety, wellbeing and amenity of communities and the environment in regard to emissions and hazardous activities. Activities that have the potential to cause nuisance to communities and other sensitive receivers through environmental emissions such as air, odour and noise pollution are planned and effectively managed to avoid any potential adverse impacts.*

Strategic Outcomes	Officer's Assessment
1. Development protects the health and safety of the community and sensitive receivers and is designed and located to mitigate adverse impacts of air, noise, light and odour emissions.	It is considered that the proposed development is able to satisfy the requirements set out in this Strategic Outcome, based on the development being required to comply with conditions of approval which seeks to protect the health and safety of the community and sensitive receivers from adverse impacts of (predominantly) noise anticipated to be generated.

Officer's Summary

The subject premises is located within the Environmental Significance Overlay Map, Vegetation Management Area OM-04-F, with the development being able to avoid the potential for adverse impacts to be caused on any existing native vegetation. Further, the proposal is not anticipated to inhibit the functionality of fauna movement corridors. The subject site is located within the Bushfire Hazard Area, by which suitable conditions of approval are able to be generated which suitably reduce the risk borne by the subject proposal.

The development as proposed would introduce an Animal keeping proposal that substantially exceeds the number of dogs that would class such a proposal as being a 'consistent use' within the subject locale. Despite this, it is anticipated that the potential amenity impacts of the proposal, specifically relating to acoustics, are not considered to adversely impact on the surrounding residences (i.e. sensitive receptors), subject to compliance with relevant and reasonable conditions of approval.

In summary, Officer's consider that the proposed Development Application for Material Change of Use for Animal keeping adheres with elements of the Strategic Framework of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), specifically Section 3.6.2 – Strategic Outcomes (Element – Emissions and Hazardous Activities).

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:

(a) Compliance with the Rural Residential Zone Code (section 6.2.16)

It is noted that the proposed development is subject to Impact Assessment and is identified as a 'potentially consistent' land use in the Rural Residential Zone (Rural Residential A Precinct) based on the scale of the use not being classed as being either 'low impact' or a 'small kennel on large lot'.

The purpose of the Rural Residential Zone, as prescribed by the code, *is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services*.
The following entails an assessment against the Performance Outcomes for development in the Rural Residential Zone (Rural Residential A Precinct) Code.

Assessment against Performance Outcomes of the Rural Residential Zone (Rural Residential A Precinct) Code (Table 6.2.16.3.3)

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
Built Form and Urban Design			
PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of similar design elements, materials and colours.	**AO1** No Acceptable Outcome is prescribed.	*Complies. The proposed development will be designed to complement the surrounding built form and character through the use of similar design elements, materials, and colours.*	It is considered that the proposed development does not offend the achievement of PO1 based on the proposal's design being generally of low-scale and it being able to align with the predominant character of the site's existing dwelling and the surrounding area. The kennel building is located to the rear of the dwelling and existing vegetation to reduce its visibility from the road frontages.
Amenity			
PO2 Development involving non-residential activities maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas.	**AO2** No Acceptable Outcome is prescribed.	*Complies. The proposed development maintains subordinate to the natural land form and natural landscape features of the site.*	It is considered that the proposed development does not offend the achievement of PO2 based on the proposal's design generally working in unison with the site's natural features.
PO3 Development maintains and protects important views to significant landscape features, including ridgelines.	**AO3** Development: 1. protects the views of significant landscapes features where viewed from the street and public spaces; 2. avoids building on a ridgeline; and 3. does not obstruct the views to a ridgeline from a road. Refer to Figure 1.	*Complies with the relevant criteria as indicated in AO3 of the code.*	The proposal is considered to comply with AO3.

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
PO4 Non-residential uses are: 1. small scale and of a low intensity; 2. do not detract from the amenity of adjacent residential activities; 3. maintains the privacy of adjacent residential activities or land in a residential zone; and 4. wherever possible, are co-located with other non-residential activities in the precinct.	**AO4** No Acceptable Outcome is prescribed.	*Complies. The proposed development will have appropriate measures in place that will not detract from the amenity of adjacent residential activities in the area.*	As detailed within the remainder of the report, the subject use is considered to comply with the requirements of PO4 based on the proposed Animal keeping use having been reduced in scale to accommodate a maximum of 20 dogs, with the amenity of adjacent residential uses being managed based on the applicant's obligations to adhere with acoustic requirements. Accordingly, the proposal is considered to comply with the requirements of PO4, subject to compliance with relevant and reasonable conditions of approval.

As detailed within the above assessment, it is considered that the subject proposal complies with the 'assessment benchmarks' of the Rural Residential Zone Code (section 6.2.16), subject to compliance with relevant and reasonable conditions of approval.

(b) Compliance with the Bushfire Hazard Overlay Code

A *Bushfire Management Plan* was prepared by Wollemi Eco-Logical and submitted as part of the development application, which included several recommendations in the form of bushfire risk mitigation measures that are intended to ensure the development complies with the requirements of this Code.

Accordingly, the presented Animal keeping proposal is able to comply with the Bushfire Hazard Overlay Code, subject to adherence with relevant and reasonable conditions.

(c) Compliance with the Environmental Significance Overlay Code

The proposal is considered to be able to comply with the Environmental Significance Overlay Code's Acceptable Outcomes and Performance Outcomes (particularly PO17 – PO22), based on the subject development proposal not necessitating the requirement for adversely impacting on any significant trees.

(d) Compliance with the Water Resource Catchments Overlay Code

The proposal complies with all the Water Resource Catchments Overlay Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval relating to management of water quality both during construction and operational phases of the project.

(e) Compliance with the Animal Keeping Code

Based on the proposed use being for Animal keeping, the subject proposal is required to be assessed against the 'Animal Keeping Code'.

The purpose of the Animal Keeping Code, as prescribed by the code, *is to ensure that development for Animal keeping does not cause environmental harm and avoids adverse impacts on the amenity and character of the surrounding area.*

The following entails an assessment against the Performance Outcomes of the Animal Keeping Code.

Assessment against Performance Outcomes of the Animal Keeping Code (Table 9.3.2.3.1)

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Siting and Location		
PO1 Animal keeping occurs on a site which has an appropriate area and dimensions for: 1. buildings and structures; 2. waste disposal areas; and 3. separation distances between the use and: a. public places; b. sensitive receivers; and c. waterways.	**AO1** Development, including structures, complies with the minimum separation distances, boundary clearances and minimum site areas in **Table 9.3.2.3.3 Standards for Animal Keeping**.	As the proposed development is located on property that measures two (2) hectares in area and the 'breeding kennel' aspect of the proposal equates to a maximum of ten (10) animals, the subject proposal complies with the contents of Table 9.3.2.3.3 (where a proposal for 10 animals in a kennel requires a minimum site area of two (2) hectares in size). It is noted the proposal also includes ten (10) dogs as part of the doggy day care; however, there are no specific site standards referenced in Table 9.3.2.3.3 for this type of operation. Examining the proposed design and intensity of the proposal and the recommended conditions required to comply with the requirement of this Code, it is considered that the recommended development proposal possesses appropriate area and dimensions to accommodate required on-site activities, whilst managing potential interface issues with nearby noise sensitive receptors. Therefore, the proposal is considered to comply with the requirements of PO1, subject to compliance with relevant and reasonable conditions of approval.
PO2 An Animal keeping use provides supervision and management to ensure development does not impact adversely on the amenity of neighbouring properties.	**AO2** Development has on-site supervision by a person/s occupying a dwelling on the site including a Dwelling House, Dwelling Unit and Caretaker's accommodation.	The subject proposal is able to comply with this requirement, subject to compliance with nominated actions within recommended approved reports. Notably the 'Noise Impact Assessment' and the 'Operational Plan – Paradiso Pet Retreat', that are incorporated into the conditions of approval. Specifically, requirements are contained within the approved 'Operational Plan – Paradiso Pet Retreat' and include minimum staffing requirements, hours of operation and dog management commitments.

Assessment against Performance Outcomes of the Animal Keeping Code (Table 9.3.2.3.2)

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Kennels and Catteries		
PO1 A kennel or cattery does not adversely impact on the amenity of neighbouring properties.	**AO1.1** A kennel (including a kennel building, run or exercise yard) is a minimum distance of 1,000 metres from any kennel building, run or exercise yard of another lawfully established or approved kennel. **AO1.2** Kennel and cattery structures are separated a maximum of 20 metres from the dwelling on the site occupied by the supervisor of the kennel or cattery.	Noting the requirements set out in AO1.1 and AO1.2, the requirements of PO1 expand beyond these prescriptive requirements. As detailed in the remainder of the report, it is considered that the proposed Animal keeping use can adequately ameliorate adverse amenity impacts on neighbouring properties based on completed technical reporting (i.e. focussed on the management of acoustic emissions) and the imposition of relevant and reasonable conditions of approval relating to management of acoustics, light spillage and air quality. Therefore it is considered that the proposal complies with the requirements of PO1, subject to compliance with relevant and reasonable conditions of approval.
PO2 A kennel is of a scale that does not adversely impact on local amenity by reason of: 1. Noise; 2. traffic movements; and 3. air quality (dust and odour)	**AO2** A development being a kennel, does not exceed; 1. a ratio of more than 10 dogs per hectare; and 2. a maximum of 100 dogs. ***Editor's Note*** *- This is the maximum ratio possible under the most ideal conditions and would usually require special noise attenuation treatment.*	As the proposed development is located on a property that measures two (2) hectares in area and no more than 20 dogs are proposed, the development complies with AO2. As detailed in the remainder of the report, it is considered that the potential acoustic, air quality and general amenity considerations associated with the proposal are able to be adequately ameliorated, subject to compliance with relevant and reasonable conditions.
General Amenity		
PO4 Development is sited and designed to integrate with the streetscape and complement the scale and character of existing uses in the surrounding area.	**AO4** No acceptable outcome is prescribed.	Based on the footprint of the development being centrally located within the subject site, the buildings not exceeding one (1) storey and recommended conditions of approval being imposed requiring the planting and retention of landscaping features to accord with the *Landscape Code*, the proposal is considered to comply with the requirements of PO4, subject to compliance with relevant and reasonable conditions.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Landscaping		
PO5 Development integrates with its surroundings to minimise adverse impacts on visual amenity.	**AO5.1** A development provides for the retention of existing trees except for those located where buildings and runs or yards are to be established.	The proposal is able to comply with this requirement, subject to compliance with relevant and reasonable conditions.
	AO5.2 A development does not require extensive cutting, filling, draining and/or modification of the site.	The proposal is able to comply with this requirement, subject to compliance with relevant and reasonable conditions.
	AO5.3 On all common boundaries with land in a residential zone, development provides: 1. buffer landscaping with a minimum width of 2 metres designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design; or 2. solid screen fencing 1.8m high.	The proposal is able to comply with this requirement, subject to compliance with relevant and reasonable conditions.
Noise		
PO6 Noise impacts from dogs and cats are minimised.	**AO6** For kennels and catteries, animals are kept in enclosures at all times between the hours of 6pm and 7am and are kept inside buildings constructed of sound attenuating materials.	Based on the requirements detailed within recommended approved reports 'Noise Impact Assessment' and the 'Operational Plan – Paradiso Pet Retreat' along with the recommended conditions of approval relating to acoustic and general amenity management, the proposal is considered to comply with the requirements of PO6, subject to compliance with relevant and reasonable conditions.
Facilities and Infrastructure		
PO7 Kennels and catteries are fenced to provide for the exercise and security for the number and type of dogs and cats kept on the site.	**AO7.1** Development being a kennel: 1. provides for fencing immediately surrounding and containing the kennel building, pens and runs which has a minimum height of 1.8 metres and is mesh, chain or hinge-joint stock proof wire so that dogs are unable to escape; 2. provides that all gates and posts are of galvanised steel, fitted with dog proof catches and bolts; and 3. involving the boarding of dogs, provides security fencing with tops which crank inwards, under fence concrete dig strips and wire canopies.	It is considered that the design elements associated with the containment of the dogs on site are able to comply with these requirements, subject to compliance with relevant and reasonable conditions of approval.

As detailed within the above assessment, it is considered that the subject proposal complies with the 'assessment benchmarks' of the Animal Keeping Code (section 9.3.2), subject to compliance with relevant and reasonable conditions of approval.

(f) Compliance with the General Development Provisions Code

Based on the proposed use being for Animal keeping, the subject proposal is required to be assessed against the 'Animal Keeping Code'.

The purpose of the General Development Provisions Code, is complied with, noting the demonstrated compliance with the Performance Outcomes of the General Development Provisions Code as detailed below.

2. The purpose of the of the code will be achieved through the following overall outcomes:
"(a) Development:
i. ensures adjacent lands and environmental values are protected by preventing or minimising emissions that have the potential to cause environmental harm or environmental nuisance resulting from the release of contaminants, particularly noise, odour, light, dust and particulates;
ii. maintains neighbouring amenity and lifestyle values;
iii. operates in a manner that protects the health of the community both on and adjacent to the site;
iv. manages waste and recyclables to protect the health and amenity of persons;
v. being a sensitive land use, does not impact on the operation or long term viability of adjacent existing lawful uses;
vi. does not impact on stormwater flooding or the drainage of properties external to the site;
vii. is provided with sufficient on-site wastewater disposal, that is determined by a suitably qualified person, to meet the needs of residents and users; and
viii. is provided with sufficient on-site water supply to meet the needs of the development where located outside a drinking water connection area.

The following entails an assessment against the Performance Outcomes of the General Development Provisions Code.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
PO1 Development is located, designed, constructed and operated to ensure that noise emissions do not cause environmental harm or environmental nuisance to sensitive receivers. ***Note** - this performance outcome also applies to noise emissions generated by sensitive land uses, from sources such as communal areas, service areas, plant and equipment.*	**AO1** 1. Development involves activities that are inaudible from an adjacent sensitive receiver or would not cause noise related environmental harm or environmental nuisance sensitive receiver; or 2. The emission of noise from the premises must not exceed the following levels: **Note** - *1. Levels are measured as the adjusted maximum sound pressure level as defined in the Noise Measurement Manual (Environmental Protection Agency, 2000).*	The applicant submitted a *Noise Impact Assessment* prepared by Michael Phillips Acoustics dated May 2023 which assessed the ordinary level of noise generated by dogs on the subject site. Since that original lodgement, further information has been sought by Council Officers in collaboration with external specialist technical support. Since review of the initial version of the *Noise Impact Assessment*, revised versions of the acoustic report have been submitted by the applicant and were subsequently peer-reviewed by

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
	2. *Noise generated from vehicle movements on the site, including noise from entering or exiting the vehicle, shall not be considered when assessing the Acceptable Outcome AO1.* 3. *Background=LA90* *or;* 4. *Development achieves the Acoustic Quality Objectives for Sensitive Receptors listed within the Environmental Protection (Noise) Policy 2008.* ***Note** - where the adjacent sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development will achieve the noise levels specified in AO1 (2)*	Council's engaged external consultant along with Officers from Council's Environmental Health team. Subsequently, an array of conditions of approval have been recommended which would enable the presented proposal to adhere with the requirements of PO1. Noting the extent of conditions along with the other *relevant matters* associated with the proposal as explored later in the report, it is considered that the proposal satisfies the requirements of PO1, subject to compliance with relevant and reasonable conditions of approval.
PO2 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive receivers.	**AO2** Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to maintain the background noise levels (L90) at the nearest sensitive receiver.	The subject proposal is considered to be able to comply with PO2, subject to compliance with relevant and reasonable conditions relating to the location and design of mechanical plant.
PO3 Development does not involve activities that would cause vibration related environmental harm or environmental nuisance to a sensitive receiver.	**AO3** No Acceptable Outcome is prescribed. ***Editor's Note -** the proponent may need to obtain a vibration impact assessment or alternatively include vibration details within an environmental impact report for the site which demonstrates that the acceptable outcomes come be achieved.*	The subject proposal is considered to be able to comply with these requirements, subject to compliance with relevant and reasonable conditions relating to the design, position and direction of light spillage to service the proposal during nighttime hours.
Air Emissions - Dust, Particulates and Odour		
PO4 Development (excluding Intensive animal industry) is sited, designed and operated to avoid the generation of odour emissions of a level that have the potential to cause environmental harm to a sensitive receiver.	**AO4** No Acceptable Outcome is prescribed. ***Note** - An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to odour impacts. The assessment is to be prepared in accordance with the Guideline - Odour Impact Assessment for Developments - Department of Environment and Heritage Protection, for modelled odour concentrations.*	The subject proposal is considered to be able to comply with these requirements, subject to compliance with relevant and reasonable conditions relating to the location, design and operation of odour generating aspects of the proposal, particularly septic and waste collection areas.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
Editor's Note *- The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*		
PO5 Development (excluding Intensive animal industry) does not create dust or particulate nuisance at any point beyond the boundary of the site. ***Editor's Note -*** *The Intensive Animal Industry Code contains the assessment benchmarks for Air Emissions - Dust, Particulates and Odour applicable to Intensive animal industries.*	**AO5** Development (excluding Intensive animal industry) does not involve activities that would cause dust related environmental harm or environmental nuisance; or ***Note -*** *in assessing potential dust emissions, consideration will include emissions from the use itself, on site unsealed roads or parking sites, and any other incidental source associated with the development.* Development (excluding Intensive animal industry); 1. does not result in particle emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008; 2. generates dustfall, averaged over a 30 day period of time, that does not exceed 130mg/m^2/day when measured at the site boundary. ***Note*** *- An applicant is likely to be required to provide an Assessment Report prepared by a suitably qualified person in relation to dust and particulate impacts.* ***Note -*** *Where development is likely to create ongoing significant dust issues an Applicant may be required to provide a 'site based management plan' which adequately addresses dust mitigation measures including:* *1. an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads;* *2. areas within the site that are frequently used for vehicular purposes are imperviously sealed or treated to reduce dust emissions; and* *3. activities undertaken on site that create dust are performed in an enclosed structure with suitable dust extraction and filtration systems.*	The subject proposal is considered to be able to comply with these requirements, subject to compliance with relevant and reasonable conditions relating to any potential dust nuisance beyond the boundary of the site.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
Outdoor Lighting and Glare		
PO7 Development does not impact on the amenity of nearby sensitive receivers as a result of light spill.	**AO7.1** Development: 1. provides no outdoor lighting as part of the development; or 2. provides only minor external lighting devices, located, designed and installed to: a. be consistent with and appropriate to the surrounding character and amenity; and b. minimise the impact of direct and indirect light spillage on surrounding sensitive land uses; or ***Note*** *- Effective methods to comply with outcome AO7.1 (2) include:* *a. providing covers or shading around lights that prevent direct light spillage on neighbouring premises or roadways; or* *b. directing lights downwards to prevent direct light spillage on neighbouring premises or road ways; and* *c. positioning and/or directing lights away from sensitive land uses; and* *d. enabling the brightness of lights to be adjusted to lower output levels where appropriate; and* *e. use of motion sensor lights or electronic controls to switch off lights when not required.* 3. provides external lighting which is compliant with the technical parameters, design, installation, operation and maintenance standards of the following as applicable: a. outdoor lighting complies with the requirements of Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting; and b. sporting fields and sporting courts, comply with the requirements of Australian Standard AS4282-1997 – Control of the Obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4). ***Note*** *- An applicant may be required to provide a lighting proposal and impact assessment (environmental and amenity) as part of the application to demonstrate that the lighting will not create nuisance issues for surrounding sensitive land uses.*	The subject proposal is considered to be able to comply with these requirements, subject to compliance with relevant and reasonable conditions relating to the design, position and direction of light spillage to service the proposal during nighttime hours.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
	AO7.2 Development operating at night; 1. provides that the alignment of streets, driveways and parking areas avoid light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings; or 2. provides a solid screen fence prevents light from vehicle headlights falling directly upon any window or outdoor recreational area of adjacent residential dwellings.	
PO8 Development does not impact on the amenity of the surrounding area or cause nuisance as a result of glare or reflection.	**AO8** No Acceptable Outcome is prescribed.	The subject proposal is considered to be able to comply with these requirements, subject to compliance with relevant and reasonable conditions.
Waste Management		
PO9 Development provides: 1. sufficient area for the storage of waste and recyclables; and 2. for the separation of wastes to maximise alternatives to disposal.	**AO9.1** All waste produced on site is stored in approved containers of a sufficient capacity to receive all waste generated by the development.	Able to comply, subject to compliance with relevant and reasonable conditions of approval relating to the location of waste collection areas and the regime associated with collection of waste containers.
	AO9.2 Waste and recyclables are managed in accordance with the *Waste Reduction and Recycling Act 2011*.	
	AO9.3 Waste and recyclables produced on site are managed in accordance with the waste and resource management hierarchy* specified in the *Waste Reduction and Recycling Act 2011*.	
PO10 Development is designed to ensure that waste storage and collection can be undertaken in a safe and convenient manner.	**AO10.1** Development: 1. has a street frontage (exclusive of driveways) of 1 metre per 240L wheeled bin service required; or 2. provides waste container/s which are able to be accessed on site by collection vehicles being able to enter and leave the premises in forward gear, or sufficient and accessible road frontage exists to allow the containers to be placed kerbside for collection; or 3. provides an alternate storage and collection method for adequate storage capacity and safe collection of waste in accordance with the *Waste Reduction and Recycling Act 2011.*	Able to comply, subject to compliance with relevant and reasonable conditions of approval relating to on-site collection of waste containers.
	AO10.2 Development provides unobstructed access to the container for removal of the waste by the local government or waste collection entity.	

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
	AO10.3 Development, which includes the provision of roads including private or public roads, designs and constructs such roads to provide access by waste collection vehicles to each tenancy or the container storage area/s.	
PO11 Development ensures the placement of waste containers does not create a health or amenity nuisance.	**AO11** Development provides: 1. a dedicated area for refuse storage that is screened or otherwise located to avoid visual impacts on streetscapes, public spaces and adjoining properties; and 2. an: a. elevated stand for holding all waste containers at the premises; or b. imperviously paved and drained area, upon which can be stood all waste containers at the premises; and c. a hose cock and hose in the vicinity of the stand or paved area.	Able to comply, subject to compliance with relevant and reasonable conditions of approval relating to the establishment of a formal waste collection area on-site.
General Amenity		
PO14 The use of vehicles associated with the development does not impact on the safe or convenient use of the road network.	**AO14.1** Loading or unloading activities are undertaken within the site.	Able to comply, subject to compliance with relevant and reasonable conditions of approval.
	AO14.2 Development provides that all vehicles associated with the use can be parked on the site.	
	AO14.3 Development has access to the road network is via a constructed road. ***Note*** *- Acceptable Outcome AO14.3 does not reduce or eliminate the need to comply with other Performance Outcomes that may require a higher or specific standard of road.*	
Reverse Amenity		
PO15 Development involving a sensitive land use in close proximity to existing lawful land uses that generate noise, dust, odour and other emissions, are located and designed to not impede the operation of the existing lawful use.	**AO15** No Acceptable Outcome is prescribed.	Not applicable for this proposal.

Performance Outcomes	Acceptable Outcome	Officer's Assessment
Acoustic Amenity and Noise		
***Editor's Note** - Development design principles may include;* 1. *locating open space and roadways to increase separation distances;* 2. *use of dense landscaping as a visual and particulate barrier;* 3. *reducing residential densities adjacent to impacting sites;* 4. *building design, including air conditioning; and* 5. *providing barriers to impacting sites.*		
Stormwater - Quantity		
PO16 Stormwater quantity management outcomes demonstrate no adverse impact on stormwater flooding or the drainage of properties external to the subject site.	**AO16.1** A site based stormwater quantity management plan (SQMP) is prepared by a suitably qualified person and demonstrates achievable stormwater quantity control measures for discharge during operational phases of development designed in accordance with the Queensland Urban Drainage Manual (QUDM). **AO16.2** Stormwater flows discharged from development are either within the capacity of the downstream drainage system such that non-worsening occurs, or are mitigated to pre-development characteristics.	The subject proposal is able to comply with stormwater management (quantity) requirements, subject to relevant conditions of approval being imposed and further assessment being conducted through the subsequent Operational Works assessment process.
On-site Wastewater Disposal		
PO17 Where located outside a wastewater connection area, development is provided with sufficient on-site wastewater disposal, that is determined by a suitably qualified person, to meet the needs of residents and users.	**AO17** No Acceptable Outcome is Prescribed.	The subject site is located outside a wastewater connection area and contains an existing septic system. It is considered that conditions of approval are able to be imposed necessitating upgrades to be made to existing septic arrangements to accommodate the subject proposal.
On-site Water Supply		
PO18 Where reticulated water supply is unavailable, the development is provided with sufficient on-site water supply to meet the needs of residents and users.	**AO18** No Acceptable Outcome is Prescribed.	The subject site does not have access to reticulated water supply, therefore it is considered that conditions of approval are able to be imposed requiring the proposal to have ready access to a sufficient supply of water.

As detailed within the above assessment, it is considered that the subject proposal complies with the General Development Provisions Code, subject to compliance with relevant and reasonable conditions of approval.

(g) Compliance with the Earthworks, Construction and Water Quality Code

The proposal is able to comply with the Earthworks, Construction and Water Quality Code, subject to compliance with relevant and reasonable conditions able to be provided by Council's Development Engineering team.

(h) Compliance with the Landscaping Code

The proposal is able to comply with the Landscaping Code, subject to compliance with relevant and reasonable conditions able to be provided by Council's Planning and Development Engineering teams.

(i) Compliance with the Parking and Access Code

A *Traffic Impact Assessment* was prepared by Gold Coast Multicorp and submitted as part of the development application, which details the existing crossover and internal access driveway arrangements that are able to accommodate the proposed development. Furthermore, four (4) car parking spaces are proposed, which is considered to be suitable based on the parking requirement being, '1 space per 2 employees' per Table 9.4.5.3.3 - Car and Service Vehicle Parking**.** Swept paths have been submitted as part of the *Traffic Impact Assessment Report* that demonstrates compliance with the requirements of the Code.

Accordingly, the presented Animal keeping proposal is able to comply with the Parking and Access Code, subject to compliance with relevant and reasonable conditions of approval.

Assessment Benchmark - Local Government Infrastructure Plan

Not applicable.

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.*

The application was publicly notified for 15 business days in accordance with the requirements of the *Planning Act 2016*. Forty-four 'properly made submissions' and 12 'not properly made submissions' were received during the formal public notification period, with further complaints being received from the public since the completion of the formal notification period.

The following table provides a description of the matters raised in the submission received about the application, together with a statement of how those matters were dealt with in reaching a decision.

Issue	Issues Raised	Applicant Response	Officer Comments
1	Acoustic impacts of the proposal	*The applicant engaged Michael Phillips Acoustics to review and advise on the required attenuation measures to ensure the reasonable amenity expectation of the nearest sensitive receptors are not compromised.* *It is understood that Scenic Rim Planning Scheme has been reviewed to identify any specific acoustic controls applicable to dog boarding kennels. The Scenic Rim Planning Scheme outlines the following controls:* *A kennel is of a scale that does not adversely impact on local amenity by reason of:* • *noise;* • *traffic movements; and* • *air quality (dust and odour).* *For kennels and catteries, animals are to be always kept in enclosures between the hours of 6pm and 7am and are kept inside buildings constructed of sound attenuating materials.* *Section 6 of the Acoustic report provides the following recommendations: [Author Note - refer original submitted document]* *It is noteworthy that a submission in support of the development application was received from the direct adjoining neighbour (11-19 Donald Court, Tamborine) identified at R2 on the below map. [Author Note - refer original submitted document]* *It is considered that the applicant will comply with the recommendations of the acoustic report which can be enforced through compliance action should the landowner not comply with the policy direction of the acoustic report.*	For context, the matter of acoustic impacts of the proposal was prevalent in the majority of submissions received during the public notification period, along with the primary subject of further complaints received since the completion of the public notification period. Examining the original submitted *Noise Impact Assessment*, as prepared by Michael Phillips Acoustics dated May 2023, shortfalls were identified with the technical methodology in compiling the report's findings, which were found and detailed as part of a Council led technical peer review. Since the initial peer review, revised versions of the acoustic report have been submitted by the applicant and were subsequently peer-reviewed by Council's engaged external consultant along with Officers from Council's Environmental Health team. For context, the following *relevant matters* have been raised as being relevant to the assessment of the subject proposal, which are explored later in the report: 1. Consistency with surrounding land uses; 2. Quantum of approval conditions needing to be imposed to ensure compliance; and 3. Impact on Council resources for further compliance work. As detailed in the report, the subject proposal that is recommended for approval is considered to comply with the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), subject to ongoing compliance with recommended relevant and reasonable conditions of approval.

Issue	Issues Raised	Applicant Response	Officer Comments
2	Inconsistency with zoning	*None provided.*	Whilst not being classed as a 'consistent use', the Rural Residential Zone (Rural Residential A Precinct) identifies the land use as being a 'potentially consistent' use. For the purpose of the Planning Scheme, the land use is not classed as an 'inconsistent use' within this precinct.
3	There is insufficient planning merit to warrant support of the proposal	*None provided.*	Planning merit is taken to reflect compliance generally with the Planning Scheme as a whole and assessed through way of a balanced assessment. Whilst the application may conflict with aspects of the scheme, this does not translate to an application devoid of merit. For this specific proposal, assessment of the Strategic Framework and *relevant matters* have been identified and assessed. As detailed across the remainder of this report, it is considered that the subject proposal complies with the requirements of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), subject to compliance with relevant and reasonable conditions of approval.
4	The intensity of the development is too great	None provided.	The intensity of development for the site is examined by way of physical presence and cumulative impacts. Physical presence is viewed as being consistent with the built form outcomes prescribed by relevant assessment benchmarks, most notably the zone and use codes relevant to the proposal. As detailed within the response relating to the development's scale and intensity (along with examining the potential acoustic impacts of the proposal), it is considered that the scale and intensity of the development is suitable in this location, subject to ongoing compliance with recommended relevant and reasonable conditions of approval.

Issue	Issues Raised	Applicant Response	Officer Comments
5	The development will create adverse impacts on neighbouring properties caused by odour	*The development application is supported by an Onsite wastewater management plan and an operational management plan. Both documents confirm management and best practice methodology to mitigate offensive odour impacts to neighbouring properties.*	The subject site contains an existing septic system and accommodates waste containers for the management of hard waste created by the proposal. It is considered that conditions of approval are able to be imposed necessitating upgrades to be made to existing septic arrangements to accommodate the subject proposal, along with providing a dedicated waste management location for the management of hard waste. Further, controls relating to odour management are able to be incorporated within a set of conditions of approval.
6	Adverse impacts on wildlife	*The applicant is a registered breeder and owner of the small family-owned business "Bullies Downunder". The property is professionally developed to ensure the animals are appropriately contained to mitigate opportunity for dogs to escape from their enclosure.* *The applicant has never had an incident of her animals causing harm to native wildlife.*	It is acknowledged that the subject premises is affected by the Environmental Significance Overlay and it is anticipated that wildlife will traverse and situate themselves on the subject premises. Subject to compliance with conditions of approval, outdoor dog run areas are able to fenced so as to prevent intrusion by wildlife traversing the site, whilst also ensuring that dogs are confined to these areas. Operationally, further conditions of approval are able to be imposed which ensure that wildlife is generally protected on the subject premises.
7	Reduction in property values on nearby properties	*Whilst fluctuations to the property market values is not a consideration of the planning scheme, the applicant feels the proposal will have no impact as the animals are appropriately contained within the estate in purpose-built confinement. There is no external advertising to discriminate the scenic value of the rural residential streetscape nor is the animal keeping facility visible from a public area.* *The estate will maintain the existing façade and well-manicured grounds as to not impact the property values in the area.*	The potential reduction in property values is not considered to be a planning ground that warrants further assessment.

Issue	Issues Raised	Applicant Response	Officer Comments
8	Issues concerning the breeding of animals (puppy farm)	*Bullies Downunder is a small family business. The dogs share a family farm with a pony and 2 alpacas with lots of early socialisation. The applicant is an experienced and licensed operator. They have built the breeding program for many years. The applicant owns many dogs all over Australia. Most of the dogs live with families all over the country and come back only when the bloodlines are required for my breeding program. These are called guardian homes.* *In 2013, the applicant started to import all of their own foundation bloodlines, I couldn't seem to find the right quality and standard of dogs here in Australia. I had then continued to import new bloodlines each year to keep up with the quality which is found overseas.* *My main goal is to create unique family dogs catered to specific needs of each individual family. Doing all the hard work of importing and sourcing special dogs to add diversity of bloodlines and a new modern look and style within Australia.* *We have a variety of breeds to cater to all different sized families and their needs. From a relaxed lazy bulldog, cute funny Frenchie or a more athletic outgoing American Bully.* *The applicant takes pride in their service. Bullies Downunder is not to be confused for a back yard puppy farm. Great investment at the front end ensures the business will continue to service a community looking to source a new dog with strong bloodlines.*	The matter of breeding of animals on the site is not considered to be a planning ground that warrants further assessment, with this matter dealt with under Council's local laws and other State and Commonwealth-based legislation focussed on the welfare of animals.

Applicable Infrastructure Charges

Not applicable.

Assessment of Relevant Matters

The decision-maker under s60(3) of the *Planning Act 2016* is required to carry out an assessment against the assessment benchmarks in the relevant planning scheme and can take into account any other relevant matter under s45(5)(b). Compliance with the planning scheme is accorded the weight that is appropriate in the particular circumstances by virtue of it being the reflection of the public interest (and the extent of any non-compliance is also weighted according to the circumstances), in order to be considered and balanced by the decision-maker with any other relevant factors.

The decision-maker may balance a number of factors to which consideration is permitted under s45(5) of the *Act* in making the decision under s60(3) of the *Act* where the factors in favour of approval have to be balanced with the factors in favour of refusal of the application. The weight given to each of the factors is a matter for the decision-maker in these circumstances.

The planning scheme needs to be read as a whole, in a way which is practical and as intending to achieve a balance between desired outcomes.

The extent of non-compliance with the planning scheme relates to the potential land use conflict for the proposed use within the Rural Residential Zone (Rural Residential A Precinct), where it is classed as a 'potentially consistent' use. In light of the above, an assessment is required about the proposed land use and a determination made on whether there are relevant matters that favour approval or refusal of the subject development application.

Consistency with Surrounding Land Uses

The development application is subject to Impact Assessment under the Rural Residential Zone Table of Assessment based on the proposed kennel exceeding a capacity of five dogs. Further, the proposed development is considered to be 'potentially consistent' under the Rural Residential Zone Code (Rural Residential A Precinct). Examining the development proposal, which includes a proposed kennel with 10 dogs and doggy daycare with 10 dogs, the proposed scale of the proposal is considered to be 'potentially consistent' with the Rural Residential A Precinct of the Rural Residential Zone.

Examining the status and uses of surrounding allotments, they are characterised by existing houses and ancillary structures on lot sizes measuring in excess of two hectares in size and also being located within the Rural Residential Zone (Rural Residential A Precinct).

Noting the proposed land use, its reduced scale from what was originally submitted (notably the number of dogs and the reduction in outdoor exercise areas) along with the quantum of recommended conditions of approval that are sought to reduce potential impacts on the amenity of the local area, it is considered that the proposed Animal keeping land use is consistent with the expectations of the Zone, as articulated in the relevant assessment benchmarks of the Planning Scheme.

Quantum of Approval Conditions Needing to be Imposed to Ensure Compliance

As part of the assessment of this development application, extensive assessment work has been undertaken relating to the acoustic impacts of the subject proposal. As part of the assessment, Council sought specialist external technical expertise to critically-review acoustic reporting associated with the proposal, working in unison with Council's Development Assessment and Engineering teams along with Council's Health, Building and Environment, Environmental Health sections.

Based on the applicant's latest submission, which includes a reduction of 10 dogs staying in the kennel compared to the original lodgement of the development application along with a reduction in the number of outdoor exercise areas from four to one, recommended conditions of approval relating to acoustic management are as follows:

- Conditioning compliance with the latest 'Noise Impact Assessment' as an approved document, along with the need to comply with Section 6: Recommendations of that report, which include the following items:
    - Management of the *outdoor dog exercise area*, including consolidating the number of yards into one, maximum numbers of dogs, restricting hours of operation and enclosure of the area;
    - Kennel construction, including ensuring that kennel doors minimise acoustic leakage; and
- Setting noise limits to comply with; and
- Requiring a complaints register to be maintained.

Noting the above requirements, it is considered that the quantum of conditions that would need to be imposed to ensure compliance with relevant assessment benchmarks are considered to be appropriate and in keeping with the typical extent of conditions that are imposed by Council Officers for like proposals.

Impact on Council Resources for Future Compliance Work

In developing the recommended conditions of approval for the subject proposal, engagement has taken place with Officers from Council's Compliance Services team who have confirmed that the recommended conditions are drafted appropriately, in that they are finite, certain and measurable.

In summary, assessment of the *relevant matters* associated with the development application has identified that on balance, approval of the application is considered to be appropriate, subject to compliance with relevant and reasonable conditions of approval.

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:

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 is assessed in accordance with the DA process	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016.
Environmental Environmental impacts on environment as a result of development activity	Environmental impacts have been appropriately considered in accordance with the relevant assessment benchmarks, and conditioned accordingly.
Governance, Risk & Compliance Opportunity for applicant or third party appeal against Council decision	Ensure reasonable and relevant test applicable to assessment processes. Council ensure Model Litigant processes followed in court cases.
Reputation, Community & Civic Leadership Negative perception from community or development proponents	Transparency of all common material is available to the public and applicant through Council's 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 not required to be referred to any Referral Agencies for assessment.

Internal Referrals

Development Compliance

Regular engagement has been undertaken with Council's Development Compliance team relating to the assessment process and reviewing complaints received since the completion of the formal public notification period.

Development Assessment (Engineering)

Development Assessment (Engineering) reviewed the presented development proposal and advised that conditions of approval are able to be prepared, relating to access, car parking, earthworks, stormwater management, waste management, wastewater management and provision of access to sufficient water supply.

Health, Building and Environment – Environmental Health

Health, Building and Environment (Environmental Health) reviewed the presented development proposal and provided technical feedback across the duration of the assessment process predominantly focused on the management of acoustic impacts. An array of recommended acoustic focused conditions of approval have been provided, based on the latest 'Noise Impact Assessment', as prepared by Michael Phillips Acoustics and issued on 6 June 2025 (reference J0000552.3).

Public Notification

The development application was publicly notified by the applicant for a period of 15 business days in accordance with the requirements of the *Planning Act 2016*. During this period, 44 'properly made' submissions and 12 'not properly made' submissions were received, generally objecting to the proposal. Subsequent to submissions received during this period, further complaints have been received from the public since the completion of the formal notification period.

Details of the issues raised, and Council's response, are provided in the report.

Conclusion

The proposed development has demonstrated compliance with the relevant Codes of the Planning Scheme and proposes a development outcome that is considered to be generally consistent with the purpose and intent of the relevant zoning and precinct code and use-based codes along with elements of the strategic framework applying to the proposal.

On balance, it is concluded that the application should be approved, subject to compliance with relevant and reasonable conditions of approval.

Options

Option 1

That:

1. Council receive and note the report titled "Development Application MCU23/090 for a Development Permit for a Material Change of Use for Animal keeping at 1-9 Donald Court, Tamborine, Lot 51 RP185808"; and

2. Council approve development application MCU23/090, and grant a development permit for Material Change of Use, subject to the conditions as outlined in this report.

3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU23/090), will proceed via delegated authority where the changes would not significantly alter the original decision.

Option 2

That:

1. Council receive and note the report titled "Development Application MCU23/090 for a Development Permit for a Material Change of Use for Animal keeping at 1-9 Donald Court, Tamborine, Lot 51 RP185808"; and

2. Council defer the decision of development application MCU23/090, for the reasons presented.

Option 3

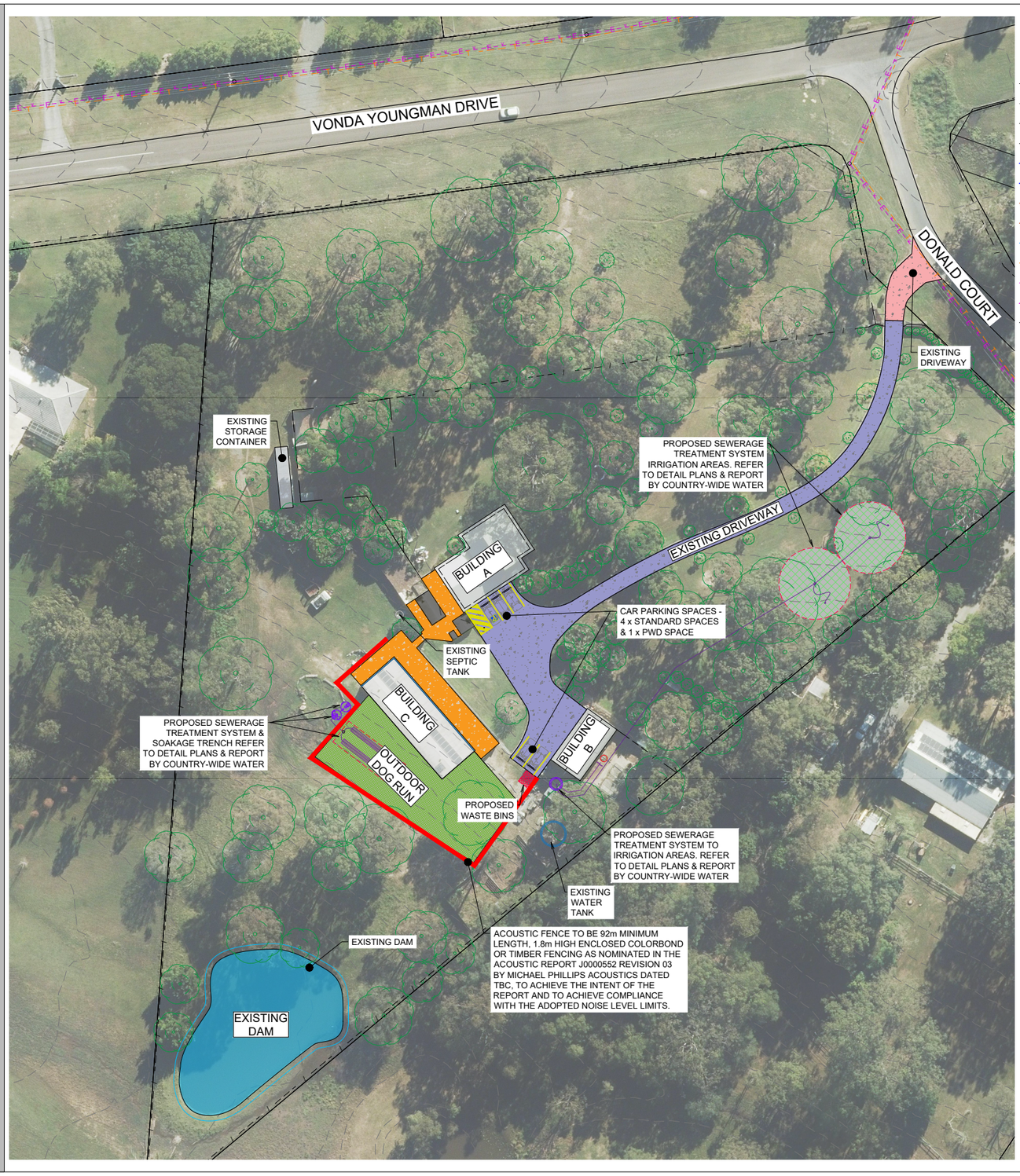
That:

1. Council receive and note the report titled "Development Application MCU23/090 for a Development Permit for a Material Change of Use for Animal keeping at 1-9 Donald Court, Tamborine, Lot 51 RP185808"; and

2. Council refuse development application MCU23/090 based on the proposed development conflicting with the local categorising instrument, being the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) for the following reasons.

PROPOSED PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - SITE LAYOUT PLAN



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m)
- DESIGN SURFACE CONTOURS MINOR (0.1m)
- DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISITING STORMWATER PIPE
- EXISTING STORMWATER PIPE (DBYD)
- EXISTING SEWER RISING MAIN
- EXISTING SEWER RISING MAIN (DBYD)
- EXISTING WATER PIPE
- EXISTING TELECOMMUNICATIONS
- EXISTING ELECTRICAL OVER HEAD
- ELECTRICAL OVER HEAD
- EXISTING FENCE
- ELECTRICAL POLE / STREETLIGHT
- EXISTING ELECTRICAL POLE
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- SEWER MANAGEMENT SYSTEM
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREA

PROPOSED PET RETREAT	
SITE LAYOUT - EXISTING BUILDINGS	
BUILDING A	EXISTING DWELLING (AND ASSOCIATED STRUCTURES - CARPORT & COVERED PATIO)
BUILDING B	RECEPTION / OFFICE
BUILDING C	EXISTING DOG KENNELS (10 DOGS MAXIMUM)
OUTDOOR DOG RUNS	DOGGY DAY CARE AREA (10 DOGS MAXIMUM)

CLIENT: CARMELA IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT
SITE LAYOUT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DRAFT ISSUE	25.03.23	SA	SA	SA	SA
B	ISSUED FOR DA APPROVAL	17.06.23	SA	SA	SA	SA
C	ISSUED FOR DA APPROVAL	16.11.23	SA	SA	SA	SA
D	ISSUED FOR DA APPROVAL	22.07.24	SA	SA	SA	SA
E	REDUCED INTENSITY ISSUED FOR DA APPROVAL	04.12.24	SA	SA	SA	SA

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DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
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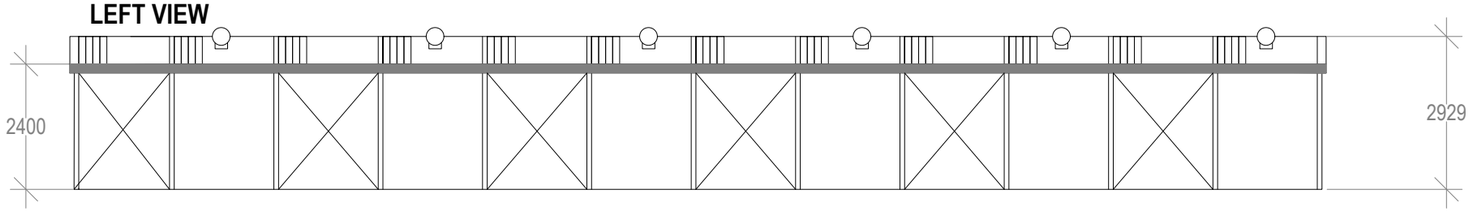
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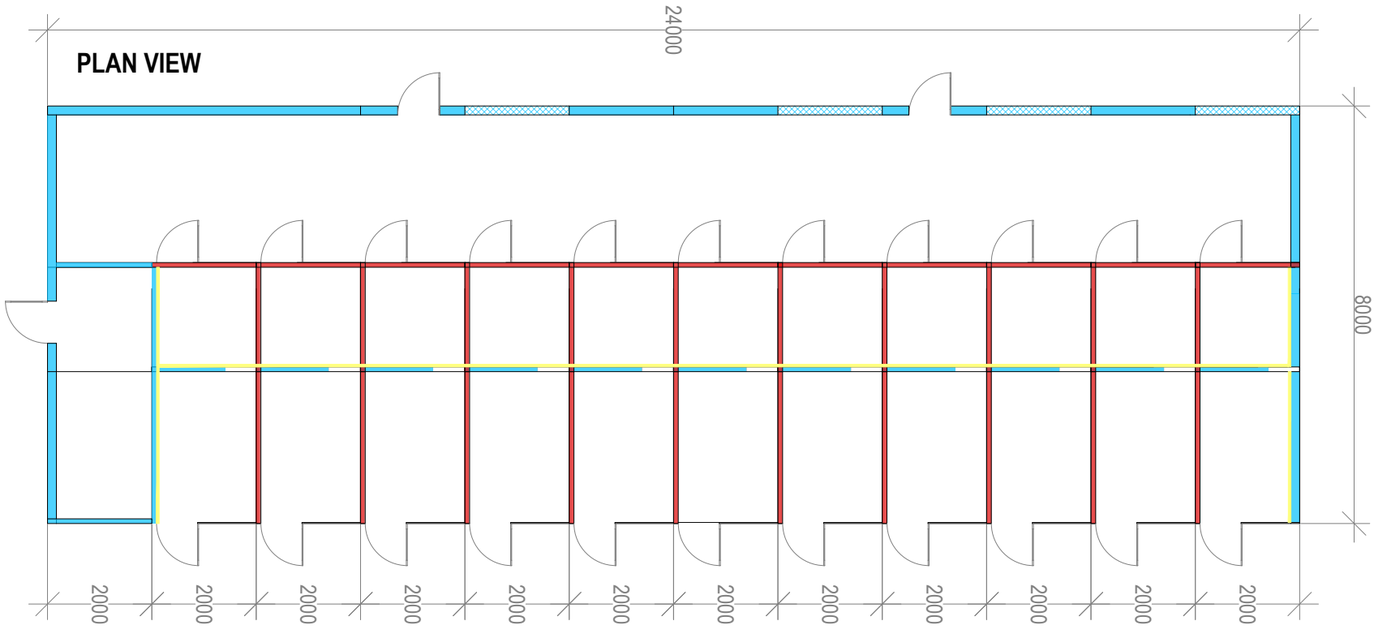
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - EXISTING KENNEL FLOOR PLAN & ELEVATIONS

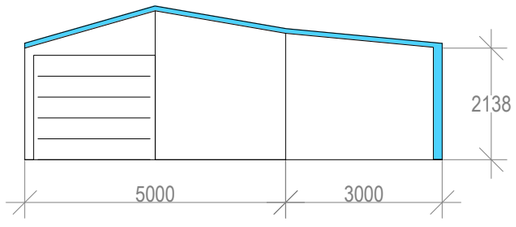
LEFT VIEW



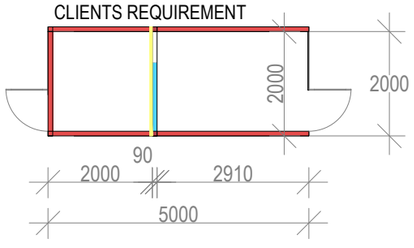
PLAN VIEW



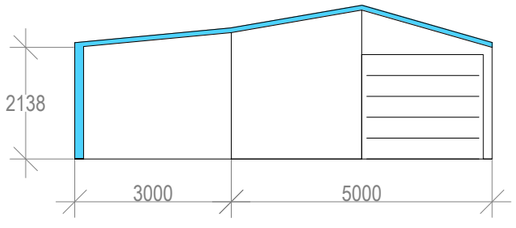
FRONT VIEW



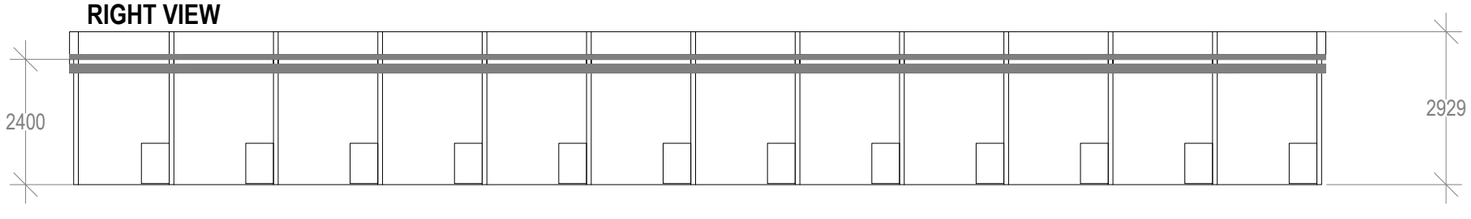
= DOG PEN SIZING AS PER CLIENTS REQUIREMENT



REAR VIEW



RIGHT VIEW



CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT
EXISTING KENNEL FLOOR PLAN & ELEVATIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DRAFT ISSUE	25.03.23	SA	SA	SA	SA
B	ISSUED FOR DA APPROVAL	16.06.23	SA	SA	SA	SA

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DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
A1	J23017	SK002	B

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TAMBORINE PET RESORT

1-9 DONALD COURT, TAMBORINE QLD 4270

NOISE IMPACT ASSESSMENT

JUNE 6, 2025

Michael Phillips Acoustics
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Project Information

Details	
Report Title:	NOISE IMPACT ASSESSMENT
Address:	1-9 Donald Court, Tamborine QLD
Client:	Ultimate Planning Solutions
Attention:	Scott Averkoff

Document Control

Reference	Issue Date	Details	Revision	Prepared	Reviewed	Authorised
J0000552.3	JUNE 28, 2024	Final	03	MS	MP	MP

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1 INTRODUCTION

Michael Phillips Acoustics has been engaged by Ultimate Planning Solutions to provide a noise impact assessment of the Tamborine Pet Resort on the property located at 1-9 Donald Court, Tamborine QLD 4270 (Lot 51 RP185808).

This document presents an acoustic investigation of noise emissions from the proposed dog kennel and dog day care development to all nearest noise sensitive receptors to ensure compliance with the noise emission criteria of the Scenic Rim Regional Council Planning Scheme.

The following documents have been followed in the preparation of this report:

- Scenic Rim Planning Scheme 2020
- Queensland Environmental Protection (Noise) Act 1994
- Queensland Environmental Protection (Noise) Policy 2019
- Queensland Planning and Environment Court Judgement 936/2014

2 SITE AND PROJECT DESCRIPTION

The proposed improvements to the existing dog kennels are understood to be provided over two stages. Each stage of the development is outlined below: Stage 1

- Building A: Existing dwelling (And associated structures – carport & covered patio).
- Building B: Reception and Office.
- Building C: Existing Dog kennels (20 dogs maximum).
- Outdoor Dog Run: Doggy Daycare Area (10 Dogs maximum).

This report provides a noise impact assessment for the proposed development.

2.1 Operational Hours.

Operational hours for the facility are provided in Table 1. A site plan is provided in Figure 1.

Table 1 – Pet Resort Operating Hours

Period	Operating Hours
Monday – Friday	8:00am to 6:00pm

Figure 1: Site Plan



Photos of the dog kennel have been included below to show its construction.

Figure 2 - Dog Kennel Front (Facing Northeast)



Figure 3 - Concrete block wall in front of kennel

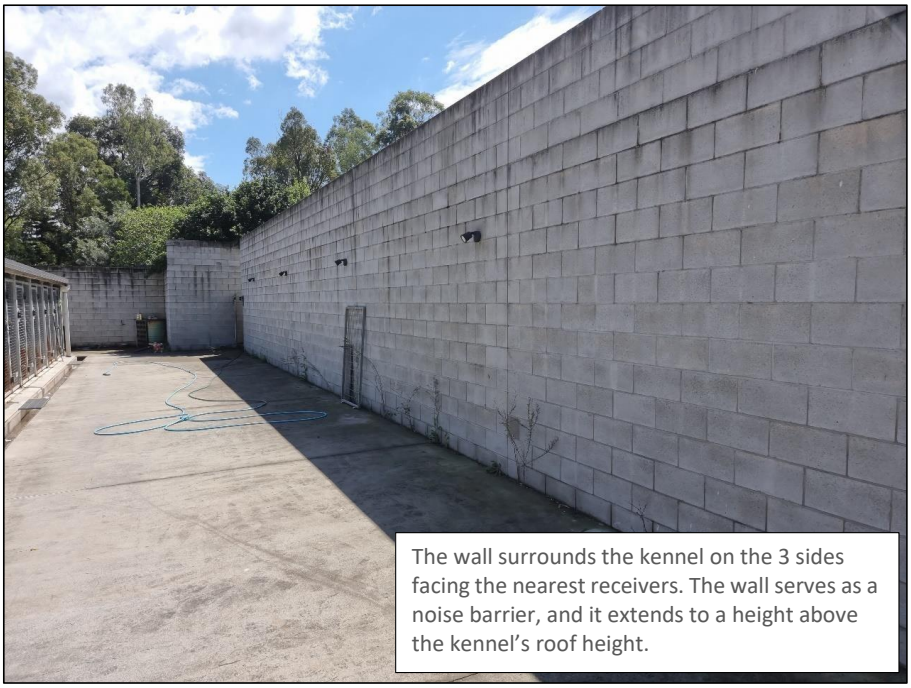
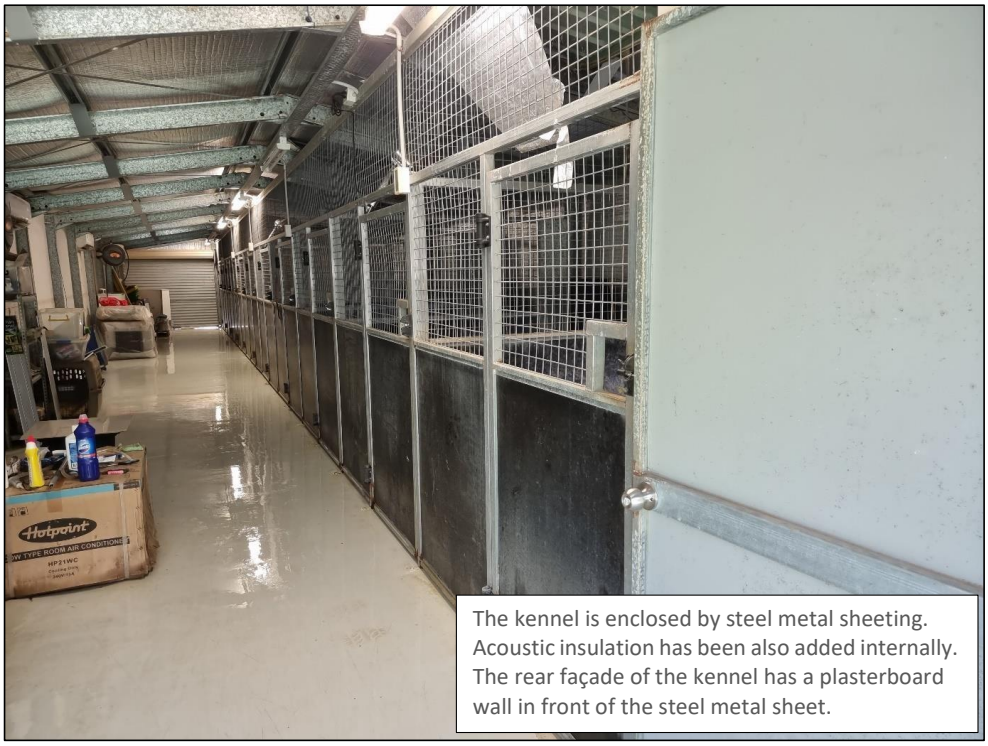


Figure 4 - Dog Kennel Internal Cage



Figure 5 - Kennel Construction



The kennel is enclosed by steel metal sheeting. Acoustic insulation has been also added internally. The rear façade of the kennel has a plasterboard wall in front of the steel metal sheet.

2.2 Nearest Noise Sensitive Receivers

The nearest noise sensitive receivers are summarised below and presented in Table 2.

Table 2 - Nearest Receivers.

ID	Type	Receiver Description
R1	Residential	Single storey dwelling located at 11-19 Donald Court
R2	Residential	Single storey dwelling located at 216-230 Vonda Youngman Drive
R3	Residential	Single storey dwelling located at 232-246 Vonda Youngman Drive
R4	Residential	Single storey dwelling located at 247-277 Vonda Youngman Drive

Figure 6 - Aerial Imagery of 1-9 Donald Court, Tamborine (NationalMap)



3 ACOUSTIC MEASUREMENTS

3.1 Unattended background measurements

Long-term environmental noise monitoring was conducted to quantify the existing ambient background levels during the most sensitive night-time period, as well as the day-time period. The noise logger was placed at the back of the dwelling at 11-19 Donald Court, Tamborine QLD. Noise monitoring was conducted with an Acoustics Research Laboratory Type 1 environmental noise logger set on A-weighted fast response mode and recording in 15-minute intervals from the 12th of April 2023 to the 19th of April. The representative environmental noise is presented as 90th percentile background noise level.

Unattended Noise Monitoring Results are shown below in Table 3. Full results of unattended noise monitoring are presented in Appendix B.

Table 3: Unattended Noise Monitoring Results

Unattended Measurement Location	Date	Measured Background Noise Level, L_{90} dB(A)		
		Daytime (7am – 6pm)	Evening (6pm – 10pm)	Night-time (10pm – 7am)
1-9 Donald Court, Tamborine QLD	Wednesday, 12th April 2023	n/a	37	32
	Thursday, 13th April 2023	37	37	35
	Friday, 14th April 2023	39	39	28
	Saturday, 15th April 2023	41	41	23
	Sunday, 16th April 2023	37	42	25
	Monday, 17th April 2023	35	39	27
	Tuesday, 18th April 2023	33	37	35
	Background Levels	**37**[1]	**39**[1]	**28**[1]
Note:	1. Long-term background measurements were taken as unaffected by adverse meteorological conditions including abnormal wind conditions above 5ms-1 or any precipitation.			

3.2 Sound level Descriptors

Environmental noise constantly varies and to accurately determine it, 15-minute measurement interval measurements are utilised. Noise levels are monitored on a continuous basis and statistical and integrated techniques are used to determine noise description parameters.

For analysing environmental noise, the following descriptors are used.

- L_{90} is equivalent to the ambient background noise. L_{90} is a statistical sound level which describes the percentage of times a sound level is exceeded. This parameter is used to set up the allowable noise levels for intrusive noise sources since the level of disturbance of the intrusive noise source will be dependent on how audible it is above the existing noise environment.

- L_{eq} is the equivalent sound level which represents the average noise level during a measurement period. Leq describes a receiver's cumulative noise exposure from all events over a specified period for compliance assessment purposes.
- L_1 is the noise level exceeded for 1% of the measurement period. During the measurement period, the noise level is below the L_1 level for 99% of the time.
- L_{10} is the noise level exceeded for 10% of the measurement period. During the measurement period, the noise level is below the L_{10} level for 90% of the time. The $_{LA10}$ is a common noise descriptor for environmental noise and road traffic noise.
- L_{Amax} is the maximum instantaneous noise level during a measurement period.
- A-weighted Sound Level (instantaneous) is the most common weighting used in noise measurements and it represents the frequency range detectable by the human ear. A-weighted is used for noise measurements and prediction purposes.

4 NOISE EMISSION CRITERIA

4.1 Scenic Rim Planning Scheme

The Scenic Rim Planning Scheme has been reviewed to identify any specific acoustic controls applicable to dog boarding kennels. The Scenic Rim Planning Scheme outlines the following controls:

Kennels and Catteries

PO1 – Performance Outcome 1

A kennel or cattery does not adversely impact on the amenity of neighbouring properties.

AO1.1 – Acceptable Outcome 1.1

A kennel (including a kennel building, run or exercise yard) is a minimum distance of 1,000 metres from any kennel building, run or exercise yard of another lawfully established or approved kennel.

AO1.2 – Acceptable Outcome 1.2

Kennel and cattery structures are separated a maximum of 20 metres from the dwelling on the site occupied by the supervisor of the kennel or cattery.

PO2 – Performance Outcome 2

A kennel is of a scale that does not adversely impact on local amenity by reason of:

- *noise;*
- *traffic movements; and*
- *air quality (dust and odour)*

AO2 – Acceptable Outcome 2

A development being a kennel, does not exceed;

1. a ratio of more than 10 dogs per hectare; and
2. a maximum of 100 dogs.

Editor's Note *- This is the maximum ratio possible under the most ideal conditions and would usually require special noise attenuation treatment.*

PO3 – Performance Outcome 3

Kennels including exercise runs or pens are visually screened from public roads and adjoining properties.

PO6 – Performance Outcome 6

Noise impacts from dogs and cats are minimised.

AO6 – Acceptable Outcome 6

For kennels and catteries, animals are kept in enclosures at all times between the hours of 6pm and 7am and are kept inside buildings constructed of sound attenuating materials.

PO7 – Performance Outcome 7

Kennels and catteries are fenced to provide for the exercise and security for the number and type of dogs and cats kept on the site.

AO7.1 – Acceptable Outcome 7.1

Development being a kennel:

1. provides for fencing immediately surrounding and containing the kennel building, pens and runs which has a minimum height of 1.8 metres and is mesh, chain or hinge-joint stock proof wire so that dogs are unable to escape;
2. provides that all gates and posts are of galvanised steel, fitted with dog proof catches and bolts; and
3. involving the boarding of dogs, provides security fencing with tops which crank inwards, under fence concrete dig strips and wire canopies.

4.2 Environment Protection (Noise) Policy 2019

The Environmental Protection Act 1994 of Queensland has a goal to conserve and safeguard the overall acoustic environment by enforcing the Environmental Protection (Noise) Policy 2019, commonly known as EPP(Noise). This policy is designed to provide a structure for determining the quality of the acoustic environment by defining specific acoustic quality objectives for various types of land uses across Queensland. The EPP(Noise) aims to promote noise reduction measures and control of noise levels to maintain a desirable acoustic environment in Queensland.

4.2.1 Acoustic Quality Objectives

The Environmental Planning Policy (Noise) (EPP) specifies a set of acoustic quality objectives for various receptors, expressed as noise levels and based on different time periods and acoustic parameters. Schedule 1 of the EPP(Noise) outlines the following acoustic quality objectives for residential dwellings:

- Outdoor:
  - During daytime and evening, the objectives are:
    - 50 dBA $L_{Aeq,adj,1hr}$,
    - 55 dBA $L_{A10,adj,1hr}$,
    - 65 dBA $L_{A1,adj,1hr.}$
- Indoor:
  - During daytime and evening, the objectives are:
    - 35 dBA $L_{Aeq,adj,1hr}$,
    - 40 dBA $L_{A10,adj,1hr}$, and
    - 45 dBA $L_{A1,adj,1hr}$.
  - At night, the objectives are:
    - 30 dBA $L_{Aeq,adj,1hr}$,
    - 35 dBA $L_{A10,adj,1hr}$, and
    - 40 dBA $L_{A1,adj,1hr}$.

These objectives are intended to ensure that noise levels at residential dwellings do not exceed the specified levels, which are acceptable for human comfort and well-being. The use of different noise level parameters helps to provide a comprehensive assessment of noise levels, considering different aspects of noise, such as duration, frequency and intensity.

The term "sensitive receptor" is defined in the EPP(Noise) as an area or place where noise is measured. The policy aims to achieve the specified acoustic quality objectives progressively over the long term. However, for projects involving new noise sources, it may be reasonable to achieve these objectives upon the project's commencement. Thus, achieving the acoustic quality objectives will be considered when establishing design noise limits for the project.

Table 4 summarizes the acoustic quality objectives for different land uses in the vicinity of the Project. It should be noted that the EPP (Noise) does not specify noise limits for the night-time period outside of residential dwellings. However, as per the Planning for Noise Control Guideline (PNCG), there is typically a noise reduction of 7 dB(A) for a residential dwelling facade. Hence, to obtain the outdoor noise limits for residential dwellings, the indoor noise level limits specified in the EPP (Noise) should be reduced by 7 dB(A) using the correction factor from the PNCG.

Table 4 -Acoustic Quality Objective

Receiver (Location)	Period	Acoustic Quality Objectives, dB(A)			Environmental Value
		$L_{Aeq,1h}$	$L_{A10,1h}$	$L_{A1,1h}$	
Residential Dwelling (Outdoors)	Day / Evening 7:00AM to 10:00PM	50	55	65	Health and wellbeing
	Night 10:00PM to 7:00AM	37	42	47	Health and wellbeing, ability to sleep
Residential Dwelling (Indoors)	Day / Evening 7:00AM to 10:00PM	35	40	45	Health and wellbeing
	Night 10:00PM to 7:00AM	30	35	40	Health and wellbeing, ability to sleep

4.3 Planning and Environment Court Established Noise Level Criteria

The Planning and Environment Court Judgment No. 936 for a dog kennel application in Somerset Regional Council contains specific noise level criteria in relation to dog kennel noise. As there is no specific criteria relating to noise from kennels established in the EPP(Noise), the following criteria has been adopted for the project.

Part 6.8 of the Judgment establishes the following noise limits for kennel noise:

- Average maximum noise level ($L_{max,T}$) of dogs must not exceed:
  - Day (7am to 6pm): Background noise level $L_{90,T}$ + 10 dBA or 38 dBA whichever is greater
  - Evening (6pm to 10pm): Background noise level $L_{90,T}$ + 5 dBA or 30 dBA whichever is greater
  - Night (10pm to 7am): Background noise level $L_{90,T}$ + 5 dBA or 27 dBA whichever is greater
- Average noise level ($L_{Aeq,15mins}$) from the facility must not exceed:
  - Day (7am to 6pm): Background noise level $L_{90,T}$ + 3 dBA or 35 dBA whichever is greater

- Evening (6pm to 10pm): Background noise level $L_{90,T}$ + 3 dBA or 30 dBA whichever is greater
- Night (10pm to 7am): Background noise level $L_{90,T}$ + 0 dBA or 25 dBA whichever is greater

The project specific criteria applicable to kennels is provided below in Table 5.

Table 5 - QLD Dog Kennel Court Judgement Criteria

Receiver	Period	Background Noise Level, dB	LAeq, 15mins Criterion	Lmax, Criterion
Residential	Day (7:00AM to 6:00PM)	37	40	47
	Evening (6:00PM to 10:00PM)	34	37	39
	Night (10:00PM to 7:00AM)	28	31	33

5 NOISE EMISSION ASSESSMENT

This section presents an analysis of noise emissions associated with the use of the dog kennel facility to the nearest noise sensitive receivers. Noise generated by the site activities will be managed to comply with the nominated noise criteria outlined in section 4. Assessments have been undertaken for:

- Mechanical Services
- Animal Noise:
  - Day-Time (Dogs using the three outdoor dog run areas).
  - Night-Time (Dogs within kennel).

5.1 Mechanical Services Assessment

Noise emissions from the proposed building upgrades must comply with the Acoustic Quality Objectives determined under the EPP(Noise) as described in Section 4.2. As no mechanical services designs have been provided at this stage, an assessment (based on distance to the nearest affected receiver) has been undertaken to determine a limiting sound power level for any proposed mechanical equipment to be installed. The result of this assessment is shown in Table 6 below.

Table 6 – Limiting Sound Power Level Assessment for Mechanical Services Equipment

Metric	Value
EPP External Night-Time Noise Limit	37 dB
Distance Attenuation (35m)	35 dB
Cumulative Sound Power Level Limit for Mechanical Equipment (L_W)	76 dB

5.2 Noise from Animals (Dogs)

Two potential noise emission scenarios have been identified for the pet resort. The first scenario involves a maximum of 10 dogs in the designated outdoor dog exercise areas during daytime hours. The second scenario involves a maximum of 10 dogs being housed inside the dog kennel shed during night-time hours. For each scenario, predictions of L_{Aeq} and L_{Amax} at receiver locations have been conducted and compared to the corresponding criteria.

5.3 Noise Modelling

Noise emissions levels at the nearest noise sensitive receivers have been calculated using computer-based 3D acoustic noise modelling software iNoise version 2022.1.1. iNoise utilizes ISO 9613 calculation algorithms to determine noise emission levels at the nearest affected noise sensitive receivers. The following assumptions have been included within the noise model:

- Distance attenuation.
- Atmospheric attenuation.
- Directivity.
- Ground absorption (G = 0.8)
- Barrier effects/screening.
- Ground Elevation Contours.

Noise contours have been generated to clearly identify the resulting noise level impacts at adjacent noise sensitive receivers 1.5m above ground level. The generated noise contours can be found in Appendix A.

5.3.1 Noise Breakout from Kennel Enclosure

The noise breakout from the kennel enclosure has been calculated using Strutt Acoustics. The calculation considers transmission loss from the kennel's construction materials. The calculation also takes into account internal reverberation times and dimensions of the dog kennel.

5.3.2 Noise Model Assumptions

The following assumptions have been included in the noise model:

- The site is surrounded by a 1.8m high Colourbond fence or equivalent as shown in Figure 8.

5.4 Sound Power Levels of Dogs and Frequency of Emissions

The noise model takes into consideration the following factors/assumptions:

LAeq Day Time Assessment

- The noise model assumes a maximum of 10 dogs during the daytime. 10 dogs are equally distributed in the dog run area as follows:
    - Larger dogs have been placed in the OEA 1 which is the furthest from the nearest receiver.
    - Each dog is emitting noise for 10% of the total 15 min assessment duration.

LAmax Day Time Assessment

- The noise model assumes a maximum of 20 dogs during the daytime. 20 dogs are equally distributed as follows:
    - 10 dogs (maximum) are located in OEA 1, & 10 dogs remain in the kennel. Larger dogs have been placed in the OEA 1 which is the furthest from the nearest receiver.
- The maximum noise level assessment considers the instantaneous resultant noise levels from barking dogs. (Not time averaged)
- It is assumed that a maximum of 3 dogs barks at the same time in the OEA.

LAeq Night Time Assessment

- The model assumes a maximum of 10 dogs, all kept inside the dog kennel.
- The assessment considers 4 large dogs, 3 medium dogs and 3 small dogs inside the kennel.

- Each dog is emitting noise continuously for the whole 15 min assessment period.

LAmax Night Time Assessment

- The model assumes a maximum of 10 dogs, all kept inside the dog kennel.
- The assessment considers 4 large dogs, 3 medium dogs and 3 small dogs inside the kennel.
- The maximum noise level assessment considers the instantaneous resultant noise levels from barking dogs. (Not time averaged)
- It is assumed that a maximum of 3 dogs barks at the same time in the OEA. (3 large dogs barking at the same time has been considered as the worst-case scenario).

The potential noise levels produced by dog barking are derived from our technical database which comprises of attended measurements conducted at kennel facilities in the past. The sound power levels for the 3 different dog sizes are outlined in Table 7.

Table 7 - Dogs Sound Power Levels

Dog Size	Sound Power Level Lw_{eq} dB(A)	Maximum Sound Power Level Lw_{max}
Large Dog	96	100
Medium Dog	89	93
Small Dog	81	85
Note	Adjustments for the impulsive characteristics of barking dogs have been applied where necessary according to QLD Department of Environment and Science: Noise Measurement Manual	

5.4.1 Outdoor Exercise Areas

The facility will provide one outdoor exercise area (OEA) within the development. These are identified in Figure 7.

Figure 7 - Outdoor Exercise Areas



5.5 Day Time Assessment

The calculated noise emission levels at the nearest receiver locations and the relevant noise emission criteria are presented in Table 8 below. Noise emission levels have been assessed to the most exposed external area or window of the sensitive receiver property.

Table 8 - Noise Levels at all Nearest Residential Noise Sensitive Receivers (Day-time Period)

Receiver	LAeq			LAmax		
	Noise Limit Criteria	Predicted Noise Level	Noise Limit Criteria	Predicted Noise Level	Noise Limit Criteria	Predicted Noise Level
R1	40	34	✓	41	47	✓
R2		26	✓	33		✓
R3		26	✓	33		✓
R4		35	✓	43		✓

5.6 Night-time Assessment

The calculated noise emission levels at the nearest noise sensitive receivers are presented in Table 9 below. Noise emission levels have been assessed to the most exposed external area or window of

each affected receiver. The development and the kennels within have been modelled as per technical drawings and specifications provided by Ultimate Planning Solutions.

Table 9 - Noise Levels at all Nearest Residential Noise Sensitive Receivers (Night-time Period)

Receiver	LAeq			LAmax		
	Noise Limit Criteria	Predicted Noise Level	Complies	Noise Limit Criteria	Predicted Noise Level	Complies
R1	28	23	✓	33	26	✓
R2	28	15	✓	33	17	✓
R3	28	19	✓	33	21	✓
R4	28	23	✓	33	25	✓
Note	Compliance with the night time criteria implies compliance with the evening time criteria					

6 RECOMMENDATIONS

Outdoor dog exercise Recommendations:

- To minimize disturbances to nearby receivers sensitive to noise, begin by consolidation of the exercise yards to one central location farthest away from sensitive receivers.
- Dogs identified as noisy or disruptive should be sectioned off within OEA 1, which is situated farthest from the nearest sensitive receivers, or they should be returned to the kennels. All dogs will be rotated between the kennel and outdoor exercise yard to provide all dogs with the opportunity to run/play/exercise and to rest within the air-con kennel building.
- The maximum number of dogs expected to be located in the outdoor exercise area at any time would be around 5 to 10 (absolute maximum).
- Access to the outdoor dog runs and exercise areas is limited to the hours of 8 am to 6 pm daily.
- The kennel's dog doors should be closed at night and the dogs should be kept inside the enclosure.
- The site boundary must be enclosed with a Colorbond or timber fence to block the line of sight between the kennel/dog run areas and the receivers, with a height of 1.8 meters. A markup of the proposed fence is included in Figure 1.

Kennel Construction Recommendations:

- Kennel Doors: Each door is to be checked/adjusted so as to minimise acoustic leakage.
- The kennel is to be checked so that any other penetrations, gaps or holes that would compromise the acoustic performance of the kennel are sealed.

7 CONCLUSION

Michael Phillips has conducted a noise emission assessment for noise associated with the Tamborine Pet Resort located at 1-9 Donald Court, Tamborine QLD 4270.

Based on the predicted noise levels outlined in Section 5, and given that recommendations outlined in Section 6 are followed, the pet resort is compliant with the nominated criteria presented in section 4 for both day and night-time hours.

Please contact us if you have any further queries.

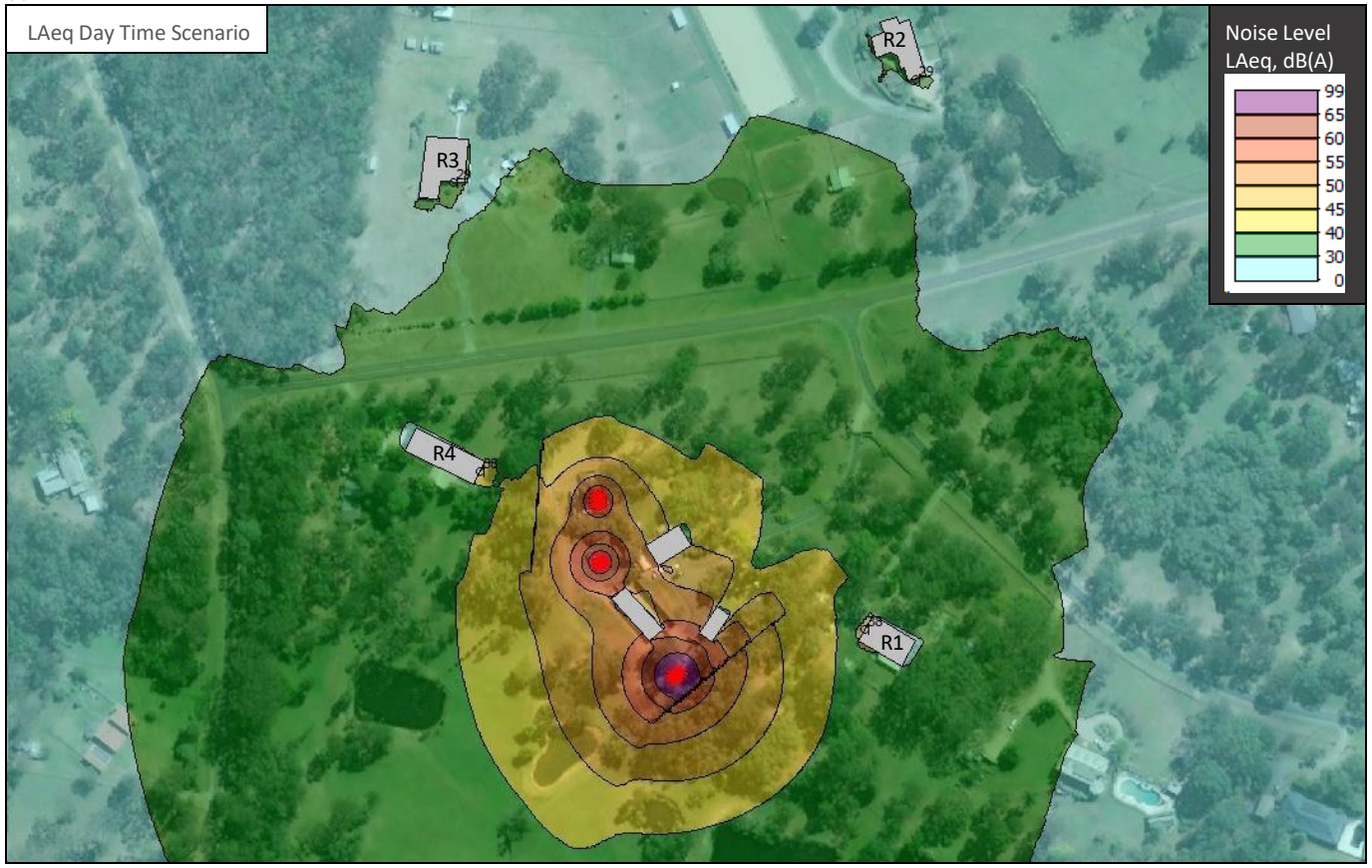
Sincerely,

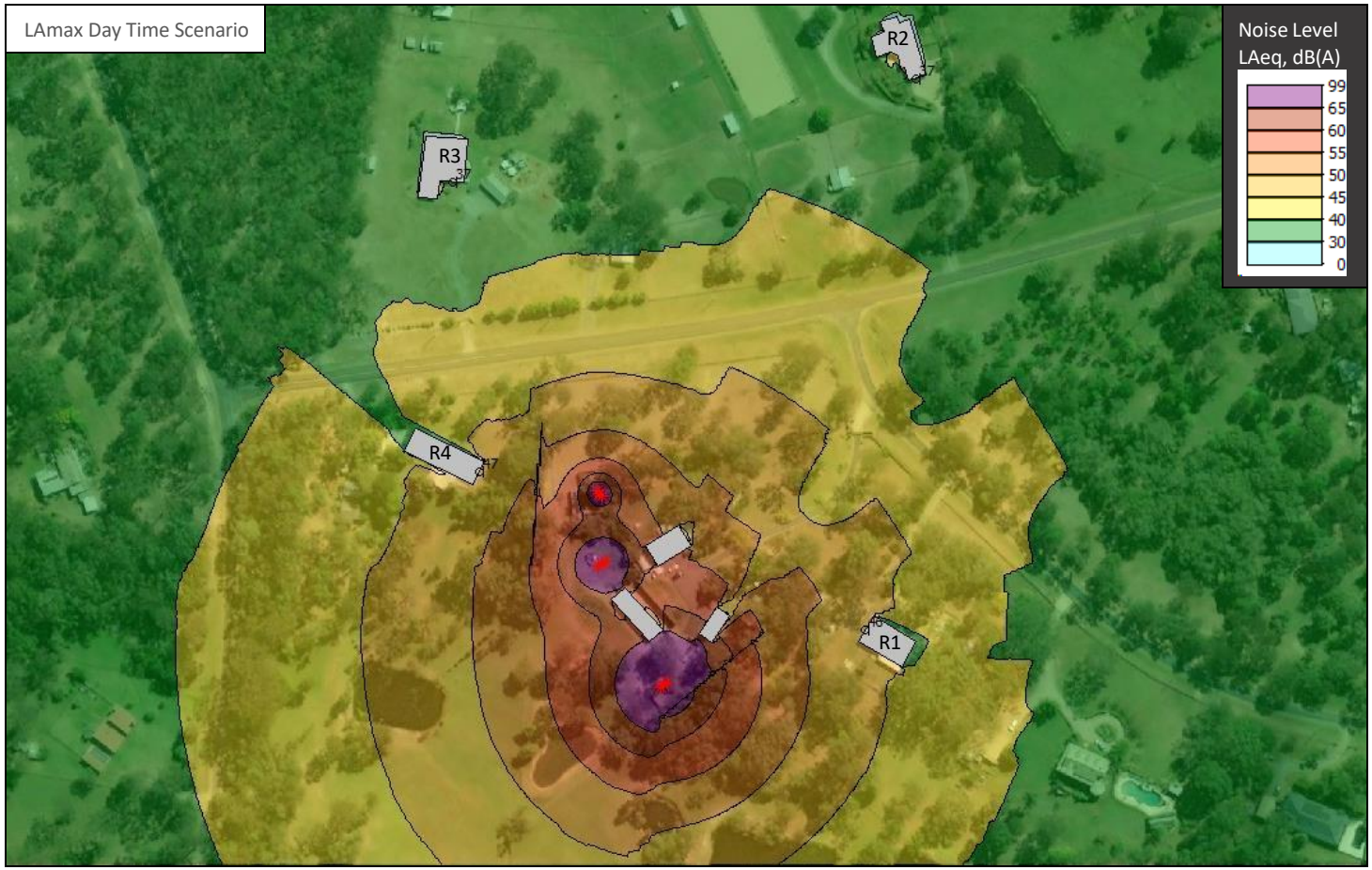
Michael Phillips
Acoustic Engineering Director
M.A.A.S.
MArchSc (Audio & Acoustics), AssocDeg (Audio Eng.)



P 0413 904 997
E michael@mpacoustics.com.au
W www.mpacoustics.com.au
michael
phillipsacoustics

Appendix A


LAeq Day Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

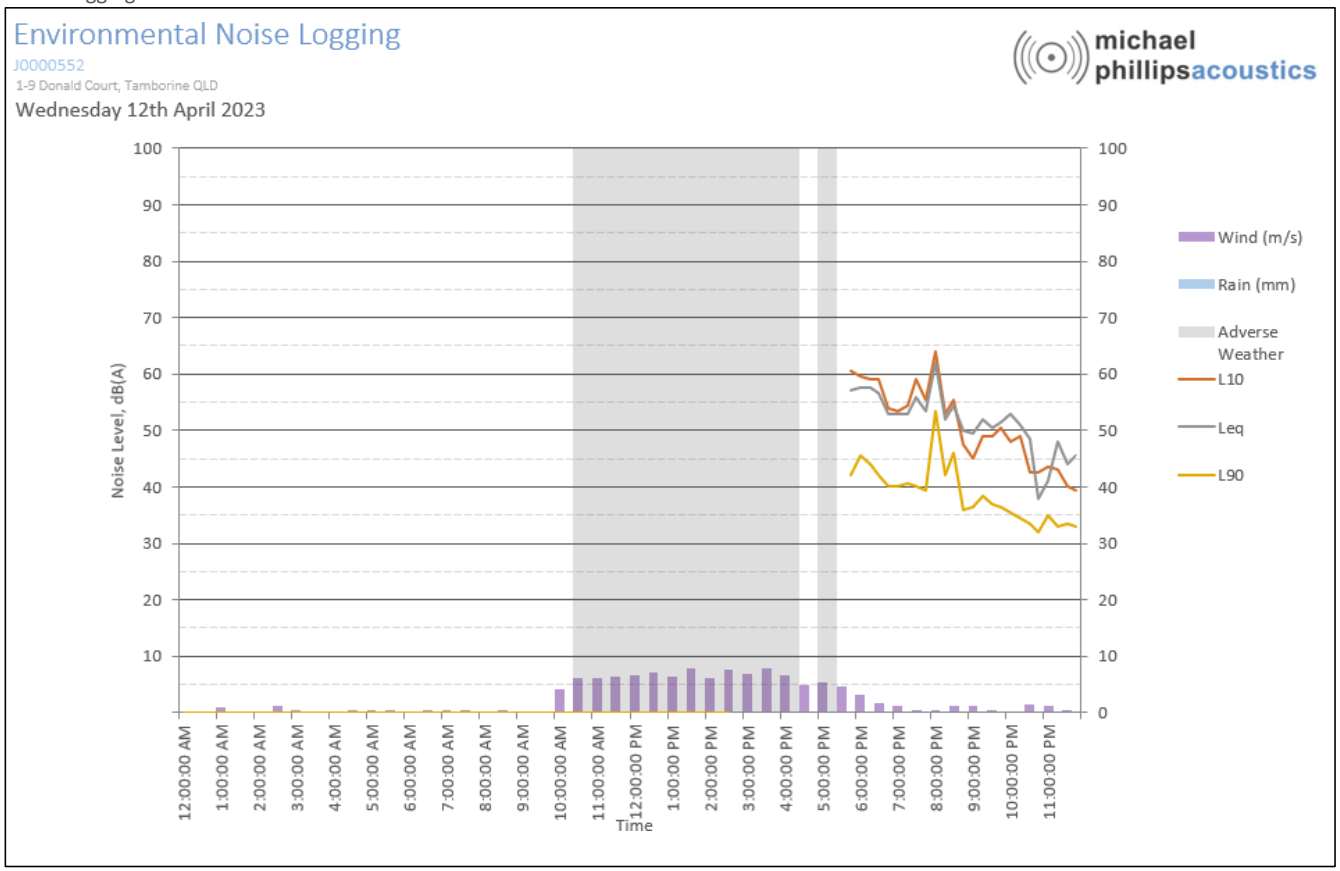

LAmax Day Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

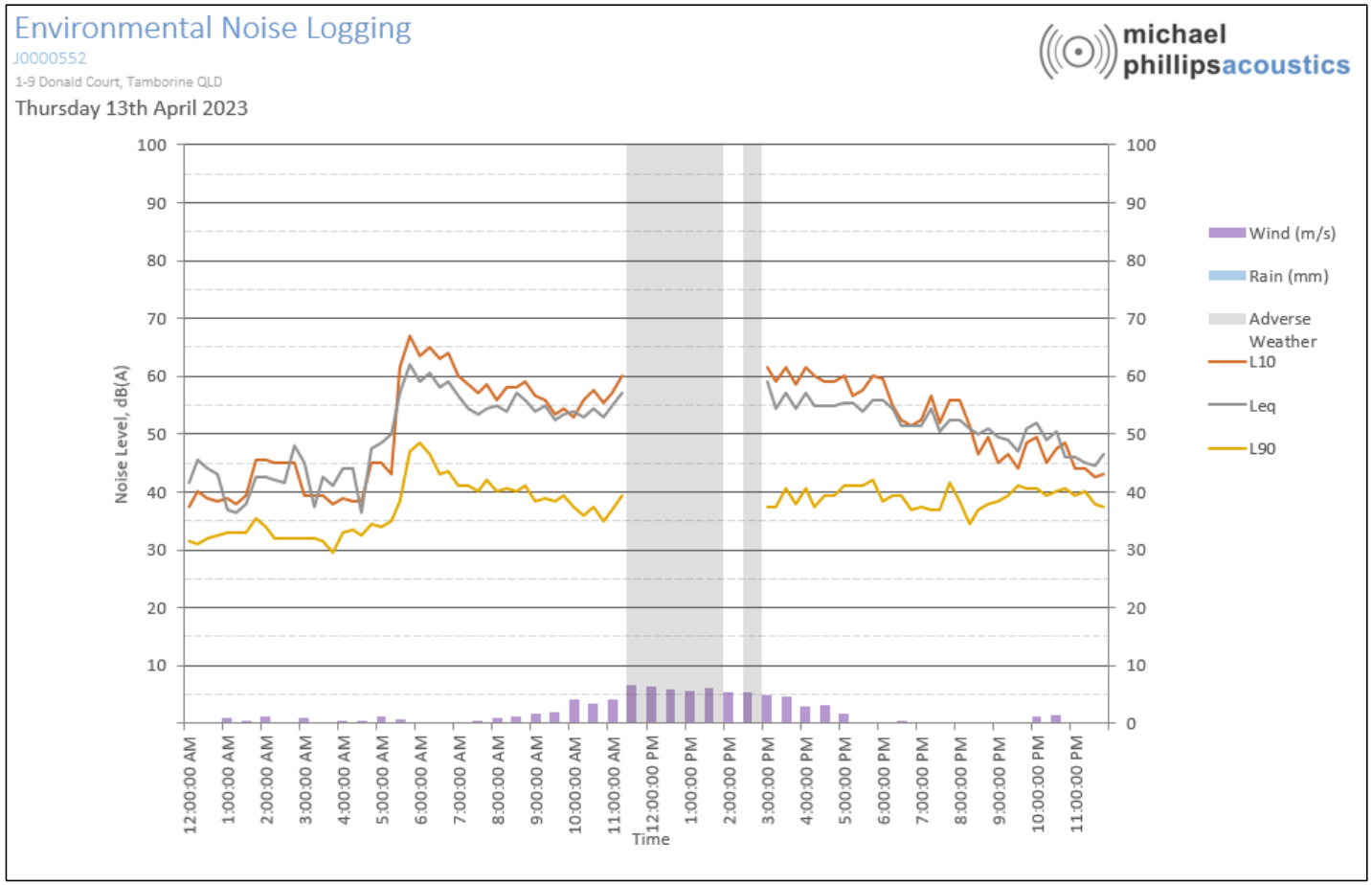

LAeq Night Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

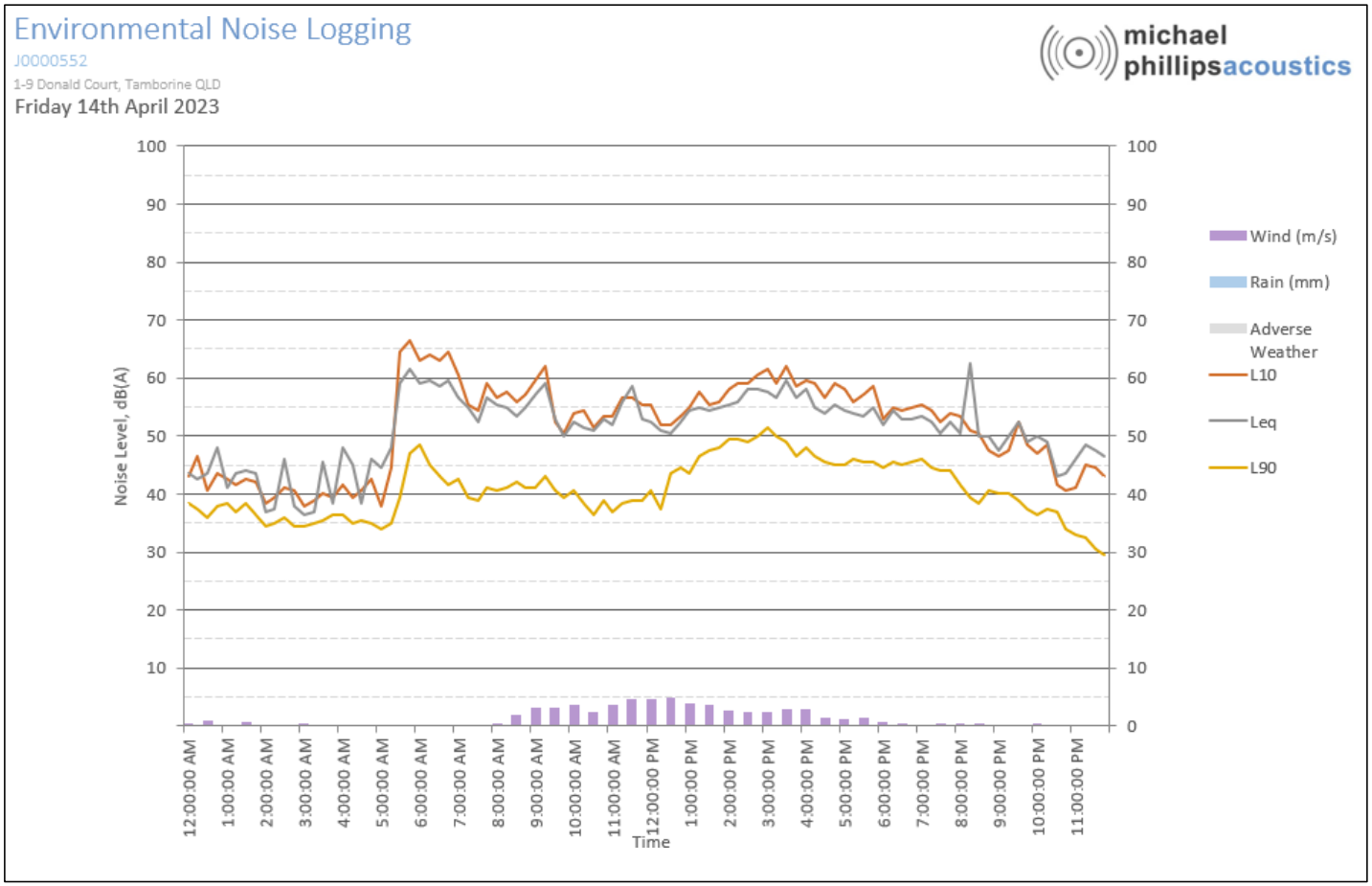

LAmax Night Time Scenario
Noise Level
LAeq, dB(A)
99
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60
55
50
45
40
30
0
R1
R2
R3
R4

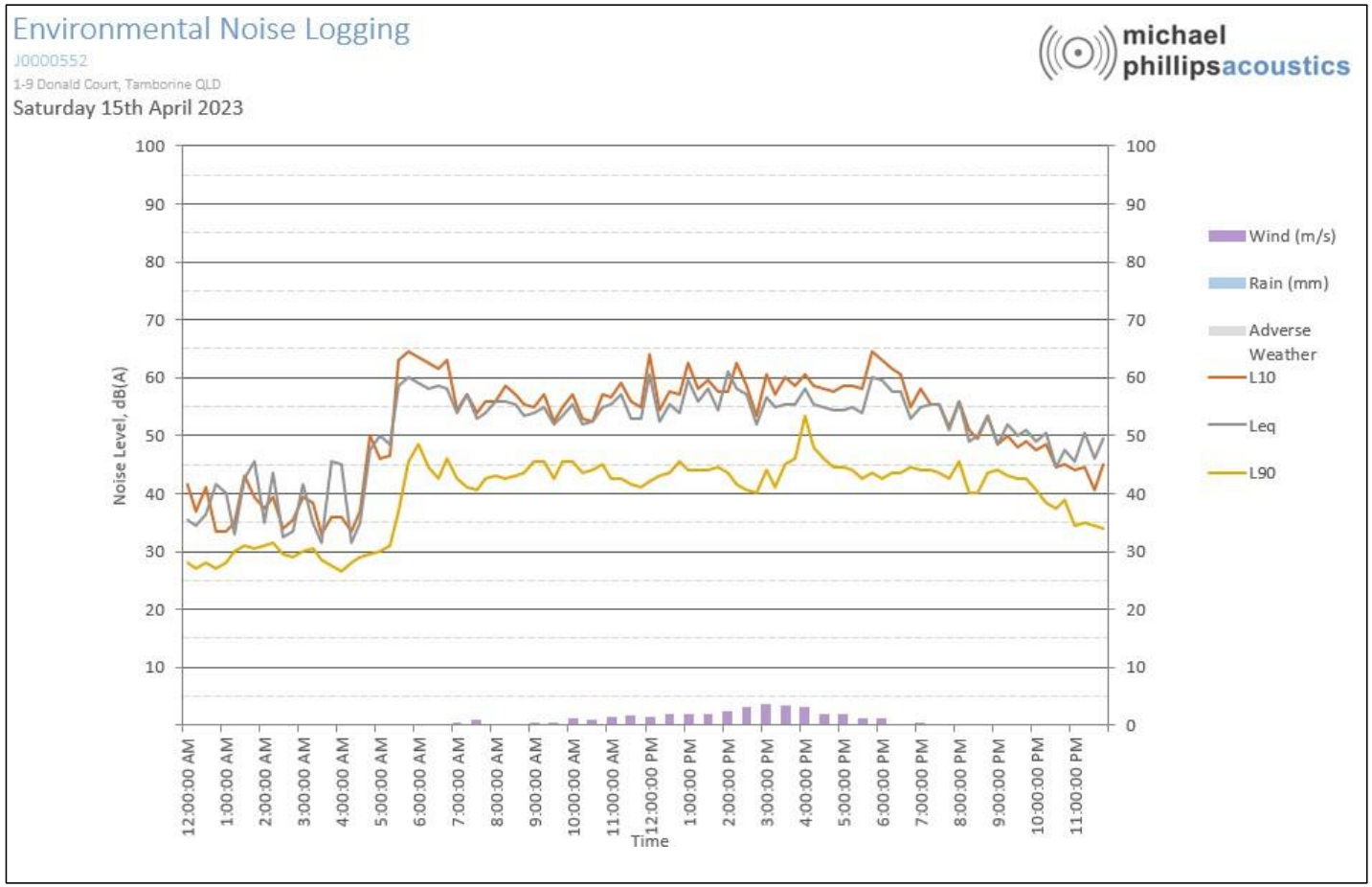
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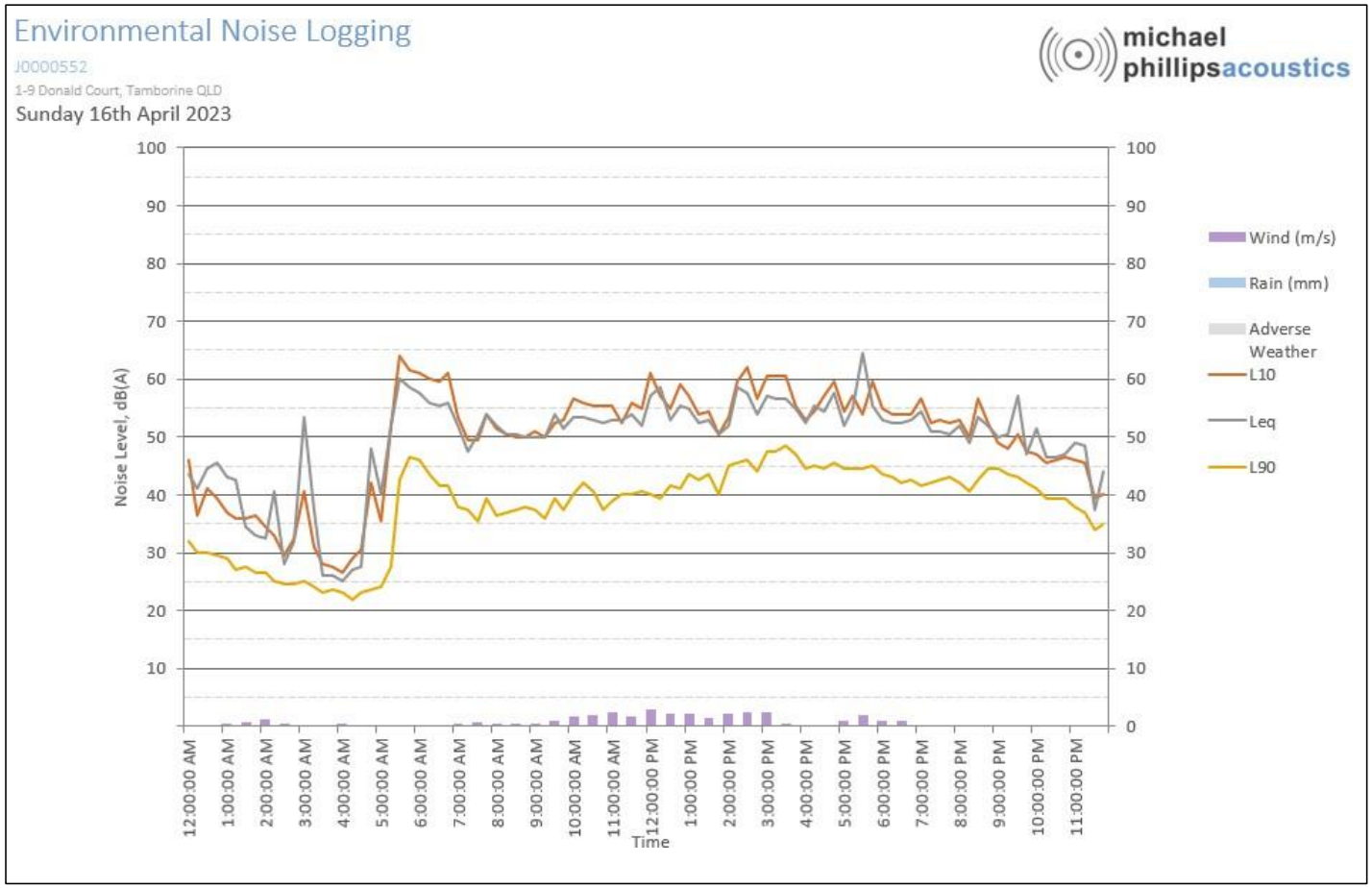
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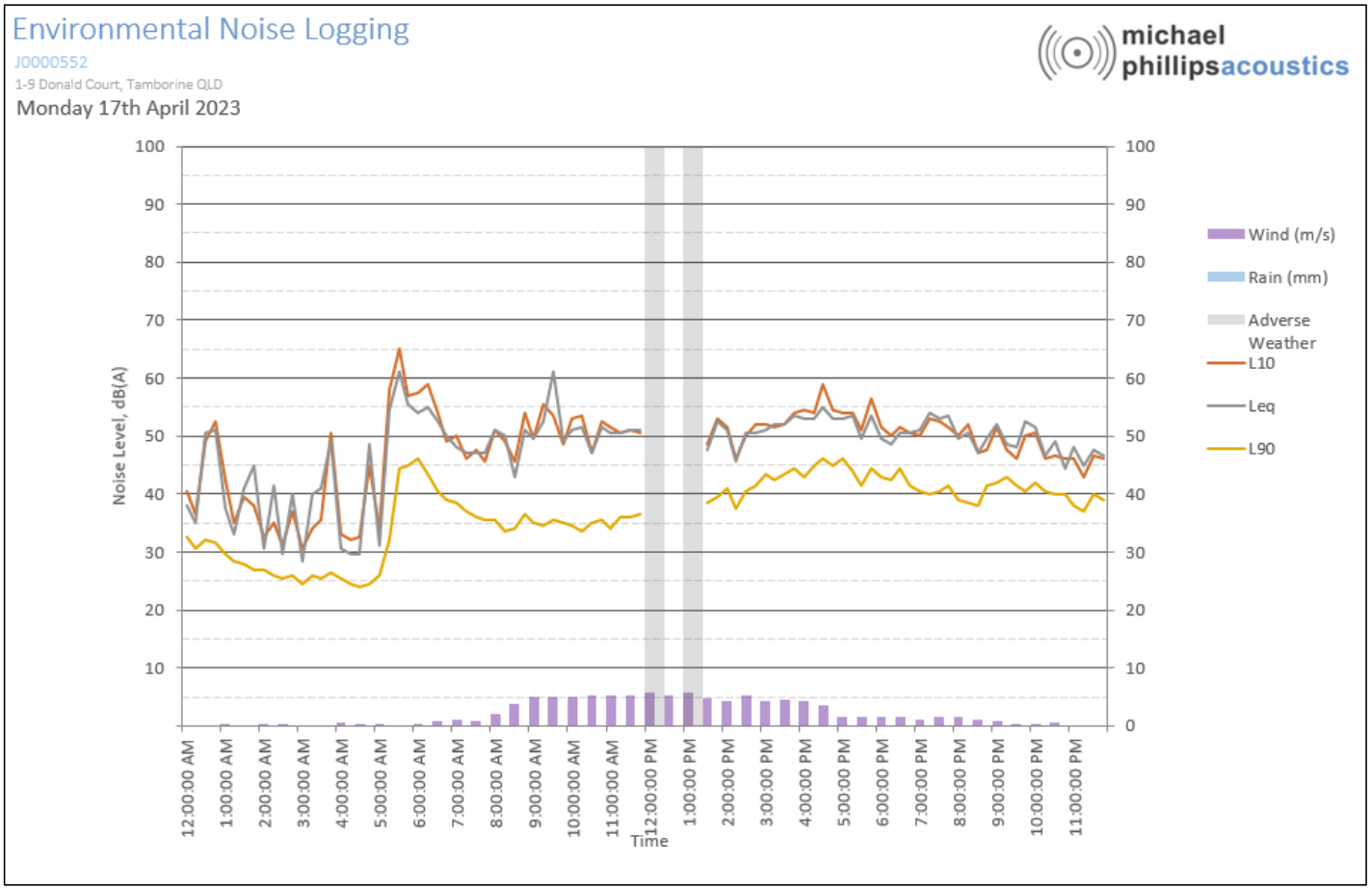


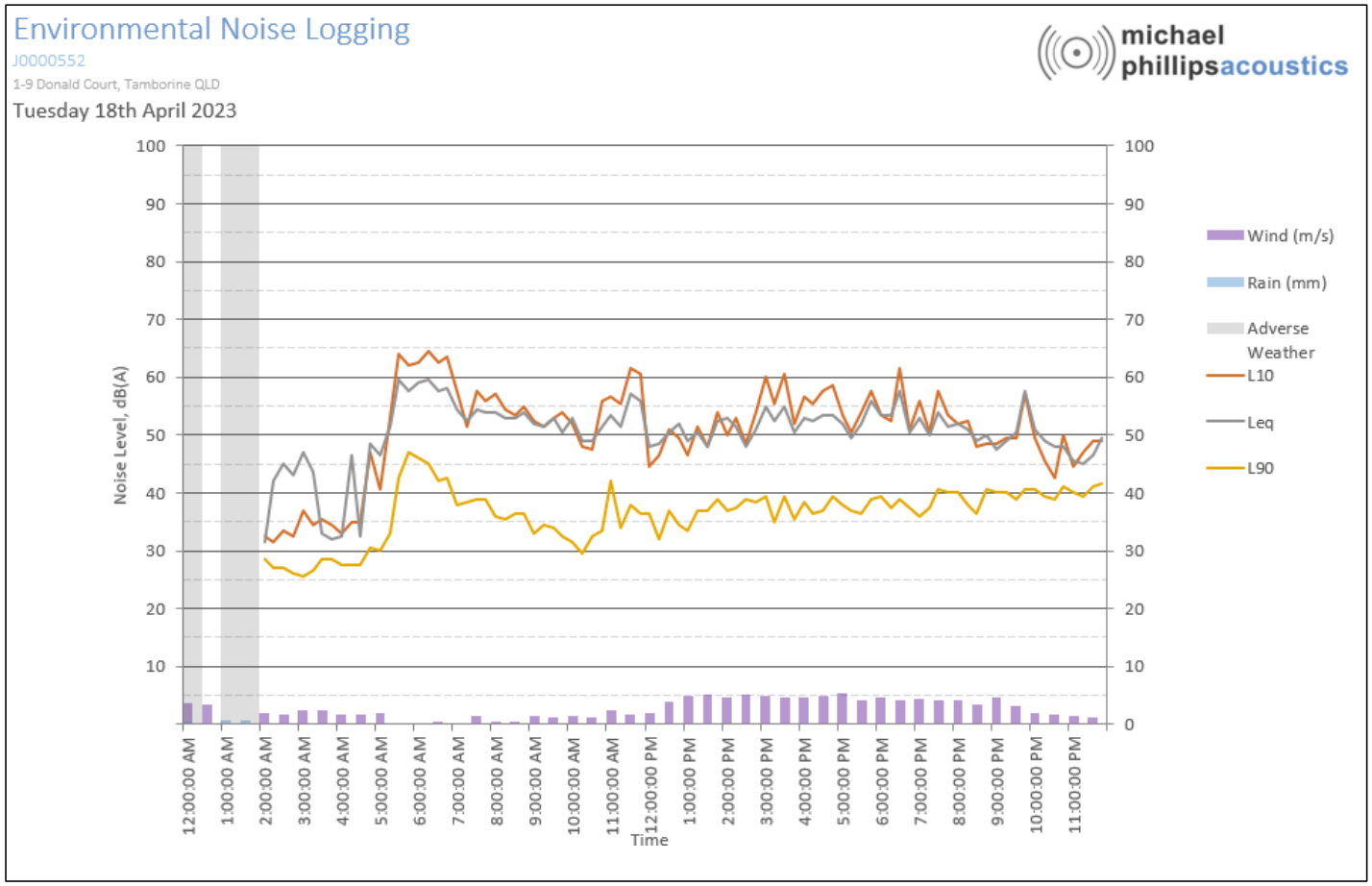

Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Thursday 13th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Friday 14th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
9:00:00 AM
10:00:00 AM
11:00:00 AM
12:00:00 PM
1:00:00 PM
2:00:00 PM
3:00:00 PM
4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Saturday 15th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
9:00:00 AM
10:00:00 AM
11:00:00 AM
12:00:00 PM
1:00:00 PM
2:00:00 PM
3:00:00 PM
4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Sunday 16th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
9:00:00 AM
10:00:00 AM
11:00:00 AM
12:00:00 PM
1:00:00 PM
2:00:00 PM
3:00:00 PM
4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Monday 17th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Tuesday 18th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90

OPERATIONAL PLAN



PARADISO PET RETREAT

Updated: 4th November 2025

Contents

OPERATIONAL PLAN 0
1. Summary 2
2. Introduction 2
3. Number of dogs 3
4. Hours of Operation 4
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6. Dog Management 5
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8. Waste Management 5
9. Compliance Measures 6
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1. Summary

Bullys Australia is a proposed pet retreat and breeding kennel that will be operated in compliance with the Animal Keeping Code and Planning Scheme preferred ratio of 10 dogs per hectare. The operation plan outlines the potential scale and intensity of the facility and includes details on the number of dogs to be kept, anticipated litters, hours of operation, staff arrangements, and waste management approach. In response to recent community feedback/concerns & Council concerns regarding the scale & intensity of the proposed development & management of Compliance issues, the scale & intensity has been reviewed by the property owner and significantly a reduced developed is being proposed to satisfy expectations of Council & the Community. The proposed development will see a much more simplified and consolidated kennel use located around the kennel building. A significant reduction of dogs is proposed with 10 dogs maximum within the kennel and an additional 10 dogs during the day only (8am to 6pm) as part of the dog day care.

2. Introduction

Bullies Downunder is a small family business situated on a hobby farm in the beautiful Gold Coast Hinterland. Our dogs share our farm with a pony and 2 alpacas with lots of early socialisation. Building my program for so many years I now own many dogs all over Australia. Most of our dogs live with families all over the country and come back only when the bloodlines are required for my breeding program. These are called guardian homes.

In 2013 I started to import all my own foundation bloodlines, I couldn't seem to find the right quality and standard of dogs here in Australia. I had then continued to import new bloodlines each year to keep up with the quality which is found overseas.

My main goal is to create unique family dogs catered to specific needs of each individual family. Doing all the hard work of importing and sourcing special dogs to add diversity of bloodlines and a new modern look and style within Australia.

We have a variety of breeds to cater to all different sized families and their needs. From a relaxed lazy bulldog, cute funny frenchie or a more athletic outgoing American Bully.



Figure 1: Existing Kennel Facility

3. Number of dogs

The definition of a dog shall be considered as any domestic dog over the age of 12 weeks in accordance with Scenic Rim Regional Council's definition, as defined under Council's Animal Management Local Laws. In accordance with this definition, all dogs under the age of 12 weeks shall be considered as a puppy and is reliant on another dog for survival. This process is known as whelping and is described in Appendix B of this operational plan.

a) The current number of dogs kept on the site is ten.

b) The total number of adult dogs to be kept full-time at the proposed kennel is 10 maximum with an Approximate Ratio of 3:1 (3 Female to 1 Male for breeding purposes). It is anticipated that 3 to 5 spaces within the available kennel capacity would be kept vacant for any customers requiring overnight or vacation accommodation for customers dogs. The dog day care / grooming aspect of the

facility will provide for an additional 10 dogs during the day only (8am to 6pm) within the outdoor run area and/or within the kennel.

c) The anticipated number of litters is expected to be around 4 to 6 (maximum) litters per year. The maximum number of litters at any one time will be 3 due to the number of available whelping rooms and the puppies requiring full time care (24 hours per day) for the first eight weeks. The breeding females are rotated regularly to give them a break between litters. The litters are planned in advance based on customer pre-sales and customer requests for a particular breed, colour or bloodline.

d) The average size of the litters is three to four puppies.

e) All dogs housed permanently within the kennel will be microchipped and registered with Scenic Rim Regional Council. All puppies are registered with an Australian recognised dog breeders association and will have pedigree papers. Any puppies not rehomed and remaining in the kennel facility by the age of 12 weeks will be considered as a dog and shall be registered as per the requirements of Scenic Rim Regional Council.

4. Hours of Operation

a) The hours of operation for the facility will be from 8am to 6pm daily.

b) The dog day care will be restricted to 8am to 6pm daily, limited to ten additional dogs within the outdoor dog run area.

c) The puppies will be managed during the evenings and at night inside the dedicated whelping rooms in Building B until eight weeks, where they will be moved to a penned area ready for rehoming to their new families.

5. Staff Arrangements

a) Two staff members will be on-site at any one time, working from 8am to 1pm and 1pm to 6pm. Overnight care will be provided by the owner in the dedicated whelping rooms in Building B.

b) The facility will expand to include an overnight worker once it is up and running.

6. Dog Management

a) The dogs will be rotated between the kennel and outside grassed area for exercise from 9am to 4pm. The outdoor exercise area is proposed to be located adjacent to the kennel building to provide easy access and rotation of the dogs. Note that dogs will be rotated between the kennel and outdoor exercise yard to provide all dogs with the opportunity to run/play/exercise and to rest within the air-conditioned kennel building. It would not be practical or manageable to release all 20 dogs into the outdoor exercise yard at the same time. The maximum number of dogs expected to be located in the outdoor exercise at any time would be around 5 to 10 (absolute maximum). The outdoor exercise yard will have an internal partition fence such that dogs of different size or temperament can be separated if needed for safe playtime.

b) Personal care will be provided for puppies inside the dedicated whelping rooms in Building B until eight weeks, where they will be moved to a penned area.

c) Fences will be built six feet high with sleepers secured below the fence line to prevent dogs from digging under. Some pens will have extra reinforcement on top, specially designed for dogs that jump.

7. Traffic Management

a) The average number of daily vehicle movements associated with the operation of the facility is estimated to be four.

b) Doggy day care / Grooming dogs will be picked up and dropped-off to clients. Puppies will generally be delivered to clients to reduce traffic on the site. Initial viewing of puppies is via photos & video call. Many of the pups are pre-sold on our waiting list to reduce over-supply and to help promote responsible breeding.

8. Waste Management

a) A new waste water treatment system will be built, and a commercial company bin will be emptied once a week.

b) Daily cleaning of the kennels and grassed runs will be conducted to avoid the build-up of wastewater, food scraps, odour emissions, and other animal waste.

9. Compliance Measures

Council has requested that Compliance Measures be determined by the applicant as part of the development proposal. As such, we suggest that Council implement the following compliance measures with regular reporting to ensure that the kennel is operating within the defined limit of dog numbers and acceptable noise limits as defined in the Acoustic Report.

- Register of Kennel Dogs (Permanent Dogs)
- Register of Dogs for Doggy Daycare / Grooming
- Register of Litters
- Noise Log Monitors (2 noise monitors proposed for most sensitive receptors)

Refer to Appendix A for the proposed Registers which is proposed to be provided on a 6 monthly basis, or sooner if requested by Compliance Officers. All registers to be kept on hand if Compliance Officers inspect the site for compliance checks. All dogs will have colour coded tags which match the relevant registers for easy visual identification by Compliance Officers.

10. Conclusion

Bullys Australia is a proposed pet retreat and breeding kennel that will operate within the guidelines of the Animal Keeping Code and Planning Scheme preferred ratio of 10 dogs per hectare. The facility will be operated with the highest standards of care for the dogs, and staff will be trained to manage the animals and ensure their welfare. The proposed operational plan outlines the potential scale and intensity of the facility, which will provide a valuable service to the community.

The facility will have various registers and regular reporting to Council's compliance team to ensure the facility is operating within the specified requirements of the approval in regards to the number of dogs being kept within the facility, Council registration of all permanent dogs within the kennel, records of dogs attending during each day for daycare / grooming and noise monitor logs provided to ensure the facility is operating within the acceptable noise limits as defined in the Acoustic Report. Council may also include any additional compliance conditions as part of any approval conditions recommended by Council Officers.

Appendix A – Compliance Registers

Refer Enclosed:

Register of Kennel Dogs (Permanent Dogs)

Register of Dogs for Doggy Daycare / Grooming

Register of Litters

KENNEL DOGS REGISTER

	DOG NAME	BREED	TAG COLOUR	REGISTRATION NUMBER
No.1				
No.2				
No.3				
No.4				
No.5				
No.6				
No.7				
No.8				
No.9				
No.10				

Scenic Rim	RED: Kennel dogs registered with Scenic Rim Council	
Different Council	BLUE: Kennel dogs registered with other Council	
Daycare	GREEN: Doggy day care / Grooming	

DOGGY DAYCARE REGISTER

START DATE	END DATE

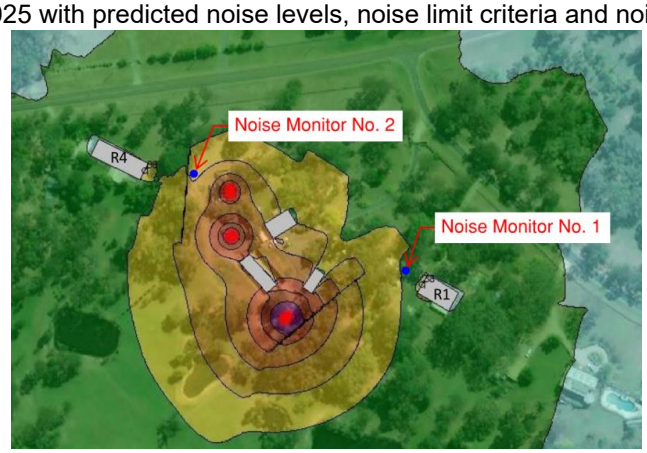
	DOG NAME	BREED	TAG COLOUR	DROP OFF TIME	COLLECTION TIME
No.1					
No.2					
No.3					
No.4					
No.5					
No.6					
No.7					
No.8					
No.9					
No.10					

LITTER REGISTRATION

DATE OF BIRTH	
NUMBER OF PUPS	
PARENTS	

			Only Applicable if Remain in Kennel after 12 weeks	
PUP ID	PUP NAME OR ID COLOUR	DATE OF COLLECTION (8 WEEKS FROM BIRTH)	REGISTRATION DATE (12 WEEKS FROM BIRTH)	REGISTARTION NUMBER
No.1				
No.2				
No.3				
No.4				
No.5				
No.6				

Proposed Locations for the 2 Noise Monitors to be placed near the site boundary adjacent to the closest sensitive receivers. Refer to below extract from Acoustic Report dated June 2025 with predicted noise levels, noise limit criteria and noise log data.



5.5 Day Time Assessment

The calculated noise emission levels at the nearest receiver locations and the relevant noise emission criteria are presented in Table 8 below. Noise emission levels have been assessed to the most exposed external area or window of the sensitive receiver property.

Table 8 - Noise Levels at all Nearest Residential Noise Sensitive Receivers (Day-time Period)

Receiver	LAeq			LAmax		
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R2		26	✓	33		✓
R3		26	✓	33		✓
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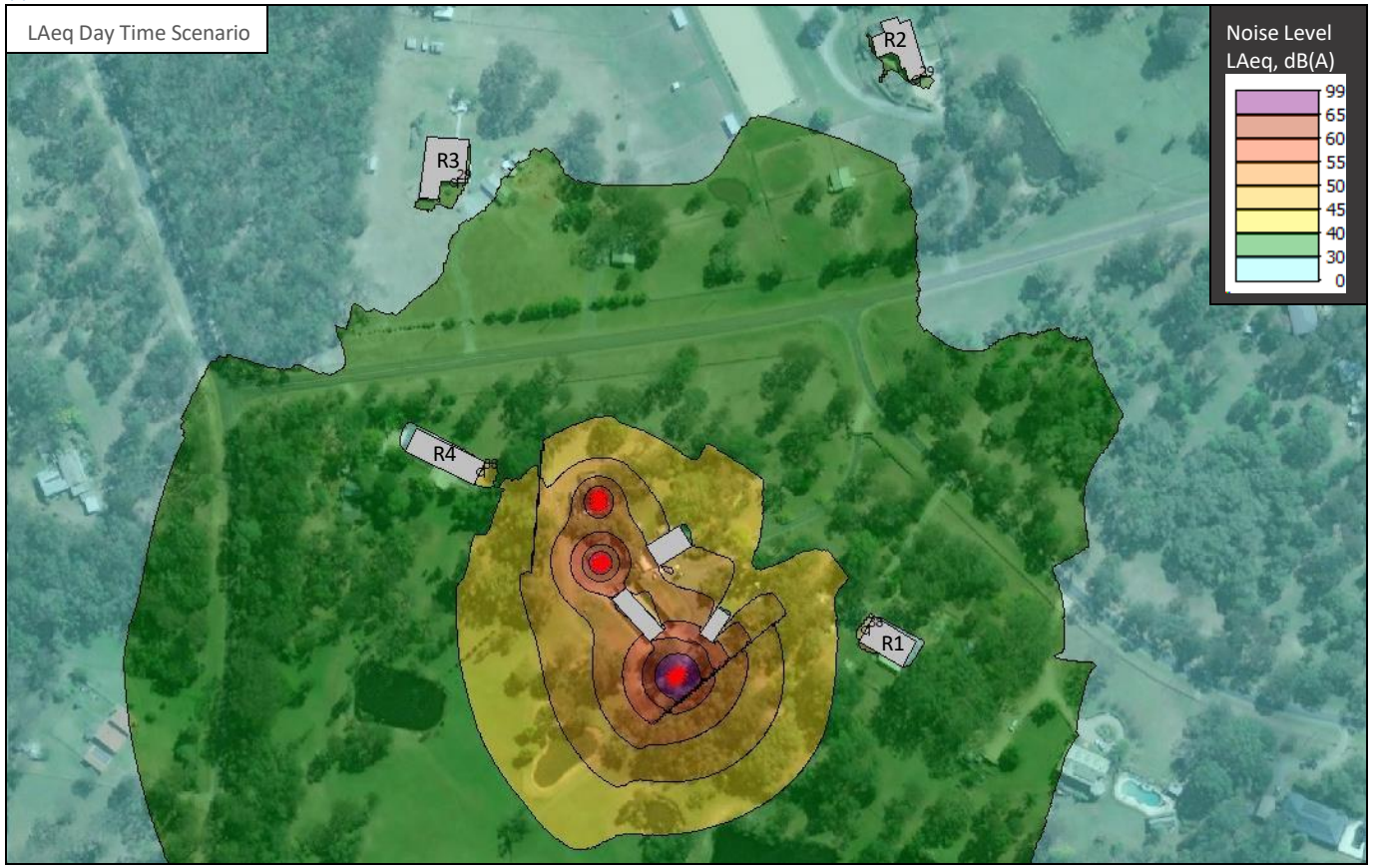
5.6 Night-time Assessment

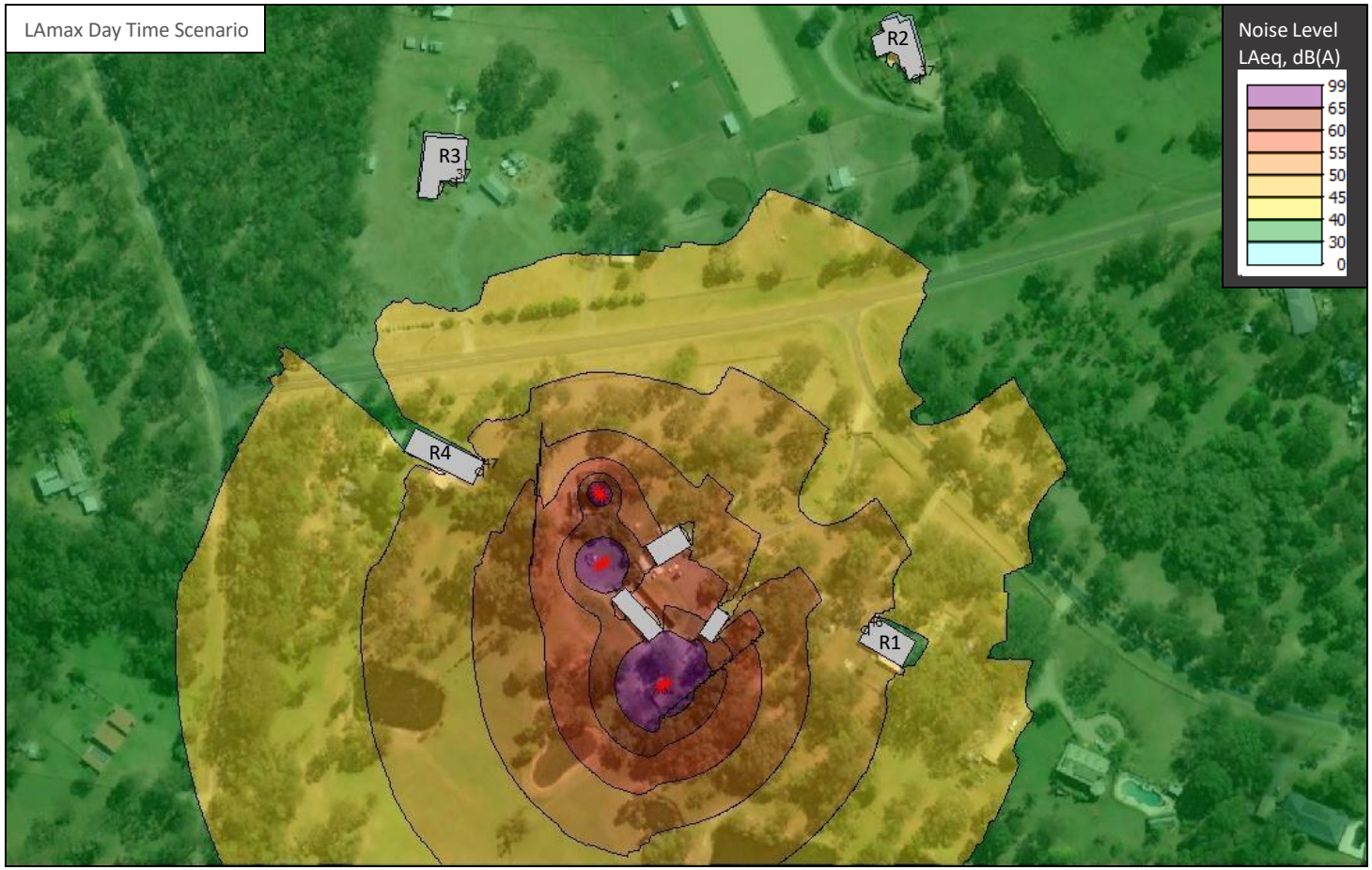
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Table 9 - Noise Levels at all Nearest Residential Noise Sensitive Receivers (Night-time Period)

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R2	28	15	✓	33	17	✓
R3	28	19	✓	33	21	✓
R4	28	23	✓	33	25	✓
Note	Compliance with the night time criteria implies compliance with the evening time criteria					

Appendix A


LAeq Day Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

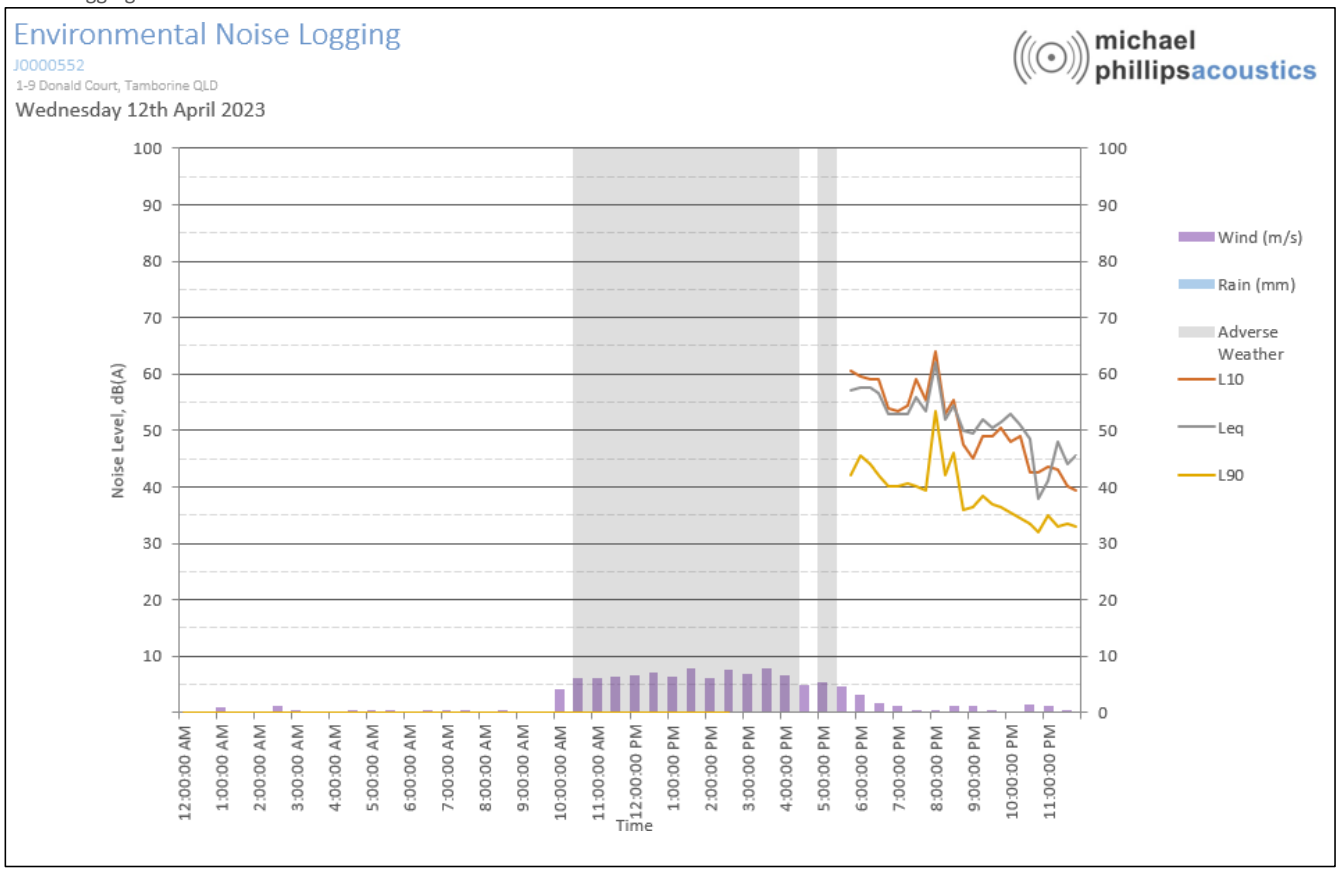

LAmax Day Time Scenario
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LAeq, dB(A)
99
65
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50
45
40
30
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R1
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R3
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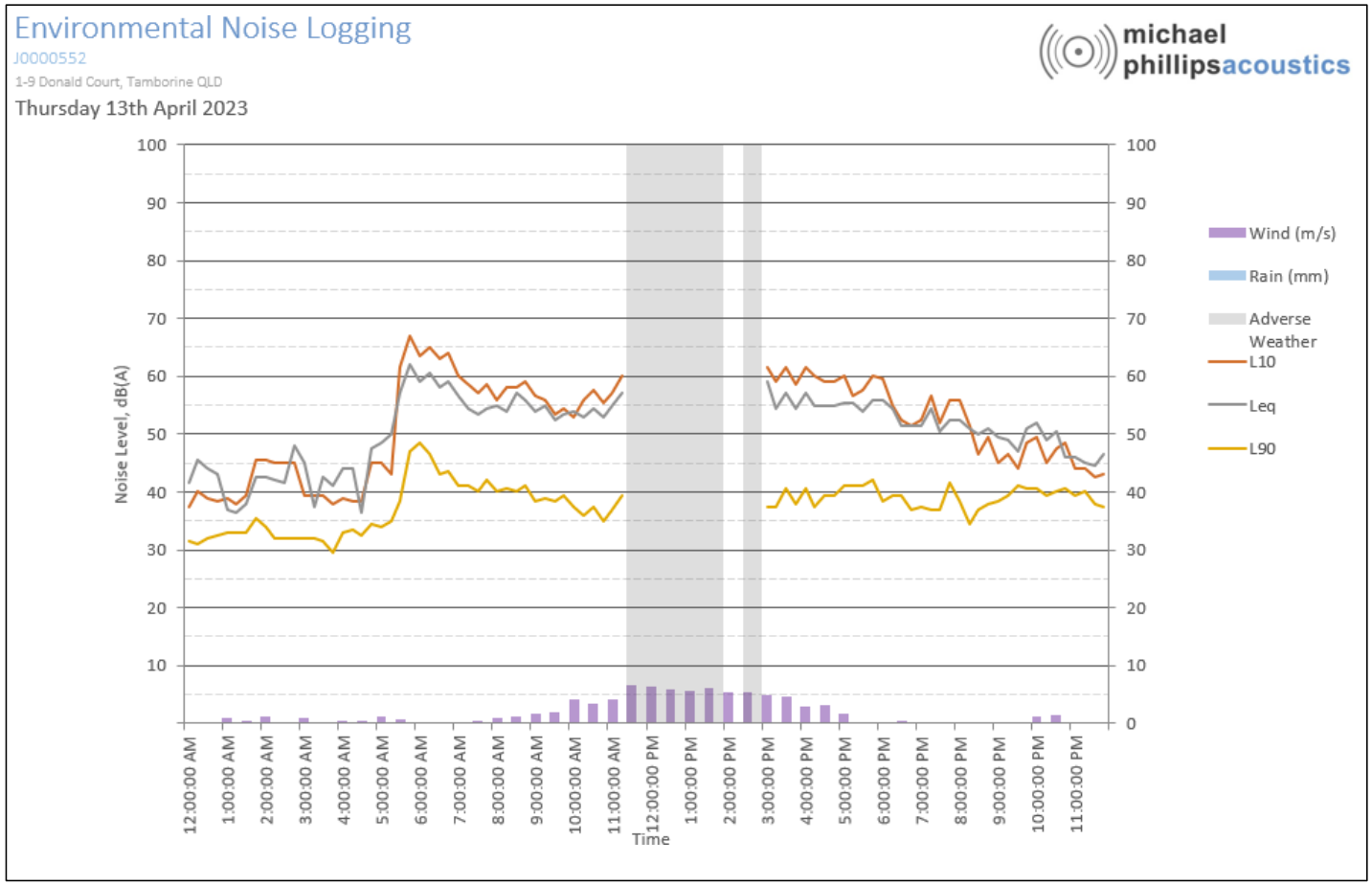

LAeq Night Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

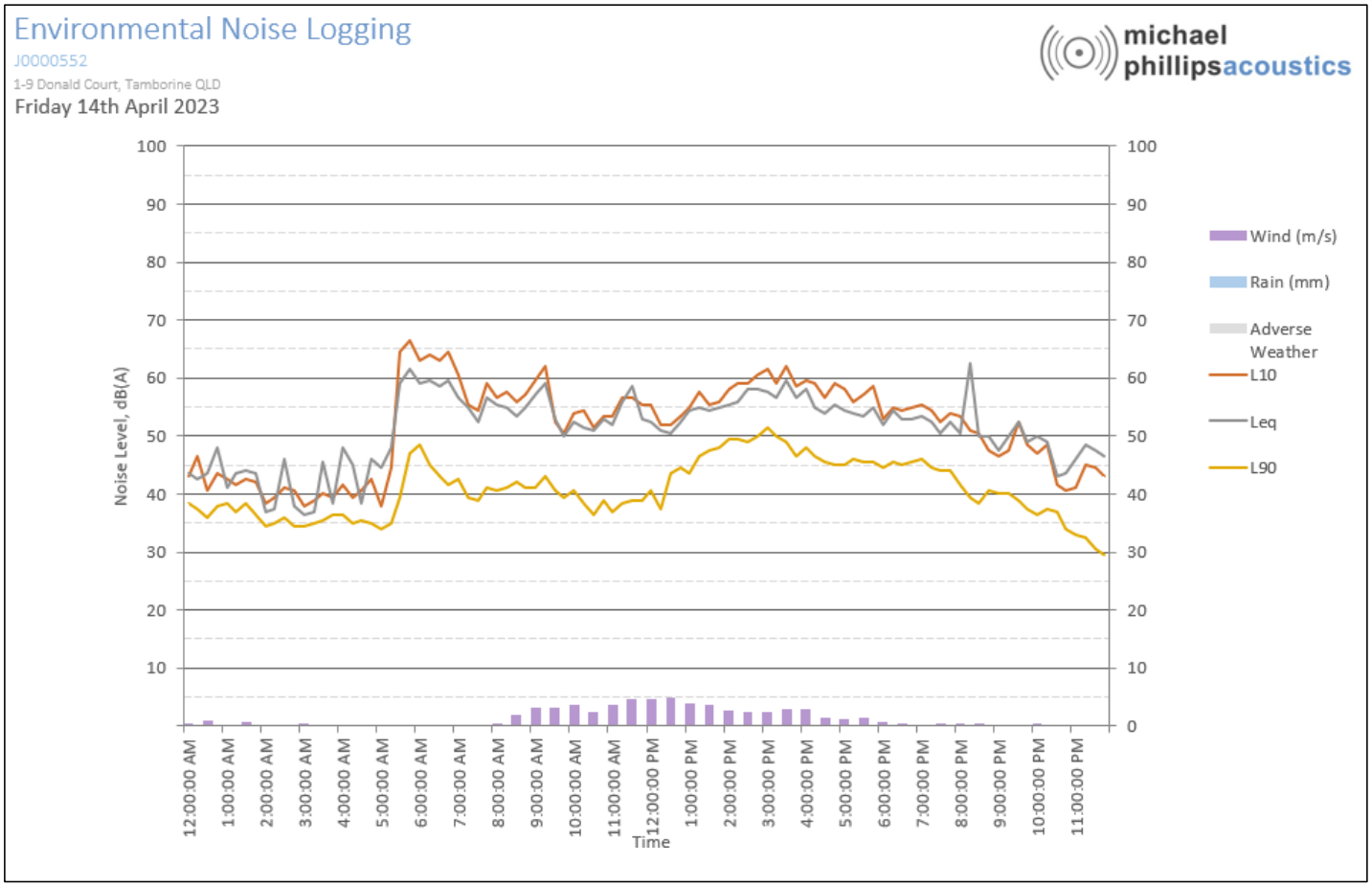

LAmax Night Time Scenario
Noise Level
LAeq, dB(A)
99
65
60
55
50
45
40
30
0
R1
R2
R3
R4

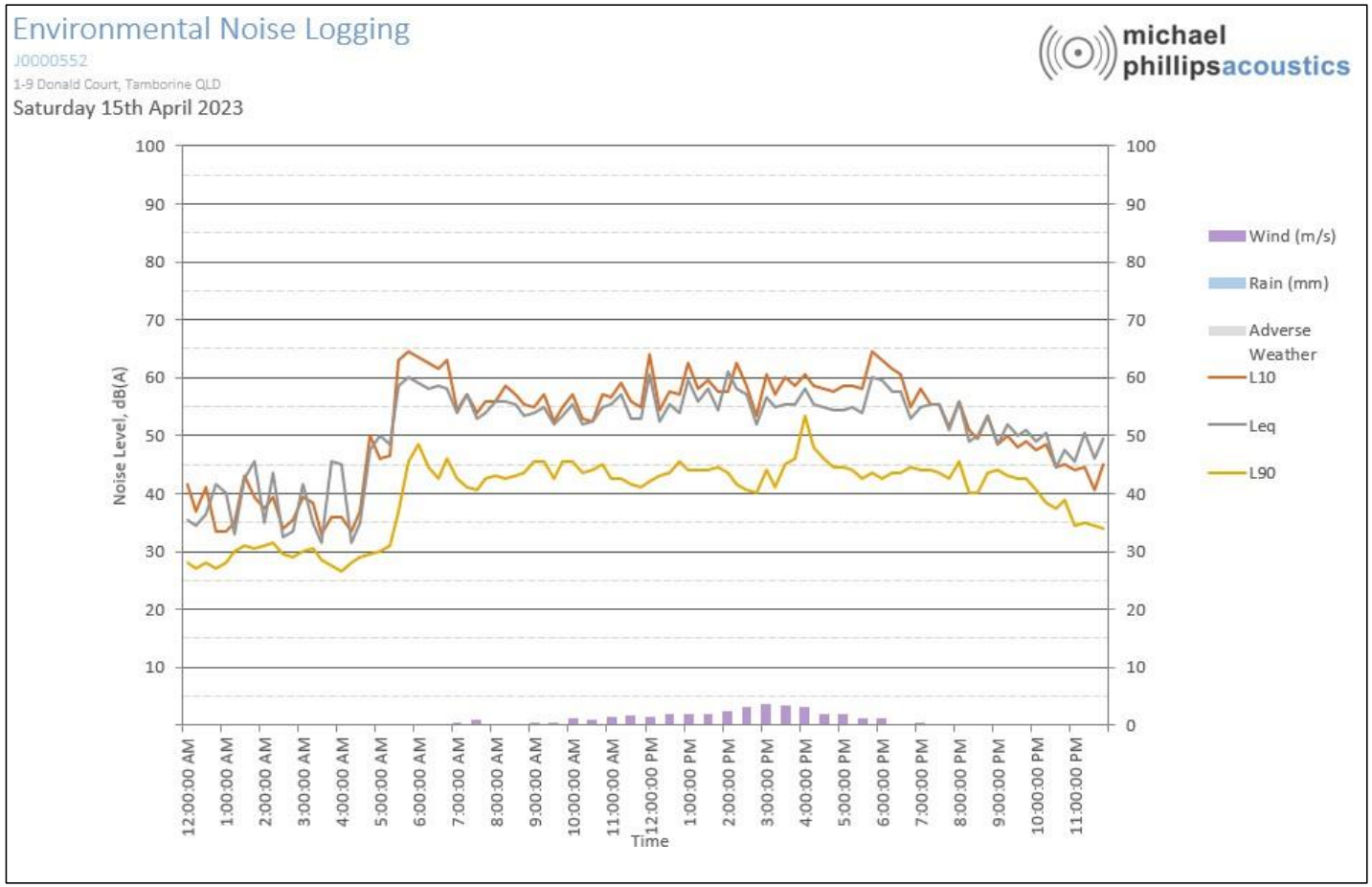
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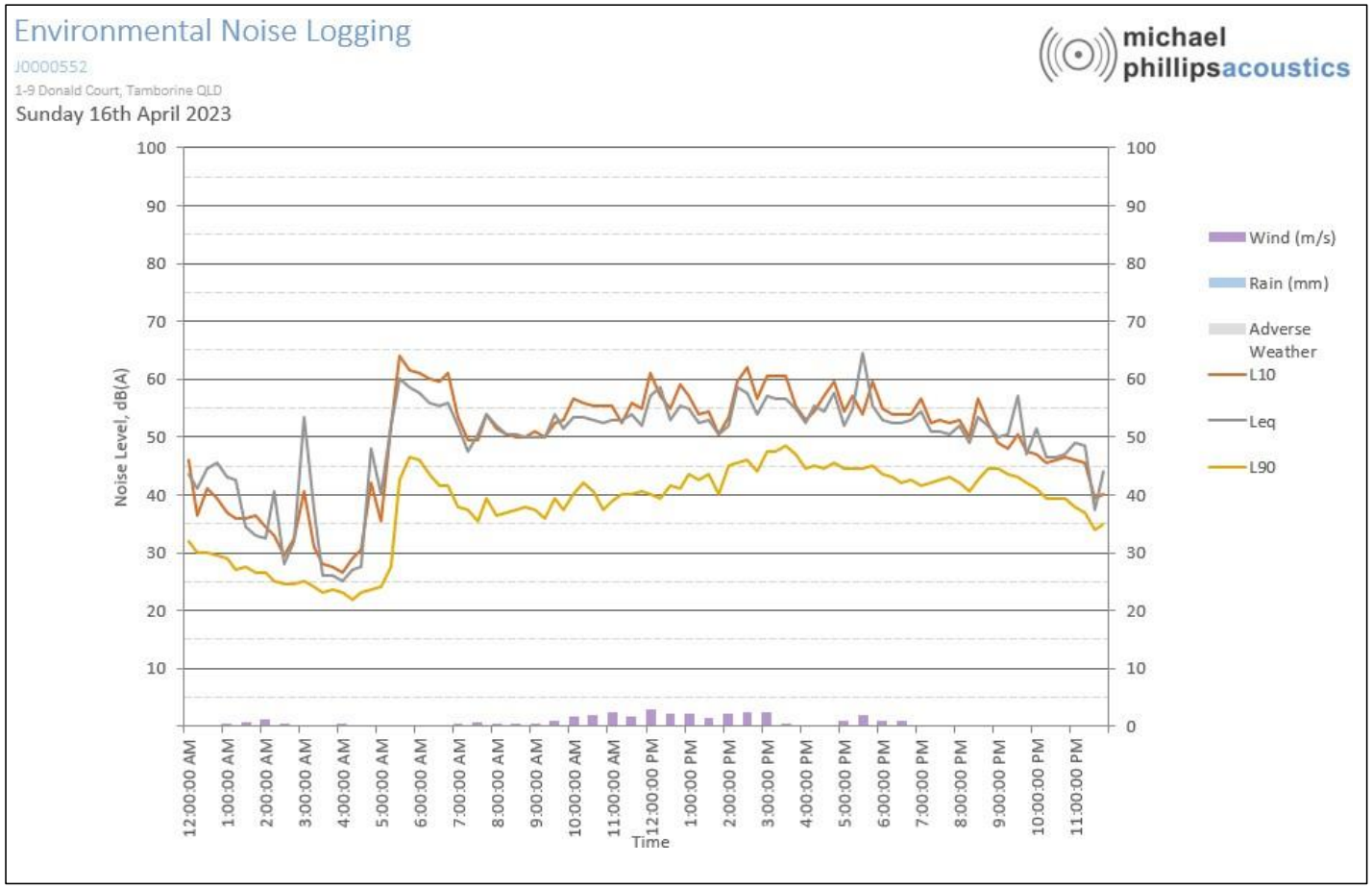
- Noise logging data.

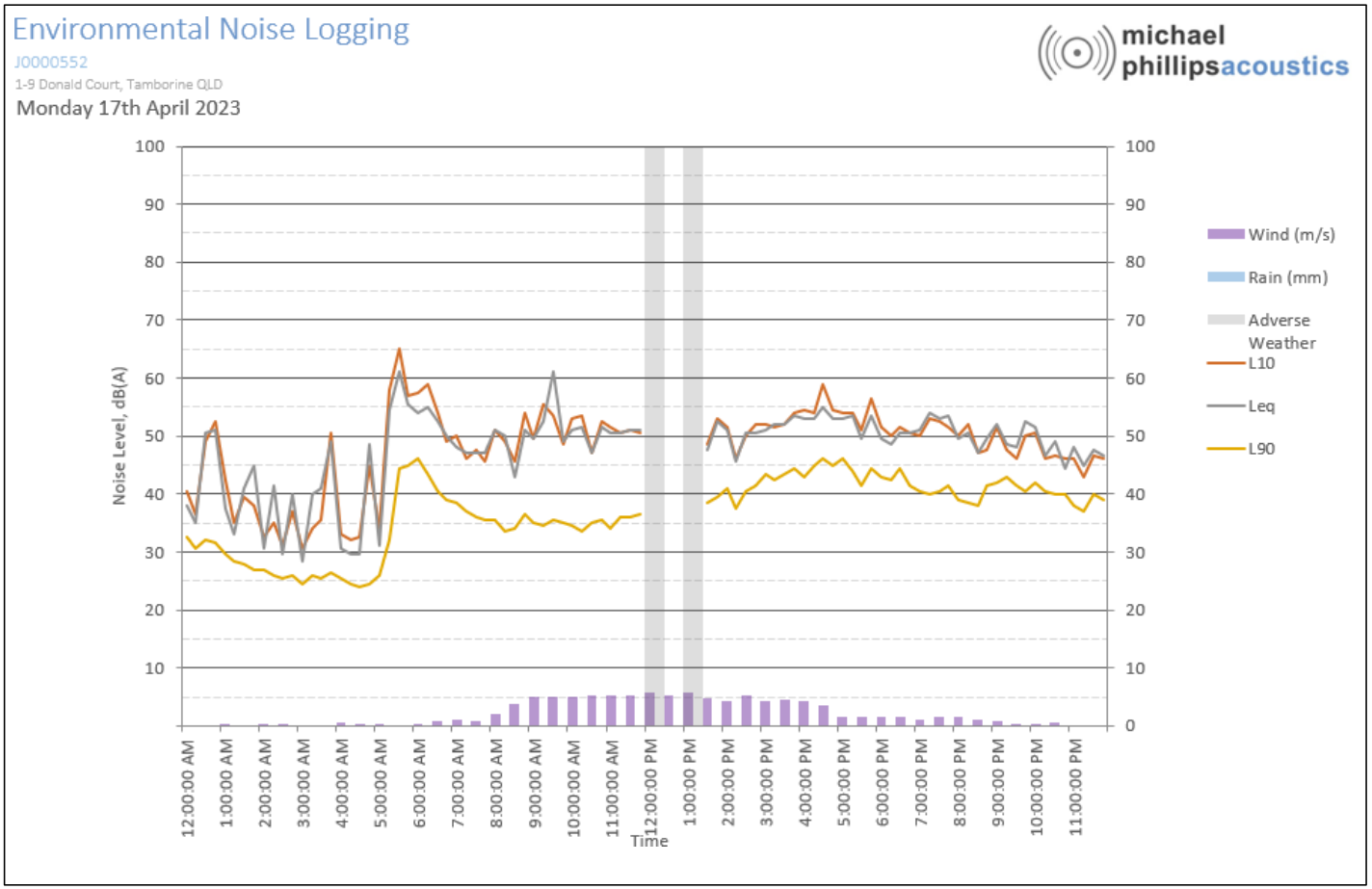


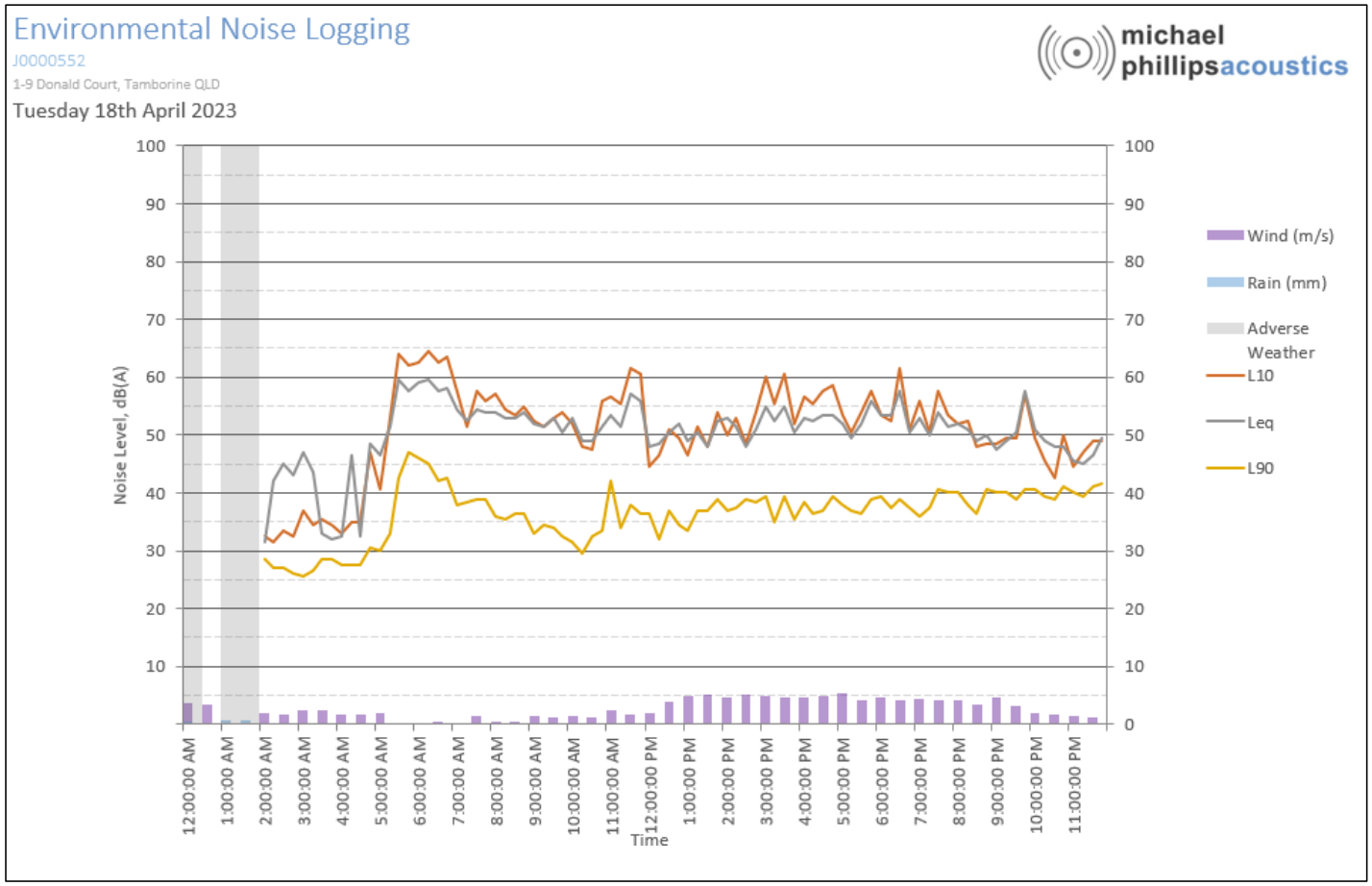

Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Thursday 13th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Friday 14th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
9:00:00 AM
10:00:00 AM
11:00:00 AM
12:00:00 PM
1:00:00 PM
2:00:00 PM
3:00:00 PM
4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Saturday 15th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
9:00:00 AM
10:00:00 AM
11:00:00 AM
12:00:00 PM
1:00:00 PM
2:00:00 PM
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4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Sunday 16th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90
12:00:00 AM
1:00:00 AM
2:00:00 AM
3:00:00 AM
4:00:00 AM
5:00:00 AM
6:00:00 AM
7:00:00 AM
8:00:00 AM
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12:00:00 PM
1:00:00 PM
2:00:00 PM
3:00:00 PM
4:00:00 PM
5:00:00 PM
6:00:00 PM
7:00:00 PM
8:00:00 PM
9:00:00 PM
10:00:00 PM
11:00:00 PM


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Monday 17th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90


Environmental Noise Logging
J0000552
1-9 Donald Court, Tamborine QLD
Tuesday 18th April 2023
michael phillipsacoustics
Noise Level, dB(A)
Time
Wind (m/s)
Rain (mm)
Adverse Weather
L10
Leq
L90

Appendix B – Whelping Definition & Description

Dog Whelping and the First 5 Weeks of a Puppy's Life

Whelping is when a dog gives birth to her puppies. It requires careful preparation to ensure the safety and well-being of both the mother and her newborns, particularly for French Bulldog & British Bulldog breeds as the mother usually requires a caesarean section to give birth safely for both mother and pups. The mother generally needs extra care as well as a c-section is a major operation for the mother to recover from whilst feeding and caring for the pups. The mother dog usually looks for a quiet and safe place to have her puppies, and she may start making a little nest with blankets or bedding. When the puppies arrive, they are tiny, blind, deaf, and completely helpless. The mother cleans them and feeds them immediately.

Important: *The kennel will only have a maximum of 2 to 3 litters at the same time. Over the course of a year, there will be around 5 to 6 litters to ensure the health and well-being of the mother dogs and their puppies.*

First 5 Weeks of a Puppy's Life

Weeks 1–2: Newborns are Mostly Asleep

Puppies sleep nearly all the time—about 90% of the day! They can't see or hear yet, so they mostly crawl close to their mother to keep warm and feed. They are very inactive but this rest is critical for their growth.

Week 3: Eyes and Ears Open

Puppies start to open their eyes and ears around week 3. They begin to explore a little, trying to stand and walk with wobbly steps. Their world is slowly becoming more interesting.

Weeks 4–5: Playing and Exploring

By weeks 4 and 5, puppies are more awake and playful. They start to learn social skills by interacting with their siblings and mother. They begin eating soft food, but still nurse from their mother often.

Summary

- There will be no more than 2 to 3 litters at a time in the kennel.
- Litter size is generally 3 to 4 pups, this would be around 9 to 12 pups for 3 litters.
- Around 5 to 6 litters are planned per year to keep the dogs healthy.
- Puppies are mostly inactive and sleep a lot during their first two weeks.
- They gradually become more active and curious by week 5.
- By week 8, the puppies are ready to leave the kennel for their new homes.
- Any puppy not rehomed by the age of 12 weeks will be considered a dog as defined by Council and shall be registered as per Scenic Rim Regional Council requirements.

Wollemi Eco-Logical

Environmental Project Management | Bushfire Assessment | Vegetation Management

Bushfire Management Plan

1-9 Donald Court, Tamborine

Lot 51 on RP185808

Scenic Rim Regional Council, Qld

Prepared by:

Wollemi Eco-Logical Pty Ltd
PO BOX 123
WAMURAN QLD 4512

Project Reference: **23087**

Version / Date: **V2 / 20 June 2023**

Prepared for:

Ms Carmel Irvine
C/-Gold Coast Multicorp

Proviso

This report has been prepared for the sole use of Ms Carmel Irvine C/- Gold Coast Multicorp for the purposes for which it is provided. No part of this report, its attachments or appendices may be reproduced or distributed to third parties, not connected with the delivery of the purpose, by or on behalf of the client, without the express written consent of Wollemi Eco-Logical.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

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1.0 INTRODUCTION

Wollemi Eco-Logical has been commissioned to undertake a Site Specific Bushfire Hazard Assessment and to prepare a Bushfire Management Plan for a proposed development on the subject site (**Figure 1**).

This report aims to assess the Bushfire Hazard and risk to the proposed development with regard to the Queensland State Government Single State Planning Policy - Part E (SPP 2017), & the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), the *Scenic Rim Regional Council (SRRC), SRRC, 8.2.3 Bushfire Hazard Overlay Code (2021),* and the *Australian Standard – Construction in Bushfire Prone Areas (AS3959-2018).* These documents detail both the State and Council interest in Bushfire Hazard with regard to determining suitability of development applications.

Subsequently, this report references currently available best-practice Bushfire Hazard Assessment and Risk Mitigation Methodologies, from the following sources: Vegetation Hazard Classification & Potential Fire-line Intensity for Queensland sourced from 'A new methodology for state-wide mapping of bushfire prone areas in Queensland'. CSIRO, Australia. (2014); Bushfire Attack Level (BAL), Building setback requirements and Construction Standards as per the Australian Standard AS 3959- 2018 - *Construction of buildings in bushfire prone areas*. These methodologies are used in conjunction with GCCC Planning Scheme requirements to ensure appropriate assessment and mitigation of potential bushfire hazard is undertaken.

Vegetation composition and extent, slope and industry standard Fuel Load calculations will be used to determine the Potential Bushfire Hazard acting on the proposed development. Once determined, Bushfire Risk Mitigation Measures are detailed in order to demonstrate compliance with Councils Planning Scheme performance outcome to ensure the safety of people and property in the event of a bushfire emergency.

This BMP has been prepared by a suitably qualified Bushfire Consultant with over 20 years relevant experience in Environmental Management & Bushfire Planning and Design experience specific to South East Queensland.

1.1 Subject Site

Address:	1-9 Donald Court, Tamborine
Titles:	Lot 51 on RP185808
Local Government:	Scenic Rim Regional Council
Total Area:	20,010m^2
Zoning:	Rural Residential
Topography:	The site has a mild downslope from the southwest at <3 degrees.
Current Use:	Established rural residential land uses.



Figure 1: Subject Site

1.2 Proposed Development

It is understood a Material Change of Use for an Animal Keeping, Dual Occupancy and Caretakers Residence is proposed on the subject site. The proposed development is represented in **Figure 2**.

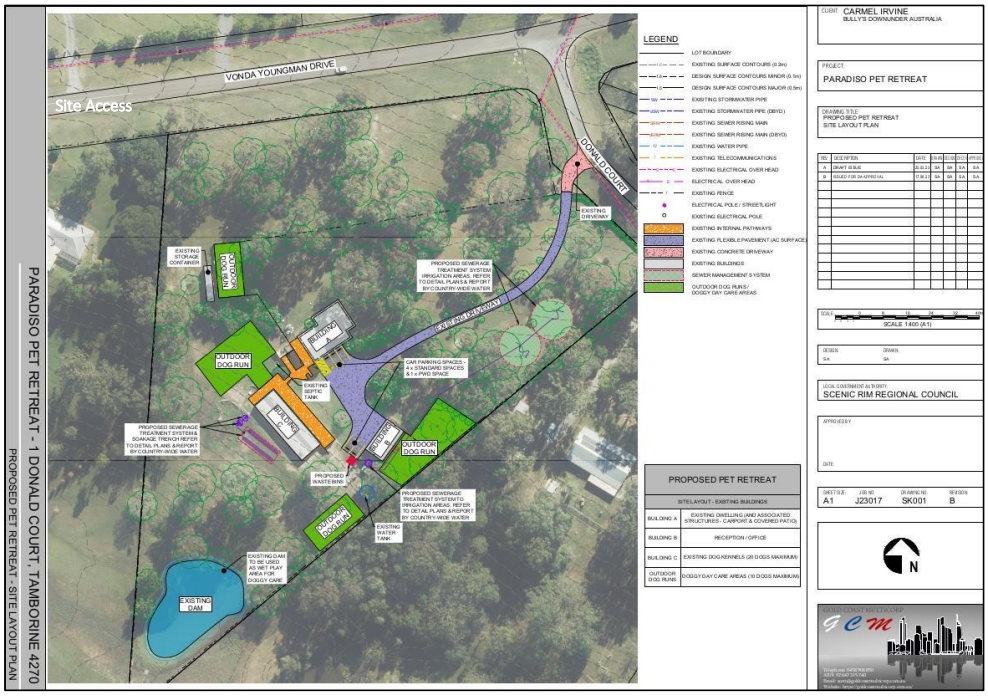


Figure 2: Proposed Development Layout

2.0 Bushfire Hazard Assessment

The prevalence of Bushfire in the landscape is dependent on vegetation type and fuel load available to sustain a bushfire. Bushfire intensity and rate of spread are influenced by fuel load, (including type and extent of vegetation), topography and to a lesser extent aspect. Land uses surrounding potentially hazardous vegetation, and consequently the connectivity of vegetation communities, all influence the potential for a bushfire to develop and be sustained.

2.1 Current Bushfire Hazard Mapping

A review of State Bushfire Hazard Overlay Mapping, as maintained by the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), revealed the site is within a potential bushfire hazard area (**Figure 3**).

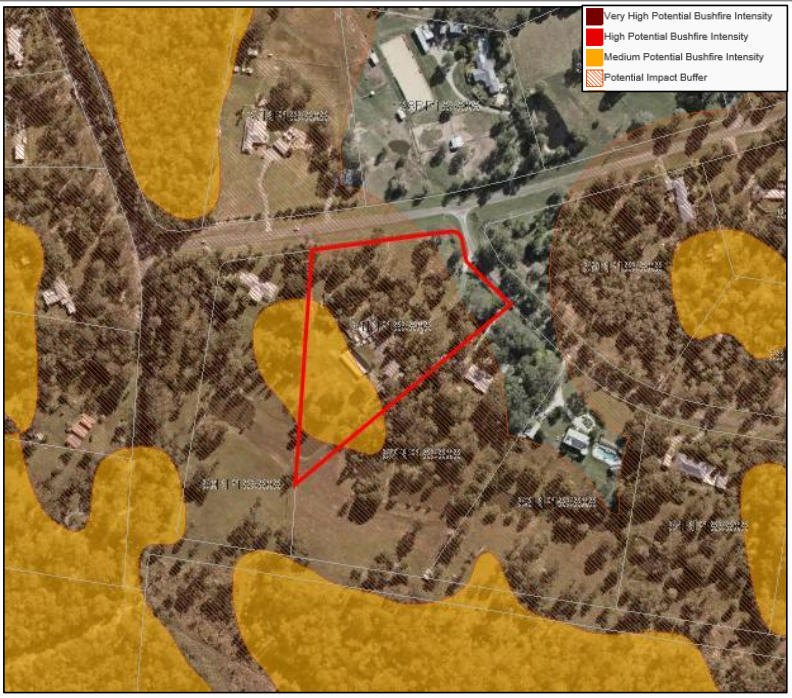


Figure 3: State Bushfire Hazard Overlay Mapping

To verify the Bushfire Hazard Overlay mapping, a Site-Specific Bushfire Hazard Assessment is triggered, and is addressed below.

2.2 On-Site Hazard Assessment

This Site-Specific Bushfire Hazard Assessment references: Vegetation Hazard Classification & Potential Fire-line Intensity for Queensland sourced from *A new methodology for state-wide mapping of bushfire prone areas in Queensland*. CSIRO, Australia. (2014)[1]; the Bushfire Resilient Communities Technical Reference Guide (QFES, 2019)[2]; and the Bushfire Attack Level (BAL), Building setback requirements and Construction Standards as per the Australian Standard AS 3959- 2018 - *Construction of buildings in bushfire prone areas*[3]; and Bushfire Risk Mitigation Measures in compliance with current industry best-practice assessment methodologies and Councils Planning Scheme. Vegetation composition and extent, slope and

[1] Leonard, J., Newnham, G., Opie, K., and Blanchi, R. (2014) A new methodology for state-wide mapping of bushfire prone areas in Queensland, CSIRO, Australia. This methodology updates the calculations apparent in the Australian Standard AS3959: 2018 based on current fire weather modelling and includes detailed Vegetation Hazard Classes and associated fuel load potential.

[2] The Bushfire Resilient Communities Technical Reference Guide (QFES, 2019), supports the SPP 2017 by providing technical guidance for bushfire hazard assessment and bushfire management Planning.

[3] The Australian Standard AS3959: 2018 defines Fire Danger Index as the chance of a fire starting, its rate of spread, its intensity and the difficulty of its suppression, according to various combinations of air temperature, relative humidity, wind speed and both the long and short term drought effects.

industry standard Fuel Load calculations will be used to determine the Potential Bushfire Hazard acting on the proposed development.

Additionally, this BMP will address the requirements of the proposed development against *Scenic Rim Regional Council (SRRC), SRRC, 8.2.3 Bushfire Hazard Overlay Code (2021)*with regard to the proposed development.

Two key features of the landscape strongly contribute towards the behaviour of bushfires:

1. Vegetation community structure/composition
   The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.
2. Slope
   As a general rule, bushfire intensity and the rate of spread of bushfires rises in proportion to slope, with bushfires burning faster uphill and slower downhill. Studies have shown that the speed and intensity of fires moving up slopes generally doubles every 10 degrees of slope. Steeper slopes also increase the difficulty of constructing ring roads and firebreaks and limit the access for emergency crews.

Several investigative tools were utilised to determine the site specific bushfire hazard risk including:

- A review of local aerial photography;
- A review of site and local topography;
- Review of site development plan;
- A review of DERM Regional Ecosystem Mapping; and
- An inspection of the site.

The risk assessment comprised an analysis of the site and the surrounding lands (i.e. within 100m) to determine characteristic bushfire risk based on Vegetation Hazard Classifications for vegetation within 100m of the site.

2.2.1 Site Inspection & Findings

A site inspection was completed on the 27th May 2023 to verify the bushfire hazard mapping over the site and surrounds. All vegetated areas of the site and within 100m of the proposed development site were assessed during the site investigations.

A summary of the findings of the site inspection is provided:

1. Existing site access is via Donald Court from the northeast of the site.

2. The subject site contains established rural residential land uses.

3. Regulated Vegetation as maintained by Qld Department of Natural Resources & Mines (DNRM), does not map the site as containing remnant vegetation. Adjacent remnant vegetation is mapped as being present to the northeast, the south and to the northwest. This vegetation is mapped as containing: RE:12.9-10.12, described as '*Mixed woodland usually containing Corymbia intermedia, Angophora leiocarpa and at least the presence of Eucalyptus seeana on sedimentary rocks'* to the northeast; RE:12.9-10.17, described as '*Eucalyptus acmenoides, E. major, E. siderophloia +/- Corymbia citriodora subsp. variegata open forest on sedimentary rocks'* to the south; and RE: 12.9-10.7 (dominant), described as '*Eucalyptus crebra +/- E. tereticornis, Corymbia tessellaris, Angophora spp. and E. melanophloia woodland on sedimentary rocks*' to the northwest (Refer **Figure 4**).

   Site assessment confirmed: vegetation to the northeast consists of a fragmented woodland associated with established rural residential and uses; vegetation to the south consists of eucalypt forest community consistent with the above described composition and structure, with fragmentation apparent; vegetation to the northwest consists of a eucalypt woodland community consistent with the above described composition and structure. It is noted that each of these communities are separated from the site by managed landscapes.

4. Adjacent vegetation to the west, north and southeast, within 100m, consists of scattered trees and small patches of vegetation associated with established rural residential land uses.

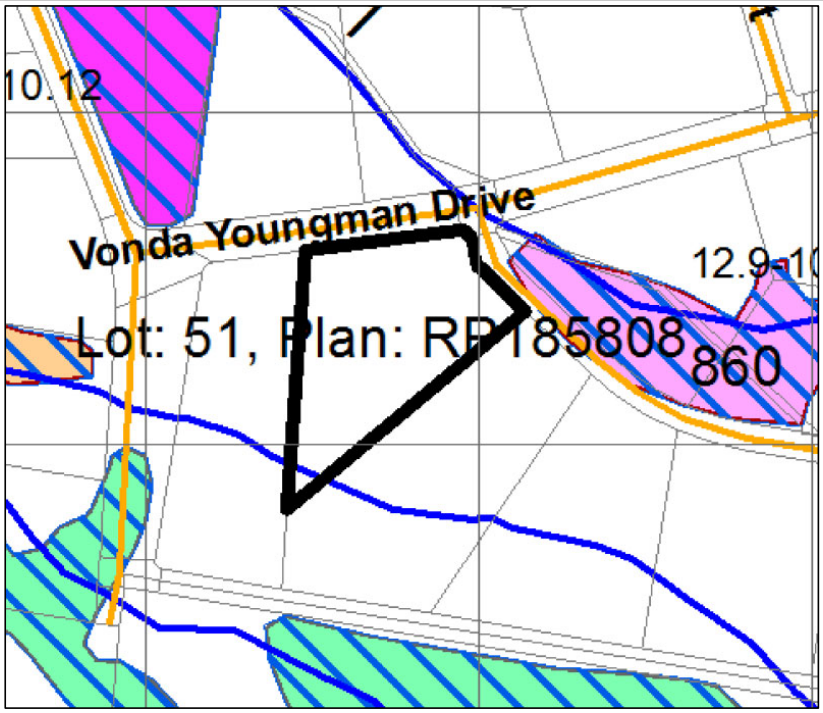


Figure 4: Regional Ecosystem Mapping

2.2.2 Vegetation Classification

The structure and composition of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons, making the vegetation susceptible to very destructive bushfires, whilst other vegetation communities may expose fuels to drying and therefore be frequently available for burning.

Vegetation communities surrounding the proposed development were referenced against mapped RE's in the general vicinity, and Vegetation Hazard Classifications and Potential Fire-line Intensity calculations as detailed in the Bushfire Resilient Technical Reference Guide (2019). Potential Fuel Load calculations were undertaken on site to validate vegetation classifications and subsequently potential bushfire hazard to the proposed development.

Vegetation ecotones result in varying fuel load availability. Subsequently, vegetation communities have been referenced against predominant vegetation with highest fuel loads. Observed vegetation communities, within 100m of the proposed development location are described in **Table 1**.

Corridor filtering has been applied as per BRCTRG 2019, which specifies in Section 4.2.6, Step 3: To '*remove narrow corridors and areas of continuous fuel <50m in width that are not*

sufficiently wide to support a fully developed flame front. These areas are less likely to ignite due to their disconnection with fuels that can carry running fire fronts…is likely to result in fireline intensity of <4000 kW/m, and this presents a low hazard to land use planning and development assessment'.

Table 1 Vegetation Hazard Classifications

Direction of Bushfire Hazard	Vegetation Description (Sub-Unit – if relevant)	DNRM Regional Ecosystem	Vegetation Hazard Class (CSIRO, 2014)	Potential Fuel Load (t/ha)	Potential Fire-line Intensity (kw/m)	Potential Bushfire Hazard
Northeast	Eucalypt woodland (<50m in width within 100m)	RE: 12.9-10.7	Class 13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite	Corridor filtering applied	<4000	Low
South	Eucalypt forest (>70m from site)	RE: 12.9-10.17	Class 9.2 Moist to dry eucalypt open forest on coastal lowlands and ranges	24.2t/ha	18,229	Medium
Northwest	Eucalypt woodland (>90m from site)	RE: 12.9-10.7	Class 13.2 Dry to moist eucalypt woodlands on undulating metamorphics and granite	14.4t/ha	7,590	Medium

2.2.3 Potentially Hazardous Vegetation

Based on the above assessment, vegetation posing a Medium Potential Bushfire Hazard is present to the south and northwest. This vegetation is setback by >70m to the south and >90m to the northwest of the subject site, by managed low threat vegetation.

Vegetation in all other directions has been classified as low threat vegetation within 100m.

The following section details Bushfire Risk Mitigation measures to be implemented on the site to address the Bushfire Hazard and compliance requirements acting on the proposed development.

3.0 Bushfire Risk Mitigation Measures

The following section describes Bushfire Risk Mitigation measures, recommended to be utilised at the subject site to reduce the risk of Bushfire impacting on people and property.

The scope of proposed Bushfire Risk Mitigation Measures have been drawn from the following sources:

- the *Queensland State Government Single State Planning Policy* - Part E (SPP 2017);
- *the Bushfire Resilient Communities Technical Reference Guide (QFES,2019);*
- the *SRRC, 8.2.3 Bushfire Hazard Overlay Code (2021)*; and
- the Australian Standard (AS 3959- 2018) - *Construction of buildings in bushfire prone areas*.

The intent of the above legislation is to protect people and premises in the event of a bushfire emergency, through achieving acceptable Performance Outcomes for the development given the identified bushfire hazard. Performance Outcomes are generally achieved by appropriate separation of a development from bushfire hazard, appropriate access for fire-fighting vehicles, and appropriate construction standards of buildings. Additional factors are detailed where considered appropriate.

3.1 Asset Protection Zones

Asset protection zones (APZ's) provide a defensive tool to assist in the reduction of potential bushfire impact to people and property situated in bushfire prone areas. APZ's are the most strategically valuable defence against radiant heat and flame, and to a lesser extent, embers.

Whilst APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire, building construction standards will also be key to ensuring the performance of buildings subjected to ember attack.

3.1.1 Performance Outcomes

APZ and setback distances have not been prescribed in the SPP 2017. The SPP refers to '*provision of appropriate defendable space between dwellings and medium or above Bushfire Hazard*'. The *Bushfire Resilient Communities Technical Reference Guide* (QFES, 2019), refers to determining APZ's based on achieving a maximum 29kW/m^2 radiant heat flux exposure. This is achieved by using either the *Method 2 Bushfire Attack Level Assessment as per the AS3959,2018 for Construction of Buildings in Bushfire Prone Areas* or *Bushfire Asset Protection Zone Width Calculator (QFES, 2019), which* uses the calculations underpinned by the AS3959, 2018 calculation.

The *SRRC Bushfire Hazard Overlay Code (PO16)* prescribes *'Development is located and designed to incorporate a bushfire defendable space which achieves separation between*

buildings and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level'. With AO 16.1 referring to '*Lots or building envelopes are separated from hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building or envelope respectively of; (1) 10kW/m² where involving a vulnerable use; or (2) 29kW/m² otherwise*'. This is consistent with the SPP.

Subsequently, the following section details the minimum distance required to achieve a Maximum 29kW/m^2 radiant heat flux exposure for the proposed development. These calculations are subsequently used to inform required APZ distances adjacent the proposed development, in order to comply with the performance outcomes of the Australian Standard (AS3959-2018)

3.2 Bushfire Attack Level - Construction Standards

The Building Code of Australia (BCA) requires all Class 1-3 and 10a buildings associated with a dwelling, to be constructed in accordance with the Australian Standard 3959 (2018) - *Construction of buildings in bushfire-prone areas* (AS 3959-2018). This Standard provides minimum construction standards for new dwellings in designated Bushfire Prone Areas.

The construction standards are intended to improve the performance of buildings subjected to burning debris, radiant heat or flame contact. The AS3959- 2018 methodology prescribes Bushfire Attack Levels (BAL's) to the facades of proposed buildings to which corresponding construction safety standards are applied. AS3959-2018 defines Bushfire Attack Levels as:

> *'A means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, which is the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.'*

3.2.1 Bushfire Attack Level Determination

In accordance with the Australian Standard – *Construction of Buildings in Bushfire-prone Areas* (AS 3959, 2018), an assessment of the required construction standards for the proposed development of has been undertaken based on the potential Bushfire Hazard as detailed above (**Tables 2 & 3**).

This assessment has been based on the following assumptions:

- A Fire Danger Index (FDI) of 54 (QFES 2023);
- Proposed development will be located in the layout as represented in Figure 2.
- Fuel load calculations (Method 2 BAL) for potentially hazardous vegetation has been detailed in Table 1.
- Slope under potentially hazardous vegetation, within 100m has been classified as downslope at ~3 degrees to the south and to the northwest.

- Setbacks of the proposed development to potentially hazardous vegetation have been observed at: >70m to the south; >90m to the northwest.
- Additional parameters used are detailed in the following Table/s.

Table 2: Minimum Distance BAL Assessment – South

Calculated May 2, 2023, 1:07 pm (MDc v.4.9)

1-9 Donald Court, Tamborine - S

Minimum Distance Calculator - AS3959-2018 (Method 2)

Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.45 km/h
Vegetation classification	Forest	Flame length	12.38 m
Understorey fuel load	21 t/ha	Flame angle	55 °, 65 °, 72 °, 77 °, 78 ° & 85 °
Total fuel load	24.2 t/ha	Elevation of receiver	4.54 m, 4.89 m, 4.86 m, 4.6 m, 4.37 m & 2.29 m
Vegetation height	n/a	Fire intensity	18,229 kW/m
Effective slope	1 °	Transmissivity	0.877, 0.86, 0.838, 0.8139999999999999, 0.803 & 0.741
Site slope	3 °	Viewfactor	0.5959, 0.4402, 0.2974, 0.201, 0.1636 & 0.0442
Flame width	70 m	Minimum distance to < 40 kW/m²	10 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	13.5 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	19.6 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	27.3 m

Table 3: Minimum Distance BAL Assessment – Northwest

Calculated May 2, 2023, 1:19 pm (MDc v.4.9)

1-9 Donald Court, Tamborine - NW

Minimum Distance Calculator - AS3959-2018 (Method 2)

Inputs		Outputs	
Fire Danger Index	54	Rate of spread	1.02 km/h
Vegetation classification	Woodland	Flame length	8.35 m
Understorey fuel load	12.8 t/ha	Flame angle	55 °, 65 °, 73 °, 77 °, 79 ° & 84 °
Total fuel load	14.4 t/ha	Elevation of receiver	3.17 m, 3.45 m, 3.51 m, 3.39 m, 3.3 m & 2.26 m
Vegetation height	n/a	Fire intensity	7,590 kW/m
Effective slope	3 °	Transmissivity	0.884, 0.872, 0.855, 0.835, 0.825 & 0.762
Site slope	2 °	Viewfactor	0.5859, 0.4346, 0.2921, 0.1959, 0.1592 & 0.043
Flame width	55 m	Minimum distance to < 40 kW/m²	6.9 m
Windspeed	n/a	Minimum distance to < 29 kW/m²	9.300000000000001 m
Heat of combustion	18,600 kJ/kg	Minimum distance to < 19 kW/m²	13.6 m
Flame temperature	1,090 K	Minimum distance to < 12.5 kW/m²	19.4 m

In accordance with AS 3959 (2018), the required setbacks (APZ's) to achieve the maximum required Bushfire Attack Level rating for the proposed development on the subject site has been determined.

Based on this assessment, current setbacks to the south and northwest are sufficient to appropriately separate the proposed development from adjacent sources of bushfire. Consequently, no additional APZ's are required on the site.

The proposed dual occupancy is required to be constructed to BAL 12.5 construction standards. All other structures are understood to not be Class 1-3 structures or Class 10 associated with a dwelling, and consequently are not required to be constructed to AS3959, 2018 bushfire construction standards.

3.3 Landscaping and Vegetation Management

The landscaping and ongoing management of vegetation in areas susceptible to Bushfire Hazard is an important tool to mitigate bushfire risk. Previously detailed APZ's should prevent buildings from being subjected to direct contact from flames, and reduced levels of radiant heat in the event of a bushfire.

Landscaping and vegetation retention within the site should consider the following guidelines:

- Immediately adjacent proposed buildings should either be fully cleared and regularly maintained (i.e. lawn) or retain trees as isolated individuals, small isolated clumps or islands and provide a tree canopy cover of less than 15% and tree canopies should be located greater than 2 metres from any part of the roofline of a building. Any trees should have lower limbs removed up to a height of 2 metres above the ground.
- Any landscaping performed on site shall maintain the site effectively free of available fuel. Landscaping plants may be used in this area so long as they are selected for their low combustibility, by virtue of high moisture content, low volatile oil content, high leaf mineral levels, large fleshy leaves, and absence of shedding bark. They should be placed so as to not provide either vertical or horizontal connectedness of plant material, and avoid overhanging rooflines or contact with flammable parts of buildings. Any planted trees should be of species which grow to over 2m, to maintain separation between lower canopy and the ground.
- Turf is to be maintained regularly to reduce the potential for long grass to fuel an advancing fire toward buildings.

3.4 Emergency Access & Egress

New developments in bushfire prone areas should be serviced by safe access/exit points for both residents and emergency services personnel in the event of an emergency. Development should avoid entrapment potential, provide safe and effective access for emergency services vehicles and safe evacuation routes for occupants.

The *SRRC Bushfire Hazard Overlay Code (PO17),* prescribes *'Lots are designed so that their size and shape allow for efficient emergency access to buildings for firefighting appliances'.*

The proposed development is understood to maintain existing access to Donald Court to the northeast. In the absence of requirements in Councils Planning Scheme, it is recommended that driveway access to the proposed development be via an all-weather access, with a formed width of ≥3.5m wide, and accommodating a turning area for fire-fighting appliances

in accordance with *Qld Fire & Emergency Services (QFES) Fire Hydrant and Vehicle Access Guideline*.

With the recommendations being met, and given the nature of the development, established use, and site access, the site access and egress is considered appropriate to service the proposed development in the event of a bushfire emergency.

3.5 Water Availability for Fire-Fighting Purposes

All development within bushfire hazard areas require adequate water supply for fire-fighting purposes in the event of a bushfire emergency. The *SRRC Bushfire Hazard Overlay Code (PO18)* prescribes, '*development minimises the risk of damage to life and property from bushfires, by providing: (1) permanent access for fire-fighting vehicles; and (2) an adequate water supply for fire fighting purposes'*. AO18 refers to provision of reticulated water, or 10,000L for dwellings outside reticulated water areas.

The proposed development is understood to be outside a reticulated water supply area. Consequently, it is recommended a 10,000L dedicated fire-fighting water supply be provided adjacent the proposed dwelling. It is understood, this water supply is to be provided within 10m of buildings and structures (dwelling), and contain be accessible via a hardstand area within 6m of the tank is also required to accommodate medium rigid fire-fighting vehicles as per above.

Subsequently, with above requirements for water supply being met on site, the proposed development will be in compliance with the intent of Councils planning scheme.

4.0 Recommendations and Conclusions

This report details the assessment of Bushfire Hazard and risk mitigation measures acting on the proposed development, with consideration to the requirements of: the *Queensland State Government Single State Planning Policy - Part E* (SPP 2017); *the Bushfire Resilient Communities Technical Reference Guide (QFES,2019);* the Australian Standard (AS 3959- 2018) *- Construction of buildings in bushfire prone areas, and CRRC Bushfire Hazard Overlay Code.*

This assessment has confirmed vegetation posing a Medium Potential Bushfire Hazard is present to the south and northwest. This vegetation is setback by >70m to the south and >90m to the northwest of the subject site, by managed low threat vegetation. Vegetation in all other directions has been classified as low threat vegetation within 100m.

The following Bushfire Risk Mitigation Measures, as detailed above, are considered appropriate to substantially mitigate the Bushfire Hazard acting on the proposed development:

- Asset Protection Zone (APZ) widths have been assessed to determined appropriateness for the proposed development (refer Section 3.1). Based on this assessment, current setbacks to the south and northwest are sufficient to appropriately separate the proposed development from adjacent sources of bushfire. Consequently, no additional APZ's are required on the site.
- BAL determination and Construction Standard requirements have been determined for the proposed development (refer Section 3.2). The proposed dual occupancy is required to be constructed to BAL 12.5 construction standards. All other structures are understood to not be Class 1-3 structures or Class 10 associated with a dwelling, and consequently are not required to be constructed to AS3959, 2018 bushfire construction standards.
- Vegetation management adjacent the proposed development has been detailed to ensure low fuel availability and reduced connectivity in the event of a bushfire emergency (refer Section 3.3).
- Emergency Access & Egress of the proposed development has been detailed and is considered appropriate for the Bushfire Hazard acting on the site (refer Section 3.4).
- Water Availability for Fire-fighting Purposes as per Councils Planning Scheme has been detailed (refer Section 3.5).

This assessment has been undertaken based on vegetative condition and bushfire hazards identified on and adjacent the subject site in May 2023.

It should be noted that the recommendations within this BMP have been formulated based on site conditions at the time of writing and utilising current best-practise hazard and impact assessment methodologies, and have been developed to reduce the potential severity of impacts on the proposed development in the event of a bushfire emergency rather than

prevent impacts altogether. No guarantee is provided or assumed that the area will not be affected by bushfire at some time.

Site occupants should seek advice from the local fire authority every 5 years (as a minimum) to ensure the subject recommendations remain appropriate as site conditions and hazard assessment methodologies may change over time.

Bushfires are an intrinsic part of Australia's environment, are often unpredictable, and have potentially extremely serious consequences. All Queenslanders should be familiar with the official Bushfire Warnings system and have a completed Bushfire Survival Plan. Print ready guides for preparing a Bushfire Survival Plan and to assist in the interpretation of the official Bushfire Warnings system are available for download from the Rural Fire Service Queensland website – https://ruralfire.qld.gov.au/bushfires/.

There are three formal Bushfire Warning levels:



Advice

Monitor conditions and review your bushfire survival plan.



Watch and act

Conditions are changing. Start taking action and follow your bushfire survival plan.



Emergency Warnings

You are in danger. Act on your bushfire survival plan now.

ULTIMATE PLANNING SOLUTIONS

PART 4: SPECIALIST REPORTS

DEVELOPMENT APPLICATION

Address: 1-9 Donald Court, Tamborine QLD 4270

- Development Application:
  - Material Change of Use for an Animal Keeping - Dog Kennel (20 Dogs) & Doggy Day Care (10 Dogs)

Telephone: 5649 8665 **Email: admin@ultimateplanning.com.au** **Web: ultimateplanning.com.au**

PART 4.1

Site and Soil Wastewater Evaluation Report by Country-Wide Water

1-9 Donald Court, Tamborine

ULTIMATE PLANNING SOLUTIONS

COUNTRY-WIDE WATER pty ltd
Environmental Wastewater Management

A 43 Glenaura Drive Tallai Qld 4213
E countrywidewater@live.com.au
TEL 0418 230 850
WEB www.countrywidewater.com.au

SITE & SOIL WASTEWATER EVALUATION REPORT

FOR

PROPOSED *EFFLUENT DISPOSAL* FOR

Gold Coast Multicorp

Proposed Boarding Kennel & Office With Staff Amenities .

1-9 Donald Court , Tamborine .
Qld 4270

Issue No. 1
5th June 2023 .

CLIENT:
Gold Coast Multicorp

PREPARED & DESIGNED BY:

David Lonergan
Office : (07) 5522 9559 Mobile : (0418) 230 850
Cert IV Domestic Waste Water & Environmental Plumbing . (Qld).
Building Services : Designer Hydraulic : Accreditation No : CC6068 G (Tas).
QBCC : Hydraulic Services Designer . QBCC Lic No : 1305650 , Lic No: 66575 , Lic No : 50064
GCCC Site & Soil Evaluator Registration No : ER075
Note : This Consultants Report Is Copyright Protected Under Copyright Act 1968 .

Country-Wide Water Pty. Ltd.
Professional Indemnity Insurance Policy No : 005705

ABN: 60 561 482 213

QBCC Lic No : 1305650

David M Lonergan Tas Accreditation No CC6068 G (Building Services : Designer Hydraulic).
Qualified in the States of : Queensland & Tasmania .
- ☒ Site Soil Evaluation
- ☒ On-site Sewerage Systems Designer
- ☒ Effluent Disposal Systems Designer
- ☒ Industrial Waste Water Filtration

Member
- ☒ Australian Society of Soil Science
- ☒ International Water Association
- ☒ Irrigation Australia

FILE No.CWW.3467.23

1 Introduction

1.1 Site Evaluator : David Lonergan : Hydraulic Services Designer .

Country-Wide Water Pty Ltd has been engaged by Gold Coast Multicorp to conduct a site and soil evaluation and provide an on-site Wastewater Management Report for the Proposed Boarding Kennels & Office with Staff Amenities within the property described as Lot 51 on RP185808 which is situated at 1-9 Donald Court , Tamborine . 4270 . Qld

1.2 Site Detail Notes - Proposed Office – will require a new hstp & laa , the existing main original dwelling shall retain the existing septic system . The boarding kennel building requires a pre-treatment septic tank & a on site treatment plant and a absorption bed – see plans – this shall connect to the existing wash down drain points at the kennel.

Location

Site Address:	**1-9 Donald Court , Tamborine . Qld 4270**
RP Description:	Lot 51 on RP185808
Parish:	
Council :	**Scenic Rim Regional Council**
Site Area:	20,010 m2
Dwelling Sizing:	Proposed Dog Boarding Kennels with Staff Amenities
Building Envelope Sizing:	N/A
The Buildings Structures Present:	• Office c/w staff amenites – requires hstp & laa • Existing dwelling – retains the septic system • Kennel Wash down – requires pre-treatment & on-site wastewater unit & absorption bed – see plans

1.3 Report References

- AS/NZS 1547:2012 – On-Site Domestic Wastewater Management
- QPC – Queensland Plumbing and Wastewater Code Version 1 . 2019
- EPA Queensland Planning Guidelines – Determining Capacity Of Sewerage Treatment Plants Base On Use Conditions (Qld State Government) .
- Qld Dept Energy & Water Supply – Planning Guidelines For Water Supply & Sewerage . Chapter 6 March 2014 .
- On Site Wastewater Systems Code – SA Health Govt of South Australia
- Directors Guidelines For On Site Wastewater Management Systems – Tas Gov't
- AS/NZS 1546.3.2017 On Site Domestic Wastewater Treatment Units .
- AS/NZS 1546.1.2008 On Site Domestic Wastewater Treatment – Septic Tanks
- Local Council : (On-Site Sewerage Facility) Guidelines

1.4 Report Objectives

a) Identify sources and quantities of domestic effluent from the site.

b) Examine and identify the existing soil conditions in relation to any proposed effluent disposal and its suitability.

c) Provide information on any site constraints that may affect a proposed land application area.

d) Identify any environmental considerations and possible impact.

e) Provide detailed site specific recommendations for the treatment of wastewater and provide the most effective land application system for the effluent disposal installation.

f) Note – This is NOT a stormwater evaluation report , this report is NOT for stormwater mitigation and NOT for overland flow mitigation. Council may require under their Town Planning Requirements A " *stormwater drainage report* " – this is not the responsibility of Country-Wide Water Pty Ltd , this is the responsibility of others not Country-Wide Water Pty Ltd .

g) Note This Wastewater Report & Effluent Disposal Design Is Valid For A Period Of 12 Months From Date Of Issue .

1.5 Scope of Work

In order to provide to the client an effective solution in regards to on site wastewater management the following scope of work has been undertaken.

a) A desktop study including a review of the proposed or existing development, site plans, aerial photographs, soil mapping of the area and geology charts.

b) A site visit inspection was carried out by the site evaluator and an inspection of the surrounding environment to ascertain a proposed land application area and any potential on-site wastewater management constraints.

c) The site evaluator has carried out Three (3) borehole tests to a depth of 900 mm below the ground level. Borehole tests to obtain recovery of the soil samples at horizon depths of 150mm , 300mm , 450mm , 600mm , 900mm. As required to prepare the required soil evaluation report.

2 Site and Soil Assessment Report

The site evaluator has identified the following tabled characteristics on the 5th day of June in the year 2023.

These tabled characteristics relate to the proposed land application area.

2.1 Soil & Site Characteristics

Table 1 Soil & Site Characteristics

Feature	Description
Slope	<10%
Configuration	Linear Planar
Vegetation Present Detail Existing	Full / Filtered Sunlight , Open Area , LAA To Be Light Grass Coverage
Exposure	Full & Filtered Sunlight

Feature	Description
Run-off Potential	
Environmental concerns present water-ways etc.	N/A
Buildings/Structures	Proposed Office Building C/w Staff Amenities . Proposed Dog Boarding Kennel
Site Drainage	Imperfectly Drained
Aspect	Sloping North .
Other	Owners to maintain the LAA

2.2 Site Soil Characteristics

On site the site evaluator has carried out a total of Three (3) borehole tests using a Dormer 75mm diameter soil Auger to aid in the determination of a soil textural classification assessment. The site soil characteristics identified during the site soil evaluation are detailed in table 2.2 below. **Hydraulic Powered Auger Used On Site .**

2.3 Soil Characteristics

Table 2: Soil Characteristics

Borehole	Depth (m)	Soil Type (Description)	Structure	Category	Dispersive
1	0.0 → 0.3	Clay Loam Soils	Moderately Structured	Cat 4	No
	0.3 → 0.6	Clay Loam Soils	Moderately Structured	Cat 4	No
	0.6 → 0.9	Light Clay Soils	Moderately Structured	Cat 5	No
2	0.0 → 0.3	Clay Loam Soils	Moderately Structured	Cat 4	No
	0.3 → 0.6	Clay Loam Soils	Moderately Structured	Cat 4	No
	0.6 → 0.9	Light Clay Soils	Moderately Structured	Cat 5	No
3	0.0 → 0.3	Clay Loam Soils	Moderately Structured	Cat 4	No

	0.3 → 0.6	Clay Loam Soils	Moderately Structured	Cat 4	No
	0.6 → 0.9	Light Clay Soils	Moderately Structured	Cat 5	No

The sub-soil examined during the site evaluators site inspection and testing have been classified in accordance with **AS/NZS 1547:2012 as Clay Loam Soils. Category Four (4) . These soils are described as Moderately Structured , Imperfectly Drained with an indicative permeability of 0.5 - 1.5 AS/NZS 1547.2012 recommends a DIR : 3.5 mm /day of mm per for Clay Loam Soils . Slope <10% Averaged Over The Proposed Land Application Area . Full & Filtered Sunlight .**

2.4 Site Separation Distances

The recommended separation distances for land application areas are specified in the Queensland Plumbing & Wastewater Code (QPW). The tables below provide this information. Site specific separation distances are detailed on the attached plan that relates to this specific site soil assessment.

Table 3: Setback distances for (subsurface) land application area for a greywater treatment plant or an on-site sewage treatment plan

Feature	**Horizontal Separation Distance (mtrs)**		
Distance from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature.	**Up Slope**	**Down Slope**	**Level**
Property boundaries, pedestrian paths, footings of buildings, walkways, recreation areas, retaining wall, footings.	2	4	2
In ground swimming pools.	6	6	6
In ground potable water tank.	6 *	6 *	6 *

Table 3.5 (surface spray)

Setback Distances : Surface Irrigated Land Application Areas : Advanced Secondary On Site Sewerage Treatment Plants

Feature	**Horizontal Separation Distance (mtrs)**
Distance from the edge of surface spray / irrigation distribution pipework to the nearest point of the feature.	**Metres**
Property boundaries, pedestrian paths, and walkways .	2
Water edge of In ground swimming pools.	6
In ground potable water tank. Dwellings , recreation areas	6 * 10

* Note:- For primary effluent the distance from an in-ground potable water tank must be 15 mtrs.

Table 4: Setback distances for on-site sewerage facilities and greywater use facilities. (Protection of surface water and groundwater)

Feature	Separation	Distance	(metres)
For On-Site – see Appendix 1	**Advanced Secondary**	**Secondary**	**Primary ***
For Greywater – see T1A or T1B	High	Medium	Low
Top of bank of permanent water course; or Top of bank of Intermittent water course; or Top of bank of a lake, bay or estuary or, Top water level of a surface water source used for agriculture , aquaculture or stock purposes or; Easement boundary of unlined open stormwater drainage channel or drain. Bore or a dam used or likely to used for human and or domestic consumption	10	30	50
Unsaturated soil depth to a permanent water table (vertically)	0.3	0.6	1.2

* Note:- Primary effluent typically has a BOD (Biochemical Oxygen Demand) of between 120-240 mg/L and Total Suspended Solids of between 65-180 mg/L.

2.5 On-Site Evaluation Assessment and Calculations

On-site soil test procedures and evaluation at the site have determined that the most suitable form of on-site sewerage treatment for the proposed office with staff amenities is to install a new HSTP Advanced Secondary On Site Sewerage Treatment Plant . Model / Brand : **Ozzi-Kleen Rp10A CEA 12 / 2021 . The existing dwelling will retain the existing septic system in place .**

On-site soil testing procedures and evaluation of the land application area available, it is recommended that the following form of effluent disposal be adopted : **Standard Surface Spray**

Wastewater Flow Calculations

Site: 1-9 Donald Court , Tamborine .Qld, 4270

Table 5 - proposed office with staff amenities -

Loading	Population Equivalent	Typical Wastewater Flow L/person/day	Daily Wastewater Flow (L/day)	Weekly Wastewater Flow (L/week)	DIR mm Day	LAA Sizing
Staff Visitors Totals	4 10	40 10	160 100 260 L		DIR : 3.5 mm /day	74.2 m2

The Effluent Disposal System Will Be **Installed As 300 m2.**

The following Calculations will apply:

SITE SOILS
Category Four (4), Clay Loam Soil, Moderately Structured,
Imperfectly Drained, Ksat : 0.5 - 1.5, DIR : 3.5mm/Day,
Slope <10% Averaged @ LAA, Full / Filtered Sunlight,
Open Area, DLR: Adopt 20mm/Day

CALCULATIONS
(A) Proposed Home Office c/w Amenities
Loading :-

Staff : (Non Residential) Four (4) Persons
Hence : 4 x 40L per Person per Day = 160L/Day
Visitors : (Non Residential) Ten (10) Persons
Hence : 10 x 10L per Person per Day = 100L/Day

Total Daily Loading :-
Hence : 160L + 100L = 260L/Day
Hence : 260L/Day Divide by DIR : 3.5mm/Day = 74.2

(B) Existing Dog Kennel with Washdown Discharge
Note : All Dog Excrement & Feaces to be Taken off Site
at the Responsibility of The Property Owner

Loading :-
Adopt : 20L per Animal (As per Property Owners Indication)
Loading Allowance : (As per Property Owners Indication)
= 20 Animals Daily .

Hence : 20 Animals x 20L per Day = 400L/Day
Hence : 400L Divide by DLR 20mm/Day = 20m2 (absorption LAA) .

LAND APPLICATION AREA
(A) Surface Spray QCV Valve System 300m2
Install As : Two (2) QCV Valve System
Install As : Hose Length 6.5m + 0.5m Plume – Radius

(B) Conventional Absorption Beds 24m2
Install As : Two (2) Bed System
Install As : 12m (Length) x 1m (Width) x 0.6m (Depth)
Install As : Indexing Valve Required
Note : Walls and Base of Beds to be Scarified with Gypsum Added
Note : LAA to be Backfilled with Good Quality Topsoil Only

See Plan - Trench / Bed Across Slope - Non Trafficable
Install As : Retention & Diversion Mounds may be Required
at Discretion of Plumbing & Drainage Dept / Inspector & or
the Responsible Installer. The Location, Size and method
of Installation of the Retention or Diversion Mounds / Drains
is the Responsibility of the Installer

Note : A Site Inspection by Country-Wide Wide Water Pty Ltd at the Cost of the Client may be Required After Earthworks are Completed to Prepare the LAA for the Installation of the Effluent Disposal System

Note : If there is any Earthworks or Fill Within or Around the Proposed LAA Contact Country-Wide Wide Water Pty Ltd for a Site Inspection at the Cost of the Client

Note : The layout of the Proposed Effluent Disposal System may Vary from Site to this Plan, It is at the Discretion of the Responsible Installer to Install the Pipework & Fittings to Suit the Site

H.S.T.P.
Proposed **Ozzi Kleen RP10A** Advanced Secondary Sewerage Treatment Plant CEA 12/2021

H.S.T.P. Installation : To be as per Manufacturers Recommendation for H.S.T.P. Installation, Installation to Comply with AS1546.3:2017, AS/NZS1546.1:2008 & Queensland Plumbing and Wastewater Code

Note : The Location of the H.S.T.P. is Indicative Only - It is at the Discretion of the Installer to Determine the Best Location for the H.S.T.P. to Suit the Site Conditions and Achieve Adequate Fall

NOTE
- The Existing Dwelling is Serviced by a Septic System in Place
- Country-Wide Water Pty Ltd Takes no Responsibility for the Current / Ongoing Life or Function of the System in Place
- Country-Wide Water Pty Ltd Takes no Responsibility for the Exisitng Sanitary Drainage or other Related Sewerage on the Property, Camera Investigation Works may be Required to be Carried out prior to the Installation of the Sewerage treatment System - Responsibility of others
- The Land Application Area has been Designed to Service a Maximum Loading As Stated on this Plan & Cannot be Exceeded.

- Slope Averaged <10% Across the Designated LAA, There may at some Point be an Area that is Possibly >10% Slope but the Large Majority was Measured <10% Using a Electronic Slope Inclinometer

- If there are Significant Changes to the Site Conditions after this Report & Design are Compiled, Contact Country-Wide Water Pty Ltd Before Installing the Proposed Effluent Disposal System (LAA).

- Stormwater Management Plan may be Required by Others, It is not The Responsibility of Country-Wide Water Pty Ltd to Design or Manage Stormwater Solutions on Site, This is the Responsibility

of the Builder & or Property Owner.

- Stormwater Diversion Works may be Required to be Carried Out to Divert Stormwater Upslope from the Proposed LAA, This is the Responsibility of the Builder & or Property Owner.

- Country-Wide Water Pty Ltd is not Responsible for Changes on Site that Affect the LAA & H.S.T.P. or Further Requests by The Council Before, During or After the Form 17 is Issued.
- A Site Inspection may be Required by Country-Wide Water Pty Ltd is to be Carried out After The Earthworks are Complete but Prior to the Installation of the Irrigation / Effluent Disposal System

- It is the Responsibility of the Installer to Achieve All Required Setbacks as per the QLD Plumbing and Wastewater Code 2019

- If you are Unsure or Concerned about any part of this Wastewater Design & or Site & Soil Evaluation Report Before, During or After the Installation of the Proposed H.S.T.P. & Effluent Disposal System Contact Country-Wide Water Pty Ltd or the Local Council Authority for Clarification

- Further Retention & Diversion Mounds may be Required at the Discretion of the Responsible Installer & the Plumbing & Drainage Dept / Inspectors Discretion
- It is the Responsibility of the Builder & or Home Owner & Responsible Installer to Ensure the LAA is Prepared for the Installation of the Proposed Effluent Disposal System.

Note : A Site Inspection by Country-Wide Water Pty Ltd is Required After the Earthworks have been Completed but Prior to the Installation of the Proposed Effluent Disposal System at the cost of Others.

Note : LAA to be Clear of Fruit Trees, Mulch Piles, Debris & the Proposed LAA should be Clear of Weeds, Tree Branches, Rubbish, Hose Taps, Cut or Fill & Building Materials.

Note : If Site Conditions Change after the Initial Site Visit Carried out by Country-Wide Water then there may be a need for a Secondary Site Visit and Subsequent Amended Design Required. Country-Wide Water Should be Consulted about any Earthworks to be undertaken on Site BEFORE SITE EARTHWORKS BEGIN, So that a Suitable Outcome may be Achieved.

Note : It is very Important on all Sites / Properties that the Correct Drainage & Stormwater Mitigation Works are Carried out and Maintained both During and after the Construction or Building Works

Note : The LAA is to be Protected by the Property Owner & or the Builder & or the Responsible Installer, Any Works within the LAA or that directly affect the LAA that are not part of this wastewater design will Void the Ability to Comply with this Design and a Amended Design will be Required at the cost of others.

2.6 Proposed Land Application Area Required : proposed office c/w amenities

The area that will be required for the land application of effluent disposal via surface spray irrigation has been calculated to be **Installed As 300 m2**. Refer to the design drawings supplied with this report for the required installation criteria.

2.7 Kennel Operations : Washdown

The proposed animal boarding facility will house up to 20 dogs (10 kennels total) with associated indoor and outdoor open play areas. Kennel Wash-down – The 'typical' wash-down procedure for kennels will involve the dry removal of all solid material (faeces etc.) from each enclosure and animal bedding using a brush and pan. Solid materials collected are then disposed of appropriately off-site. The internal and external hard surface areas of each enclosure are then mopped and washed. After the initial rinse, cleaners or sanitisers are spray applied, before a final rinse. It is estimated that approximately 20L of water will be used per kennel for wash-down. Based on this, the estimated (design) daily load generated during cleaning procedures at the facility is 200L. Plus the Play Area Wash-down – The same 'typical' wash-down procedures used for kennel wash-down are applied for the cleaning of the communal play area. The area will be cleaned daily. It is estimated that approximately 200L of water (20 minute wash time) will be used for the communal area wash-down. Based on this, the estimated (design) daily load generated during cleaning procedures at the facility is 400 In Total . Hence Assume 20 L per dog per day = 400 L /day .

To discharge thru the existing grated drain to a pre-treatment tank then to a on site treatment facility – irrigation to conventional absorption bed : see plan .

The above calculation along with the design provided is to be seen as a minimum requirement.

3 Site Wastewater Management

3.1 On-Site Wastewater Treatment System

It is proposed that an aerobic wastewater treatment plant be installed to cater for all wastewater produced by the proposed office with staff amenities at the location 1-9 Donald Court , Tamborine Qld, 4270. Existing Dwelling To Retain The Existing Septic System .
Dog Boarding Wash Down Area – Requires pre-treatment & on site wastewater treatment and absorption beds – see plans for details .

Table 6 below shows the effluent quality criteria for advanced secondary treated effluent.

Table 6: Advanced Secondary Effluent Quality

Parameter	Level
Biochemical Oxygen Demand (BODs)	10mg/L
Total Suspended Solids (SS)	10mg/L

Parameter	Level
Total Nitrogen (TN)	10mg/L
Total Phosphorous (TP)	5mg/L
Thermotolerant Coliform (org/100mL)	10 organisms

Note: - Under Section 91 of the Plumbing and Drainage Act. Chief Executive Approval is required for an On-Site Sewerage Treatment Plant where the sewerage generated on the property is less than that of 21 equivalent persons. Performance criteria - refer to the Queensland Plumbing and Wastewater Code Part 5 P1,P2, P3, P4 . Version 1. 2019 .

The Chief Executive Approval number will be noted on the effluent disposal design plans that make up part of this said report.

3.2 Proposed Land Application Area for Effluent Disposal Installation & Maintenance

A land application system must be constructed, installed and maintained in such a manner as to:-

a) complete the treatment, uptake and absorption of the final effluent within the boundaries of the approved application area.

b) Avoid the likelihood of the creation of unpleasant odours or the accumulation of offensive matter.

c) Avoid the likelihood of the ingress of effluent, foul air or gasses entering buildings.

d) Avoid the likelihood of stormwater run-off entering the system.

e) Avoid the likelihood of root penetration or ingress of ground water entering the system.

f) Protect against internal contamination.

g) Provide adequate access for maintenance.

h) Provide and incorporate adequate provisions for effective cleaning.

i) Avoid the likelihood of unintended or uncontrolled discharge.

j) Avoid the likelihood of blockage and leakage.

k) Avoid the likelihood of damage from superimposed loads or ground movement.

l) Provide ventilation to avoid the likelihood of foul air and gasses from accumulating in the system.

m) Minimise nuisance eg noise to the occupants of neighbouring properties and

n) Ensure that the installation throughout its design life will continue to satisfy the requirements of items (a) to (m).

The above detailed performance criteria is in accordance with the Queensland Plumbing and Wastewater Code Part 3. P1.

The required designed effluent disposal method will be detailed with all required relevant information and installation criteria on the site specific effluent design plan. That is to say the method of effluent disposal will be site relevant and detailed in depth on the design plans that relate directly to that site location.

4 Servicing and Maintenance

4.1 The Manufacturer

The manufacturer of the On-Site Sewerage Treatment System shall provide a comprehensive and detailed operation and maintenance instructions to authorised service personnel. The manual must be written in English and it must be written so that it can be easily understood.

The supplier/manufacturer will provide a registered maintenance contract to the home owner in accordance with the normal required schedule maintenance of the installed on-site sewerage treatment system.

4.2 Land Application Maintenance

- On-site systems generally operate more efficiently when the wastewater load is minimised and 'shock loads' are avoided. Heavy water use activities such as laundering and showering should be evenly spread over the day and week.
- Only detergents that are low in sodium and phosphorus should be used. Do not allow large volumes of bleaches, disinfectants, whiteners or spot removers to enter the system.
- Do not allow large volumes of food and cooking oils to enter the system and do not install an in-sink macerator.
- The in-line strainer must be cleaned every few service to prevent clogging, and serviced by the service provider on all regular servicing .
- Quarterly Or Monthly servicing must include measurement of the sludge and scum levels, and a check of the outlet and inlet junctions for blockages. Non Residential Systems To Be Serviced Monthly
- All Non Residential Sewerage Treatment Plants To Be Fitted With Flow Meter At The Discharge Point . Reading To Be Recorded With The Monthly Servicing .
- The service provider must flush and maintain the irrigation system at every service .
- Surface water diversion mounds and drains must be regularly maintained to prevent stormwater entering the irrigation area.
- The grass must be regularly mowed and the clippings removed from the site to maintain the nutrient uptake rate within the irrigation area.
- Ensure no livestock animals are within the LAA , fence off the LAA if required .
- Ensure the LAA is not used for any other purpose other than a land application area .
- Ensure no vegetable growing no livestock , pets or poultry no fruit trees no carparking , trailer storage , no caravans ect . . Nothing is permitted to be positioned with the LAA .

5 References and Data

5.1 Regulating Reference Material

- AS/NZS 1547:2012 – On-site domestic wastewater management. Standards Australia International Ltd and Standards NZ ISBN073373439.
- Queensland Plumbing and Wastewater Code Version 1 2019 . Department of Local Government, Planning, Sport and Recreation.
- Queensland Department of Natural Resources "On-site sewerage Facilities Guidelines for Vertical and Horizontal Separation Distance".
- EPA Queensland Planning Guidelines – Determining Capacity Of Sewerage Treatment Plants Base On Use Conditions (Qld State Government) .

- Qld Dept Energy & Water Supply – Planning Guidelines For Water Supply & Sewerage Chapter 6 March 2014.
- On Site Wastewater Systems Code – SA Health Govt of South Australia .
- Directors Guidelines For On Site Wastewater Management Systems – Tas Gov't .
- AS/NZS 1546.3.2017 On Site Domestic Wastewater Treatment Units .
- AS/NZS 1546.1.2008 On Site Domestic Wastewater Treatment – Septic Tanks .
- Refer to the Local Authority Standard Conditions and helpful hints for domestic wastewater treatment plant maintenance.

6 General

Should the location of the effluent disposal land application area not be installed in accordance with the guidelines set out in this report and or not in accordance with the attached detailed site plan notify Country-Wide Water Pty Ltd. Any amendments / additional plans required : redrawn due to new information or changes made to the design that may be required will be done so at the clients cost. **Note This Wastewater Report Is Valid For 12mths Only From Date Of Issue .**

Installation : Responsibility of Installer : Installer must only use council approved plans / report . Plans are diagrammatic : it is the installers responsibility to ensure even and efficient distribution of effluent with no leakage from the land application area . Note Indexing valves or control valves may be required : installer to determine on site if not indicated in the report or plans provided .

HSTP to be installed to manufactures specifications and in accordance with the governing authority guidelines . Country-Wide Water Pty Ltd has been commissioned to design an appropriate effluent disposal design system for this property . The installation and ongoing maintenance of the HSTP and land application area is the responsibility of others .

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Signed.



David M Lonergan : site & soil evaluator : QBCC Lic No 1305650 .
Country-Wide Water Pty Ltd . ***Office - (07) 5522 9559***

Queensland Government

TREATMENT PLANT APPROVAL 12/2021

Plumbing and Drainage Act 2018

Approval

1. The **OzziKleen RP10A** ("the system") described in the Specifications and Drawings in the attached Schedule and manufactured by **Neatport Pty Ltd** ("the manufacturer") (ABN 62 063 770 534) has been assessed in accordance with the Queensland Plumbing and Wastewater Code (QPW Code) dated 26 October 2017.

2. Approval is granted for the advanced secondary quality wastewater treatment system, subject to compliance by the manufacturer with the requirements of the *Plumbing and Drainage Regulation 2018*, and the conditions of approval detailed below.

3. This approval, the conditions of approval and the Schedule comprise the entire Treatment Plant Approval document.

4. Any modification by the manufacturer to the design, drawings or specifications scheduled to this approval must be approved by the Chief Executive.

Conditions of approval

5. The manufacture, installation, operation, service and maintenance of the systems must be in conformity with the conditions of this Treatment Plant Approval.

6. The advanced secondary quality wastewater treatment system, which is an example of the approved systems, may only be used on premises that generate per day:

   (a) a maximum hydraulic loading of 2,000 litres; and

   (b) a maximum organic loading of 700grams BOD^5

7. The system must continue to meet the requirements of advanced secondary quality wastewater treatment system, producing the following effluent quality:

   (a) 90% of the samples taken must have a BOD_5 less than or equal to $10g/m^3$ with no sample greater than $20g/m^3$; and

   (b) 90% of the samples taken must have total suspended solids less than or equal to $10g/m^3$ with no sample greater than $20g/m^3$; and

   (c) Where disinfection is provided 90% of the samples taken over the test period must have a thermotolerant coliform count not exceeding 10 organisms per 100ml with no sample exceeding 200 organisms per 100ml.

   (d) Where chlorination is the disinfection process, the total chlorine concentration must be greater than or equal to $0.5g/m^3$ and less than $2.0g/m^3$ in four out of five samples taken.

8. Each system must be serviced in accordance with the details supplied in the owner's operation and maintenance manual.

9. This approval does not extend, apply to, or include the land application system used in conjunction with an approved system installed on premises.

Treatment Plant Approval
Approved by: Stacey McInnes
Delegated Authority
Department of Energy & Public Works

Queensland Government

Queensland Government

10. Each system must be supplied with —

    (a) a copy of this Treatment Plant Approval document;
    (b) details of the system;
    (c) instructions for authorised persons for its installation;
    (d) a copy of the owner's manual to be given to the owner at the time of installation; and
    (e) detailed instructions for authorised service personal for its operation and maintenance.

11. At each anniversary of the Treatment Plant Approval date, the supplier must submit to the Chief Executive a list of all systems installed in Queensland during the previous 12 months. Where the Chief Executive is notified of any system failures the Chief Executive may randomly select a number of installed systems for audit. The Chief Executive will notify the supplier's nominated NATA accredited laboratory which systems are to be audited for BOD^5 and TSS. The sampling and testing of the selected systems, if required, is to be done at the supplier's expense. The following results must be reported to the Chief Executive;

    a) Address of premises;

    b) Date inspected and sampled;

    c) Sample identification number;

    d) BOD^5 for influent and effluent; and

    e) TSS for influent and effluent.

12. The Chief Executive may, by written notice, cancel this approval if the manufacturer/supplier fails —

    a) to comply with one or more of the conditions of approval; or

    b) within 30 days, to remedy a breach, for which a written notice been given by the Chief Executive.

13. This approval may only be assigned with the prior written consent of the Chief Executive.

14. This approval expires on 01 January 2024 unless cancelled earlier in accordance with paragraph 12 above.

Stacey McInnes
Director
Plumbing, Drainage and Special Projects
Building Legislation and Policy
Date approved: 25 March 2021

Level 7,
63 George Street Brisbane
GPO Box 2457, Brisbane Qld 4001
Telephone +61 7 3008 2557
Facsimile +61 7 3237 1248
Website www.hpw.qld.gov.au

ABN 61 331 950 314

Treatment Plant Approval
Approved by: Stacey McInnes
Delegated Authority
Department of Energy & Public Works

Queensland Government

Queensland Government

TREATMENT PLANT APPROVAL No. 12/2021
Plumbing and Drainage Act 2018

SCHEDULE

Attachment 1

Drawings and Specifications for the

OzziKleen RP10A

Treatment Plant Approval
Approved by: Stacey McInnes
Delegated Authority
Department of Energy & Public Works

Queensland Government

SPECIFICATIONS

Parameter	Raw Wastewater Characteristics
Wastewater treatment capacity	10 persons EP at 200 l/person/day
Maximum hydraulic load	2,000 l/day
Biological Oxygen Demand (BOD_5)	350 mg/litre or 70 g/day/person
Total Suspended Solids (TSS)	350 mg/litre or 70 g/day/person
Fats, Oils and Grease (FOG)	75 mg/litre. For restaurant applications, a grease trap must be fitted upstream of the treatment plant to remove grease and oils.
pH	6<pH<10
Wastewater temperature range	10 C to 38 C

Treatment Plant Construction:

Tank and components	Polyethylene (MDPE)
All Pipe work	PVC

Electrical Equipment:

Air Blower	LP80HN
Effluent Pump	Submersible
Controls	Electronic (OK1 Control Board)

Alarm System:

Alarm System	24VDC Audio/Visual
Alarm signal	Indicator lights for High Water Power & Blower

Aeration Tank:

Operating Volume	4.1m^3
Aeration tank volume	5.3 m^3
Residence time	46 hr
Buffer Zone	1m^3 (approx.)

Disinfection equipment:

Chlorinator Type	Tablet Dispenser Cassette
Chlorine min contact time (max flow)	30 min

Motor Box:

Equipment Contained	Air Blower, Control Board, Decanter Solenoid Valve equipment

Effluent Pump (standard):

Effluent pump duty	100 litres/min @ 8 m head
Pump Mounting	Suspended on discharge pipe

Optional Equipment

Rapid Sand Filtration Equipment:

Flow rate (max)	250 litre/min

Nutrient Reduction Equipment:

Process control	Electronic
Phosphate reduction process	Chemical dosing / Sludge wasting

Sock Filters	120/210/Other Microns
Lifting/Pump Stations	SLS250, PT500, other sizes available
Other Customization available	Please enquire

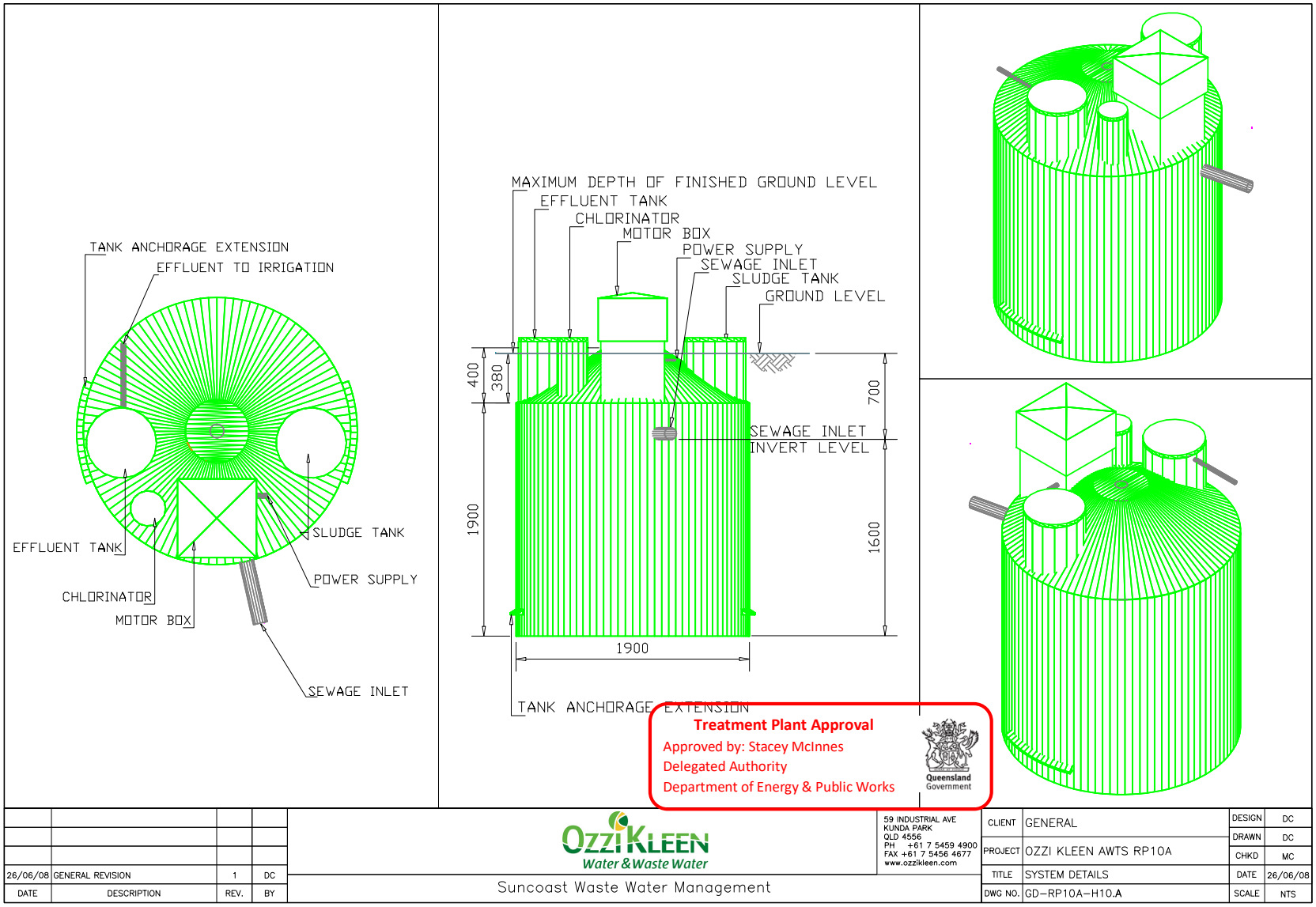
Irrigation Equipment: Basic irrigation equipment is supplied with the treatment plant. The irrigation system could be of several different formats. Check with Local Authority requirements.

Treatment Plant Approval
Approved by: Stacey McInnes
Delegated Authority
Department of Energy & Public Works

Queensland Government

Document No: P002
Revision: N
Revision Date: 03/04/2012

Page 17


TANK ANCHORAGE EXTENSION
EFFLUENT TO IRRIGATION
EFFLUENT TANK
CHLORINATOR
MOTOR BOX
SLUDGE TANK
POWER SUPPLY
SEWAGE INLET
MAXIMUM DEPTH OF FINISHED GROUND LEVEL
EFFLUENT TANK
CHLORINATOR
MOTOR BOX
POWER SUPPLY
SEWAGE INLET
SLUDGE TANK
GROUND LEVEL
400
380
700
SEWAGE INLET
INVERT LEVEL
1900
1600
1900
TANK ANCHORAGE EXTENSION
Treatment Plant Approval
Approved by: Stacey McInnes
Delegated Authority
Department of Energy & Public Works
Queensland Government
26/06/08 GENERAL REVISION 1 DC
DATE DESCRIPTION REV. BY
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www.ozzikleen.com
Suncoast Waste Water Management
CLIENT GENERAL
PROJECT OZZI KLEEN AWTS RP10A
TITLE SYSTEM DETAILS
DWG NO. GD-RP10A-H10.A
DESIGN DC
DRAWN DC
CHKD MC
DATE 26/06/08
SCALE NTS

PART 4.3

Traffic Impact Assessment by Gold Coast Multicorp

1-9 Donald Court, Tamborine

ULTIMATE PLANNING SOLUTIONS

TRAFFIC IMPACT ASSESSMENT REPORT

PROPOSED PET RETREAT

AT

1-9 DONALD COURT, TAMBORINE

FOR

CARMELA IRVINE

Gold Coast Multicorp Pty Ltd ABN: 92 647 315 740 www.goldcoastmulticorp.com.au

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Document Control

Rev No	Date	Revision Details	Typist	Author	Verifier	Approver
A	24.03.2023	Draft Issue	SA	SA	SA	SA
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b) *Using the documents or data for any purpose not agreed to in writing by Gold Coast Multicorp.*

1. Introduction

1.1 Background

Gold Coast Multicorp has been engaged by Bullys Australia to prepare a Traffic Impact Assessment for the proposed "Animal Keeping and Doggy Day Care" located at 1-9 Donald Court, Tamborine QLD 4270 (Lot 51 RP185808).

1.2 Scope of Works

The scope of this assessment included:

- Estimation of the development's traffic generation and distribution (qualitative only)
- Assessment of the development's car parking provisions in accordance with Australian Standards AS2890 and relevant Scenic Rim Regional Council (Council) codes
- A review of the site's servicing and refuse collection requirements in accordance with Council's Planning Scheme (2020)
- A review of the site's access location and form in accordance with AS2890, Austroads Guidelines and Council's Standard Drawings
- Compliance of the internal layout to AS2890 and Council's Planning Scheme (2020).

1.3 Prelodgement Meeting

A Prelodgement meeting was held with Council on 9th December 2022 to discuss the proposed development. Following the meeting, Council issued their Prelodgement meeting minutes noting the Development Application (DA) engineering items to be addressed:

DA Engineering

- *Council officers advised that a traffic impact assessment prepared by a Registered Professional Engineer of Queensland (RPEQ) would be required to demonstrate the impact of the proposed traffic flows both external and internal to the site.*
- *Revisions to the site plan are recommended given the site angles and sight distances proposed – see conflict with crossover and internal driveway.*
- *Would need to see an effluent design/ wastewater report and understand the impacts of stormwater from the proposed development.*

Environmental Health

- *Council officers would require a Noise Impact Assessment as part of the application process.*

Development Compliance

- *Council officers would require an approximate timeframe for the lodgement of a properly made application.*
- *The landowners should also refer to Local Laws in the preparation of the planning application material.*

2. Existing Conditions

2.1 Subject Site

The 20,010m^2 site known as Lot 51 on RP185808 is situated at 1-9 Donald Court, Tamborine QLD 4270.The site fronted by Vonda Youngman Drive to the North, and Donald Drive to the East of the site. Neighbourhood character represents a rural residential approach to development. There are a range of existing rural residential properties and uses in the immediate surrounding area. The site currently consists of one existing shed, existing dwelling house, existing dog kennel and existing pavement driveway for vehicular access. The existing site is shown in Figure 1.



Figure 1: Aerial of the subject site

2.2 Surrounding Road Network

Table 1. Key Roads

Road Name	Jurisdiction	Hierarchy	Divided	No. of Lanes	Speed Limit
Donald Court	Council	Rural Access Road	No	2 (informal)	50km/h
Vonda Youngman Drive	Council	Rural Collector Road	No	2	60km/h

Table 2. Key Intersection

Major Road	Minor Road	Jurisdiction	Control
Vonda Youngman Drive	Donald Court	Council	Priority (give-way)

2.3 Donald Court

A site visit was undertaken on 30th March 2023. The existing sealed road is in good condition as shown the photo below. Vehicular access is gained from the existing concrete access which is also in good condition and considered suitable for the proposed use.

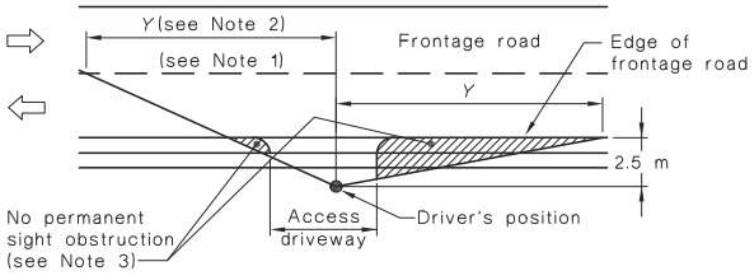


Figure 2: Existing Driveway

Table 3. Sight Line Distance

SIGHT LINE DISTANCE ASSESSMENT – SUMMARY TABLE			
	Frontage road approach speed (km/h)	**Minimum Sight Distance (m)**	**Available Sight Distance (m)**
Donald Court approach from left (Refer Figure 4 view to driveway approaching from left)	50 km/h	40 m	42 m
Donald Court approach from right (Refer Figure 5 view to driveway approaching from right)	50 km/h	40 m	151 m

AS/NZS 2890.1:2004 32



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Figure 3: Extract from AS/NZS 2890.1:2004



Figure 4: Driveway Exit Looking Left on Donald Court



Figure 5: Driveway Exit Looking Right on Donald Court

3. Proposed Development

3.1 Development Details

The proposed development will consist of:

- Building A: The existing dwelling to be retained for the purpose of maintaining and managing the Animal Keeping (dog kennel and day care);
- Building B: Reception and Office are for the dog Kennel and dog day care; and
- Building C: Dog Kennels (20 dogs & outdoor dog runs), and dog day care for up to 10 dog maximum (day time only – no overnight stays).

Key development parameters:

- The dog kennel has a maximum capacity for 20 dogs. Therefore, achieving compliance with the Planning Scheme preferred ratio of 10 dogs per hectare (Compliant with AO2 of the Animal keeping code)
- The hours of operation for the doggy day care will be restricted to 8am to 6pm daily. No overnight stays. Dog day care is limited to 10 dogs within the outdoor dog run.
- An appropriate onsite effluent system will be used for Dog Kennel and Reception. Refer to Specialist report by Country-Wide Water to accompany the development application.
- Retain existing vehicle crossing to Donald Court for access to the Animal Keeping activity (Dog Kennel).
- The site is not serviced by sewer. Therefore, onsite effluent treatment is proposed.
- The site is not serviced by water. Therefore, onsite water storage is proposed.

The site will has a single access point off Donald Court. Entry to the site is controlled via a remote-control access gate, with sufficient space for two standard passenger vehicles to queue off the road while waiting for entry. On site parking is provided with 4 standard spaces and 1 PWD space available and two-way access & circulation area. The existing driveway is sufficient for a single lane width but has sufficient sight distance to see the front gate from the parking/circulation area and entry/exit is controlled by the remote-control access gate. Refer to the below Figure 6 for the proposed site layout.



Figure 6: Proposed development

The development layout plan has been provided as Appendix A for reference.

4. Traffic Assessment

4.1 Development Traffic Generation

Traffic generation for the proposed development has been estimated to be a total of 1488 trips annually, approximately 29 trips weekly, four (4), as an average of daily vehicles movements associated with the operation of the facility. Considering this, the proposed trip generation for the AM and PM peak hours of the subject site is not considered to be significant increase or impact to current generation and is compared in Table 4.1.

Table 4.1 Proposed Development Traffic Generation

Land Use	Daily Trips	AM Trips	PM Trips
Animal Keeping	4	2	2

As shown from Table 4.1, the proposed development is expected to generate in the order of two (4) vehicle trips daily or one (1) vehicle trip in the AM peak hour, one (1) vehicle trip in the PM peak hour trips. The expected traffic generation and contributing activities of the development are shown in the below table 4.1a.

Table 4.1a Expected Development Related Traffic Movements

Activity	Daily / Weekly / Annually	Inbound Trip	Outbound Trip	Annual Trips	Comments
Doggy Day Care	2 Daily	1	1	104	Daily Pick-up & Drop-off service
Breeding	240 Annually (2 trips per pup)	120	120	240	Estimated 15 Female (2 litters per year) Dogs, 5 Male dogs, 4 pups per litter
Deliveries	0	0	0	0	Combined trip with daily doggy day care trips
Refuse	2 Weekly	1	1	104	Refuse removed weekly by private vehicle to nearest waste transfer station
Staff	4 per day	2	2	1040	Assumed 2 staff, 5 days per week

4.2 Class 5D Rural Access Road Requirements

Donald Court generally is a sealed road, approximately 5.5m wide (4m sealed width + unsealed shoulders) in good condition and generally complies with the requirements of a 'Class 5D Rural Access' from Council's Standard Drawings R-11 Typical Cross Sections Rural Roads – Class 5. The road geometric requirements of a 5D rural access road is detailed in Table 4.2.

Table 4.2 Council's Class 5D Rural Access Road

Design Element	Requirement
AADT	2 – 80 Trips
Pavement width	5.5m
Depth below subgrade	0.3m
Pavement thickness	ARRB
Shoulder grade	1:4 maximum
Table drain	-6%

4.3 Traffic Impacts

Based on Table 4.1 & 4.1a, the four (4) daily trips generated by the development is not deemed a significant increase to those trips already generated by the residential dwelling located on the subject site. Given the rural location of the proposed development, it is reasonable to expect that the trips to/from the animal keeping land use will be consolidated with the trips undertaken for the proposes of the residential dwelling. Also the doggy day care component will have a pick-up, drop-off service which would also be consolidated with food/supply runs. A review of aerial imagery indicates (9) existing residential properties comprise the traffic catchment using Donald Court. Vehicles exiting either access location of the proposed development (as well as other properties along Donald Court) are required to yield to vehicles travelling in either direction along Donald Court prior to entering the roadway. This behaviour minimises the occurrence of conflicts between vehicles travelling in opposing directions along Donald Court. Considering the traffic generated for the proposed development and the expected traffic of the surrounding properties, the likelihood of vehicles travelling along Donald Court in opposing directions conflicting is deemed low, particularly given the low-speed road environment. Based on the above, the proposed development is not expected to result in any adverse traffic impacts to the external road network.

5. Parking Assessment

5.1 Car Parking Requirements & Provision

Scenic Rim Council's Planning Scheme (2022) 9.4.5 Parking and Access Code was used to source car parking rates for the development. Rates for 'Animal Keeping' have been adopted for the proposed land use of the development. The car parking requirements and supply are presented in Table 6.

Table 6. Car Park Requirement and Provision

Land Use	Type	Quantity	Rate	Required Spaces	Provided Spaces
Animal Keeping	Employee	2	1 space per 2 employees	1	4

As noted in Table 6, the proposed car parking provision of two (4) car spaces exceeds Council's Planning Scheme requirements.

5.2 Parking Geometric Layout Assessment

The proposed car parking layout and internal road shall be designed for light vehicle access only in accordance with Scenic Rim Council's Planning Scheme (2022) 9.4.5 Parking and Access Code, as outlined in Table 7 below.

Table 7. Parking Layout

Design Element	Requirement	Proposed	Compliance
Staff car parking bays (User Class1)	2.4m x 5.4m + 6.2m aisle width	2.4m x 5.4m + 6.2m aisle width	Complies
Internal Road (Two-way)	Min. 5.5m wide	6.5m aisle width in parking area. 3.2m internal road (entry controlled by gate)	Complies
Changes of Grade	Summit grade – 12.5% change Sag grade – 15% change	Driveway average grade 5% from high point at house to front gate.	Complies
Grade transition	2.0m grade transition	Yes	Complies

As shown in Table 7, the proposed internal layout of the site is generally compliant with AS2890.1 and internal grade design element shall comply to the above requirements.

6. Access and Servicing

6.1 Vehicular Access

Vehicular access to the development is proposed via Donald Court to the North-East of the site, as notated on Layout plans in Appendix A. The access to the site is controlled by an automatic gate, 3.5m wide, with sufficient setback from the existing road to accommodate up to 2 standard passenger vehicles.

6.2 Refuse Collection & Servicing

Given the rural location of the proposed development, refuse is removed from the site by private vehicle and transported to the nearest waste transfer station. The nearest waste transfer station is approximately 12.2km via road from the subject site, located at 137 Knoll Rd, Tamborine Mountain. Servicing requirements for the development are not required, as supplies are to be brought in via daily trips undertaken to pick-up / drop-off the dogs using the doggy day care service.

7. Summary & Conclusions

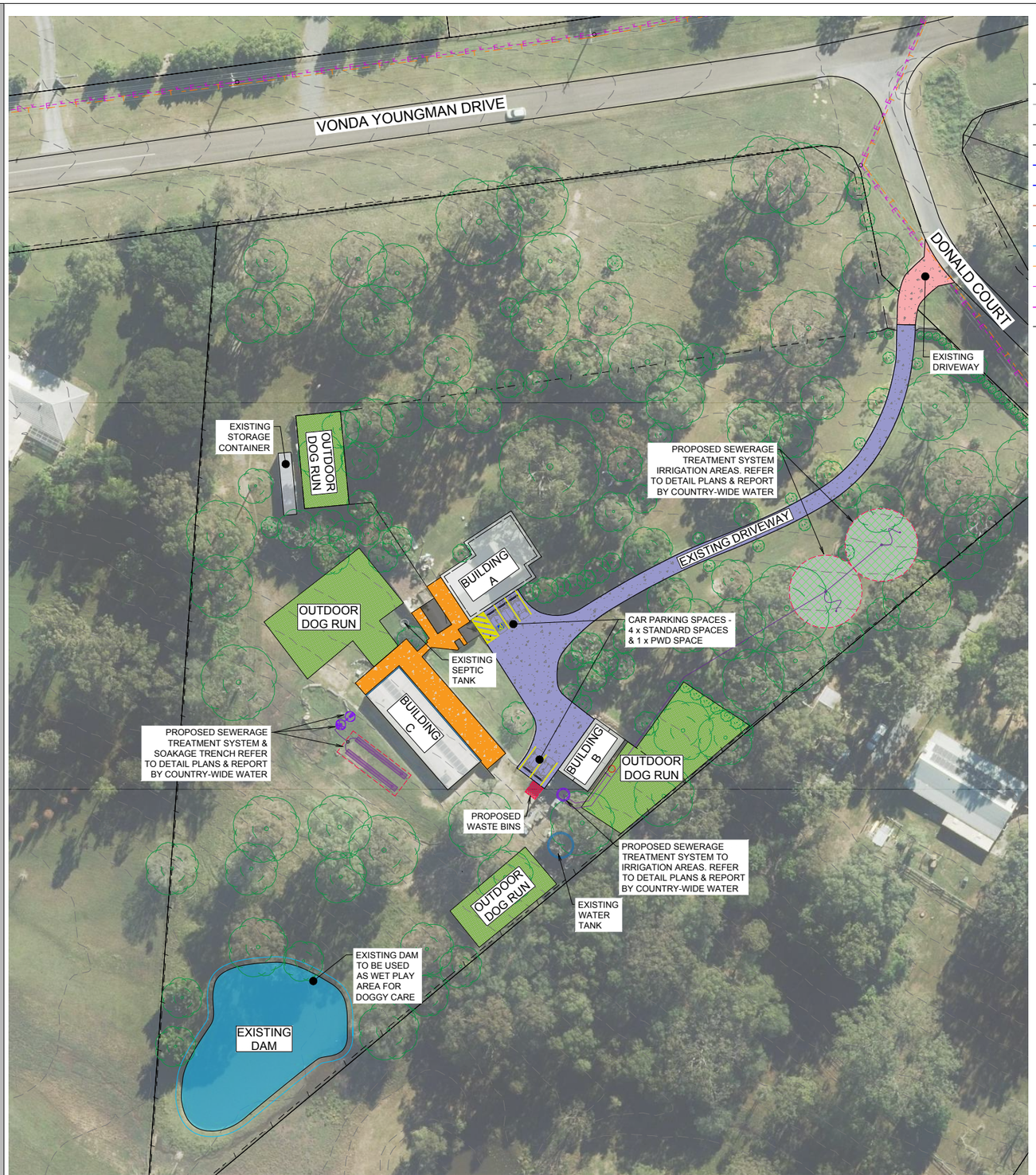
The key findings of the 1-9 Donald Court were as follows:

- The subject site is located within the south-eastern extent of a large land parcel (Lot 51 RP185808) and currently consists of three (3) existing buildings, outdoor dog run area and an existing driveway.
- The existing Donald Court is a sealed road, approximately 5.5m wide (4m sealed width + unsealed shoulders) in good condition.
- The proposed development is expected to generate in the order of two (2) vehicle trips in the AM peak hour, two (2) vehicle trip in the PM peak hour and four (4) daily vehicle trips.
- The estimated (4) daily trips generated by the proposed development is not deemed a significant increase to those trips already generated by the existing residential use located on the subject site.
- All properties along Donald Court are understood to yield at the exit of the site access, assess sight lines north and south along Donald Court, and give-way to any oncoming vehicles before egressing the site.
- Considering the traffic generated for the proposed development and the expected traffic of the surrounding properties, the likelihood of vehicles travelling along Donald Court in opposing directions conflicting is deemed low, particularly given the low-speed road environment.
- The proposed development is not expected to result in any adverse traffic impacts to the external road network.
- The car parking provision of four (4) car spaces exceeds Council's Planning Scheme
- Vehicular access to the development is proposed via Donald Court from north-east of the site. Entry to the site is controlled via a remote-control access gate, with sufficient space for two standard passenger vehicles to queue off the road while waiting for entry.
- The proposed internal layout of the site is generally in accordance with AS2890.1 Off-Street Parking Facilities and internal road grade design elements comply to the specified requirements. The existing driveway is sufficient for a single lane width but has sufficient sight distance to see the front gate from the parking/circulation area and entry/exit is controlled by the remote-control access gate.
- A swept path assessment demonstrates a B99 design vehicle successfully entering and exiting the vehicular access locations (Refer to Appendix C).

APPENDIX A – Proposed Site Layout Plan

PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - SITE LAYOUT PLAN



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m)
- DESIGN SURFACE CONTOURS MINOR (0.1m)
- DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISITING STORMWATER PIPE
- EXISTING STORMWATER PIPE (DBYD)
- EXISTING SEWER RISING MAIN
- EXISTING SEWER RISING MAIN (DBYD)
- EXISTING WATER PIPE
- EXISTING TELECOMMUNICATIONS
- EXISTING ELECTRICAL OVER HEAD
- ELECTRICAL OVER HEAD
- EXISTING FENCE
- ELECTRICAL POLE / STREETLIGHT
- EXISTING ELECTRICAL POLE
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- SEWER MANAGEMENT SYSTEM
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS

PROPOSED PET RETREAT	
SITE LAYOUT - EXISTING BUILDINGS	
BUILDING A	EXISTING DWELLING (AND ASSOCIATED STRUCTURES - CARPORT & COVERED PATIO)
BUILDING B	RECEPTION / OFFICE
BUILDING C	EXISTING DOG KENNELS (20 DOGS MAXIMUM)
OUTDOOR DOG RUNS	DOGGY DAY CARE AREAS (10 DOGS MAXIMUM)

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT
SITE LAYOUT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DRAFT ISSUE	25.03.23	SA	SA	SA	SA
B	ISSUED FOR DA APPROVAL	17.06.23	SA	SA	SA	SA

SCALE: 0 8 16 24 32 40m (8 6 4 2)
SCALE 1:400 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
A1	J23017	SK001	B

N

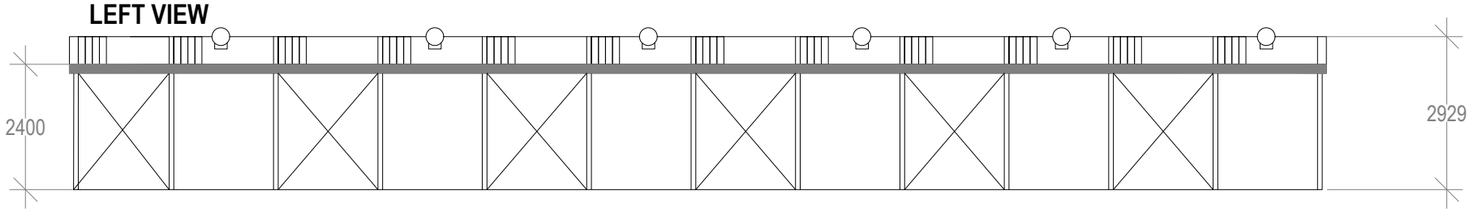
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Website: https://goldcoastmulticorp.com.au/

APPENDIX B – Proposed Kennel Floor Plans

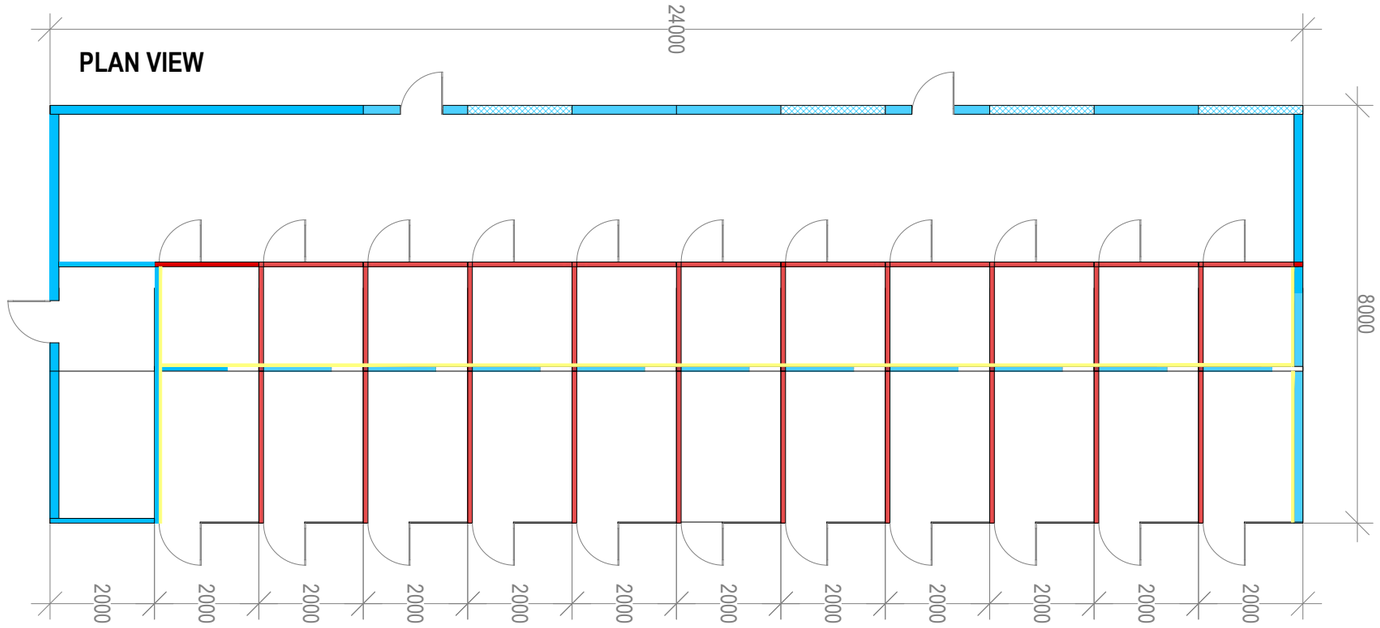
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - EXISTING KENNEL FLOOR PLAN & ELEVATIONS

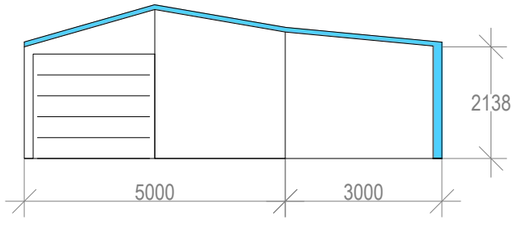
LEFT VIEW



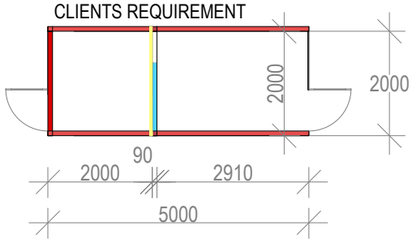
PLAN VIEW



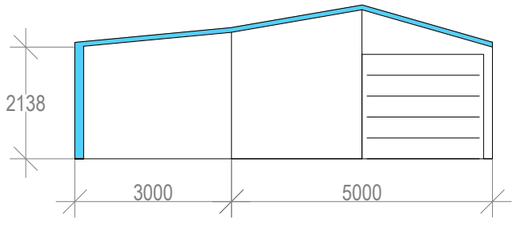
FRONT VIEW



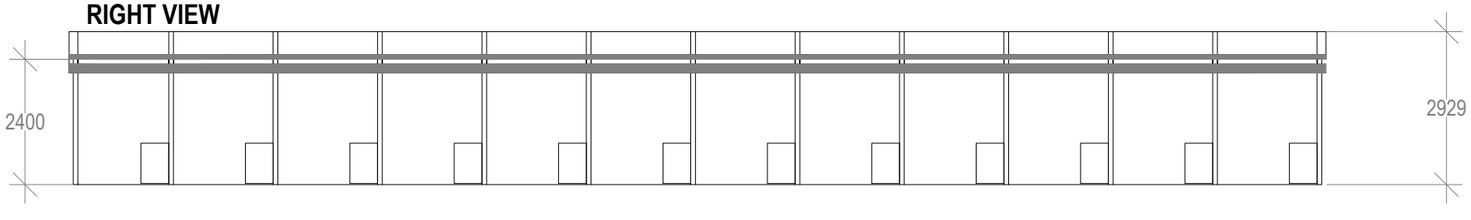
= DOG PEN SIZING AS PER CLIENTS REQUIREMENT



REAR VIEW



RIGHT VIEW



CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT
EXISTING KENNEL FLOOR PLAN & ELEVATIONS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	DRAFT ISSUE	25.03.23	SA	SA	SA	SA
B	ISSUED FOR DA APPROVAL	16.06.23	SA	SA	SA	SA

SCALE: 0 1 2 3 4 5m
SCALE 1:50 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
A1	J23017	SK002	B

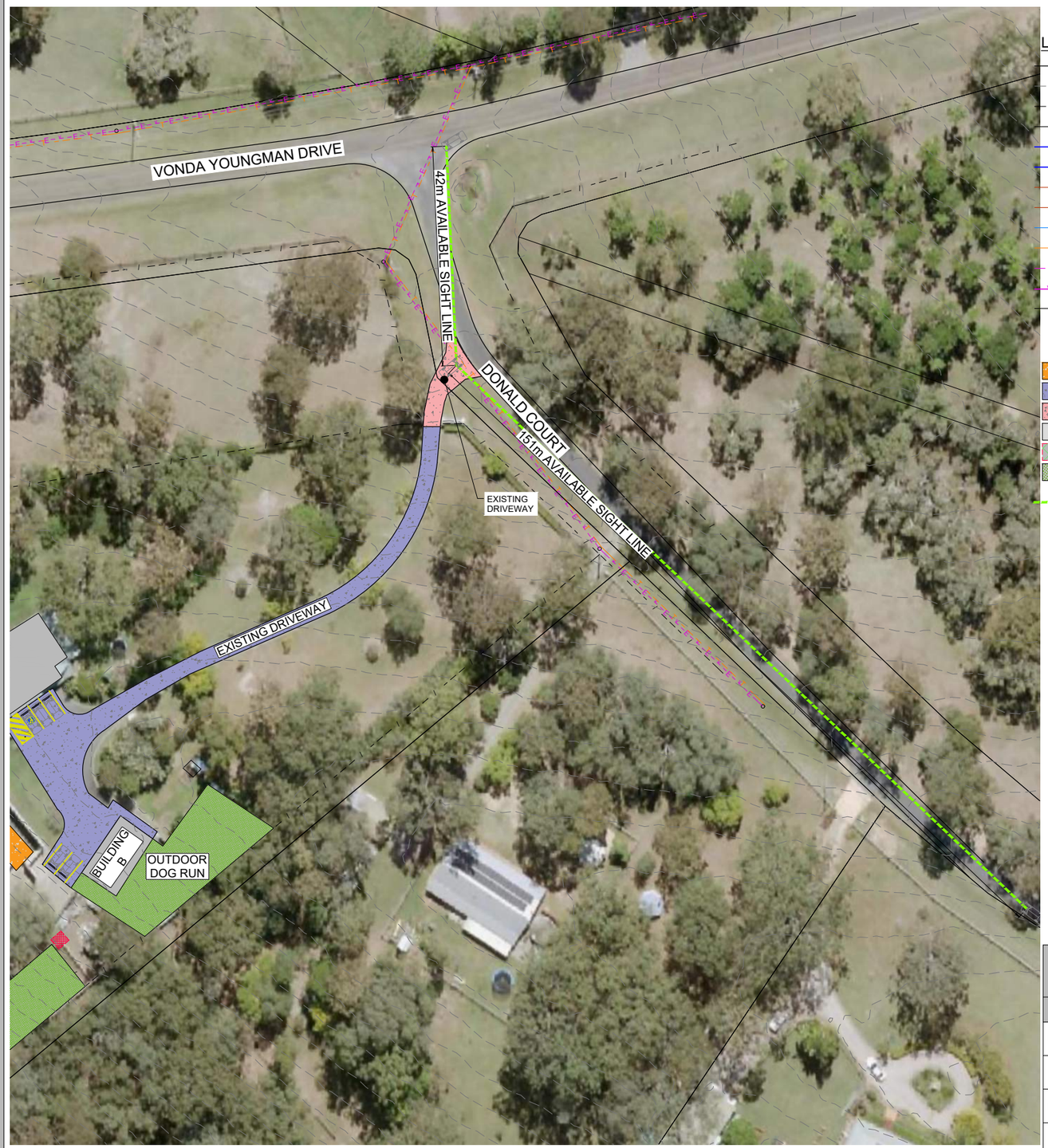
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APPENDIX C – Vehicle Swept Path Plans

PROPOSED PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - SIGHT LINE ASSESSMENT PLAN



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m)
- DESIGN SURFACE CONTOURS MINOR (0.1m)
- DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISITING STORMWATER PIPE
- EXISTING STORMWATER PIPE (DBYD)
- EXISTING SEWER RISING MAIN
- EXISTING SEWER RISING MAIN (DBYD)
- EXISTING WATER PIPE
- EXISTING TELECOMMUNICATIONS
- EXISTING ELECTRICAL OVER HEAD
- ELECTRICAL OVER HEAD
- EXISTING FENCE
- ELECTRICAL POLE / STREETLIGHT
- EXISTING ELECTRICAL POLE
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- SEWER MANAGEMENT SYSTEM
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS
- SIGHT DISTANCE

PROPOSED PET RETREAT	
SITE LAYOUT - EXISTING BUILDINGS	
BUILDING A	EXISTING DWELLING (AND ASSOCIATED STRUCTURES - CARPORT & COVERED PATIO)
BUILDING B	RECEPTION / OFFICE
BUILDING C	EXISTING DOG KENNELS (20 DOGS MAXIMUM)
OUTDOOR DOG RUNS	DOGGY DAY CARE AREAS (10 DOGS MAXIMUM)

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
SIGHT LINE ASSESSMENT PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	SA	SA	SA	SA

SCALE: 0 8 16 24 32 40m (8 6 4 2)
SCALE 1:400 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
A1	J23017	SK003	A

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PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - SIGHT LINE ASSESSMENT

TECHNICAL NOTE:

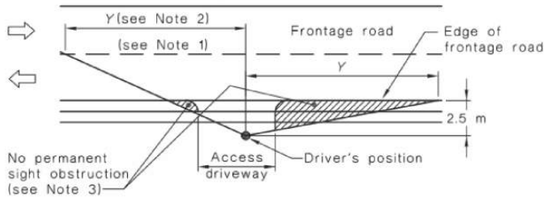
THE APPROACH SPEED HAS BEEN ASSESSED AS 50 km/h, THE REGULATORY SPEED LIMIT FOR A BUILT-UP RESIDENTIAL AREA. BASED ON AS2890.1:2004, FIGURE 3.2, THE MINIMUM SIGHT LINES FOR A DOMESTIC PROPERTY ACCESS ARE EXCEEDED FOR THE EXISTING DRIVEWAY LOCATION, AS PER THE "SIGHT LINE DISTANCE ASSESSMENT - SUMMARY TABLE" ON THIS DRAWING.

SIGHT LINE DISTANCE ASSESSMENT - SUMMARY TABLE			
FRONTAGE ROAD APPROACH LOCATION	FRONTAGE ROAD APPROACH SPEED (km/h)	MINIMUM SIGHT DISTANCE (m)	AVAILABLE SIGHT DISTANCE (m)
DONALD COURT APPROACH FROM LEFT (REFER PHOTO 2 VIEW TO DRIVEWAY APPROACHING FROM LEFT)	50 km/h	40 m	42 m
DONALD COURT APPROACH FROM RIGHT (REFER PHOTO 3 VIEW TO DRIVEWAY APPROACHING FROM RIGHT)	50 km/h	40 m	151 m



PHOTO 1 - EXISTING DRIVEWAY LOCATION

AS/NZS 2890.1:2004 32



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

EXTRACT FROM AS2890.1:2004, FIGURE 3.2



PHOTO 2 - DRIVEWAY EXIST SIGHT LINE (LEFT)



PHOTO 3 - DRIVEWAY SIGHT LINE (RIGHT)

CLIENT: CARMEL IRVINE
BULLYS AUSTRALIA

PROJECT:
PROPOSED PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
SIGHT LINE ASSESSMENT

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	DG	SA	SA	SA

SCALE: NOT TO SCALE

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

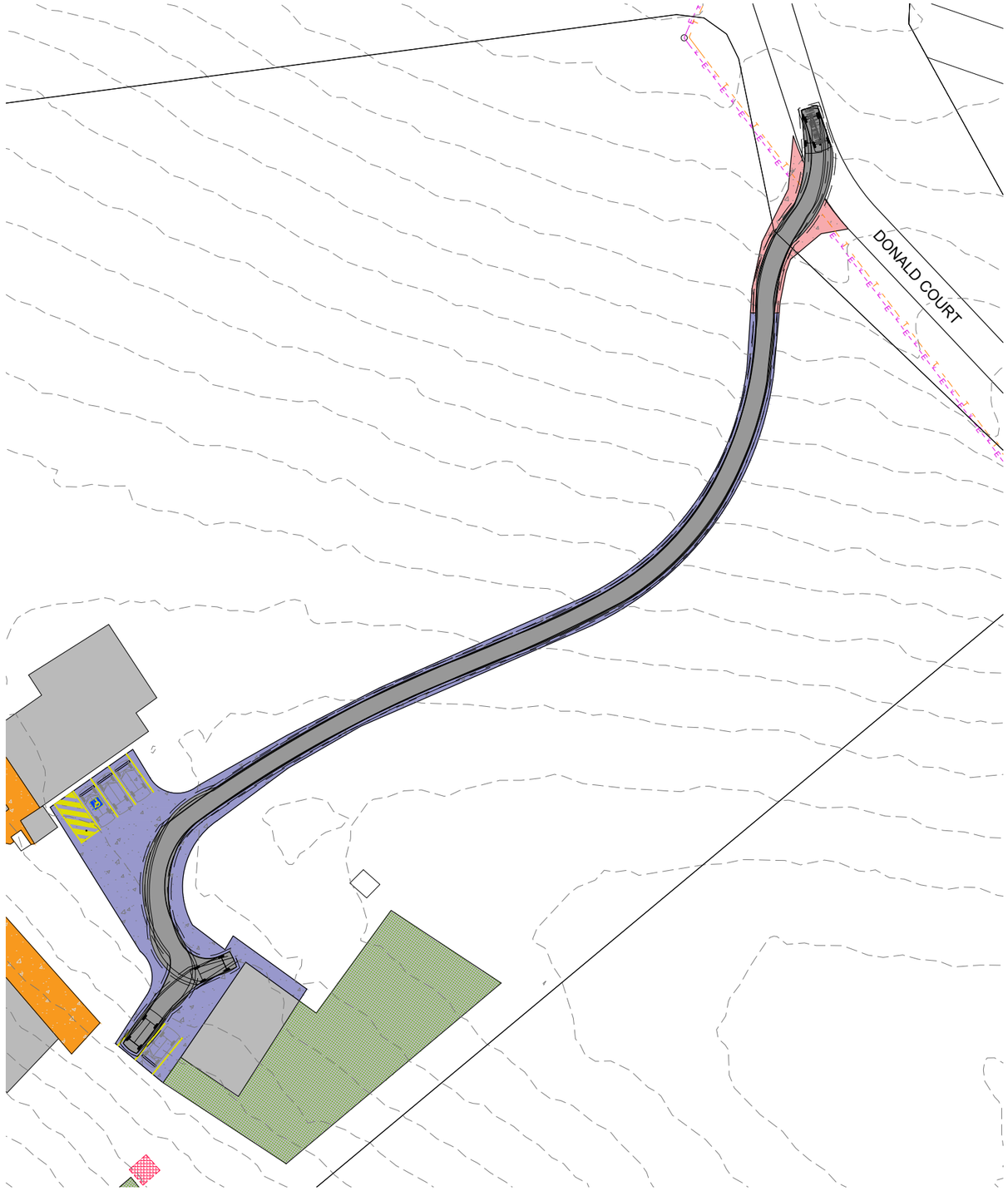
SHEET SIZE: A1
JOB NO: J23017
DRAWING NO: SK004
REVISION: A

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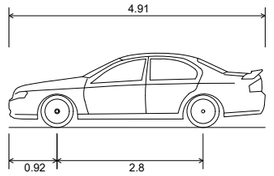
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - VEHICLE SWEPT PATHS - SHEET 1



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m)
- DESIGN SURFACE CONTOURS MINOR (0.1m)
- DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
VEHICLE SWEPT PATHS - SHEET 1

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	SA	SA	SA	SA

SCALE: 0 5 10 15 20 25m
5 3.752.51.25
SCALE 1:250 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

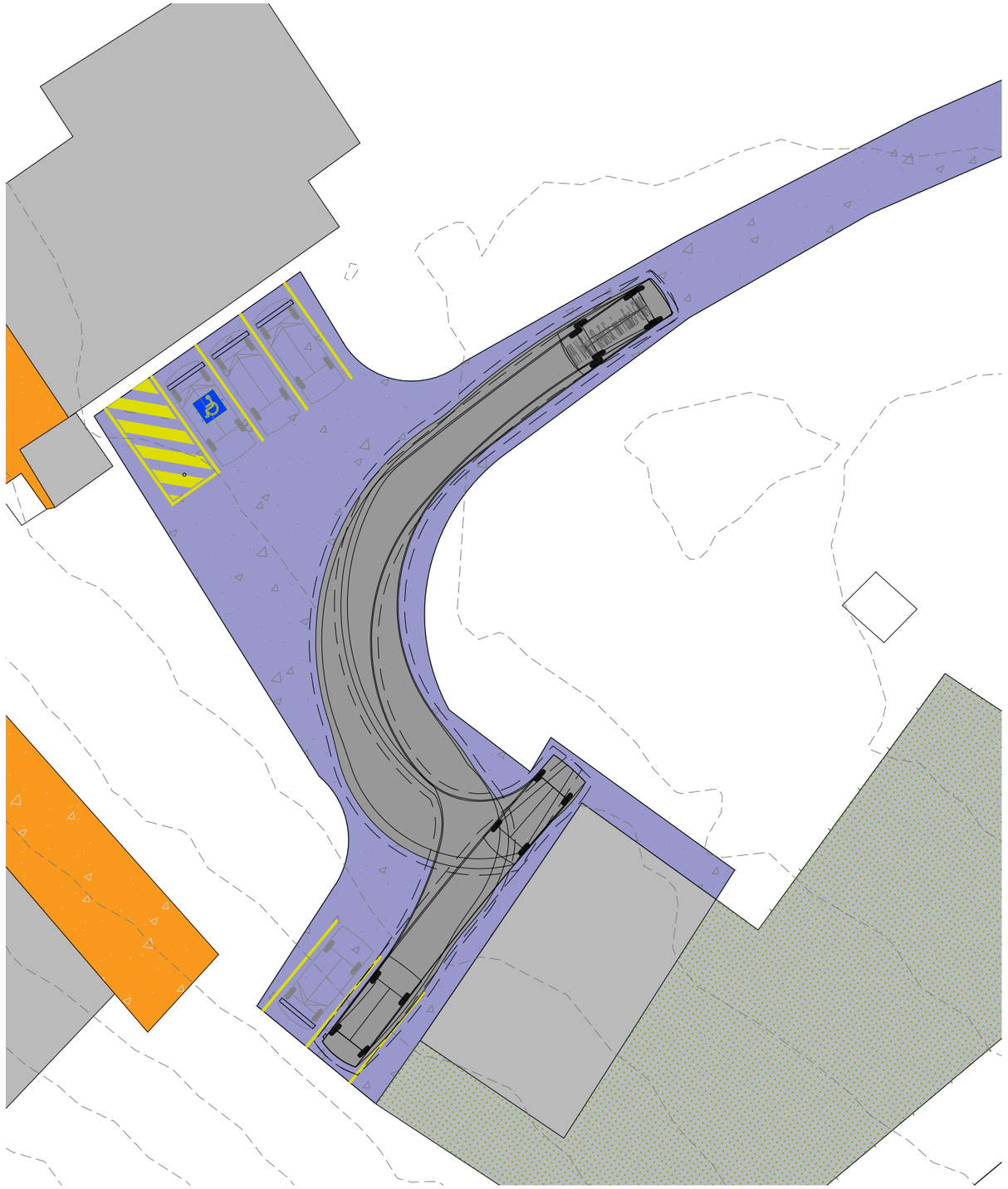
SHEET SIZE: A1
JOB NO: J23017
DRAWING NO: SK005
REVISION: A

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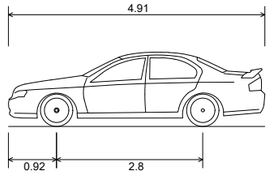
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - VEHICLE SWEPT PATHS - SHEET 2



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m) (1.6)
- DESIGN SURFACE CONTOURS MINOR (0.1m) (1.6)
- DESIGN SURFACE CONTOURS MAJOR (0.5m) (1.5)
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
VEHICLE SWEPT PATHS - SHEET 2

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	SA	SA	SA	SA

SCALE: 0 2 4 6 8 10m (2.0 1.5 1.0 0.5)
SCALE 1:100 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

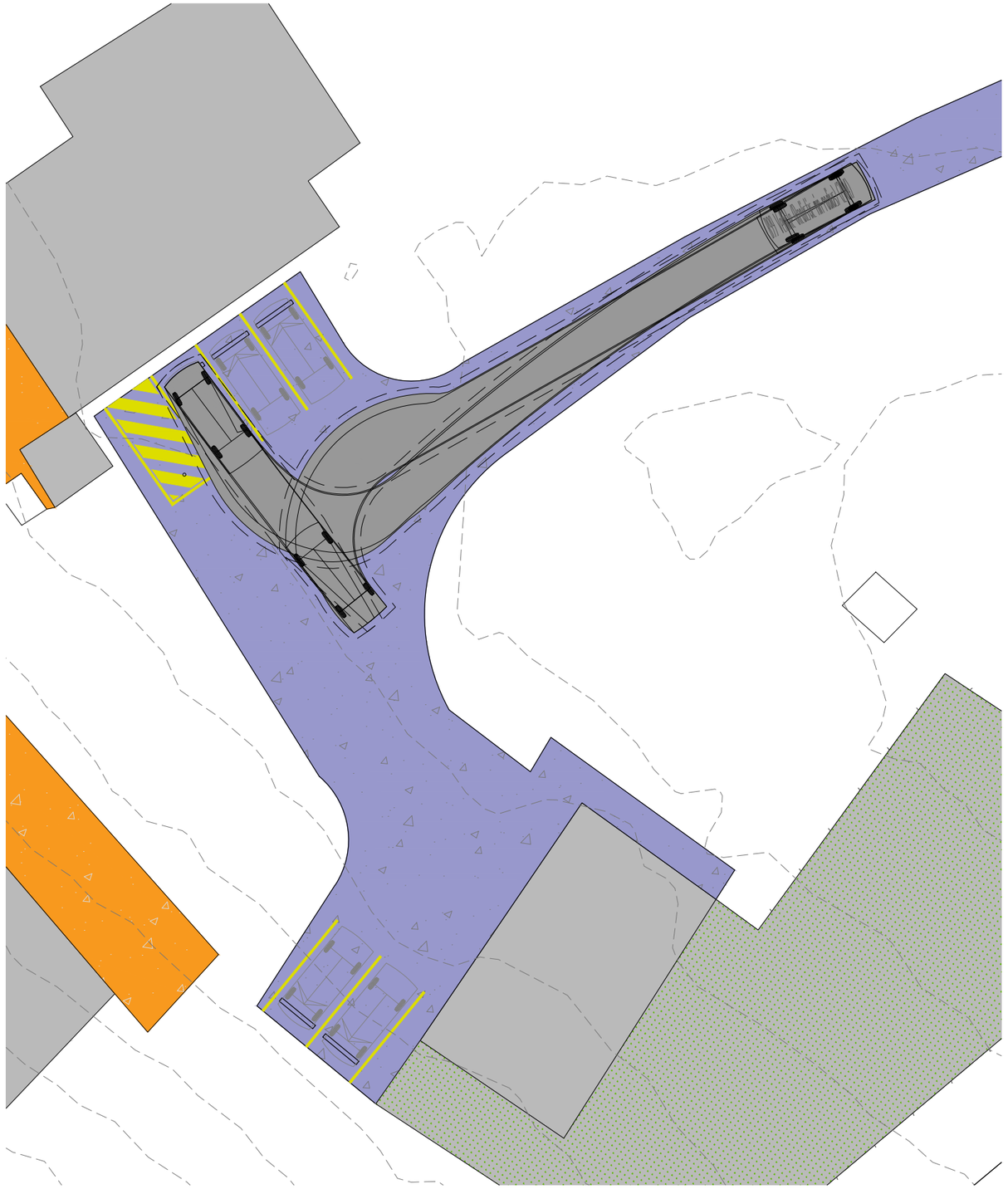
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A1	J23017	SK006	A

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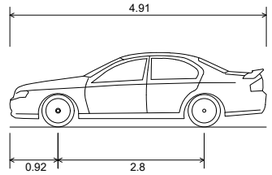
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - VEHICLE SWEPT PATHS - SHEET 3



LEGEND

- LOT BOUNDARY
- 1.6 EXISTING SURFACE CONTOURS (0.2m)
- 1.6 DESIGN SURFACE CONTOURS MINOR (0.1m)
- 1.5 DESIGN SURFACE CONTOURS MAJOR (0.5m)
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
VEHICLE SWEPT PATHS - SHEET 3

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
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SCALE 1:100 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

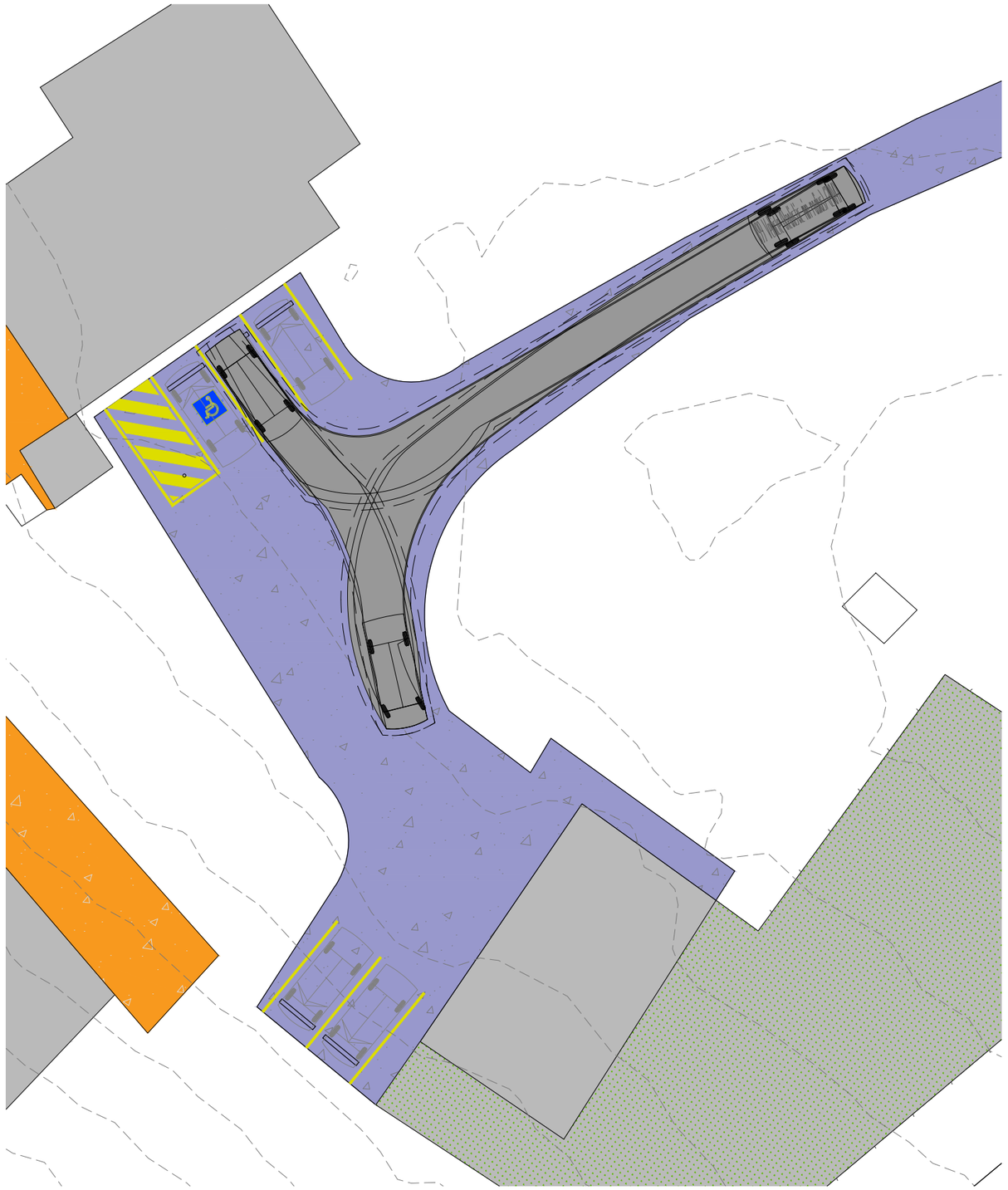
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A1	J23017	SK007	A

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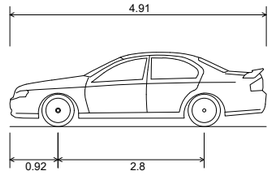
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - VEHICLE SWEPT PATHS - SHEET 4



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m) (1.6)
- DESIGN SURFACE CONTOURS MINOR (0.1m) (1.6)
- DESIGN SURFACE CONTOURS MAJOR (0.5m) (1.5)
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
VEHICLE SWEPT PATHS - SHEET 4

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	SA	SA	SA	SA

SCALE: 0 2 4 6 8 10m (2.0 1.5 1.0 0.5)
SCALE 1:100 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

DATE:

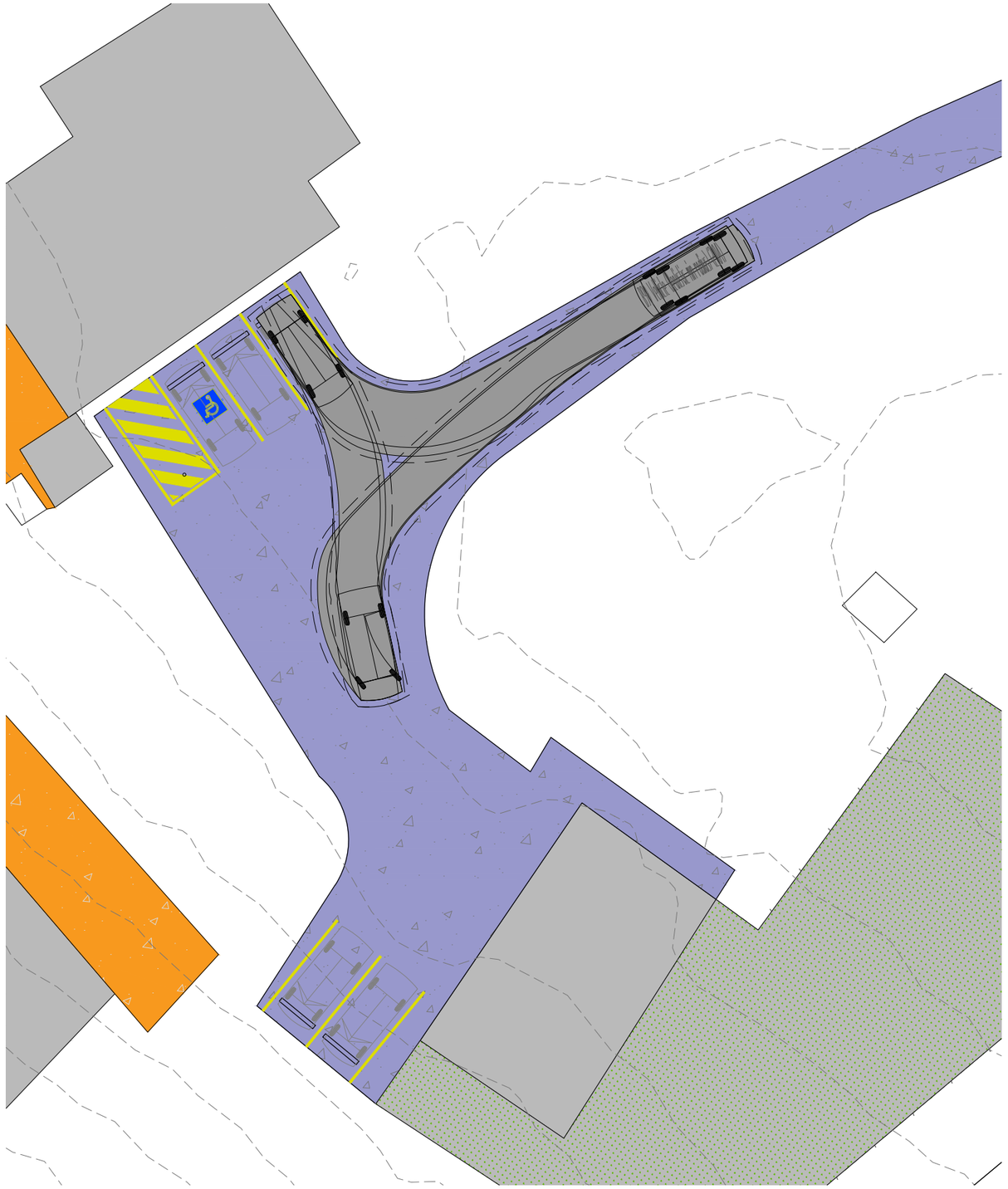
SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
A1	J23017	SK008	A

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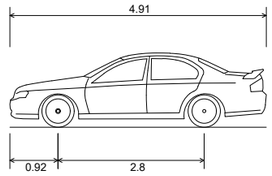
PARADISO PET RETREAT - 1 DONALD COURT, TAMBORINE 4270

PROPOSED PET RETREAT - VEHICLE SWEPT PATHS - SHEET 5



LEGEND

- LOT BOUNDARY
- EXISTING SURFACE CONTOURS (0.2m) (1.6)
- DESIGN SURFACE CONTOURS MINOR (0.1m) (1.6)
- DESIGN SURFACE CONTOURS MAJOR (0.5m) (1.5)
- EXISTING INTERNAL PATHWAYS
- EXISTING FLEXIBLE PAVEMENT (AC SURFACE)
- EXISTING CONCRETE DRIVEWAY
- EXISTING BUILDINGS
- OUTDOOR DOG RUNS / DOGGY DAY CARE AREAS



B85 Vehicle (Realistic min radius) (2004)

Overall Length	4.910m
Overall Width	1.870m
Overall Body Height	1.421m
Min Body Ground Clearance	0.159m
Track Width	1.770m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	5.750m

CLIENT: CARMEL IRVINE
BULLY'S DOWNUNDER AUSTRALIA

PROJECT:
PARADISO PET RETREAT

DRAWING TITLE:
PROPOSED PET RETREAT -
VEHICLE SWEPT PATHS - SHEET 5

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APPROVED
A	ISSUED FOR DA APPROVAL	29.04.23	SA	SA	SA	SA

SCALE: 0 2 4 6 8 10m (2.0 1.5 1.0 0.5)
SCALE 1:100 (A1)

DESIGN: SA
DRAWN: SA

LOCAL GOVERNMENT AUTHORITY:
SCENIC RIM REGIONAL COUNCIL

APPROVED BY:

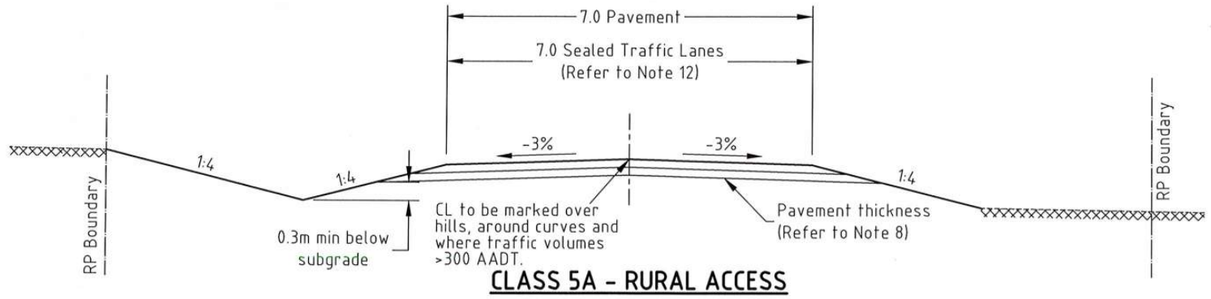
DATE:

SHEET SIZE:	JOB NO:	DRAWING NO:	REVISION:
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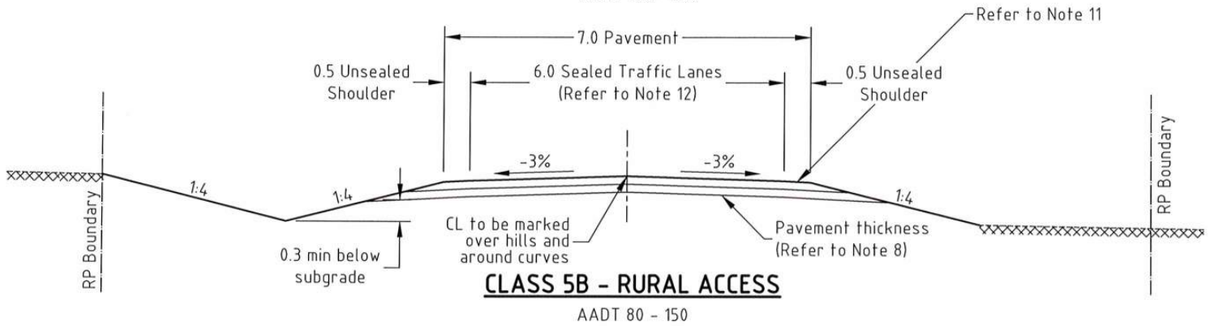
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APPENDIX D – Class 5D Rural Access



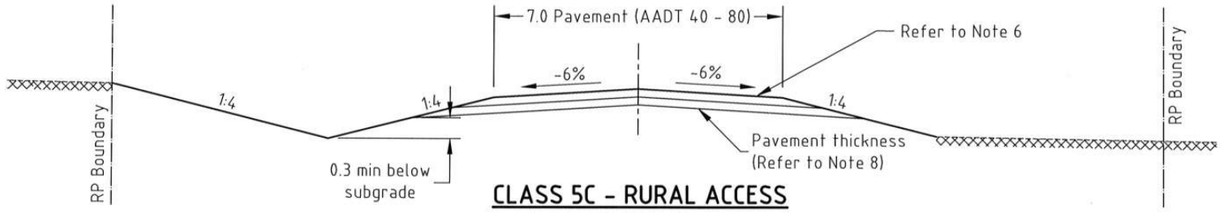
CLASS 5A - RURAL ACCESS

AADT 150 - 500



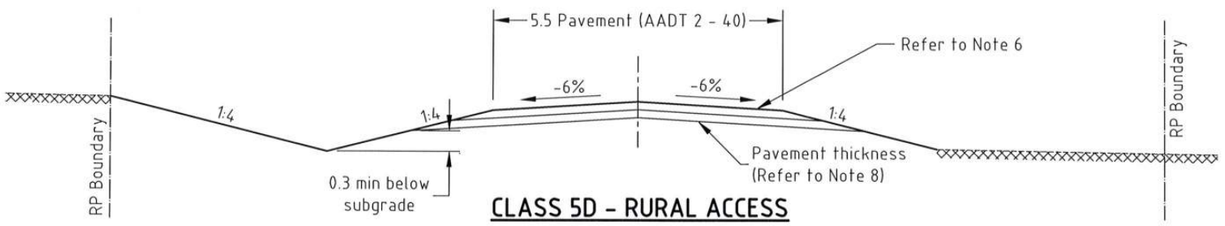
CLASS 5B - RURAL ACCESS

AADT 80 - 150



CLASS 5C - RURAL ACCESS

AADT 40 - 80



CLASS 5D - RURAL ACCESS

AADT 2 - 80

NOTES:

1. Class 5 roads connect to Class 1, 2, 3 or 4 roads. Their main function is to provide access to rural properties or to provide almost exclusively for one activity or function (e.g. access to National Parks, dam access or mining and forestry roads).
   Refer to Austroads Guide to Road Design, Part 2, Design Considerations, Table 2.2 - Austroads functional classification of rural roads.
2. Table drains steeper than 5% should have erosion protection measures installed.
3. Cut batter slopes may be varied on site to ensure long term stability of batters.
4. Minimum slope of table drain inverts shall be 1% (1 in 100).
5. Roads shall be constructed with cross road drainage culverts/floodways designed in accordance with Austroads Guide to Road Design - Part 5 (Drainage Design).
6. Unsealed roads shall be designed using parameters set out in ARRB Unsealed Roads Design Manual. The road is to be sealed for longitudinal grades > 10% and other high maintenance areas, ie. overland flow paths, intersections (min seal 30m).
7. One access point may be constructed to each lot frontage at a maximum slope of 1 in 6. Installation in accordance with SRRC R-08 or R-09.
8. For pavement design requirements, refer to Austroads Design Manual for sealed roads and ARRB Unsealed Road Design Manual for unsealed roads.
9. AADT to be based on actual counts, or if not available use, 8 vehicles per day per projected total dwellings.
10. Curve widening and restricted visibility widening over crests to be determined by road design.
11. 0.5m single coat sealed shoulders where grades >10% or other traffic conditions require them to be protected.
12. Seal design in accordance with Austroads Spray Seal Design manual.
13. Appropriate Clear Zones are to be achieved based on Austroads Design Manuals.

DERIVED FROM IPWEA STD DWG R-033
SUPERSEDES BOONAH - STD.R-0012,
BEAUDESERT - 5043, IPSWICH - SR.09

Issue	Amendment	App'd	Date
D	CLASS 5A CENTRE LINE ADDED WHERE AADT > 300. MINOR CHANGES TO GENERAL NOTES.		6-17
C	CLASS 5D CROSS SECTION ADDED, MAX. UNSEALED LONGITUDINAL GRADE REDUCED.	PH	12/13
B	MINOR NOTE CHANGES	PH	08/10
A	ORIGINAL ISSUE		

APPROVED
ORIGINAL ISSUE SIGNED
Director of Works & Infrastructure
DATE 28 April 2010

Scales

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Use only Dimensions indicated
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SCENIC RIM Regional Council
Works & Infrastructure Services

Project: SRRC STANDARD DRAWINGS
ROADS
Drawing: TYPICAL CROSS SECTIONS
RURAL ROADS - CLASS 5

Design File / Drawing No. R-11 | Sheet of | Revision D | A3

11.4 Scenic Rim Planning Scheme Draft Amendment No.8 to commence Public Consultation

Executive Officer: Director Planning, Development and Environment

Item Author: Coordinator Strategic Planning

Attachments:

1. Draft Amendment No.8 - For Consultation (under separate cover) ⇨
2. Supporting Information for Draft Amendment ⇩
3. Ministerial Notice of Approval ⇩
4. Draft Amendment No.8 Draft Zoning Maps for Consultation (under separate cover) ⇨

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

Draft Amendment No. 8 to the Scenic Rim Planning Scheme 2020 (Planning Scheme) was endorsed by Council on 18 December 2024 to proceed to a State Interest Review in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules (MGR).

On 11 March 2026, the Minister has advised that Council may now undertake public consultation of Draft Amendment No. 8, in accordance with Chapter 2, Part 4, Section 18.1 and 18.2 of the MGR. with no Ministerial conditions.

Recommendation

That:

1. Council endorse Draft Amendment No. 8 (Attachment 1), Supporting Information for Draft Amendment No.8 (Amendment 2) and Draft Amendment No.8 Zoning Maps for Consultation (Attachment 4); and

2. Council endorse the commencement of public consultation of Draft Amendment No.8 to the Scenic Rim Planning Scheme 2020, in accordance with Chapter 2, Part 4, Sections 18.1 and 18.2 of the Minister's Guidelines and Rules.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 29 October 2025 (Item 11.4), Council resolved to:

1. Endorse the Scenic Rim Planning Scheme 2020 Draft Amendment No.8 to respond to the State Government's informal Information Request; and
2. Request approval from the Minister for State Development, Infrastructure and Planning to undertake public consultation on the draft amendment package following the State Interest Review in accordance with the requirements of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules.

At the Ordinary Meeting held on 18 December 2024 (Item 11.2), Council resolved to note the attached Draft Amendment No.8 to the Scenic Rim Planning Scheme 2020, and proceed to a State interest review in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rules for Items specified, excluding Items 1, 2, 3, 4 and 10.

At the Ordinary Meeting held on 25 September 2024 (Item 11.5), Council resolved to not endorse the Draft Amendment No.8 to the Scenic Rim Planning Scheme 2020 in its current form and request amendments be made for consideration at a future meeting.

At the Ordinary Meeting held on 22 August 2023 (Item 11.2), Council resolved to prepare a Major Amendment to the Scenic Rim Planning Scheme 2020, to be known as Amendment No.8, in accordance with the *Planning Act 2016* and Part 4 of the Minister's Guidelines and Rules.

Report / Background

Chronology

On 6 January 2025, Draft Amendment No.8 was submitted to the Department of State Development, Infrastructure and Planning to undertake their state interest review in accordance with Chapter 2, Part 4, Section 17 of the MGR.

On 19 June 2025, the State Government issued a Request for Further Information notice to appropriately address state interests and to pause a timeframe under the MGR.

On 25 November 2025, Council provided a response to the State Government’s Request for Further Information and requested to proceed to public notification.

On 11 March 2026, the Minister has advised that the State Government has completed its' State Interest Review and that Council may proceed to public consultation.

Background

Draft Amendment No.8 (refer Attachment 1) includes improvements identified through the implementation of the Planning Scheme. It also incorporates the first phase of amendments to implement the Growth Management Strategy (GMS). The draft amendment package includes the following changes:

Item	Description
1	Revised levels of assessment and policy for Residential Care Facilities and Retirement Facilities (GMS implementation action)
2	Additional assessment benchmarks to address visual impacts of retaining walls and useable development area

Item	Description
3	Clarification of assessment benchmarks for Building Work
4	Amendment to increase the Gross Floor Area for Roadside Stalls
5	Amendment to Transport Depot requirements
6	Amendment to level of assessment for solar farms in the Rural Zone
7	Clarification of assessment benchmarks for Dual Occupancy development in the Rural Residential Zone
8	Update to lot frontage width requirements for the Township Zone - Township Residential Precinct
9	Inclusion of EV charging provisions in the Parking and Access Code
10	Amendment to zone of certain Council owned land to either Community Facilities Zone or Recreation and Open Space Zone
11	Inclusion of certain National Park land in the Conservation Zone
12	Dedication of zoning for unzoned land
13	Amendment to zone to reflect recent subdivision (Benobble Heights) at Benobble
14	Amendment to zone to reflect recent subdivisions at Benobble and Canungra
15	Amendment of zone to Mixed Use Zone - Commercial Industry Precinct for lots at Beaudesert
16	Amendment to zone of Lot 1 SP224392 Gleneagle to Low-medium Density Residential Zone
17	Amendment of zoning to Rural Residential Zone - Rural Residential A Precinct for lots in Canungra
18	Amendment to zoning of Lot 37 SP185265 Aratula to Township Zone (where no precinct applies)
19	Amendment to land designated Recreation and Open Space Zone that is privately owned in Burnett Creek, Kooralbyn, Christmas Creek and Tamborine
20	Amendment to zoning of Lot 170 RP888308 and Lot 169 WD5071 Beaudesert to Mixed Use (where no precinct applies)
21	Amendment to zoning of Lot 158 MAR617 and Lot 162 CC3601 Harrisville to Township Zone - Township Residential Precinct
22	Amendment to zoning of Lots 17-33 RP28761 at Harrisville to Limited Development Zone - Historical Subdivision Precinct
23	Update to Agricultural Land Classification Mapping
24	Update to Key Resource Area (KRA) Mapping
25	Update to Future Rail Network Mapping
26	Update to Minimum Lot Size Overlay Mapping
27	Update to Strategic Framework Map - Communities and Character
28	Deletion of Boundary Realignment definition
29	Amendment to Renewable Energy Facilities (where involving solar farms) to reflect amendments to the Planning Regulation 2017

The draft Planning Scheme Zone Maps reflecting the above proposed changes in the draft amendment package have also been produced for the purpose of consultation and are included in Attachment 4 for endorsement.

State Interest Review Outcomes

Following a State Interest Review, the Deputy Premier and Minister for State Development, Infrastructure and Planning has advised that Council has appropriately integrated state interests and can proceed to public consultation, subject to no Ministerial conditions. Attachment 3 provides the Ministerial notice of approval.

Budget / Financial Implications

The Draft Amendment No. 8 was developed using the existing Strategic Planning operational budget allocated to Planning Scheme amendments.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

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

Legal / Statutory Implications

The *Planning Act 2016* references a statutory instrument called the MGR that sets out the process for making and amending local planning instruments. The proposed amendment seeks to update a number of policy matters in the Planning Scheme and constitutes a Major Amendment as defined in Schedule 1 of the MGR.

Section 18(5)b of the *Planning Act 2016* provides a consultation period for a minimum of 20 business days for a major amendment and that a public notice describing the amendment must be published.

After Council has reviewed all properly made submissions, the next step in the amendment process involves providing the Minister with a copy of the final draft amendment and consultation report and Council requesting approval to adopt the amendment.

Risks

Strategic Risks

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

SR51 Ineffective, inaccurate and/or inappropriate communication and relationship/stakeholder management impacting Council's ability to fulfil its strategic objectives.

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

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to comply with statutory obligations and requirement to prepare amendments that align with the ShapingSEQ 2023	The Planning Scheme is amended in accordance with the Minister's Guidelines and Rules to ensure that the instrument remains up to date and reflects Council's preferred growth direction outlined in the adopted Growth Management Strategy. Council must also prepare amendments that achieve alignment with the ShapingSEQ 2023 as per the notice received from the Deputy Director General in January 2024.
Reputation, Community & Civic Leadership Ineffective, inaccurate or inappropriate external communications	Community participation and support for the amendment is evident by ensuring stakeholder participation offers genuine avenues to inform the amendment process. This will be achieved by following the public consultation requirements outlined in the Planning Act 2016 and ensuring the development of the amendment offers opportunities for meaningful input as the amendment progresses.

Human Rights Implications

Taking part in public life

Subject to Council's endorsement, the draft amendment will be made available for public consultation in accordance with the requirements of the *Planning Act 2016* and the public will have the opportunity to make a submission.

Consultation

The Strategic Planning Team has consulted with relevant internal stakeholders who have provided feedback on issues identified through the implementation of the Planning Scheme. Initial feedback from relevant state government agencies coordinated by the SEQ West Planning and Development Services Group of the Department of State Development, Infrastructure, Local Government and Planning also informed the draft amendment.

Subject to Council's endorsement, the draft Major Amendment package will require public consultation of at least 20 business days in accordance with Chapter 2, Part 4 Section 18.2 of the MGR. It is proposed to undertake the public consultation for a longer 30 business day period aligning with Council's long standing public consultation approach to planning scheme amendment packages.

The public consultation will be undertaken in accordance with the Consultation Strategy contained within the Supporting Document (see Attachment 2).

Conclusion

A Major Amendment to the Planning Scheme has been reviewed by the Department of State Development, Infrastructure and Planning. The Minister has advised that Council has appropriately integrated state interests and can proceed to public consultation without conditions. Council's endorsement to proceed to public consultation in accordance with Chapter 2, Part 4 Section 18.2 of the MGR is sought, in order to seek stakeholder input on the proposed amendment.

Options

Option 1

That:

1. Council endorse Draft Amendment No. 8 (Attachment 1), Supporting Information for Draft Amendment No.8 (Amendment 2) and Draft Amendment No.8 Zoning Maps for Consultation (Attachment 4); and

2. Council endorse the commencement of public consultation of Draft Amendment No.8 to the Scenic Rim Planning Scheme 2020, in accordance with Chapter 2, Part 4, Sections 18.1 and 18.2 of the Minister's Guidelines and Rules.

Option 2

That Council does not proceed to public consultation of Draft Amendment No.8 to the Scenic Rim Planning Scheme 2020.



Draft Amendment No. 8

Supporting Information

SCENIC RIM REGIONAL COUNCIL

March 2026

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SCENIC RIM
REGIONAL COUNCIL

1. Background and Purpose

At the Ordinary Meeting held on 22 August 2023, Scenic Rim Regional Council resolved to prepare a Major Amendment to the *Scenic Rim Planning Scheme 2020* (known as Amendment no. 8) in accordance with the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules.

At the Ordinary meeting held on 29 October 2025, it was resolved that:

1. Council endorse the attached Scenic Rim Planning Scheme 2020 Draft Amendment No. 8 to respond to the State Government's informal Information Request; and
2. Council request approval from the Minister for State Development, Infrastructure and Planning to undertake public consultation on the draft amendment package following the state interest review in accordance with the requirements of the *Planning Act 2016* and Chapter 2, Part 4 of the Minister's Guidelines and Rules.

SCENIC RIM REGIONAL COUNCIL

2. Statutory Requirements

2.1 Preliminary

This draft Major Amendment is made in accordance with Chapter 2, Part 4 of the Minister's Guidelines and Rules (Version 3.0) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose and effect of the amendment is to:

1. update a range of policy matters that have been identified through the implementation of the planning scheme;
2. make amendments to support the development of Residential Care Facilities and Retirement Facilities in the right locations as identified in the Scenic Rim Growth Management Strategy 2041;
3. make other operational amendments, including zoning changes to improve alignment with the policy intent of the planning scheme; and
4. update mapping relating to:
    - Agricultural Land;
    - Key Resource Areas;
    - Future Railway Corridors; and
    - Urban Footprint boundaries released under Shaping SEQ South East Queensland Regional Plan 2023.

The draft Major Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

Scenic Rim Planning Scheme 2020 (30 June 2023).

2.2 Information provided by Council and required for State Interest Review

Table 1 provides a summary of the required material for a proposed major amendment as prescribed in Schedule 3 of the MGR.

Table 1: *Supporting Information provided by Council*

Item No.	Information Required	Submitted Documentation
1	An electronic copy of the proposed amendment to the planning scheme in the format identified by the department.	An electronic copy of the draft Major Amendment No. 8 to the *Scenic Rim Planning Scheme 2020* **(the Amendment Document)** is attached to Council's notice requesting a state interest review and uploaded on the Department's e-Plan portal.
2	A statement addressing the state interests in the relevant regional plan and SPP which includes - a. how the state interests are integrated in the amendment b. reasons why any state interests have not been integrated in the amendment; and c. any state interests that are not relevant.	The State Interests affecting the draft planning scheme are: • State Planning Policy (July 2017); and • *ShapingSEQ 2023* South East Queensland Regional Plan A statement of integration for the above State Interests is provided in **the Amendment Document** and a summary is provided in Section 3 of this document.
3	A statement about how the key elements of a planning scheme mentioned in section 16(1) of the Act have been addressed and if the planning scheme is consistent with the regulated requirements.	A statement of how the key elements of a planning scheme mentioned in section 16(1) of the Act have been addressed and if the draft Major Amendment No. 8 to the Scenic Rim Planning Scheme 2020 is consistent with the regulated requirements is provided in **Section 3 of this supporting information**

Item No.	Information Required	Submitted Documentation
		document; and in the Amendment Document.
4	A communications strategy.	A statement of how the key elements of undertaking and achieving public consultation of the Draft Major Amendment No. 8 has been planned for is provided in **Section 4**.
5	An indicative timeframe for the completion of the amendment process.	A statement of indicative timeframes for the completion of the amendment process is provided in **Section 5.**
6	Any background studies or reports that informed the preparation of the major amendment to the planning scheme, including any strategic study or report, or review required under section 25(1) of the Act.	Background studies to support the Amendment is provided in **Section 6.**
7	Any natural hazards, risk and resilience evaluation report prepared having regard to the SPP.	Not applicable.
8	Any relevant mapping and spatial data (if available).	Amended mapping is provided in **the Amendment Document.** A GIS Map Package will be sent separately to support the State Interest Review package submitted on the Department's e-Plan portal.
9	Any other information considered relevant by the local government.	Not applicable

SCENIC RIM
REGIONAL COUNCIL

3. Integration of State Interests (State Planning Policy & Regional Plan)

3.1 Requirements for local planning instruments under Planning Act 2016

***Table 2**: Planning Act 2016, Section 16 - Contents of local planning instruments*

Section 16 - Contents of local planning instruments	Proposed Scenic Rim Planning Scheme Integration
(1) A planning scheme must— (a) identify strategic outcomes for the local government area to which the planning scheme applies; and (b) include measures that facilitate the achievement of the strategic outcomes; and (c) coordinate and integrate the matters dealt with by the planning scheme, including State and regional aspects of the matters.	The draft Major Amendment No. 8 to the Scenic Rim Planning Scheme 2020 addresses required changes to the Strategic Framework including relevant Strategic Outcomes. The proposed changes to land use zoning, levels of assessment and codes of the planning scheme facilitate the achievement of these outcomes.
(2) A regulation may prescribe requirements (the *regulated requirements*) for the contents of a local planning instrument.	The Regulated Requirements prescribed in Division 2, Subdivision 1 of Planning Regulation 2017 prescribes zones, use terms and administrative terms that may be adopted. The draft Major Amendment No. 8 to the Scenic Rim Planning Scheme 2020 reflects these requirements.
(3) The contents prescribed by regulation apply instead of a local planning instrument, to the extent of any inconsistency.	The draft Major Amendment No. 8 to the Scenic Rim Planning Scheme 2020 has incorporated the contents prescribed by the Planning Regulation 2017 as at 29 October 2025. The regulation applies where there is any inconsistency.

3.2 State Planning Policy 2017 and ShapingSEQ 2023

The State Planning Policy July 2017 (SPP) expresses the state's interests in land use planning and development. The proposed amendment items must appropriately integrate the relevant policies of the SPP for the Planning Minister's consideration of whether the SPP has been appropriately integrated before the proposed amendments to the planning scheme can be adopted. A statement of how the relevant components of the SPP are integrated into the elements of the proposed amendment can be found within the **Amendment Document.**

ShapingSEQ is the statutory regional plan for the SEQ region and is given effect by the *Planning Act 2016.* The instrument provides a framework to manage growth, change, land use and development and informs the making and amending of planning schemes by advancing a range of state interests from the State Planning Policy (SPP).

A number of the proposed amendment items appropriately integrate the *ShapingSEQ* Theme - *Grow* for the Planning Minister's consideration prior to adoption. The Theme is discussed within the amendment items and can be found within the **Amendment Document** under the 'State Interests' section of each item.

SCENIC RIM REGIONAL COUNCIL

4. Communications Strategy

The *Planning Act 2016* (Act) provides a consultation period for a proposed minimum of 20 business days for amendments to planning schemes under section 18(5)b of the Act which includes giving public notice about making or amending a planning scheme, policy or TLPI.

4.1 Proposed Consultation Activities

Given the purpose of the public consultation of the Draft Major Amendment to the *Scenic Rim Planning Scheme* 2020 is to inform the community of the proposed changes to land use policy for the region and provide the opportunity to make submissions on any aspect of the draft changes, the proposed consultation activities are designed to maximise the potential to obtain meaningful submissions to inform the final amendment to the planning scheme. Accordingly, the consultation activities outlined in the Table 3 below are proposed.

Table 3: *Proposed Consultation Activities*

Consultation Activity	Description	Timeframe
1. Public notices	Public notices in accordance with the *Planning Act 2016* and Schedule 4 of the Minister's Guidelines and Rules, are to be published in all locally circulating newspapers. (Beaudesert Times, Beaudesert Bulletin, Fassifern Guardian and Tribune, The Canungra Times and the Tamborine Mountain News	At least once at commencement of public consultation period.
2. Whole of Council Advertising	Notices will be published in the Beaudesert Times, Beaudesert Bulletin, Fassifern Guardian & Tribune, The Canungra Times and the Tamborine Mountain News during the weeks of consultation.	At least once during consultation period.
3. Information sheets	An Information Sheet or sheets about the Draft Major Amendment to the Scenic Rim Planning Scheme 2020 will be available on Council's website and Council's community engagement platform (*Let's Talk Scenic Rim*) from the commencement of the consultation period providing a summary of the proposed amendment changes and to provide details for submissions.	Available for the whole of the consultation period.
4. Information sheet to all Residents	Depending on timing, information about the amendment and consultation options may accompany Council's Rates Notice mail out, or as a separate mailout to all rate-able addresses.	One off (if in alignment with Rates Notice), prior to or during the consultation period.
5. Website and community engagement platform presence	• Prominently display the Draft Major Amendment to the *Scenic Rim Planning Scheme 2020* on Council's website and link from Council's ePlan portal. • Provide details about how to prepare a submission, information sheets and Council's plan for the timing of the implementation of the Draft Major Amendment via Council's community engagement platform '*Let's Talk Scenic Rim'*. • Provide details about how to make electronic submissions in Council's *'Let's Talk Scenic Rim',* community engagement platform..	Available for the whole of the consultation period.
6. First Nations engagement	Council will engage in writing and seek to meet with the following representatives during the consultation period:	Available for the whole of the

Consultation Activity	Description	Timeframe
targeted consultation	1. Traditional Owners and First Nations peoples to seek input into the amendment; and 2. Native Title Claim representatives with regard to any proposed changes to Reserve and Crown Land that the arise through the amendment.	consultation period.
7. Targeted consultation	Council will engage in writing and seek to meet with the following representatives during the consultation period: • Landowners subject to a proposed zoning amendment.	Available for the whole of the consultation period.
8. State Agency engagement	Engagement with relevant State Agencies through a coordinated approach by the SEQ West Planning and Development Services of DSDIP. Engagement will continue during the state interest review process.	Prior to SIR and ongoing consultation
9. Enquiries and appointments to talk to strategic planners	During the public consultation period, Strategic Planning Staff will be available to answer enquiries and to meet with stakeholders or landowners by appointment in the Beaudesert Office. Strategic Planners will be available to answer email questions and advise on how to prepare a properly made submission on the Draft Major Amendment.	Available for the whole of the consultation period.
10. Social Media	Notification of the consultation activities to be published on Councils social media platforms including Facebook and Instagram accounts.	Available for the whole of the consultation period
11. Internal Communications	During the public consultation period, notify internal staff of consultation activities through the Staff Bulletin and provide guidance on where to direct any enquiries.	Prior to commencement of consultation and reminders during consultation period

4.2 Submissions

The formal feedback that is sought from the public consultation of the Major Amendment to the *Scenic Rim Planning Scheme 2020* will be in the form of written and electronic submissions that must be considered and responded to accordingly. The issues raised in the submissions will be collated and consolidated in a Consultation Report, and a response will be given for each issue. The responses may involve changes to the Draft Major Amendment, deferment for consideration for a future amendment to the planning scheme, or reasons why the submitter's issues have not been reflected.

Council will respond to each submitter advising how their submission has been dealt with (a copy of the Consultation Report will be issued to each submitter) and all submissions and the corresponding responses will be provided to the Department of State Development, Infrastructure and Planning to support the Council's request to the Minister to adopt the Draft Major Amendment.

The review and preparation of responses to submissions is likely to take at least six weeks.

4.3 'Properly Made' Submissions

Under the *Planning Act 2016*, Council must consider and respond to all properly made submissions. A properly made submission is one that:

a. is received during the consultation period;
b. included the name and address of each person making the submission;
c. is signed by each person making the submission (unless submitted electronically); and
d. states the grounds (reasons) for the submission and any facts and circumstances relied on in support of these grounds.

The main purpose of requiring properly made submissions is to ensure that issues can be responded to effectively and enable Council to provide written feedback to submitters. It also ensures that submissions are directed at the content of the Draft Amendment and discourages submissions in the form of a petition as the name and address of each person contributing to a submission must be provided.

Further, the provision of the name and address assists Council in determining the perspective from which the submission is coming from (i.e. whether it is the land owner, a developer, an interest group, a person residing outside the region etc.), and this assists in making an informed decision about whether any changes to the policy would be in the public interest.

4.4 Conclusion

The proposed consultation activities will inform the public about the proposed changes to land use policy for the region and encourage feedback through the preparation of submissions. The activities fulfill statutory requirements of the *Planning Act 2016* and in accordance with the Minister's Guidelines and Rules, the local community can familiarise itself with the Draft Major Amendment through a number of avenues and submissions can be made in writing and electronically.

SCENIC RIM REGIONAL COUNCIL

5. Indicative Timeframe

Table 4: *Indicative Timeframe of Draft Major Amendment No.8 activities*

Task	Action Period	Indicative Timeframe
Recommendation to progress Amendment No.8 to SIR by Council's delegated authority	Presented and endorsed at Ordinary Meeting 29 October 2025	Completed
State Interest Review	60 Business days	Completed
Comply with Minister's conditions where applicable	10 business days	Not Applicable
Adoption by Council to commence Public Consultation	30 business days	April 2026
Public Consultation	20 business days *SRRC will undertake 30 business days (minimum)	May to June 2026
Review of Submissions undertaken	20 business days	July 2026
Adoption by Council of Consultation Report and proposed Major Amendment Final Draft	30 business days	August / September 2026
Council to give a notice of a request to adopt the proposed amendment to the Minister and provide an electronic copy of the proposed Major amendment and the Consultation report for the Minister's consideration of whether the local government may adopt the proposed amendment.	40 business days	October to November 2026
Comply with Minister's conditions where applicable	10 business days	December 2026
Adoption and commencement of Amended Planning Scheme		From December 2026 / January 2027

SCENIC RIM
REGIONAL COUNCIL

6. Background Studies

6.1 Mapping Information Report

This document contains mapping information, detailing the application of the SPP mapping and Council's spatial data inclusions. Please see ***Amendment 8 Mapping Information Report*** document which forms part of the Amendment package.

6.2 Scenic Rim Growth Management Strategy

The Scenic Rim Growth Management Strategy (GMS) was adopted by Council on 22 November 2022 and prepared to plan for the future growth needs of the Scenic Rim. The **Amendment Document** delivers the first phase of amendments to implement the GMS.

The Hon Jarrod Bleijie MP
Deputy Premier
Minister for State Development,
Infrastructure and Planning
Minister for Industrial Relations

DELIVERING FOR QUEENSLAND | Queensland Government

Our ref: MC25/3003

Your ref: SRPS Amendment No.8

10 MAR 2026

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Mayor Tom Sharp
Scenic Rim Regional Council
mail@scenicrim.qld.gov.au

Dear Mayor Sharp

I refer to the letter of 6 January 2025 from the Scenic Rim Regional Council requesting a State Interest Review (SIR) and approval to proceed to public consultation on the proposed Major Amendment No. 8 (the proposed amendment) to the *Scenic Rim Planning Scheme 2020*. I am writing to notify you of the outcome of the SIR.

The Department of State Development, Infrastructure and Planning (the Department) has assessed the final version of the proposed amendment submitted on 18 December 2025, against the *Planning Act 2016*, the Planning Regulation 2017 and the State interests contained in the State Planning Policy, *ShapingSEQ* 2023 and other relevant legislation.

I am pleased to advise that, in accordance with chapter 2, part 4, section 17.5 of the Minister's Guidelines and Rules, I am satisfied the proposed amendment appropriately integrates the relevant State interests and that you may now proceed to public consultation as outlined in the submitted communication strategy.

I have asked for Ms Grace Heatherley, Acting Manager, Planning Services, in the Department, to assist you with any further queries. You may wish to contact Ms Heatherley on (07) 5644 3222 or by email at Grace.Heatherley@dsdip.qld.gov.au.

Yours sincerely

JARROD BLEIJIE MP
DEPUTY PREMIER
Minister for State Development, Infrastructure and Planning
Minister for Industrial Relations

11.5 Draft Water Plan (Logan Basin) 2026 Submission

Executive Officer: Director Planning, Development and Environment

Item Author: Coordinator Strategic Planning

Attachments:

1. Logan Basin Water Plan Submission ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Queensland Government's Logan Water Plan (draft 2026) is proposed to replace the existing Water Plan (Logan Basin 2007) and aims to balance water use for environmental flows, urban supply, agriculture and industry across the Logan Basin area.

Council's submission (Attachment 1) provides comments relating to the Bromelton Off-stream Storage Facility, Wyaralong Water Treatment Plan, Canungra Creek, Tamborine Mountain Moratorium Area, and projected growth for the Scenic Rim.

The consultation period on the Logan Water Plan (draft 2026) remains open until 30 April 2026.

Recommendation

That Council note retrospectively, the submission to the Department of Local Government, Water and Volunteers on the Logan Water Plan (Draft 2026) at Attachment 1.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The current Water Plan (Logan Basin) 2007 (the current water plan) establishes the statutory framework for water resource management across the Logan Basin. The plan area encompasses major urban centres, including Logan, Beenleigh, Beaudesert and the Redlands, as well as smaller rural localities such as Boonah, Kooralbyn, Canungra and parts of Tamborine Mountain.

The current water plan aims for sustainable development and management of water resources by its intent to safeguard key environmental processes, maintain ecological integrity, and recognise cultural heritage values within the region. Water resources within the Local Basin are utilised for a range of purposes, including urban water supply, irrigated agriculture, tourism and cultural activities.

The Logan Basin water plan area extends over approximately 4,200 square kilometres and incorporates significant catchments, including the Logan River, Albert River, Burnett Creek, Christmas Creek and Running Creek. Water supply within the basin is delivered through the Logan River Water Supply Scheme, which includes major storages such as Wyaralong Dam and Maroon Dam, operated by Seqwater. See Figure 1 for a map of the Logan Basin water plan area.

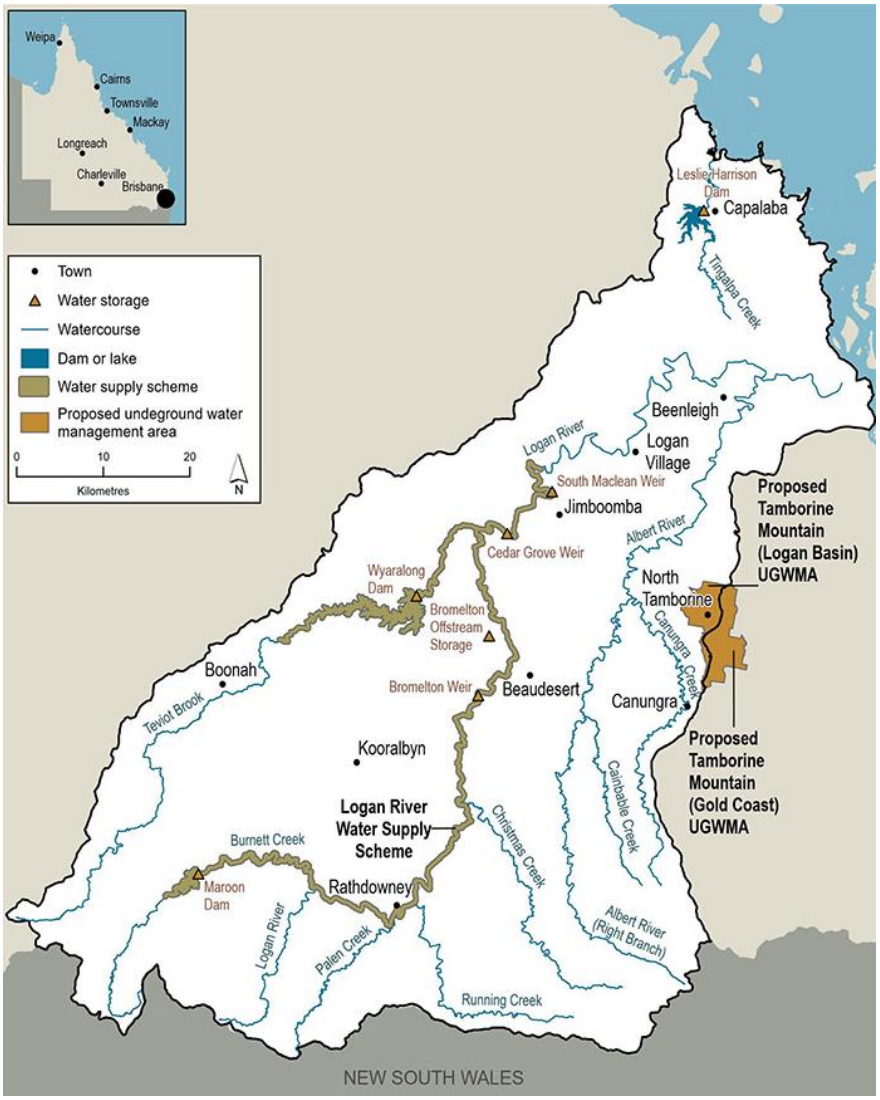


Figure 1: Map of Logan Basin water plan area

The Logan Water Plan (draft 2026) is proposed to replace the current water plan and aims to balance water use for environmental flows, urban supply, agriculture and industry. Key changes include:

- The introduction of a formal groundwater management framework, including coverage of the Tamborine Mountain area.
- Performance improvements to Maroon Dam within the Logan River Water Supply Scheme (WSS).
- More flexible temporary (seasonal) water trading framework.
- The continuation of existing water entitlements to support economic stability.
- Updated outcomes to reflect climate variability and cultural water considerations.
- Replacing fragmented arrangements with a single integrated surface and groundwater framework.

The consultation period for the Logan Water Plan (draft 2026) is 9 March 2026 to 30 April 2026. Council's submission was emailed to the Department of Local Government, Water and Volunteers (the Department) on 20 March 2026, with an acknowledgement of submission received on 25 March 2026. In addition, a submission by Councillor Hay in her capacity as Divisional Councillor, was emailed to the Department by the CEO on 20 March 2026, with an acknowledgement of submission received on 25 March 2026.

Council's submission (refer Attachment 1) provided comments relating to the following key matters:

- Bromelton Off-stream Storage Facility and Wyaralong Water Treatment Plan
- Canungra Creek
- Tamborine Mountain Moratorium Area
- Projected growth for the Scenic Rim

The outcomes of the consultation process, including Council's submission, will inform the finalisation of the Logan Water Plan (draft 2026) and any subsequent implementation arrangements undertaken by the Department.

Budget / Financial Implications

Nil

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

Not applicable.

Risks

Strategic Risks

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

SR54 Ineffective Advocacy and Partnerships - Achievement of many of Council's strategic goals and priorities relies on partnerships, collaboration and external funding. If this is not successful, it could negatively impact the delivery of Council's major strategic objectives

Risk Summary

Category	Explanation
Reputation, Community & Civic Leadership Inability for Council to influence outcomes of matters that affect Council's strategic objectives	Delivery of Council's strategic objectives relies on coordinated advocacy, collaboration and engagement with relevant agencies and partners. If regional priorities are not communicated, this may limited Council's ability to influence outcomes.

Human Rights Implications

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

Consultation

The Strategic Planning Team have led the preparation of this submission. No additional internal consultation was required.

Conclusion

The public consultation of the proposed Logan Water Plan (draft 2026) presents an opportunity for Council to make comment on matters that may influence the region's future water security and management. A submission to the draft water plan enables Council to advocate for region priorities and contribute to the development of the final plan. A submission was lodged on 20 March 2026 and provided at Attachment 1 for Council’s information and noting.

Options

Option 1

That Council note retrospectively, the submission to the Department of Local Government, Water and Volunteers on the Logan Water Plan (Draft 2026) at Attachment 1.

Option 2

That Council does not agree with the comments outlined in the submission to the Department of Local Government, Water and Volunteers on the Logan Water Plan (Draft 2026), and request it be withdrawn prior to the close of the consultation period.

Enquiries:
Dannielle Owen
07 5540 5111
File Ref: 14/01/001
Other Ref: Draft Water Plan (Logan Basin) 2026

SCENIC RIM
REGIONAL COUNCIL

19 March 2026

Shannon Dempster
Director, Water Planning and Science South Region
PO Box 12898
George Street
BRISBANE QLD 4003

Email: LoganWP@dlgwv.qld.gov.au

Dear Ms Dempster

Submission to the Draft Water Plan (Logan Basin)

Council has reviewed the Draft Water Plan (Logan Basin) 2026 and makes the following comments, which also apply to the Draft Water Plan (Gold Coast) 2025.

Bromelton Offstream Storage Facility, Wyaralong Water Treatment Plant

The Bromelton Offstream Storage and Wyaralong Dam are identified within the plan area; however, the associated South West Pipeline (linking Beaudesert to the South East Queensland Water Grid) and the pipeline connecting the Logan supply network to the Wyaralong Transfer Station are not shown. Council considers that bringing the Bromelton Offstream Storage Facility and the Wyaralong Water Treatment Plant into operation would significantly improve water supply capacity and resilience in our region.

Canungra Creek

Council remains concerned about the future allocation of water for domestic purposes from Canungra Creek. This is particularly concerning when considering the future growth projections anticipated for the Scenic Rim Local Government area and requests that the Draft Water Plan (Logan Basin) 2026 consider the current projected growth for Scenic Rim (refer below).

Tamborine Mountain Moratorium Area

The Draft Water Plan (Logan Basin) 2026 proposes to formalise current underground water management arrangements contained within the Tamborine Mountain and Springbrook Moratorium which among other objectives, aimed to protect local water security and the environmental values of the aquifers.

Council acknowledges the inclusion of the Tamborine Mountain and Springbrook moratorium area into the Logan and the Gold Coast water plans and understands that the proposed water plans will regulate the development of new groundwater extraction works (particularly for commercial purposes). Further, the plans will limit changes to how groundwater is currently used, allowing commercial operations, domestic supply and small-scale irrigation to continue; while placing clear constraints on intensifying the use or repurposing the extracted groundwater (for example, shifting from irrigation use to commercial bottled water use).

The Monitoring and reporting requirements in Part 6 of the Draft Water Plan (Logan Basin) require that groundwater levels in the plan area are monitored within the resource operations plan to measure the achievements of the plan's management strategies. Monitoring the impacts of the groundwater extraction on Tamborine Mountain is regarded as a priority by Council, particularly in relation to the commercial

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extractors.

Further scientific investigation and the development of long-term management frameworks for the extraction of groundwater from Tamborine Mountain should be informed by the monitoring that is regulated within the proposed plans.

Council's officers are aware of the submission from Councillor Hay, Division 1 (Tamborine Mountain) that presents significant concerns about commercial water extraction from Tamborine Mountain and its impact on local water supply availability.

Projected Growth for the Scenic Rim

It is not clear what growth projections the Draft Water Plan (Logan Basin) 2026 is based on. At the Ordinary Council Meeting held on 10 December 2025, Council endorsed the updated population and dwelling growth projections across the Scenic Rim region as the basis for infrastructure planning and future Local Government Infrastructure Plan (LGIP) amendments. The Draft Water Plan (Logan Basin) 2026 should be based on the current projected growth for Scenic Rim. These growth figures are as follows:

- 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.
- 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.

We are open to engaging with the Water Planning South Region Team should any matters be raised by the Scenic Rim community, including any implications for the Draft Water Plans.

We look forward to continuing to work with the Water Planning South Region Team to ensure the water planning for the Scenic Rim region is robust, transparent, and responsive to the needs of the community, industry, and environment.

Should you have any queries, please contact Dannielle Owen, Coordinator Strategic Planning 5540 5111 or via mail@scenicrim.qld.gov.au who will be pleased to assist.

Yours faithfully

Sean Beck
MANAGER PLANNING AND DEVELOPMENT

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11.6 MCU24/080 Preliminary Approval for Material Change of Use to vary the effects of the Planning Scheme (variation request) and Development Permit for Reconfiguring a Lot for one into two lots at 278 Kerry Road, Beaudesert described as Lot 22 SP301784

Executive Officer: Director Planning, Development and Environment

Item Author: Technical Officer Planning and Infrastructure Charge / Acting Team Leader Development Assessment Pla

Attachments:

1. Proposed Development Code ⇩
2. Precinct Plan ⇩
3. Concept Plan ⇩
4. Proposal Plan - Reconfiguring of a Lot ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 4.

Executive Summary

Council is in receipt of a combined development application for a Preliminary Approval for a Material Change of Use to vary the effect of the Scenic Rim Planning Scheme 2020 (variation request) and Development Permit for Reconfiguring a Lot for Subdivision of one lot into two lots over the property located at 278 Kerry Road, Beaudesert, and described as Lot 22 SP301784.

The subject site is located within the Rural Zone under the Scenic Rim Planning Scheme 2020 (Planning Scheme). The proposal seeks to vary the Planning Scheme to allow development to occur in accordance with the Spring Creek East – West Parcel Development Code, with a notional development yield of 195 dwellings proposed. The components of the Planning Scheme proposed to be varied include:

- SC2.3 Zone Maps – Variation to the zoning of the subject site to be consistent with the Low-Medium Density Residential Zone;
- SC2.5 Overlay Mapping – Variation to the Environmental Significance Overlay – Local water courses;
- Variation to Categories of Development and Assessment;
- Variation to codes including the Low-Medium Density Residential Zone Code, Dwelling House Code and Reconfiguring a Lot Code.

These variations are intended to achieve a similar planning outcome to that found in the adjacent Spring Creek residential subdivision, by offering a low-medium residential density over the majority of the site, while retaining the balance of the lot to protect its biodiversity values and provide a public open space corridor anchored around Spring Creek and its tributaries.

At the time of lodgement of the application, the site was subject to Overlay 3 – Bushfire Hazard, Overlay 4E – Environmental Significance (Local Watercourses – Matters of Local Environmental Significance Local Watercourses), Overlay 6A – Flood Hazard (Hazard Area), Overlay 6B – Flood Hazard (Category Area), Overlay 7A – Landslide Hazard and Steep Slope (Steep Slope), Overlay 9B – Regional Infrastructure (Major Electricity Roads and Rail Infrastructure – Future Roads), Overlay 10B – Water Resource Catchments (Streams and Dams) and Overlay 15 – Road Hierarchy.

As demonstrated within this assessment report, the proposed development, despite its inconsistencies with the Planning Scheme, is justified on balance by relevant matters and can achieve compliance through the imposition of reasonable and relevant conditions that mitigate impacts and ensure alignment with the Planning Scheme's intent.

As such, it is recommended that Council approve the proposed development for a Preliminary Approval for a Material Change of Use to vary the effect of the Planning Scheme and Development Permit for Reconfiguring a Lot for Subdivision of 1 lot into 2 lots over the property located at 278 Kerry Road, Beaudesert, and described as Lot 22 SP301784, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "Development Application MCU24/080 Preliminary Approval for Material Change of Use to vary the effects of the Planning Scheme (variation request) and Development Permit for Reconfiguring a Lot for one into two lots at 278 Kerry Road, Beaudesert described as Lot 22 SP301784";

2. Council approve development application MCU24/080, and grant a development permit for Material Change of Use and Reconfiguring a Lot, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and

3. Council note that any subsequent requests for Development Permits (per the Preliminary Approval), a negotiated decision notice and/or change applications to the approval (MCU24/080), as well as any administrative corrections to the conditions will proceed via delegated authority where the changes 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:

1. Conditions of Approval

a) A Preliminary Approval is given for a Material Change of Use (Variation Approval), subject to the following conditions:

<table>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td colspan="3">General</td></tr>
<tr><td>1.</td><td>PLANS AND DOCUMENTS

1. Undertake development generally in accordance with the following plan(s) and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s):

<table>
<tr><th>Plan Name</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr>
<tr><td>Spring Creek East – West Parcel Development Code</td><td>9712 Version 1</td><td>Saunders Havill Group</td><td>26 March 2025</td></tr>
<tr><td>Spring Creek East – West Parcel Precinct Plan</td><td>SCE-P 103A</td><td>Place Plan</td><td>24 March 2025</td></tr>
<tr><td>Spring Creek East – West Parcel Concept Plan</td><td>SCE-P 102A</td><td>Place Plan</td><td>24 March 2025</td></tr>
<tr><td>Spring Creek East – West Parcel Corridors Plan</td><td>SCE-P 103A</td><td>Place Plan</td><td>24 March 2025</td></tr>
<tr><td colspan="4">Associated Reports</td></tr>
<tr><td colspan="4">Proposed Residential Subdivision Spring Creek East – West Parcel Beaudesert Traffic Impact Assessment, Issue A, dated 12 November 2025 and prepared by Pekol Traffic and Transport.</td></tr>
</table>
</td><td>At all times.</td></tr>
<tr><td>2.</td><td>SUBMIT AMENDED PLAN

Submit for approval by Council an amended Spring Creek East-West Parcel Development Code which:

a. In relation to Table D, removes reference to Linear parks are to have a minimum dimension of 15m but may be reduced to 10m for short distances in response to physical conditions and replaces this with Linear parks are to have minimum dimensions from high bank as illustrated on the Spring Creek East – West Parcel Corridors Plan, reference SCE-P 103A dated 24 March 2025 and prepared by Place Plan.

b. Clearly identifies any areas where the rear part of any Parkland Residential Lots can extend into the floodplain as determined by the Flood Management Strategy required in relation to Condition 11. This may be by nominating a ‘Residential Precinct – non-buildable’ area/s adjacent to the Recreation and Open Space Precinct.</td><td>Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.</td></tr>
</table>

No.	Condition	Timing
	c. Amend Table 9.4.6.3.2 – Minimum Lot Size and Design as varied by the Spring Creek East – West Parcel Development Code to refer on to land within the West Parcel Low-Medium Density Residential Precinct.	
3.	**CURRENCY PERIOD** The currency period for this preliminary approval (variation approval) is five (5) years starting the day that this approval takes effect (refer to section 85 'Lapsing of approval at end of currency period' of the *Planning Act 2016*).	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.	**WEST PARCEL - MANAGEMENT PLANS** a. Submit to Council for approval the following Management Plans for the Spring Creek East – West Parcel: (i) Open Space Management Plan (refer to Condition 6); (ii) Cultural Heritage Management Plan (refer to Condition 7); (iii) Road Layout and Pedestrian / Cycle Management Plan (refer to Condition 8); (iv) Overall Stormwater Management Plan (refer to Condition 9); (v) Overall Servicing Strategy and Management Plan (refer to Condition 10); (vi) Flood Management Plan (refer to Condition 11); (vii) Vegetation Management Plan (refer to Condition 12); (viii) Rehabilitation Management Plan (refer to Condition 12); and (ix) Fauna Management Plan (refer to Condition 12). b. Undertake development generally in accordance with the above plan(s) and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or documents(s). c. A legible copy of the approved Management Plans and approval conditions must be available on site.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works. At all times. At all times.
6.	**OPEN SPACE MANAGEMENT PLAN** Submit to Council an Open Space Management Plan for approval which provides the following recreation and open space areas and demonstrates compliance with Schedule 6.2.1 Planning Scheme Policy 1 – Infrastructure Design - Part 8 Standard for Park: a. Local park generally in accordance with the location nominated on the Spring Creek East – West Parcel Concept Plan, Drawing No. SCE-P 102A, dated 24 March 2025. The Local park is required to be designed generally in	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.

No.	Condition	Timing
	accordance with Planning Scheme Policy 1 and the *Spring Creek East – West Parcel Development Code* and: - is fair average land; - is on an urban access road in a residential area; - is easily accessible for pedestrians and cyclists; - is configured such that the land can be expanded by the addition of adjoining land; - has an area in accordance with Table 8.5.2.1–Minimum Size of Parks of this planning scheme policy; - is of a compact shape free of irregular boundaries; - has a post development flood immunity in accordance with Table 8.5.3.1 – Post Development Flood Immunity for Parks of this planning scheme policy; - has a post development grade in accordance with Table 8.5.4.1 – Maximum Post Development Grade for Parks of this planning scheme policy; and - has road frontage of not less than 75 percent. b. Linear park generally in accordance with the location of Recreation and Open Space Precinct shown on the Spring Creek East – West Parcel Concept Plan, Drawing No. SCE-P 102A, dated 24 March 2025 and prepared by Place Plan. The Linear park is required to be designed generally in accordance with Planning Scheme Policy 1 and the *Spring Creek East – West Parcel Development Code* and: - is part of a safe, linked open space and park network; - is suitable for cycle and pedestrian paths; - has a minimum 50 per cent road frontage, provide a minimum of two (2) road access points and have further access points every 500 metres; - does not include: - land subject to cut and fill with a batter slope which does not comprise the provisions of (a) to (g) within the Planning Scheme Policy; - any land required for stormwater infrastructure; - any areas of land less than 25 metres wide; Details on active recreation areas, park infrastructure, landscaping, vegetation and rehabilitation works and sequencing/timing for establishment of open space is required to be addressed in the Open Space Management Plan and agreed to by Council.	
7.	**CULTURAL HERITAGE MANAGEMENT PLAN** Submit to Council for approval, an indigenous cultural heritage study prepared by a suitably qualified person.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.

No.	Condition	Timing
8.	**ROAD LAYOUT AND PEDESTRIAN / CYCLE MANAGEMENT PLAN** Submit to Council for approval a Road Layout and Pedestrian/Cycle Way Management Plan addressing the internal network and linkages to the external road network. All roads and pedestrian /cycle ways are to be designed in accordance with Planning Scheme Policy 1 - Infrastructure Design.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.
9.	**OVERALL STORMWATER MANAGEMENT PLAN** The applicant is required to provide a Stormwater Management Plan prepared in accordance with Queensland Urban Drainage Manual (QUDM) outlining the stormwater management strategy including the nominated lawful point(s) of discharge and the demonstration of a no worsening situation in a developed scenario. The stormwater system is to manage stormwater runoff to avoid any increase in peak flow impacts. Stormwater management may employ the use of on-site detention to minimise impacts of peak flow events. The Stormwater Management Plan is to be prepared and signed by an RPEQ engineer.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.
10.	**OVERALL SERVICING STRATEGY AND MANAGEMENT PLAN** The applicant is required to provide an Engineering Services Report outlining the servicing strategy and incorporating services master planning for the area.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.
11.	**FLOOD MANAGEMENT PLAN** In seeking a future development permit, flood studies on Spring Creek may be requested by Council if deemed necessary.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.
12.	**VEGETATION MANAGEMENT PLAN, REHABILITATION MANAGEMENT PLAN AND FAUNA MANAGEMENT PLAN** a. Develop a Vegetation Clearing and Management Plan (VMP), Rehabilitation Management Plan and Fauna Management Plan 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.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.

No.	Condition	Timing
	The VMP must comply with all other conditions of this approval and must include, but is not limited to, the following items: • a clear indication of all trees to be removed and retained; • details of all operational works likely to impact on existing vegetation; • temporary and permanent exclusion and protection fencing; • roles and responsibilities for site contractors, the proponent, and the consultant group; • stockpiling and reuse of cleared vegetation; • a clearing sequencing plan showing the commencement of clearing and the direction of removal (this should be in conjunction with the Fauna Management Plan to allow the appropriate flushing of fauna to surrounding safe haven areas); • ongoing weed management; • a detailed ongoing site based rehabilitation and maintenance plan including the restoration and enhancement of disturbed areas in the post construction phase and processes to maximise survival opportunities for areas of retained vegetation and newly rehabilitated areas; and • specific details on the removal of potential habitat trees. b. The Vegetation Management Plan, Rehabilitation Management Plan and Fauna Management Plan must be prepared and signed by a suitably qualified environmental consultant (or an alternative person determined by Council as being suitably qualified to prepare such a plan) as being in accordance with the planning scheme and this development approval.	
13.	**LEVEL OF ASSESSMENT AND CODE VARIATIONS** This Variation Approval, in accordance with section 61 of the *Planning Act 2016*, varies the effect of the *Scenic Rim Planning Scheme 2020* (as amended on 30 June 2023) only with respect to the following and applies only to the West Parcel identified on the Spring Creek East – West Parcel Precinct Plan, Drawing No. SCE-P 103A, dated 24 March 2025 and prepared by Place Plan: a. The level of assessment and applicable assessment benchmarks for all development regulated by this Preliminary Approval (Variation Approval) as identified in Section 2.1 and Part 3 of the *Spring Creek East – West Parcel Development Code*. b. To the extent the Variation Approval varies the effect of the local categorising instrument is limited to a Material change of Use for any of the uses(s) listed below: (i) Dual occupancy (ii) Dwelling house (iii) Multiple dwelling (iv) Sales office	At all times.

No.	Condition	Timing
	c. Development not regulated by the Preliminary Approval (Variation Approval) is subject to the level of assessment requirements of the relevant planning scheme at the time of lodgement.	
14.	**RECONFIGURING A LOT APPLICATION/S** A Reconfiguring a Lot application must be submitted to Council for assessment as a result of the proposed development. The Reconfiguring a Lot application shall be submitted with a plan of subdivision for the overall development generally in accordance with the approved plan titled Spring Creek East – West Parcel Concept Plan, Drawing no. SCE-P 102A, dated 24 March 2025 and any conditions of the Variation Approval.	Prior to submission of the first development application for Material change of use, Reconfiguring a lot or Operational works.
15.	**MAXIMUM DEVELOPMENT YIELD** The development is not to exceed 195 dwellings. A schedule of the number of total dwellings is to be submitted to Council in relation to each subsequent Material Change of Use and/or Reconfiguring a Lot development application to track the number of dwellings established and ensure it does not exceed the maximum of 195 dwellings. Any disclosure statement or contract of sale is to advise future or prospective land purchasers that a maximum development yield is applicable to development subject to the *Spring Creek East – West Parcel Development Code*. This requirement binds the owner, the owner's successors in title, and any occupier of the premises.	At all times.
16.	**GENERAL COMPLIANCE REQUIREMENTS** At all times, development of the subject land must comply with the following: a. Approved plans and/or documents; and b. The conditions of the preliminary approval (variation approval); and c. Subsequent material changes of use, reconfiguring a lot and operational works approvals over the subject land, including other plans and documents approved by subsequent development approvals. *Note*: Under the preliminary approval (variation approval), where the *Spring Creek East – West Parcel Development Code* requires an assessment against the *Scenic Rim Planning Scheme 2020* assessment benchmarks, the assessment will occur against the assessment benchmarks of the relevant planning scheme in effect at the time a development application is properly made.	At all times.

No.	Condition	Timing
17.	**VEHICLE ACCESS – ACCESS RESTRICTION** Access the development at the locations shown on the approved plans only with no direct vehicle access permitted via Sullivan Road.	At all times.
18.	**SERVICING PLANNING AND FEASIBILITY STUDIES** Where determined necessary by Queensland Urban Utilities, undertake detailed planning study/s and feasibility study/s of the works necessary to service the proposed development at no cost to Council. The study/s is to be approved by Queensland Urban Utilities. The Applicant shall undertake all works identified within the approved study/s that are necessary to service the development. In this respect, a sewer study for the future trunk sewer may include an assessment of the environmental, cultural heritage and geological issues.	As indicated.
19.	**WATER AND SEWERAGE** Ensure that each proposed allotment is capable of being serviced by the water supply and sewerage network. Details on the Applicant's proposed method of servicing the development are to be submitted as part of all subsequent development applications.	As indicated.
20.	**FLOOD IMMUNITY** All residential lots, except for lots identified as Parkland Residential Lots, are to provide a finished floor level 500mm above the 1% Annual Exceedance Probability climate change flood event. Building envelopes of 450m² in area above the 1% AEP climate change flood event must be identified on each Parkland Residential Lot for residential use as being suitable for dwelling construction. Such envelopes must be determined by suitably qualified persons having regard for factors such as, but not limited to: • tree retention; • bushfire hazard risk; • slope hazard risk; • landslide hazard risk and slope stability; • flooding; • effluent disposal; • localised stormwater runoff; • vehicular access.	At all times. Prior to submitting the Plan of Survey to Council for approval.

No.	Condition	Timing
	All buildings and other improvements (including pools, cut/fill batters, water storage tanks and/or dams, and sewage treatment (excluding surface disposal areas) etc. must be located entirely within the designated building envelope, except for access driveways and services. The building envelope plan must be identified by way of survey and submitted to Council for approval prior to signing and sealing of the Plan of Survey.	
21.	**EXTERNAL ROAD PLANNING (NON-TRUNK)** a. Preliminary functional layout plans for the following roads and intersections are to be prepared and submitted to Council for approval prior to Council granting the first Development Permit for Reconfiguring a Lot: (i) Ludwig Road (from the Sullvan Road / Ludwig Road intersection to the Spring Creek roundabout) The preliminary functional layout plans must: • be prepared by a suitably qualified and experienced Registered Professional Engineer of Queensland (RPEQ); • demonstrate the proposed road hierarchy, alignment, cross-sections, intersection treatments, and traffic control devices; • address access arrangements, pedestrian and cyclist connectivity, and integration with the existing and future road network; • include consideration of safety, efficiency, and compliance with relevant standards of the *Scenic Rim Planning Scheme 2020* Planning Scheme Policy. b. As part of the first Reconfiguring a Lot approval made pursuant to this Preliminary Approval, the Applicant must construct the road/s detailed in Condition 21(a) generally in accordance with the approved plans. Construction must be completed to the satisfaction of Council prior to the sealing of the plan of subdivision for the first stage of the development.	As indicated within the wording of the condition.
22.	**LAND DEDICATION (NON-TRUNK)** The Applicant must dedicate the following land: a. the entire area of 'Recreation and Open Space Precinct' as identified on the Spring Creek East – West Parcel Precinct Plan, Drawing No. SCE-P-103A dated 24 March 2024 and prepared by Place Plan. The land to be dedicated is to include the following buffers as identified on the Spring Creek East – West Parcel Corridors Plan, Drawing No. SCE-P-103A, dated 24 March 2025 and prepared by Place Plan: i. land measured a minimum of 25 metres from top of bank/high bank of Spring Creek (Stream Order 4); and ii. land measured a minimum of 10 metres either side of top of bank/high bank of Stream Order 2.	Prior to plan sealing for the first Reconfiguring a Lot application subject to this approval.

No.	Condition	Timing
	Additional open space area may be included as part of this dedication once inundation areas are confirmed as stated on the Spring Creek East – West Parcel Corridors Plan. The details of Open Space facilities must be agreed to in writing by Council in accordance with the Open Space Management Plan prepared in accordance with Condition 6. b. The Local recreation park as identified on the Spring Creek East – West Parcel Precinct Plan, Drawing No. SCE-P-103A dated 24 March 2024 and prepared by Place Plan.	

b) A Development Permit is given for Reconfiguring a Lot, subject to the following conditions:

No.	Condition	Timing
1.	**PLANS AND DOCUMENTS** 1. Undertake development generally in accordance with the following plan(s) and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s): **Plan Name** | **Drawing No.** | **Prepared By** | **Date** Proposal Plan | 9712 S 01 PPA – A102 | Saunders Havill Group | 21 September 2023 2. Implement the recommendations of the aforementioned reports, submitted to Council in support of the development application except as altered by other conditions of this development approval.	At all times.
2.	**FINAL PLAN OF SURVEY** Subdivision of the site occurs generally in accordance with the approved survey plan as per Condition 1. A final plan of survey that conforms with the approved plan is to be submitted for Council's endorsement.	Prior to plan sealing.
3.	**WORKS – APPLICANT'S EXPENSE** 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.	As indicated within the wording of the condition.

4.	**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.	Prior to the construction of a dwelling house on the lot.
5.	**ADVERSE DRAINAGE IMPACT (GENERAL)** Drainage from the development is not to adversely impact upon upstream and downstream/adjoining properties. No ponding, concentration or redirection of flows onto adjoining land must occur.	At all times.
6.	**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 *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.	Prior to plan sealing.

2. Referral Agency Conditions

The application did not require referral under Schedules 9 or 10 of the *Planning Regulation 2017*.

Council independently sought Third Party Advice from Seqwater, who provided a formal response on 8 November 2024. Their response centred around the assessment of the application against specific benchmarks of the Seqwater Development Guidelines which would be beneficial to assess at this conceptual stage of the wider subdivision process, and the timely provision of an appropriate water supply to support the site, given the Wyaralong Water Treatment Plant is presently planned for completion in 2032.

Further advice was requested from Applicant on 9 December 2024 to respond to the matters raised by Seqwater. The Applicant provided a response on 26 March 2025 acknowledging the need to satisfy Seqwater's Development Guideline in relation to subsequent applications. The Applicant also indicated that water supply capacity and approval matters are the responsibility of Urban Utilities and are within the jurisdiction of Council. Seqwater provided further advice on 26 September 2025 in response to the Applicant's Further Advice response dated 26 March 2025. Accordingly, Council officers have applied an Advisory note (see item 4 below).

Whilst not a referral requirement under Schedule 10 of the *Planning Regulation 2017,* Council's Development Engineering team requested that the Applicant engage with the Department of Transport and Main Roads (TMR) to ensure appropriate coordination of any intersection upgrades or works affecting the State-controlled network. The Applicant did not engage with TMR.

3. Advisory Notes

a) Seqwater – In relation to all subsequent development applications, the applicant is to demonstrate that the assessment criteria under the *Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments 2017* is achieved. Council will seek Third Party Advice from Seqwater in relation each subsequent development application.

b) Development Conditions (Non-Trunk Infrastructure) - Development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016*, should be read as being non-trunk infrastructure conditioned under Section 145 of the *Planning Act 2016*, unless otherwise stated.

c) 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.

d) *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.

e) 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*.

f) 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).

g) Approval Lapses at Completion of Relevant Period - This Development Approval will lapse if the Variation Approval does not happen before the end of the relevant period. The relevant period is five (5) 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.

h) 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

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

4. Further approvals are required for:

a) A Development Permit for Material Change of Use and Reconfiguring a Lot is required for development on any of the approved allotments forming part of this approval. Development is to be undertaken in accordance with the approved *Spring Creek East – West Parcel Development Code* and conditions of this approval.

b) An Operational Works approval is required for all civil and engineering works both internal and external to the site, and as required by this approval.

c) A Buildings Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.

d) A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.

e) A Property Access Permit and Road Corridor Use Permit must be obtained from Council prior to undertaking any access/road construction works.

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.

5. 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	Spring Creek Land Corporation Pty Ltd c/- Saunders Havill Group
Owner(s)	Spring Creek Land Corporation Pty Ltd
Site Address	278 Kerry Road, Beaudesert
Real Property Description	Lot 22 SP301784
Site Area	54.9ha
Relevant Zone and Precinct	Rural Zone
Proposal	A combined application for a Preliminary Approval for a Material Change of Use to vary the effect of the Planning Scheme (Variation Request) and a Development Permit for Reconfiguring a Lot for Subdivision of 1 lot into 2 lots
Assessment Level	Impact Assessable
Approval Type	• Preliminary Approval for Material Change of Use (Variation Request) • Development Permit for Reconfiguring a Lot
Date Application Received	2 August 2024
Confirmation Notice	18 September 2024
Public Notification	28 April 2025 – 10 June 2025
Submissions Received	2 Properly Made

Development History

A concept meeting was held in 2022 with Council prior to lodgement of the development application.

The proposed development extends upon the Spring Creek East development located immediately to the west of the site. This development was originally approved by Council on 28 May 2013 (MC.Bd212/00022) with approval granted for a Minor Change to the existing approval on 9 August 2021 (MCU/21/053).

Purpose of Report

The purpose of this report is to provide the facts and circumstances surrounding a proposed development, which seeks an approval for a combined Preliminary Approval for a Material Change of Use to vary the effect of the planning scheme pursuant to section 61 of the *Planning Act 2016* and a Development Permit for Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, on land located at 278 Kerry Road, Beaudesert and described as Lot 22 SP301784.

Proposal

Overview

The application consists of two components. Firstly, the Applicant seeks to vary the effect of the Planning Scheme on the western portion of the lot through a Preliminary Approval (Variation Request) to facilitate the first part of the development known as the “Spring Creek East – West Parcel”. The second component of the application currently before Council seeks to subdivide Lot 22 SP301784 through Reconfiguring a Lot involving 1 lot into 2 lots, to create the western parcel (subject to the Variation Request) and an eastern parcel (subject to future applications). The Applicant indicates in their application material that the ultimate intent is for the entire site to be developed.

The application seeks approval for:-

(i) Preliminary Approval for a Variation Request to Council's local planning instrument (Scenic Rim Planning Scheme 2020) under section 61 of the *Planning Act 2016* for a Material Change of Use to allow development to occur in accordance with the Spring Creek East – West Parcel Development Code. This allows subdivision and land uses generally consistent with the Low-Medium Density Residential Zone Code and the Recreation and Open Space Zone Code;

(ii) Development Permit for Reconfiguring a Lot for Subdivision of 1 lot into 2 lots, to create one contiguous western parcel (subject to the above Preliminary Approval) and an eastern parcel consisting of the balance land, physically divided into three parts (split by both a Council road reserve and Spring Creek).

In support of the application, the Applicant submitted a Precinct Plan depicting the 'West Parcel' (subject to the Variation Request) and 'East Parcel' (subject to separate application) and a Concept Plan for the entire site (refer to Figure 1 and Figure 2 below). Following the information request, the Concept Plan was amended by the Applicant to show greater detail on indicative future staging of the development, transport and active transport infrastructure and parks. This Concept Plan also depicts indicative areas for the Low-Medium Density Residential Precincts and the Recreation and Open Space Precincts to be created as part of the development, though the Applicant has noted that their exact boundaries are to be refined at the detailed design phase. Furthermore, while the final road and lot layouts are not a part of this application, the Applicant has advised a notional total residential dwelling (including potential Multiple dwellings and Dual occupancy) yield of 195 dwellings across the West Parcel.

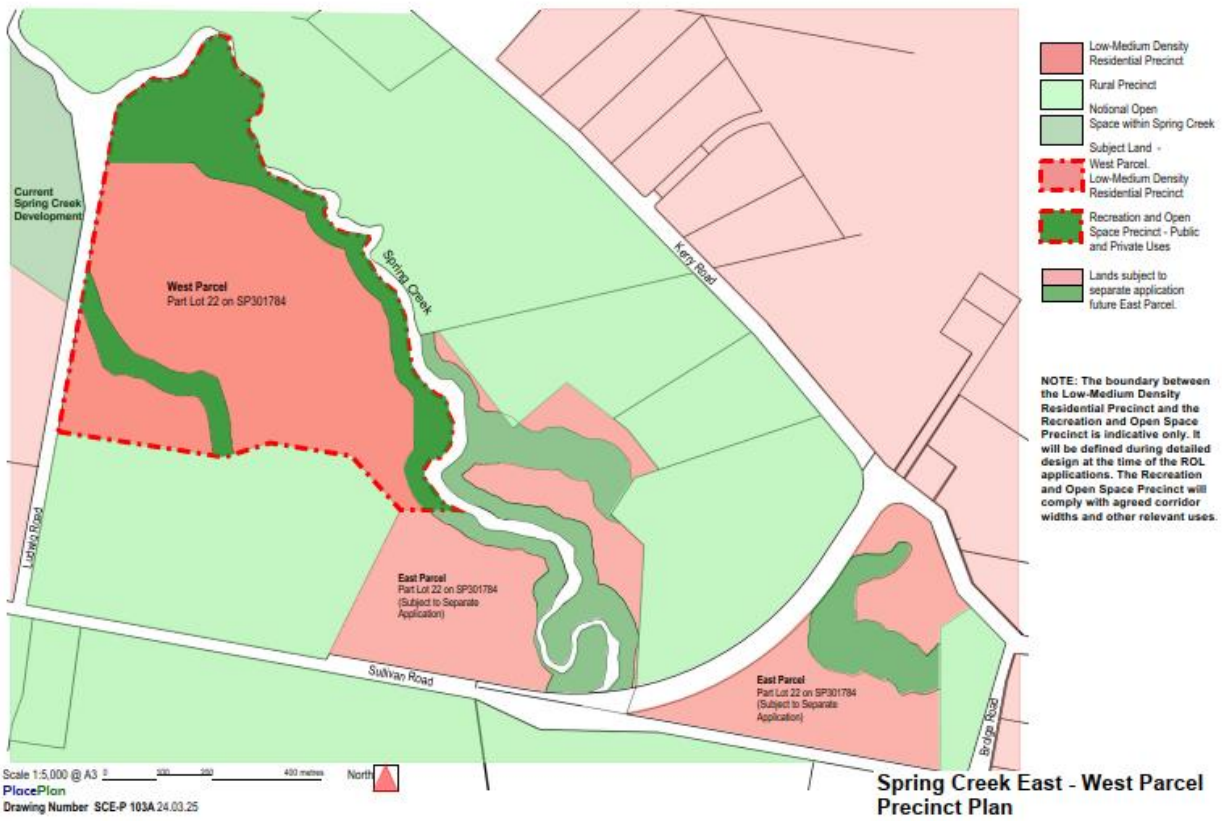


Figure 1: Proposed Spring Creek East – West Parcel Precinct Plan

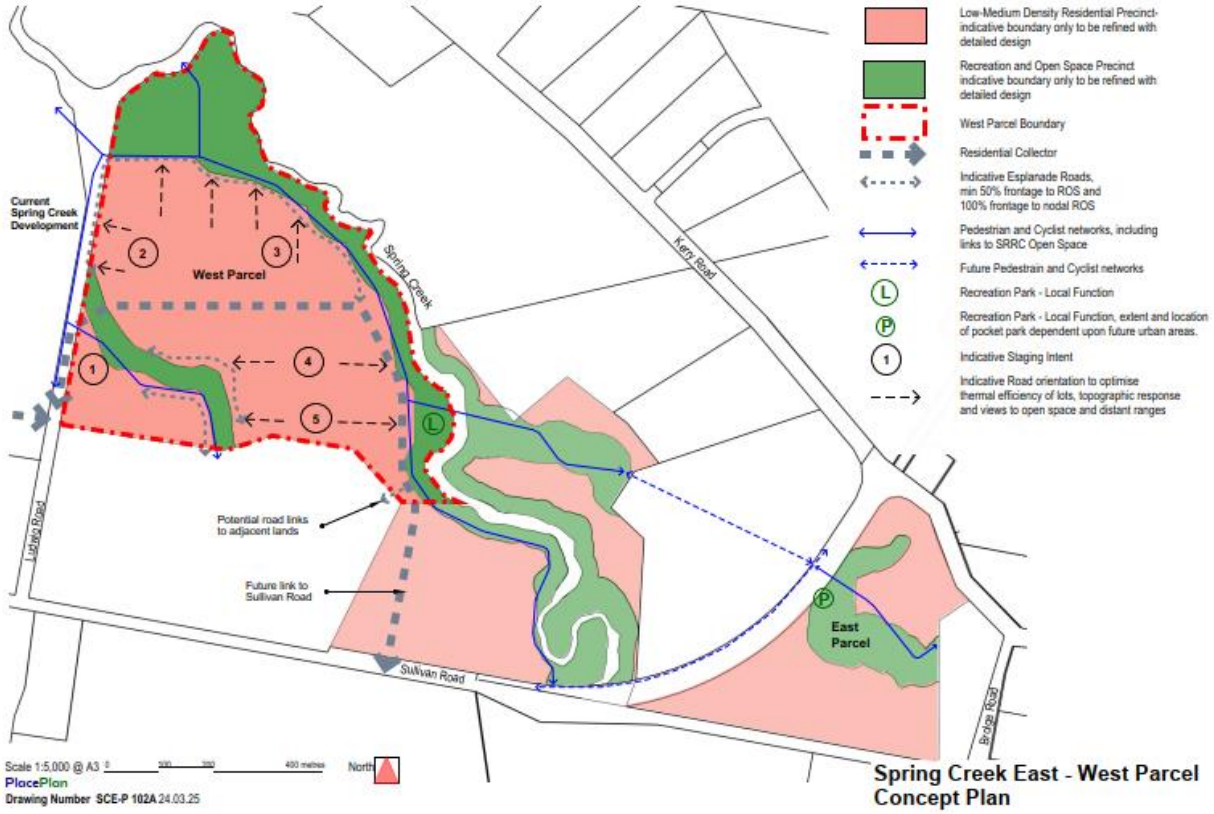


Figure 2: Proposed Spring Creek East – West Parcel Concept Plan

Preliminary Approval

Under section 43 (7) of the *Planning Act 2016*, a Variation Approval may do something mentioned in section 43 (1) only in relation to the material change of use or development relating to the material change of use. Section 43 (1) in turn outlines that a categorising instrument, in this case the proposed Spring Creek East – West Parcel Development Code, is a regulation or local categorising instrument that does any or all of the following:

(a) categorises development as prohibited, assessable or accepted development;
(b) specifies the categories of assessment required for different types of assessable development;
(c) sets out the matters (the assessment benchmarks) that an assessment manager must assess assessable development against.

The proposed Spring Creek East – West Parcel Development Code seeks to do all three of these things, and in doing so proposes to give effect to residential subdivision and land uses on the West Parcel of Spring Creek East to proceed as accepted or assessable development in accordance with the Development Code.

Reconfiguring a Lot

The subject site is located within the Rural Zone under the Scenic Rim Planning Scheme 2020. However, it is located within the Urban Footprint under the Regional Plan, ShapingSEQ 2023, and is consequently not subject to the prohibition on subdivision of under 100 hectares contained within section 23 of the *Planning Regulation 2017*. As a result, the proposed Reconfiguring a Lot for Subdivision of 1 lot into 2 lots is impact assessable development under the Planning Scheme.

The proposed Reconfiguring a Lot component of the development application seeks to divide the site into two management lots, to separate the parts of the site subject to the Preliminary Approval (Variation Request) and the balance land onto two separate titles.

The Applicant has submitted the following proposed Plan of Subdivision for the Reconfiguring a Lot component of the application. This proposed Plan of Subdivision is located in Figure 3.

Plan/Drawing	Prepared by	Plan/Dwg No.	Date
Proposal Plan	Saunders Havill Group	9712 S 01 PP A – A1 02	21/09/2023

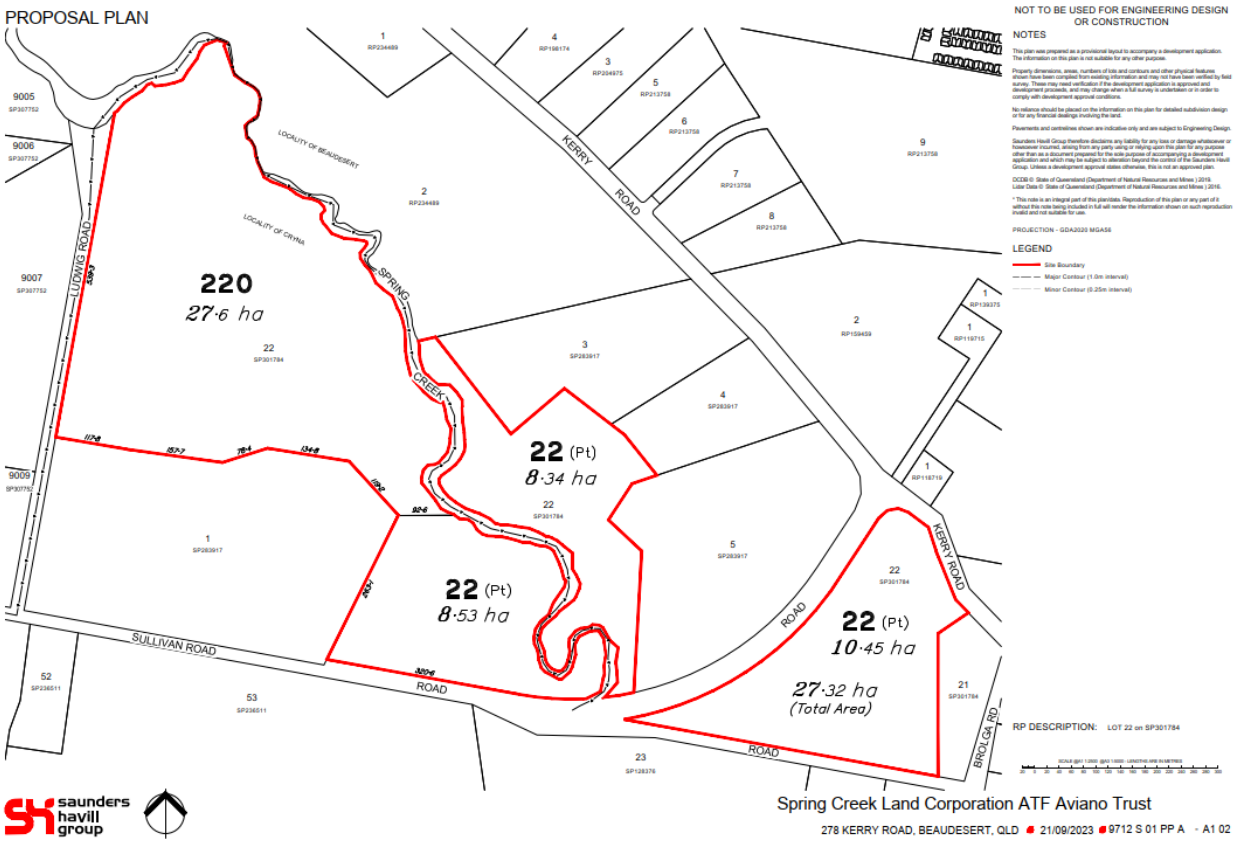


Figure 3: Proposed Subdivision Plan

Spring Creek East – West Parcel

The Applicant has identified a number of key matters that have contributed to the overall design of the proposed greenfield development, which include:

- Proposed low-medium level of residential density in line with the Planning Scheme and the Scenic Rim Growth Management Strategy 2041;
- Retain and enhance the environmental values of Spring Creek;
- Opportunities for pedestrian and cycleway linkages;
- Provision of recreation and open space areas; and
- Integration of proposed Spring Creek East – West Parcel subdivision with the under-construction Spring Creek subdivision to the west.

Spring Creek East – West Parcel Development Code

As previously discussed, part of the application involves a Preliminary Approval pursuant to section 61 of the *Planning Act 2016* to vary the effect of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). This is achieved through the submission of a Development Code (the Spring Creek East -West Parcel Development Code) which identifies the uses permitted, the required level of assessment and any applicable assessment benchmarks. The Development Code proposes to adopt, with amendments, the provisions for the Low-Medium Density Residential Zone and the Recreation and Open Space Zone Code of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).

These amended provisions would apply to the Low-Medium Density Residential Precinct and the Recreation and Open Space Precinct as identified on the submitted Precinct Plan (refer to Figure 1).

As a result of an extensive Information Request and multiple Further Advice Notices by Council the Applicant revised the Development Code and Concept Plan. Consequently, only the revised details of the application will be presented and assessed in this report.

The revised Spring Creek East – West Parcel Development Code is considered to be generally acceptable and will achieve similar outcomes sought by the Scenic Rim Planning Scheme 2020 and is generally consistent with the outcomes of the Spring Creek community to the west.

More specifically the Spring Creek East – West Parcel Development Code varies the Planning Scheme as follows:

- 5.5.9 Categories of Development and Assessment – Low-Medium Density Residential Zone, Table 5.5.9.1. The extent of variation for Material Change of Use relates to the following:
  - Dual occupancy: allowing Dual occupancies on 800m^2 lots or greater but removing the provision to be located on a corner lot.
  - Multiple dwelling: allowing Multiple dwelling to be code assessable where on a minimum lot size of 900m^2. The current provisions limit Multiple dwellings to 6 dwellings. The intent is to allow for Terrace house lots.
  - Dwelling house: allowing for establishment of Parkland Residential Lots partially affected by flood constraints and for Secondary dwellings to recognise recent State Government guidance.
  - Sales office: allowing a Sales office to be Accepted subject to requirements instead of Code Assessable.

- 5.6 Categories of Development and Assessment – Reconfiguring a Lot, Table 5.6.1 Reconfiguring a Lot. The extent of variation for Reconfiguring a Lot is as follows:
  - Low-Medium Density Residential Precinct: allowing a minimum lot size of 400m^2, minimum average lot size of 700m^2 and subdivision where associated with MCU for Multiple dwellings (i.e. terrace lots). The level of assessment is Code assessment for lots between 400m^2 and 600m^2.
  - Recreation and Open Space Precinct: allowing Reconfiguring a Lot to be Code assessable within this precinct.

- 6.2.9 Low-Medium Density Residential Zone Code and 9.3.5 Dwelling House Code. These codes are proposed to be varied to allow reduced front setbacks for houses and increase the site cover for lots less than 450m^2 to 60%.

- 9.4.6 Reconfiguring a Lot Code, Table 9.4.6.3.2. Consistent with the structure plan for the Spring Creek development to the west, it is proposed to vary the lot sizes to allow a minimum lot size of 400m^2 and minimum frontage for smaller lots of 10m. The minimum frontage of 18m will be maintained for lot 600m^2 or greater.

- Tables A, B, C and D of the Development Code provides development parameters which override certain acceptable outcomes and performance outcomes under the Scenic Rim Planning Scheme 2020 and Queensland Development Code (QDC). These tables include:
    - Table A – Minimum lot sizes and design for Parkland Residential Lots
    - Table B – Minimum lot sizes and design for Terrace House (Multiple dwelling) Lots
    - Table C – Minimum lot sizes and design for Secondary dwellings
    - Table D – Open space and connectivity design guidelines

- Schedule 2 Mapping
    - Zone Map: A Precinct Plan has been developed to vary the zone maps
    - An Environmental significance wetland and waterways plan has been prepared which accurately depicts the location of the centreline and buffers of waterways on site.

Proposed Lot Sizes and Density

The Applicant has not provided a final or conceptual Plan of Subdivision to accompany the proposed Development Code. However, the Applicant has advised in their town planning report that they anticipate a yield of 183 allotments, assuming 18.32ha of land is dedicated to residential development, 30 percent of this area will be dedicated to road reserves and an approximate average lot size of 700 square metres is achieved (with individual lots to be between 400m^2 and 1,200m^2 in area). On this basis, and assuming a reasonable number of Multiple dwellings and Dual occupancies will be established on the site, a total count of 183 lots and 195 dwellings is sought by the Applicant. The proposal will be limited to this total dwelling figure through conditions given the potential implications on the surrounding road network including nearby State-controlled road intersection of Telemon Street and Cryna Road. The variety in lot sizes possible under the Development Code will ensure housing diversity outcomes are achieved.

Proposed Site Layout

As noted above, the Applicant has not provided a final or conceptual plan depicting individual allotments. However, they have provided a Concept Plan (refer to Figure 2), which provides details on the future development. This includes approximate road and active transport route alignments and indicative staging for the future development of the site. This includes integration of the road, active transport and parks and other open spaces networks into the adjoining Spring Creek development to the west, the future development of the eastern parcel of the subject site and the adjoining parcel to the south-west, on the corner of Ludwig Road and Sullivan Road.

Road and Access Provisions

The Applicant has not provided details on internal roads for the development beyond the indicative layout shown on the Concept Plan (refer to Figure 2), with these future roads to be designed and approved to an appropriate Council standard as part of subsequent ROL applications. Access to the West Parcel is to be via Ludwig Road at the access point shown on the Concept Plan. Council Officers do not have any concerns with this approach.

The assessment of this application has been primarily concerned with the connection of the site to the wider road network. The proposed development on the western parcel is to be accessed via Ludwig Road, which achieves both access to Beaudesert proper and the wider region via connections to Sullivan Road and Cryna Road, through to the Telemon Road / Cryna Road / Thiedeke Road intersection.

The Applicant has indicated that Ludwig Road (from the Sullivan Road / Ludwig Road intersection to the Spring Creek roundabout) and a section of Sullivan Road (from the Cryna Road / Sullivan Road intersection to the Sullivan Road / Ludwig Road intersection) will be upgraded to a Trunk Collector standard as part of development of the subdivision. The Cryna Road / Sullivan Road intersection will also require upgrading with basic left turn lane (BAL) and basic right turn lane (BAR) treatments. Council's Development Engineering team accepts this approach.

It is also indicated in the Traffic Impact Assessment report submitted with the development application that alternative access to the subject site will also be achievable through the approved Spring Creek development that is currently undergoing construction, with an additional connection to the Sullivan Road extension to be provided as part of the Spring Creek East – East Parcel development.

The Traffic Impact Assessment identifies the following phases with Phase 1 being relevant to development of the West Parcel:

- Phase 1: Spring Creek East – West Parcel comprising approximately 195 lots (current application).
- Phase 2: addition of Spring Creek East – East Parcel, including Parcel 'A' of circa 100 lots and Parcel 'B' of circa 95 lots separated by the Eastern Ring Road corridor (East Parcel to be the subject of a future application).
- Phase 3: transition to Single Carriageway Sub-arterial Eastern Ring Road (not required for the Spring Creek East development but provided for context)
- Phase 4: transition to Dual Carriageway Sub-arterial Eastern Ring Road, if ever required.

The following recommendations were made in the Traffic Impact Assessment report in relation to Phase 1 (refer to Figure 4 below):

- *Ludwig Road and Sullivan Road from the proposed entry to the West Parcel through to the Cryna Road / Sullivan Road intersection be constructed to a Trunk Collector road standard that incorporates active transport provisions per Council's planning scheme requirements*
- *BAR and BAL treatments be incorporated at the Cryna Road / Sullivan Road intersection to accommodate the associated traffic movements while also retaining the existing Cryna-to-Cryna Road priority*
- *The posted speed limit on Cryna Road between the Telemon Street / Cryna Road and Cryna Road / Sullivan Road intersections be reduced to a maximum of 60km/h. This proposed speed reduction responds to the safety needs of continuing development of the current Spring Creek community (adjacent to the Spring Creek East site) and ongoing rural to urban transition occurring in this 'Urban Footprint' designated locality. The reduced speed will also improve traffic movements and safety considerations in relation to the continued daily use (weekdays) of this road by quarry vehicles and the interaction of these frequent truck movements with increasing residents' traffic until such time as the Ferguson Road deviation access for quarry operations is constructed.*

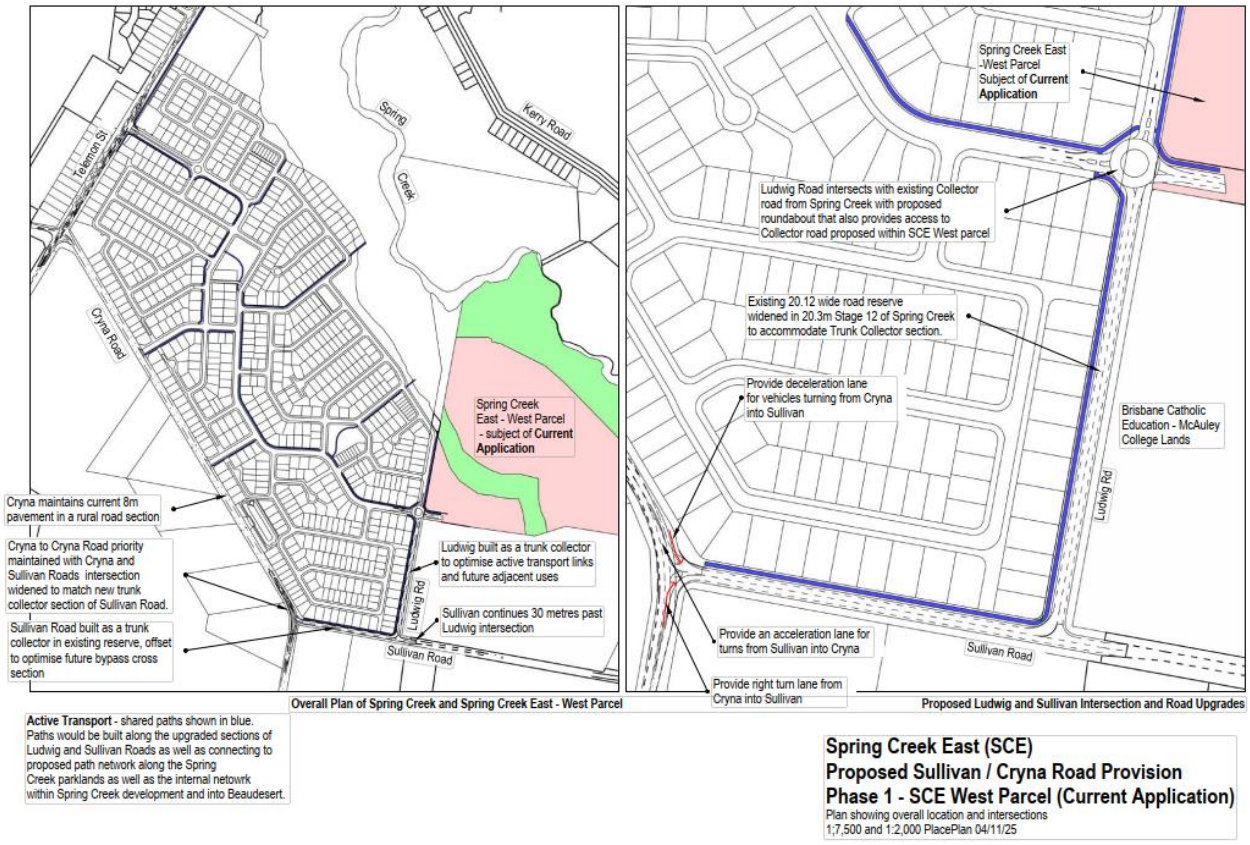


Figure 4: Proposed Sullivan / Cryna Road Provision – Phase 1 SCE West Parcel

The Applicant has not indicated any sequencing or timing for construction of the external road network required to service future development within the West Parcel.

A condition has been applied requiring detailed design documents for the Phase 1 road upgrades and the associated intersections depicted in the Traffic Impact Assessment prepared by PTT and dated 12 November 2025 to be provided as part of any future Reconfiguring a Lot or Operational Works application over the site. It is also conditioned that construction of the Phase 1 works occurs prior to the sealing of the plan of subdivision of the first stage of the development pursuant to the Variation Approval.

In the longer term, the site will have access to the Beaudesert Ring Road via Ludwig Road. The Ring Road is presently mapped as a Road Investigation Corridor under the Regional Infrastructure Overlay, and directly adjoins the eastern parcel of the site (not subject to the proposed Preliminary Approval). The current mapped alignment of this portion of the Ring Road starts at the Telemon Road / Cryna Road / Thiedeke Road intersection and follows the route of Cryna Road and Sullivan Road, before extending north-east to connect to Beaudesert-Nerang Road. The Traffic Impact Assessment provided by the Applicant includes proposed intersection designs to ensure the continued appropriate function of the road network following the completion of the Ring Road.

Stormwater

The Applicant has not lodged a Site Based Stormwater Management Plan (SBSMP) as part of this application. Instead, the Applicant proposes to lodge SBSMPs for the site alongside future ROL applications. The Applicant acknowledges the applicable Council standards in regard to quantity and quality of stormwater, and Council Officers consider this approach to be reasonable for the site.

Bulk Earthworks

No conceptual or detailed earthworks designs have been provided as part of this application. The Engineering Services Report prepared by ADG Engineers acknowledges the technical standards to which earthworks, including cut, fill, retaining walls and erosion and sediment control measures, will be required to adhere to as part of future detailed design works.

The Applicant notes that earthworks activities will be primarily contained within the site boundaries, however, works may be required in buffer zones such as the Spring Creek corridor. This work would be undertaken following detailed design works and collaboration with Council, and would occur alongside rehabilitation and revegetation works within Spring Creek.

Water and Sewerage Provisions

The proposed development is of an urban nature and consequently requires full connectivity to the reticulated water and sewer networks. The Applicant has provided preliminary layout plans for both the water and sewer trunk infrastructure networks on the site. These plans have been informed by early collaboration between the Applicant and Queensland Urban Utilities (QUU) regarding the site and locality, to establish the preliminary demand expectations for both the site and its infrastructure including the likely upstream catchment. These plans include provided preliminary routing and sizing for reticulated sewer and water supply for the site, with both services to be delivered from the west via the ongoing infrastructure construction process the Applicant is delivering as part of the adjoining Spring Creek subdivision.

QUU has provided the Applicant (and surrounding landowners within the upstream catchment) with a Service Advice Notice (SAN) on 20 June 2024. This SAN identifies the site outside of QUU's Water Supply Ultimate Catchment Extent and Sewerage Ultimate Catchment Extent. QUU has stated that they have no objection to a planning study being prepared incorporating the site into the wider water service area, provided it can be demonstrated that section SC2.2.2.6 '*Non-standard connection criteria – connection which is outside the future connection area or not consistent with planning assumptions*' is adhered to. Demonstrating compliance with these connection criteria is not required as part of this application, but securing approval from QUU will be necessary prior to the approval of any future Reconfiguring a Lot application for residential subdivision of the site.

In regard to the reticulated sewerage connection, the SAN notes that QUU has no concerns with the proposed connection to the sewerage infrastructure network. The Further Third Party Advice Notice issued by Seqwater on 26 September 2026 also confirms that Seqwater has no concerns with the proposed connection to the sewerage infrastructure network. The Applicant will be required to undertake planning and feasibility studies to ascertain the works necessary to service the proposed development with respect to wastewater, and secure Council's agreement in relation to the provision of future trunk infrastructure works, prior to the lodgement of any future Reconfiguring a Lot application for residential subdivision of the site.

Appropriate water and sewer connection conditions will be imposed as part of any future Reconfiguring a Lot applications made over the site.

Waterways

The site is effectively bounded to the east by Spring Creek, identified as an Order 4 stream on Council's Overlay Maps. A second stream runs through the south-western corner of the site, identified as an Order 3 stream. Both streams do not precisely follow the path as seen on the overlay map. As part of the Spring Creek – West Parcel Development Code, the Applicant has sought to resolve this lack of precision by including a substitute map for the Environmental Significance Overlay, identified as the Spring Creek East – West Parcel OM4E Environmental Significant Wetlands and Waterways Plan.

This plan provides an accurate depiction of the two waterway flow paths as they presently exist, and additionally includes buffer areas and open spaces areas. The plan also identifies the waterways, buffers and open space areas in the eastern half of the site, outside the area of the Variation Request.

The proposed buffers of 25 metres from the high or outer bank along the Order 4 watercourse and 10 metres from the high or outer bank along the Order 3 watercourse have been the subject of concern to Council's Biodiversity team. The Applicant's initial Waterway Assessment Memorandum proposed buffers of 25 metres and 10 metres but measured these buffers from the centreline of the waterway. Council's policy calls for buffers to be measured from the high or outer banks of the watercourse, and this position was outlined in Council's Information Request. As part of the Information Request Response, the Applicant provided an Ecological Assessment (dated 26 March 2025) which revised the waterway buffers to reflect Council's policy of measurement from the high or outer bank. Note that, as discussed below in the Applicant's response to section 3.5 of the Strategic Framework, Council is satisfied that the unnamed Order 3 watercourse should be identified as an Order 2 watercourse. It is presently designated as such on the State's Vegetation Management mapping.

Seqwater has also expressed concerns during the assessment process regarding the proposal's compliance with the Seqwater Development Guidelines. A condition (advice only) has been included to ensure that future Reconfiguring a Lot and Operational Works applications require assessment against these assessment benchmarks as appropriate.

Habitat Linkages

As part of Draft Amendment 6 of the Planning Scheme, Council is seeking to introduce biodiversity corridors into the Planning Scheme. The intent of these corridors is to support linkages between areas of Matters of Environmental Significance (MES) to enhance and improve ecological function, resilience and connectivity and support the safe movement of fauna. As this amendment presently remains in confidential draft form, the Information Request required that the Applicant undertake an assessment of the potential for local habitat linkages on the site and whether they could support linkages between areas of MES.

The Applicant's Ecological Assessment report, submitted as part of the Information Request Response, identified no areas of MES that would benefit from the creation of habitat linkages through the site. Consequently, the Applicant confirmed their intent to focus on local connectivity along the site's waterway corridors. This approach is considered acceptable to Council officer's.

Flooding

The site is subject to the Flood Hazard Overlay under the Planning Scheme, with the impacts confined to Spring Creek and small areas in the north and south of the site. The Variation Request before Council does not propose to vary the flood overlay. Council is satisfied that the Applicant will be required to provide a full assessment against the flood overlay, including appropriate flood modelling, as part of future Reconfiguring a Lot applications over the site. A condition has been applied that indicates Council may requires further flood studies on Spring Creek as part of future applications.

Landslide

The Landslide Hazard and Steep Slope Overlay is mapped on the site along the Spring Creek corridor. As with the Flood Hazard Overlay above, the application does not propose to vary the Overlay Code and Council is satisfied that this overlay can be appropriately assessed during future Reconfiguring a Lot and Operational Works applications.

Future Stages

Should an approval be granted for the application currently before Council, then the Variation Request and associated Spring Creek - West Parcel Development Code will facilitate the future undertaking of applications. The current application has included indicative staging which has been identified on the Concept Plan.

Over the eastern parcel, which is not subject to the Variation Request, any future applications will be subject to the requirements of the Planning Scheme in force at the time and will require more detailed assessment to be undertaken.

Site and Environment

Characteristics of Site & Surrounding Environment

The subject site is located at 278 Kerry Road, Beaudesert, and is described as Lot 22 SP301784. The subject site consists of a single lot, divided into three by a combination of Spring Creek and road reserve (presently unused). The site has a total area of 54.92 hectares and has a frontage to Kerry Road, Sullivan Road and Ludwig Road. Sullivan Road and Ludwig Road are not formed roads. The Ludwig Road site frontage, where the proposed Preliminary Approval is to apply, is located approximately 3.4 kilometres from the Beaudesert Township (from the Post Office) and is located within the Rural Zone (refer to Figure 5 and Figure 6 which includes a Site Location and Zoning map below).

The western parcel of the site, subject to the Preliminary Approval, is a contiguous block of land which is predominately vacant, with the sole existing development being a rural shed in the western-most corner of the site. The northern and eastern boundaries of the site generally follow Spring Creek, though the course of Spring Creek has evidently changed since the establishment of these boundaries in some places (most notably around where Spring Creek enters the site from the south, and where it flows out of the site to the north). The West Parcel also contains a natural drainage channel towards the south-west corner of the site. Spring Creek and the drainage channel are the sole locations where vegetation is found on the western parcel.

The portion of the site that is to make up the eastern parcel, not subject to the Preliminary Approval, is divided into three parts. The portion of land directly adjacent to the West Parcel and the portion of land on the opposite side of Spring Creek are both vacant. The final portion of land, on the opposite side of the road reserve identified for the future Beaudesert Ring Road, contains a Dwelling house and adjacent shed. All three parcels contain a number of watercourses, being either Spring Creek or unnamed tributaries. Vegetation is predominately located along Spring Creek and associated watercourses, though there are a number of individual trees scattered across the remainder of the site.

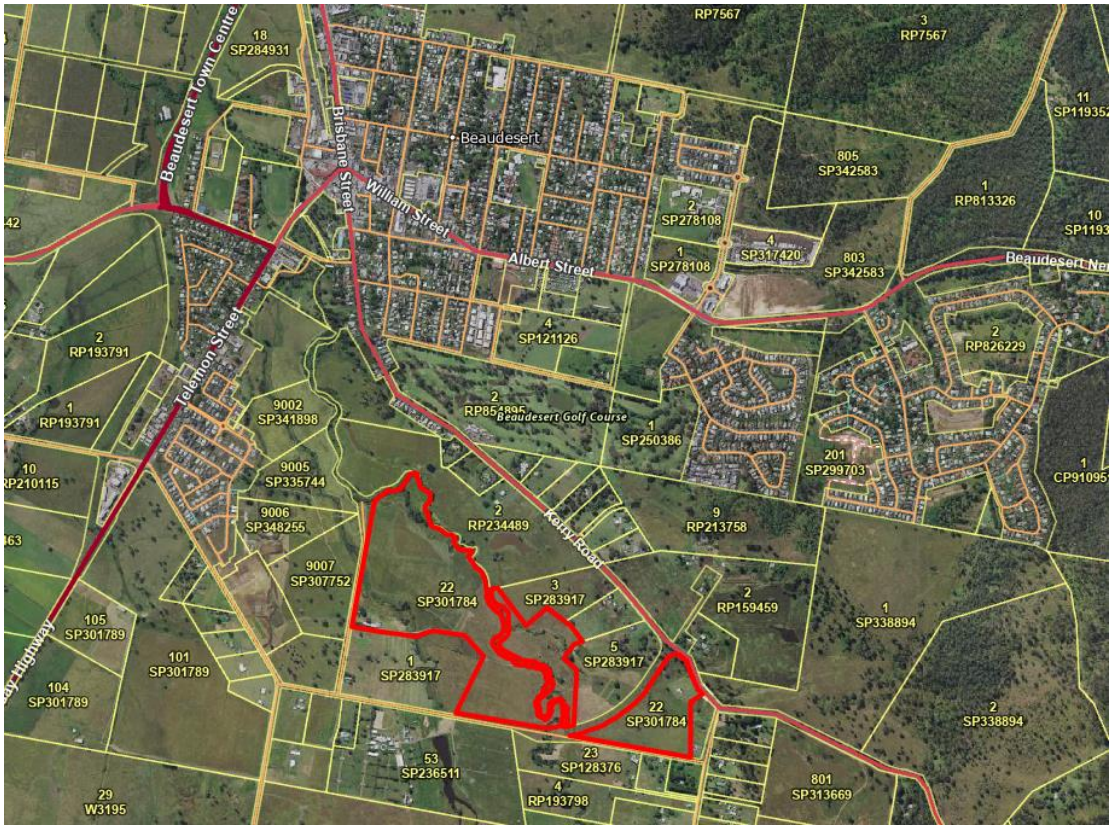


Figure 5: Site Location

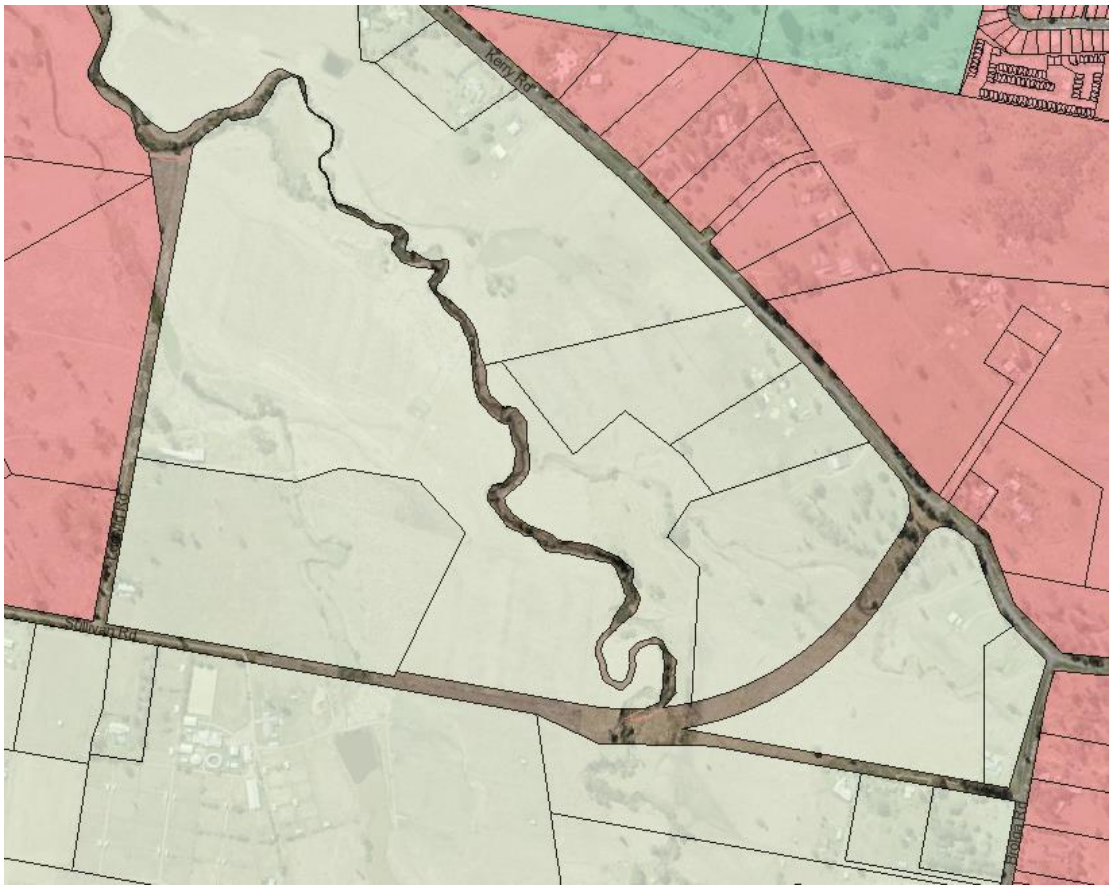


Figure 6: Zoning Map

The site is constrained by the following Planning Scheme Overlays:

- Bushfire Hazard (eastern parcel only)
- Matters of Local Environmental Significance – Local Watercourses
    - Stream Order 2 and Watercourse Buffer Area A (eastern parcel only)
    - Stream Order 3 and 4 and Watercourse Buffer Area B (Spring Creek, present on all parts of lot)
- Steep Slope Area (generally along on-site watercourses)
- Road Investigation Corridor (eastern parcel only)
- Water Resource Catchments – Streams and Dams – Stream Order 1 to 3

The site is outside of the Priority Infrastructure Area, though the western parcel is adjacent to land within the Priority Infrastructure Area to the west, on Lot 9007 SP307752. The Applicant for the site is also the developer of the aforementioned adjacent land. Consequently, the Applicant proposes to effectively extend the infrastructure servicing currently under construction as part of the Spring Creek subdivision to provide reticulated services, including water, sewerage, electricity and telecommunications, to the Spring Creek East subdivision that is subject to the proposed Preliminary Approval. QUU has provided limited comment and support the preparation of a planning study for the area to review water and sewerage servicing for the site.

Local Government Infrastructure Plan (LGIP) mapping identifies a new sports park, recreation park and corridor park to the north along with a road upgrade relating to the Beaudesert Ring Road. Refer to Figure 7 below.

Aside from the Spring Creek subdivision to the west, no other land adjoining the site, inside or outside of the PIA, is presently approved for any significant residential subdivision. The Spring Creek subdivision is located within the Low-Medium Density Residential Zone, while all other land surrounding the site is within the Rural Zone.

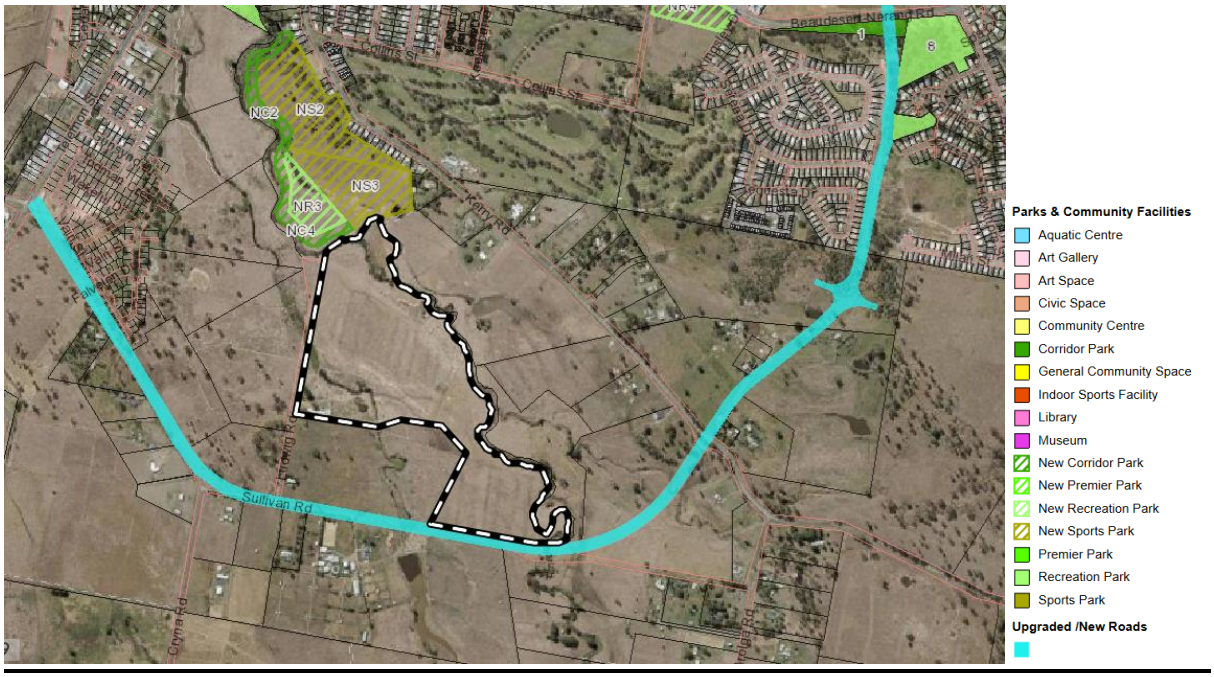


Figure 7: LGIP Mapping

Development Assessment

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
- the Local Government Infrastructure Plan

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:	There are no State codes applicable Schedule 12A Walkable Neighbourhoods
ShapingSEQ South East Queensland Regional Plan 2023 Designation:	Urban Footprint

South East Queensland Regional Plan Designation

The entirety of the subject site is identified within the Urban Footprint of the ShapingSEQ South East Queensland Regional Plan 2023 (SEQRP).

The SEQ Regional Plan details that: "*The Urban Footprint identifies land in which the region's urban development needs to 2046 can be accommodated in a way consistent with the outcomes and strategies of ShapingSEQ 2023*".

Mapped areas of Urban Footprint are anticipated to incorporate a range of urban land uses, including both residential development and sport and recreation and open space areas, which make up the proposed development as envisaged under the Preliminary Approval. Furthermore, Beaudesert is identified as one of a number of key areas within SEQ earmarked to deliver growth by expansion, as opposed to growth by consolidation. The proposed development fulfils this expectation, being a greenfield site within the mapped Urban Footprint.

The proposed Preliminary Approval and accompanying Development Code envisage a range of residential and recreational land uses that are consistent with urban land uses, and are therefore consistent with the regulatory provisions of the SEQ Regional Plan 2023.

State Planning Policy

At the time of making the application (lodged 2 August 2024), the version of the planning scheme in effect was the Scenic Rim Planning Scheme 2020 (effective 30 June 2023). Section 2.1 of the Planning Scheme states that all elements of the State Planning Policy are appropriately integrated into the Planning Scheme.

Walkable Neighbourhoods

On 28 September 2020, the *Planning Regulation 2017,* Schedule 12A (the Regulation) was amended to ensure new residential subdivisions in Queensland are designed to promote healthy and active communities by creating walkable neighbourhoods. All subsequent reconfiguring a lot applications will be assessed against benchmarks relating to walkable neighbourhoods in *Table 1: Assessment Benchmarks – PA2017 Regulation Schedule 12A.*

The schedule applies where:

- The reconfiguration is for the creation of two or more lots (each a created lot); and
- The lots are located (wholly or partly) in a residential zone (low density residential zone, low-medium density residential zone, medium density residential zone, high density residential zone, character residential zone or tourist accommodation zone, emerging community zone and mixed use zone); and
- At least one lot is intended mainly for a residential purpose; and
- The reconfiguration is associated with the construction or extension of a road (this excludes laneways and pedestrian or bicycle paths).

In this case, the schedule does not apply given that the reconfiguring a lot component of the development is not for the creation of two or more lots and the lots are not within a residential zone.

For completeness, an assessment of the relevant provisions of the Regulation has been undertaken to ensure that the development is able to comply with the assessment benchmarks of Schedule 12A so as to avoid unintended consequences.

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

1. Connectivity - The proposed development provides connectivity for pedestrians through a layout, which responds to the local landscape, site and constraints. The proposed development provides an opportunity for connections through the site to the open space areas and to parks.

2. Parks and other areas of open space - Blocks are to be within 400 metres of a park or open space to the extent topography and other physical constraints reasonably permit. The Development Code includes guidelines requiring that 90 percent of dwellings are to be located within 400 metres of a local active recreation space or linear park and Multiple dwellings are to be located within 200 metres of a local active park and/or linear park.

3. Block lengths - The proposed development supports convenient and comfortable walking for transport, recreation, leisure and exercise in the locality of the proposed residential lots. The Development Code includes guidelines stating that Residential block lengths must not exceed 275 metres and should be oriented to achieve site responsive design outcomes and optimise north-south lot orientation.

4. Footpaths – A condition is applied for the Applicant to provide a Road Layout and Pedestrian / Cycle Management Plan.

5. Street trees – Can be addressed at the Development Permit stage through applying conditions requiring street trees.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is the Scenic Rim Planning Scheme 2020. The application is impact assessable, and therefore requires assessment against the entire Planning Scheme. The following sections are a list of the sections of the Planning Scheme considered to hold relevance to the application.

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Strategic Framework	• Communities and Character • Growing Economy • Environment and Natural Hazards • Sustainable Infrastructure
Zone:	Rural Zone Code
Assessment Benchmarks:	• Low–Medium Density Residential Zone Code • Recreation and Open Space Zone Code • Reconfiguring a Lot Code • Bushfire Hazard Overlay Code • Environmental Significance Overlay Code • Flood Hazard Overlay Code • Landslide Hazard and Steep Slope Overlay Code • Master Plan Area Overlay Code • Regional Infrastructure Overlay Code • Water Resource Catchment Overlay Code • General Development Provisions Code • Earthworks, Construction and Water Quality Code • Infrastructure Design Code • Landscape Code

The application has been assessed against the Strategic Framework and each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. Note that a number of the conditions require specific detailed assessment of various issues as part of any future Reconfiguring a Lot or Operational Works applications on the site, as the application presently before Council does not include detailed, or even conceptual in some instances, assessments of various issues. The pertinent issues arising out of assessment against the Strategic Framework and the codes are discussed below:

Scenic Rim Growth Management Strategy 2041

The Scenic Rim Growth Management Strategy 2041 (GMS) was developed to identify and rank areas for residential expansion within the Local Government Area. Within Beaudesert, land is split into four sequential categories. The first category is land currently included within the Priority Infrastructure Area (PIA). The second category is land to be considered for extension of the PIA through Local Government Infrastructure Plan review. The third category is land to be considered for additional residential growth by 2041. And finally, the fourth category is land not considered to be needed within the 2041 planning horizon of the GMS.

The subject site is identified within category three, subject to consideration before 2041 but with no current intention to consider the site for inclusion in the PIA. Relevantly, the developer of the adjoining site to the west, the Spring Creek subdivision, which is located within category one (and is within the PIA) is the Applicant for this current application before Council. This will potentially enable infrastructure efficiencies to be realised through the construction of both sites in sequential stages.

Due to the site's location both outside the PIA and outside near-term plans for inclusion within the PIA, the efficient provision of appropriate infrastructure for the site is a critical factor in Council's consideration of both the present application and future applications on the site, as they would otherwise be considered out of sequence development. Agreement from all relevant infrastructure service providers of the viability of the site from an infrastructure perspective would be anticipated to occur prior to any future subdivision of the site.

Strategic Framework

3.4 Communities and Character		
3.4.2 Strategic Outcomes		
Element	Strategic Outcome	Officer's Comment
Future Investigation Areas	1. Development in a Future Investigation Area identified on Strategic Framework Map SFM-01: Communities and Character does not occur until a planning study has been undertaken for the land's intended purpose and the outcomes of the study have been reflected in the Planning Scheme. These studies will consider: a. development timing having regard to population growth and residential land availability in the region; b. the ability to efficiently deliver any future communities with the necessary infrastructure and services so as not to financially burden both state and local government; and c. and other planning matters relevant to the land including (but not limited to) Matters of State and Local Environmental Significance, separation to Key Resource Areas, proximity to existing intensive rural uses and Rural Areas and natural hazards.	In addition to a direct response to this Strategic Outcome, the Applicant has also provided formal responses to the Master Plan Areas Overlay Code and PO22 of the Reconfiguring a Lot Code. These responses have assisted in demonstrating the appropriateness of the proposed development despite the Future Investigation Area identification. The application material identifies the general population growth seen in Beaudesert and the release of ShapingSEQ 2023 (and its focus on unlocking additional land and housing supply across SEQ) as key factors behind the need for the development. Furthermore, the Applicant has stated that while there remains developable land within more appropriately zoned land in Beaudesert, these parcels were not available. Consequently, the Applicant views the subject site, being located adjacent to a subdivision also under development by the Applicant and contained within the Future Investigation Area, as a logical and efficient extension of residential land. This proximity to a subdivision under active development will assist in allowing the efficient provision of infrastructure for the site. Seqwater has expressed some reservations with the provision of reticulated water for the site given capacity constraints in the area, though these are expected to clear with the construction of future infrastructure. Future applications over the site will require assessment against the Seqwater Development Code, which will ensure that an appropriate outcome is achieved in regard to reticulated water. Note that the Applicant was requested by Council to voluntarily refer the application to SARA, to allow SARA to assess the potential impacts of the application on the Telemon Street / Cryna Road / Thiedeke Road intersection.
Housing Supply, Form, Diversity and Affordable Living	1. Urban development is contained within the Urban Areas identified on Strategic Framework Map SFM-01: Communities and Character.	

		The Applicant has not done so, and this may consequently result in a future constraint on access to the site until the construction of the nearby segment of the Beaudesert Ring Road. Council will not consider altering the timing of the Beaudesert Ring Road plans to provide improved access to this site earlier than otherwise planned. The site is also located in a generally appropriate location for residential development. The Applicant has acknowledged the primary constraints on the site are the waterways which traverse it, and has committed to appropriately incorporating them into the development of the site. The site otherwise lacks any significant constraints. The site is also not located in proximity to any intensive rural industry uses, Key Resource Areas or other incompatible land uses. As a result, Council is satisfied that on a conceptual level that the proposed development is capable of being a relatively efficient expansion of residential land and does not create land use incompatibility concerns in the locality. Significant additional work is anticipated to accompany future Reconfiguring a Lot and Operational Works applications over the site.
	2. Master planning is undertaken for development of land identified on: a. Master Plan Areas Overlay OM-11; or b. for reconfiguring a lot where the total potential site yield is 25 or more lots.	The subject site is not formally identified within the Master Plan Areas Overlay. However, the site includes a Development Code which will facilitate the subdivision of the site with an estimated total potential site yield of 183 lots (195 dwellings). Furthermore, the site is identified as a future urban area under the GMS and requires the site to be subject to master planning. Consequently, through the Information Request, Council requested an assessment against the provisions of the Master Plan Areas Overlay Code, which closely align with the master planning provisions contained within the Strategic Framework. In support of their response, the Applicant has provided a response to the Master Plan Areas Overlay Code, which includes: • A Concept Plan (see Figure 2) for the site which demonstrates, at a high level, a conceptual layout of the site, including indicative orientation and layout of the road network and active transport network, staging and the location of a Recreation Park (Local Function).
	3. Master planning provides for: a. best practice site planning, development layout, and building design; b. an efficient and affordable infrastructure network; c. the sequencing and orderly staging of development; d. neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; e. the incorporation of best practice water sensitive urban design principles; f. identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses;	

	g. mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); h. a safe, attractive and integrated street network based on a grid street pattern that maximises permeability, legibility, accessibility and street tree plantings; i. the integration with adjoining urban areas in the locality; j. residential development (where consistent with the intent of the zone) where: i. the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy-efficient buildings and adequate solar access; ii. a wide range of housing types, densities and lot sizes are provided; and iii. smaller lots adjacent to areas of open space, community and recreation facilities are provided.	• Staging of the development will indicatively start on the western side of the site and continue in a clockwise direction, efficiently aligning with the provision of reticulated infrastructure which will reach the site from the west. • The street network will consist of a grid of streets where each will have a direct connection, to either the north or the east, to the linear open space found along Spring Creek. • The Applicant has noted that they intend to implement a Design Covenant, similar in nature to the existing example in the adjoining Spring Creek development, to instil quality into and achieve desirable built form, streetscape and place making outcomes. Lot sizes and development density will vary across the site, ranging from 400m^2 to 1,200m^2 generally, with the capacity for potentially larger lots. These lots will be configured to most appropriately suit their location, with smaller lots located in areas of higher amenity or topographical constraint and Multiple dwelling lots to be specifically identified as part of any future Reconfiguring a Lot applications over the site. • The Applicant has indicated their intent to effectively treat the proposed development as an extension of the Spring Creek development, to benefit from shared infrastructure including reticulated service networks, transmission and telecommunications infrastructure, along with parks. • Water sensitive urban design principles will be addressed as part of the overall stormwater management strategy which forms a condition of this approval and future applications over the site. • The Applicant has undertaken a review of land uses in proximity to the development. No potential areas of significant concern were identified. Most surrounding land is separated by either Spring Creek or the road network. The sole direct neighbour, Lot 1 SP283917, has been acknowledged as a potential source of conflict. If an appropriate resolution is not negotiated with this neighbour, the Applicant has expressed a willingness to increase the lot depths where adjoining this boundary to ensure the provision of an appropriate planting buffer.

		The Applicant is considered to have appropriately addressed all aspects of the Master Plan Areas Overlay Code, and in doing so the master planning provisions of the Strategic Framework, to the extent required for the purposes of the application before Council. Further details on all elements of the code, including formal studies where appropriate, are anticipated to be provided as part of any future Reconfiguring a Lot or Operational Works applications. Collaboration with Council and other relevant entities, particularly in regard to the provision of reticulated sewer and water infrastructure and road connectivity to the wider road network, will need to play a key part in preparing future studies and applications over the site.
	4. Built form, street design and lot configurations allow for diverse and attractive buildings and contribute to a modern country town atmosphere.	The proposed Development Code allows for a diverse range of housing types. The basis of the proposed Development Code is the Low-Medium Density Residential Zone Code and the proposed changes to the zone code as part of the Development Code are not considered to detract from the achievement of a modern country town atmosphere. PO15 of the Reconfiguring a Lot Code will provide a vehicle through which Council can ensure that future Reconfiguring a Lot applications over the site provide an appropriate mix of these housing types throughout the subdivision.
3.5 Growing Economy		
3.5.2 Strategic Outcomes		
Natural Resources and Sustainability	5. Water quality in the buffer areas to urban water supply storages, wetlands and waterways is maintained and improved.	The Applicant will be required to provide detailed stormwater modelling as part of any future Reconfiguring a Lot or Operational Works applications over the site. An overall Stormwater Management Plan is also required as a condition of approval. However, of relevance to the present application is the proposed buffer width for the unnamed tributary in the south-west corner of the site, which is set at 10m in the proposed Development Code. This would align with Watercourse Buffer Area A, rather than Area B as the watercourse is mapped. However, as noted by the Applicant in their application material, current State Vegetation Management mapping identifies the unnamed tributary as Stream Order 2, which is lower than the Stream Order 3 designation presently identified within the Planning Scheme. Council officers accept that the unnamed tributary should be treated as a Stream Order 2, which in turn would impose a Watercourse Buffer Area A designation, which the revised overlay map complies with.

		Consequently, subject to future detailed stormwater modelling, Council officers are satisfied that appropriate watercourse buffer widths will be provided under the Preliminary Approval.
3.6 Environment and Natural Hazards		
3.6.2 Strategic Outcomes		
Natural Environment and Regional Landscape Values	3. Development protects and enhances the ecological values of Matters of Local Environmental Significance including: a. Core Corridor; b. Node Corridor; c. Stepping Stone; d. Critical linkage; and e. Stream Orders 2 - 7 and Watercourse Buffer Areas.	Refer to the assessment of section 3.5.2 (5) of the Strategic Framework above.
	13. Development within a Watercourse Buffer Area is designed and located to maintain native vegetation, terrestrial and aquatic habitat, ecological function (including maintenance of fish passage) and water quality.	
	14. Development protects and enhances the water quality and biodiversity values (including the maintenance of fish passage) of waterways and wetlands and is appropriately set back and provides buffers.	
	18. Development within a Water Resource Buffer Area is planned, designed and managed to avoid or otherwise minimise adverse impacts on the water quality of drinking water.	
Natural Hazard, Risk and Resilience	3. Community infrastructure is located and designed to maintain functionality and safety during a natural hazard event.	The Applicant has not prepared a detailed flood assessment for the site or a detailed plan for community infrastructure within the designated Recreation and Open Space area as part of this application. However, the Applicant has indicated that the Recreation and Open Space Precinct notionally shown on the Precinct Plan approximately aligns with Council's existing flood mapping, and is intended to be refined to reflect the site-specific flood assessment once this work is undertaken. Consequently, a condition has been imposed to ensure that a contiguous combination of footpaths and active transport network pathways will allow for traversal of the site during a flood event. Furthermore, a condition is included which requires further flood studies to be undertaken for subsequent development applications.

3.7 Sustainable Infrastructure		
3.7.2 Strategic Outcomes		
Land Use and Infrastructure	1. The land use and development pattern of the region facilitates the efficient and cost-effective provision, use and maintenance of infrastructure. 2. Infrastructure networks are planned, designed and delivered to make efficient use of existing and planned infrastructure investment and supports an efficient settlement pattern. 4. Development within new residential areas is designed to provide adequate and suitable land for required infrastructure and facilitates efficient future connections to proposed infrastructure networks. 5. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development. The provision of infrastructure is consistent with the reasonable expectations for the servicing of the region's settlement pattern.	The proposed development, while outside of the PIA and not anticipated for development in the short-term under the GMS, is an efficient and logical expansion of the Spring Creek development to the west. The Applicant will be required to collaborate with Council, QUU, Seqwater and any other relevant infrastructure bodies to resolve all infrastructure concerns and demonstrate, through detailed plans and reporting, that the proposed development can provide, use and maintain all infrastructure in a cost-effective manner. This includes but is not limited to the provision of reticulated water and sewer infrastructure, transport infrastructure (including the ultimate Beaudesert Ring Road and interim road design solutions), active transport and community infrastructure and electricity and telecommunications infrastructure.
Design and Sequencing	1. Infrastructure: a. meets the desired standard of service for each trunk network identified in the Local Government Infrastructure Plan; b. is provided cost effectively, taking into account the long-term ongoing maintenance costs for local government; c. is co-located with other infrastructure where appropriate; d. is provided: i. in the Priority infrastructure area; or ii. outside the Priority infrastructure area only where: A. the infrastructure is provided as a part of development; or B. the infrastructure is not provided or funded by the local government. 2. Infrastructure is sequenced in a way that: a. maximises the efficiency of the network; and b. coordinates the release of land for urban development with infrastructure provision.	The Engineering Services Report submitted by the Applicant outlines the standards and levels of service applicable to the stormwater network, the reticulated water and sewer networks and the transport network. The Open Space Report prepared by PlacePlan and dated 19 June 2024 outlines the expectations for the site in relation to parks and community facilities. Both of these documents provide only high level conceptual analysis of the site, however, they generally indicate that efficient, cost effective infrastructure connections are achievable on the site, generally extending from other nearby infrastructure to the west. Council accepts this approach for the purpose of this Preliminary Approval application given the scale of development proposed, however, detailed reports and plans will be required as part of any future Reconfiguring a Lot or Operational Works applications over the site to demonstrate clear compliance with all requirements of the Planning Scheme and any other relevant assessment benchmarks. The provision of an Open Space Management Plan has also been included as a condition.

	3. Where an infrastructure network is planned or currently exists, development: a. is connected to the existing network; or b. where the network is planned but does not yet exist, provides the planned infrastructure and connects to it.	
Regional Infrastructure	1. Development is compatible with, and does not affect the viability, construction, operation and maintenance of the following existing and planned Regional Infrastructure: … e. Road Investigation Corridor (shown on Strategic Framework Map SFM-02: Growing Economy)	The West Parcel of the site is accessed through, but not directly adjacent to, the Road Investigation Corridor that runs along Sullivan Road. Furthermore, the eastern parcel of the site directly adjoins this Corridor. The Corridor has been identified to protect the alignment of the Beaudesert Ring Road, which is currently identified in the LGIP as having a completion date of 2032. The Traffic Impact Assessment report submitted by the Applicant has been prepared to consider a number of scenarios, including whether or not the Ring Road has been constructed by the time of any future ROL applications over the site. Council officers consider this approach of considering multiple scenarios appropriate for the purpose of this application. Additionally, a condition of approval is recommended to submit a preliminary functional layout plan for the road design and intersection and for construction of the Ludwig Road (from the Sullivan Road / Ludwig Road intersection to the Spring Creek roundabout) to occur in conjunction with construction of the first stage of the development.
	2. Development in proximity of existing or planned Regional Infrastructure is located, designed, constructed and operated to: a. avoid compromising the integrity, operation and maintenance of existing and planned Regional Infrastructure through the use of buffers and setbacks; b. protect the amenity, health and safety of people and property; c. identify, protect and manage key infrastructure sites and corridors; d. result in increased safety and amenity, and avoid the potential for complaints, or a requirement for measures to be introduced to reduce potential impacts on surrounding areas; and e. minimise overlooking of and visual exposure to the infrastructure sites and corridors.	
Social Infrastructure	1. Open space is located and designed to: a. meet the recreation and sporting needs of the community; b. form a network that links the natural landscape and community facilities wherever possible; and c. contribute to the biodiversity, character and identity of communities.	The proposed Development Code includes linear areas identified as Recreation and Open Space Precinct. These areas are centred around Spring Creek in the east of the site and its unnamed tributary in the south-west corner of the site. The application material also includes a commitment to rehabilitate the waterway corridors, which will be undertaken through subsequent Reconfiguring a Lot and Operational Works applications. The Applicant has also provided an Open Space Report for the site, prepared by Place Plan. This report details the potential infrastructure, connectivity and recreational outcomes that could be achieved within the Recreation and Open Space Precinct, and the wider regional connections it provides.
	2. Social infrastructure and community services are located and designed to: a. meet the demographic needs of the community; b. maximise access and connectivity; and c. be integrated and co-located with compatible uses and activities wherever possible.	

	3. Social infrastructure and community services are supported and encouraged at appropriate locations, particularly when delivered by the private sector and non-profit sectors.	In particular, the site is capable of offering direct connectivity to the north-west to the combined new corridor park, new sports park and new recreation park identified on the LGIP over Lot 2 RP234489 and Lot 13 SP280509. The Applicant has indicated that the intention for the development of the West Parcel is to ultimately provide one local park (notionally 0.5ha) with the remaining Recreation and Open Space Precinct to be provided as linear parkland. The Applicant notes that as the Spring Creek riparian corridor is under the ownership of Council, the rehabilitation and development of the waterway and parkland will require collaboration between the Applicant, Council, and local community groups. The Applicant seeks to generally only provide conceptual indicative plans for the purpose of this application. Council officers accept this approach for the purposes of this application, but will require detailed plans, including a Rehabilitation Management Plan and Open Space Management Plan to be submitted for approval. Dedication of the open space network is also conditioned to be required as part of the first stage of the development.

Planning Scheme Codes

Rural Zone Code

The intent of the proposed development is to divide the site into an eastern and western parcel via a Reconfiguring a Lot application for Subdivision of 1 lot into 2 lots and seek a Preliminary Approval to vary the effect of the Planning Scheme to apply a Development Code to the western parcel of the site. The proposed Development Code broadly aligns with the Low-Medium Density Residential Zone Code and adopts the Recreation and Open Space Zone Code in full across different precincts within the western parcel, and does not align with the Rural Zone Code.

While the Rural Zone is primarily intended to support agricultural uses, protect rural character, and limit fragmentation of productive land, the site's specific attributes and strategic context provide grounds for an alternative outcome. The land is constrained in its long-term agricultural viability due to proximity to existing residential development and its broader identification within the Urban Footprint. Furthermore, the proposal aligns with broader planning objectives, including accommodating population growth, improving housing supply diversity, and promoting more efficient use of land adjacent to established urban areas. The development can be designed to maintain elements of rural character through landscaping, buffering, and sensitive interface treatments, thereby mitigating potential conflicts with surrounding rural uses. In this context, the Variation Request is supported by relevant matters that demonstrate a net community benefit and a logical extension of existing settlement patterns, justifying approval despite non-compliance with the Rural Zone Code.

Low–Medium Density Residential Zone Code

The proposed Development Code generally adopts the majority of provisions from the Low-Medium Density Residential Zone Code. The land uses contained within the Development Code align with the anticipated land uses outlined in the Overall Outcomes of the Zone Code, and the Development Code generally seeks to provide more specific guidance on where different densities of residential dwellings may be located. One notable area of differentiation is the introduction of a 'Terrace Housing' archetype, with additional benchmarks related to siting and design introduced for them.

These different densities of dwelling are considered to comply with the intent of the Low-Medium Density Residential Zone Code, whose purpose is to provide for '*a variety of low to medium density dwelling types; and community uses, and small-scale services, facilities and infrastructure, to support local residents'*. Council officers have reviewed the Applicant's justifications for each proposed change to the Low-Medium Density Residential Zone Code and regard the proposal as appropriate for the site. In particular, the Terrace Housing (Multiple dwelling) archetype has been assessed by Council in relation to both the existing provisions of the Low-Medium Density Residential Zone Code and the draft Terrace House Code contained within draft Amendment 8 of the Planning Scheme (since removed from the draft Amendment 8). While the maximum number of dwellings that may form part of a row of Terrace Houses exceeds the intended maximum number of dwellings for a consistent Multiple dwelling in the zone (8 terrace houses, versus 6 dwelling units), Council officers are satisfied that the proposed Development Code will ensure the achievement of appropriate land use, character, built form and lot design outcomes for the Preliminary Approval area.

A condition has been imposed to limit the future development density of the western parcel, limiting the site to a total of 195 dwellings (where dwellings are counted individually, whether they are detached dwellings, a pair of dwellings in a Dual occupancy, part of a row of terrace houses or part of a Multiple dwelling, but excluding Secondary dwellings). This limit of 195 dwellings requires a condition because an application for 200 or more dwellings would have triggered referral of the application to SARA under Schedule 20 of the *Planning Regulation 2017* for threshold impacts on State transport infrastructure. The material provided by the Applicant is considered to have demonstrated compliance with the Low-Medium Density Residential Zone Code.

Recreation and Open Space Zone Code

The proposed Development Code adopts the Recreation and Open Space Zone Code in full for land within the Recreation and Open Space Precinct.

In particular, the Development Code seeks to align with the outcomes of the Recreation and Open Space Zone – Passive Recreation Precinct which intends for development to provide open space that contributes to the regional open space network and allow for low-impact informal or non-organised forms of recreation activity carried out in an ecological sustainable manner in a natural environment along with protecting conservation values, scenic and landscape amenity values and recreation value to the community.

The exact bounds of this precinct have not been finalised as part of this application, but they have been conditioned to reflect, at a minimum, all land within the Recreation and Open Space Precinct as depicted on the Spring Creek East – West Parcel Precinct Plan. The Applicant has also depicted an approximate alignment for the pedestrian and cycle networks and the location of a Recreation Park (Local Function) within the Spring Creek East – West Parcel Concept Plan. A condition has been included to ensure that development is undertaken in alignment with this Concept Plan unless otherwise agreed by Council.

Reconfiguring a Lot Code

The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot:

a. results in lot sizes, dimensions and access that facilitate the intended development in the zone or zone precinct;
b. integrates with existing and planned infrastructure and services;
c. contributes to an accessible and walkable community in urban areas;
d. creates a high level of amenity and character through road reserve design, open space design and lot layout;
e. responds to the natural topography and physical landscape whilst managing stormwater; and
f. meets the diverse and evolving needs of the community.

The application before Council includes two different aspects of development for which this code is applicable. Firstly, the application applied for a Development Permit for Reconfiguring a Lot for one into two lots. And secondly, the application applied for a Preliminary Approval for Material Change of Use to vary the effects of the planning scheme (Variation Request). The Variation Request includes the Spring Creek East – West Parcel Development Code, which in turn contains a number of varied provisions associated with reconfiguring a lot, and therefore also invite assessment against the code.

The Reconfiguring a Lot component of the application seeks to divide the existing lot in two along the narrow point between the corner of Lot 1 SP283917 and Spring Creek. The resultant lots have an area of 27.6 hectares and 27.3 hectares. Both of these lots are significantly below the 100 hectares anticipated within the Rural Zone. Council is satisfied that the proposed reconfiguration is for the purpose of creating management parcels through which future subdivision development is to be facilitated. The use of the land for urban purposes, irrespective of the timing of that development, has been anticipated under the Strategic Framework, the GMS and the site's inclusion within the Urban Footprint of the SEQRP 2023.

The proposed provisions for Reconfiguring a Lot under the Development Code also require consideration. These variations include:

(a) Table 9.4.6.3.2 - Minimum Lot Size and Design of the Reconfiguring a Lot Code requires a minimum lot size of 450m^2 exclusive of the access strip or access easement for rear lots and a minimum average lot size not less than 700m^2. The proposed Development Code seeks to reduce the minimum lot size to 400m^2 (other than for rear lots). The average lot size of 700m^2 is not varied by the Development Code.
(b) For lots between 400m^2 to 599m^2, the Development Code, sets a minimum frontage width requirement of 10m for a normal lot, 6m for a cul-de-sac and 12m for a corner lot. Table 9.4.6.3.2 currently requires a minimum frontage of 15m for lots under 600m^2 and 6m for a cul-de-sac.
(c) The Development Code introduces Terrace House (Multiple Dwelling) lots, which have a minimum lot size of 150m^2 per individual dwelling and have a wide variety of design criteria incorporated into the Development Code table. A minimum frontage requirement is not proposed within the Development Code for Terrace Lots despite a minimum frontage width of 8m being specified in Amendment 8 of the Planning Scheme for Terrace housing. In support of this dwelling type, the Development Code has also added subdivision where associated with an MCU for Multiple Dwelling as code assessable development.
(d) An increase to the maximum size for lots to contribute towards calculating the minimum average lot size of a development from 1,000m^2 to 1,200m^2.
(e) The introduction of Parkland Residential Lots, which have a minimum lot size of 800m^2 and are required to demonstrate a minimum buildable area above the flood line of 450m^2.

(f) The introduction of specific guidance on lot sizes in relation to secondary dwellings, where lots between 600m^2 and 799m^2 (inclusive) and with a minimum 15m road frontage may contain a secondary dwelling with a maximum GFA of 45m^2. Similarly, lots 800m^2 or over in area and with a minimum road frontage of 20m may contain a secondary dwelling with a maximum GFA of 60m^2.

Items (a) and (b), being the reduction in lot size by 50 square metres and frontage width by 5 metres, and (c), the provision of Terrace House (Multiple Dwelling) Lots with a minimum lot size of 150 square metres per dwelling, are regarded as acceptable to Council as the number of such lots will be indirectly limited by both the average lot size benchmark in the Development Code and a condition limiting the total number of dwellings on the site to 195.

Item (d), the increase in maximum lot size for the purpose of calculating the average minimum lot size, is also accepted by Council, as the changes to residential density this may ordinarily create are controlled by the overall cap of 195 dwellings on the site. Council notes that both Parkland Residential Lots (anticipated by the Applicant to range from 800m^2 to 1,200m^2) and 1,200m^2 management lots created to facilitate the development of sets of 8 Terrace House (Multiple Dwelling) Lots (the maximum site of a set allowed under the Development Code) are anticipated to be the beneficiaries of this change.

Items (e) and (f) are both considered to align with the intent of the Low-Medium Density Residential Zone Code and the Reconfiguring a Lot Code, and provide additional guidance rather than varying the Planning Scheme as it presently exists.

Beyond these variations to the Reconfiguring a Lot Code outlined above, the proposed Development Code seeks to effectively apply both the Low-Medium Density Residential Zone and Recreation and Open Space Zone through the site's two precincts. The Reconfiguring a Lot Code will continue to apply to the site in full, through the lens of these two zones rather than the underlying Rural zoning of the site. Note that PO22, the provision related to master planning, is triggered by the proposed development, however, it is more appropriately addressed in detail below under the Master Plan Areas Overlay Code, which contains a near-identical provision.

The proposed Development Code is considered to comply, or be capable of complying with, all of the assessment benchmarks of the Reconfiguring a Lot Code.

Bushfire Hazard Overlay Code

The Bushfire Hazard Overlay was triggered due to the identification of Medium Bushfire Hazard Area and Potential Impact Buffer area over a portion of the eastern half of the site, outside the Western Parcel subject to the proposed Preliminary Approval. The Bushfire Hazard Overlay is consequently not relevant to the assessment of the Preliminary Approval.

The Bushfire Hazard Overlay is applicable to the Reconfiguring a Lot component of the application which creates two management lots. The mapped hazard area however covers only a small portion of the eastern half of the site and does not compromise the continued viability of the site for rural uses or the siting of a dwelling house. The Reconfiguration a Lot (management subdivision) does not intensify use rights, nor does it increase the number of people or property exposed to bushfire risk, and is therefore consistent with and complies with the Bushfire Overlay Code of the Scenic Rim Planning Scheme.

Environmental Significance Overlay Code

The Environmental Significance Overlay Code is triggered due to the identification of Spring Creek and its tributaries as Stream Order 3, and therefore also subject to Watercourse Buffer Area B. Note that the mapped sections of Spring Creek and its tributaries within the East Parcel of the site, including a small portion of the creek identified as Stream Order 2 and Watercourse Buffer Area A, are not considered relevant to the assessment of this application and will be subject to assessment under a separate application.

The management subdivision (1 into 2 lots) does not result in fragmentation of habitat, loss of habitat, or degradation of environmental values because it does not involve physical clearing, operational works, or an intensification of land use, but rather reconfigures tenure for administrative purposes only. The existing ecological features, vegetation, and habitat corridors remain wholly intact within the reconfigured lots. As such the management subdivision maintains the continuity and functionality of ecological systems and ensures that environmental values are preserved, thereby achieving Performance Outcome PO16 of the Code.

Within the West Parcel, there are two waterways of relevance. Firstly, Spring Creek itself approximates the eastern boundary of the site. Secondly, an unnamed tributary of Spring Creek traverses the site in the south-western corner. There is a misalignment for both of these watercourses between their paths as digitally mapped and their paths on the ground. Consequently, the Applicant has submitted a revised overlay map that has been subject to ground-truthing, to reflect the true course of both Spring Creek and the unnamed tributary. This revised overlay map, the Spring Creek East – West Parcel OM4E Environmental Significance Wetlands and Waterways Map, has been submitted as part of the proposed Development Code associated with the Preliminary Approval.

This overlay map serves three additional purposes:

- It depicts areas within the banks of the watercourses, to form part of future open space within the subdivision.
- It depicts additional recreational open space areas beyond the buffer area.
- It depicts buffer widths from the high or outer banks of both Spring Creek and the unnamed tributary.
    - The buffer width for Spring Creek is measured at 25m from the high or outer banks, which aligns with the intention of the Watercourse Buffer Area B designation and is therefore acceptable to Council.
    - By contrast, the buffer width for the unnamed tributary is only 10m. This would align with Watercourse Buffer Area A, rather than Watercourse Buffer Area B as the watercourse is mapped. However, as noted by the Applicant in their application material, current State Vegetation Management mapping identifies the unnamed tributary as Stream Order 2, which is lower than the Stream Order 3 designation presently identified within the Planning Scheme. Council officers accept that the unnamed tributary should be treated as a Stream Order 2, which in turn would impose a Watercourse Buffer Area A designation and a 10m buffer from the high or outer bank, which the revised overlay map complies with.

Consequently, the application is considered to comply with the watercourse buffer area requirements of the Planning Scheme.

Note that the Applicant has indicated that the boundary between the Low-Medium Density Residential Precinct and the Recreation and Open Space Precinct is indicative only (on the Spring Creek East – West Parcel Precinct Map, within the Development Code). While Council officers accept that the precinct boundaries on this plan are indicative, it should be noted that the open space within the banks, buffer areas and additional recreational open space beyond buffer identified on the revised overlay map are considered a minimum extent around which the Recreation and Open Space Precinct should be developed. This has been conditioned accordingly.

Both a Waterway Assessment Memorandum and an Ecological Assessment Report were submitted with the application which assessed the ecological values of the mapped waterways on site and provide recommendation on the location of a biodiversity corridor through the site. Rehabilitation works including weed management and infill planting are recommended in the Ecological Assessment Report in accordance with an approved Rehabilitation Management Plan, which the Applicant states will be prepared at the time of progressing subsequent staged operational works applications. Additionally, both a Vegetation Clearing and Management Plan and Fauna Management Plan are also recommended to form part of the broader management document submitted as part of operational works applications for the development.

Conditions are applied for submission and approval of these management plans which cover the whole site at the time of the first Reconfiguring a Lot application pursuant to the Variation Approval. Preparing these management plans upfront enables a coordinated approach to the protection of native vegetation, habitat corridors, and fauna movement across the whole of the landholding, ensuring that the future subdivision layout, staging, and infrastructure design respond to environmental constraints from the outset. This avoids the risk of incremental impacts that can arise when vegetation clearing and fauna management are assessed separately at the operational works stage for each development phase, which may lead to unintended cumulative loss of habitat or disruption of ecological connectivity.

Further, whole-of-site management plans provide certainty to Council and the community that environmental outcomes will be achieved consistently across all stages of development. They also allow for the identification and protection of key environmental areas, the integration of buffers and conservation areas into the subdivision design, and the establishment of clear, enforceable management measures that apply throughout the life of the project. This approach ensures that subsequent operational works applications can align with an endorsed ecological framework, ultimately delivering better environmental outcomes and demonstrating compliance with the relevant provisions of the planning scheme.

Flood Hazard Overlay Code

The Flood Hazard Overlay Code is triggered due to mapped flood hazard along Spring Creek. This is most notable within the Western Parcel in the north-eastern corner. There are also small areas of flood hazard mapping on the East Parcel of the site, however, these are not considered relevant to the assessment of this application.

The Applicant will be required to undertake detailed flood and hydraulic modelling of the West Parcel as part of any subsequent development applications. Following the completion of this modelling, Council would anticipate that any future Reconfiguring a Lot applications will demonstrate that all areas within the 1% AEP flood hazard area will be located either within the Recreation and Open Space Precinct or, to a limited extent, the rear portions of designated Parkland Residential Lots as described in the Development Code.

A condition is applied for the Applicant to submit and obtain approval for a whole-of-site Flood Management Plan at the initial Reconfiguring a Lot stage to ensure that flood risk, stormwater behaviour, and hydraulic impacts are addressed in an integrated and strategic manner across the entire landholding, rather than being considered in isolation as part of the operational works for each development stage. Preparing a comprehensive plan upfront allows the subdivision layout, road network, lot configuration, and open space planning to be informed by flood constraints from the outset. A whole-of-site approach also ensures that flood storage, conveyance, and mitigation measures such as detention basins and drainage corridors are appropriately located, sized, and coordinated to function effectively across all stages of development. It provides certainty that no worsening of flood impacts will occur on-site or to surrounding properties as development progresses. In addition, it establishes a consistent and enforceable framework for subsequent operational works applications, improving efficiency and ensuring that all future stages align with an approved strategy.

The proposed development is considered capable of demonstrating compliance with the benchmarks of the Flood Hazard Overlay Code through this approach.

Landslide Hazard and Steep Slopes Overlay Code

All mapped areas of landslide hazard and steep slope are located within Spring Creek and its unnamed tributary. These waterways are anticipated to be rehabilitated and revegetated as part of future subdivision of the site, and appropriate management and rectification (where appropriate) of these steep slope areas will form part of these works. Council officers are satisfied that detailed assessment of the Landslide Hazard and Steep Slopes Overlay Code is appropriately undertaken during future Reconfiguring a Lot or Operational Works applications over the site.

Master Plan Area Overlay Code

The provisions of the Master Plan Overlay Code have been considered by the Applicant and assessed by Council officers against the master planning provisions of the Strategic Framework (see section 3.4.2 (2)/(3) above). The Applicant is considered to have appropriately addressed all aspects of the Master Plan Overlay Code to the extent required for the purposes of the application before Council. Further details on all elements of the code, including formal studies where appropriate, are anticipated to be provided as part of any future Reconfiguring a Lot or Operational Works applications. Collaboration with Council and other relevant entities, particularly in regard to the provision of reticulated sewer and water infrastructure and road connectivity to the wider road network, will need to play a key part in preparing future studies and applications over the site.

Regional Infrastructure Overlay Code

The proposed development, to divide the site in two and establish a Preliminary Approval over the West Parcel of the two resultant lots, does not intrude upon the Road Investigation Corridor identified as running along the southern boundary of the site and splitting the eastern parcel. The proposed development, including the potential development envisaged under the Preliminary Approval, complies with all Acceptable Outcomes of the Regional Infrastructure Overlay Code.

Water Resource Catchment Overlay Code

Future residential development on the site will be connected to the reticulated sewer network, in line with the level of service anticipated for residential development within the Preliminary Approval area, which draws upon the provisions of the Low-Medium Density Residential Zone Code.

The Engineering Services Report prepared by the Applicant also acknowledges the applicable benchmarks associated with stormwater quantity and quality outcomes. Council officers accept the intended approach of the Applicant, to address these benchmarks through a detailed Stormwater Management Plan with the requirement for a whole-of-site Stormwater Management Plan to be submitted as part of the first Reconfiguring a Lot application pursuant to the Variation Approval.

The proposed development is therefore considered to comply with the Water Resource Catchments Overlay Code.

Earthworks, Construction and Water Quality Code

The application before Council does not propose the undertaking of any works on the site. The Applicant has provided an Engineering Services Report amongst their application material, to provide an overview of the future requirements anticipated for different fields of engineering. In this report, the Applicant acknowledges that future applications over the site, whether or not they are made under the Preliminary Approval, will be required to appropriately demonstrate compliance with the provisions of the code. This will include a particular focus on earthworks and stormwater around the waterways which run through the site.

Council officers consider the conceptual discussion around earthworks and stormwater to be appropriate for the purposes of this application for a Preliminary Approval, and anticipate that a full suite of technical reports will be provided alongside any future Reconfiguring a Lot applications on the site.

General Development Provisions Code

Council officers have reviewed the provided application material and are satisfied that, while final design solutions have not been proposed, the availability of potential solutions is sufficient to demonstrate the potential for future compliance with these requirements. In particular, the Engineering Services Report, prepared by ADG Consulting, and the Information Request and Further Advice Response, prepared by PIE Solutions, are considered to have appropriately addressed the routing and capacity for future sewer and water connections. Concerns remain outstanding with the timing of these services, and resolving them will be subject to continued collaboration with Council and QUU.

Council officers are satisfied that the proposed development complies, or is capable of complying, with the assessment benchmarks of the General Development Provisions Code.

Landscaping Code

As noted by the Applicant, the site is presently generally cleared of vegetation, with the remaining vegetation concentrated around the waterways throughout the site. No change in vegetation on the site is proposed as part of this development. However, Council officers agree with the Applicant's approach of rehabilitating and revegetating Spring Creek and the unnamed watercourse on the site. Officers note that this process, while not part of the current application, will require future collaboration between the Applicant and Council to identify, design and undertake the necessary work both on the site and within the Spring Creek corridor, outside of the lot boundary of the Applicant's land.

Council officers are satisfied that the application complies, or will be capable of complying, with all provisions of the Landscaping Code.

Infrastructure Design Code

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

The Preliminary Approval is consistent with the intent of the Infrastructure Design Code under the Scenic Rim Planning Scheme 2020, as it establishes a framework requiring all future Reconfiguring a Lot applications to demonstrate full compliance with the Infrastructure Design Code at the detailed design stage. While no operational works are proposed as part of this development application, the approval will ensure that subsequent subdivision stages are conditioned to provide, or connect to, all necessary infrastructure services, including water supply, sewerage, stormwater drainage, road networks, electricity, and telecommunications, in accordance with Council standards.

Assessment Benchmarks Pertaining to a Variation Approval

Not applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not applicable.

Public Notification

On 11 June 2025 the Applicant submitted the statutory Notice of Compliance demonstrating compliance with the requirements pursuant to section 18.1 of the Development Assessment Rules as follows:

- A Notice was published in the Beaudesert Times on 24 April 2025;
- Three Notices were placed on the land, on the Sullivan Road, Kerry Road and Ludwig Road frontages, on 24 April 2025 and were maintained for no less than 30 business days, being removed on 11 June 2025.
- Notices were issued to adjoining land owners; and
- The last day for submissions was 10 June 2025.

During the statutory notification periods, Council received a total of two properly made submissions. The details of the submitters have been provided below along with the issues raised and an appropriate officer response.

Submissions

The submitter details are as follows:

1. Paul Cahill, 162 Kerry Road, Beaudesert QLD 4285

2. Mr Paul Anthony Demar and Mrs Katherine Ann Demar C/- RMO Law
   65-75 Shiels Road, Chambers Flat QLD 4133

Submitter concerns

It is noted that the first submitter has not indicated their stance on the application, instead posing a series of queries for the Applicant, while the second submitter objects to the application. The items raised by both submitters are listed below, along with Planning Officer comments. Note that the second submitter, whose residential address is in Chambers Flat, is also the owner of Lot 5 SP283917 (242 Kerry Road, Beaudesert) which is located adjacent to the eastern parcel.

Submitters concern

1. Active transport infrastructure alignment.

   Both submitters are concerned by active transport infrastructure links depicted on the West Parcel Concept Plan (refer to Figure 8). The plan shows a Future Pedestrian and Cyclist path over Lot 5 on SP283917 (which is land owned by the second submitter) and a path link into Lot 2 on RP234489 (owned by the first submitter). The first submitter is querying the location of this link. The second submitter is concerned by the potential bisection of their property and resultant reduction in viability of the lot for rural activities.

Officer's comments:

While Council officers note these concerns, the Variation Approval only applies to the West Parcel with development of the East Parcel (including any active transport infrastructure links through this land) being subject to a separation application. The connections shown on the Concept Plan for the East Parcel assist in demonstrating potential connections between the subject site and other nearby sites should development of these sites occur in the future. Council officers have included a condition requiring the Applicant to submit an Open Space Management plan for development of the West Parcel which takes into consideration Crime Prevention through Environmental Design (CPTED) objectives, being another matter raised by submitters.

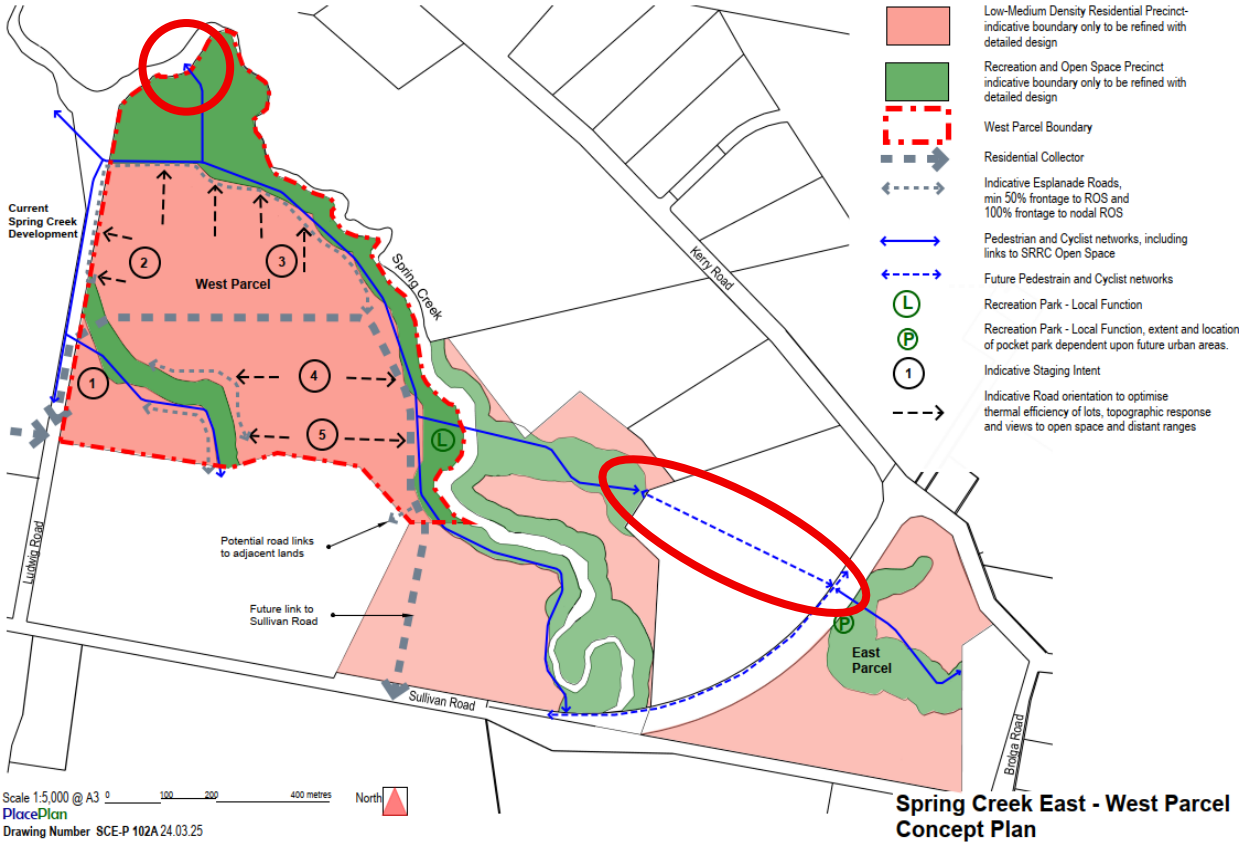


Figure 8: West Parcel Concept Plan with active transport routes of concern to submitters circled in red

Submitters concern

2. Flood impacts along Spring Creek.

   Both submitters have expressed concerns regarding the potential impacts of the proposed subdivision on both the subject site and the wider locality impacted by the Creek, including pedestrian safety concerns and potential increased damage to property as a result of flooding.

Officer's comments:

The application before Council does not allow for any construction work on the land. Instead, it seeks to establish a framework under which future applications may be made to subdivide the land and utilise it for low-medium residential and recreational and open space purposes. As part of these future applications to establish such uses, the Applicant will be required by Council to provide a detailed hydraulic study to appropriately address flood risk on the site. Part of this assessment will require a no net worsening to flooding impacts on surrounding land in the catchment in the pre and post development scenarios. Similarly, this study would be required to give due consideration to both pedestrian safety and potential hazards generated by infrastructure (signage, bridges or any other structure) constructed within the flood hazard area.

Submitters concern

3. Watercourse buffer width.

   The first submitter is concerned that the width of the Recreation and Open Space Precinct adjacent to indicative stages 3 and 4 is of an insufficient width.

Officer's comments:

The width depicted is based on a 25m setback from the high or outer bank of Spring Creek as it runs through the site. This width complies with the buffer width requirement of the Watercourse Buffer Area B designation under the Environmental Significance Overlay Code and is therefore acceptable to Council.

Submitters concern

4. Replacement of fencing.

   Both submitters, as neighbours of the property, seek guidance on fencing along their boundaries closest to the subject property.

Officer's comments:

The first submitter does not share a direct boundary with the subject site, instead adjoining the reserve land that makes up Spring Creek. No changes to any existing fencing arrangements on the submitter's boundary would be anticipated as part of the development of this subdivision, as part of either the present or any future application. The second submitter adjoins the eastern parcel of the subject site, which is not subject to the Preliminary Approval. No change to the existing fencing arrangements along this boundary would be anticipated to occur as part of applications made under the Preliminary Approval, if it were granted, as the development would not occur on the land adjoining the submitter. Fencing to future residential lots will be determined at the detailed design stage and in accordance with Council's requirements.

Summary of submissions

While the matters raised by the submitters are valid issues for each of the submitters they are generally either not planning matters or are not relevant to the application presently before Council and are best dealt with through future Reconfiguring a Lot or Operational Works applications where conditions can be appropriately applied. They do not warrant refusal of the application.

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:

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 application is assessed in accordance with the DA process	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016
Environmental Environmental impacts on environment as a result of development activity	Environmental impacts have been appropriately considered in accordance with the relevant assessment benchmarks, and conditioned accordingly.

Category	Explanation
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 did not require referral to any Referral Agencies in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*.

Council independently sought Third Party Advice from Seqwater.

Council sought informal advice from the Department of Transport and Main Roads.

Internal Referrals

Development Assessment and Engineering

The Council's Development Assessment section has assessed the proposed development and advised that the proposal is generally supported subject to conditions.

Public Notification

The application was publicly notified for 30 business days in accordance with the requirements of the *Planning Act 2016*. Two properly made submissions were received.

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

That:

1. Council receive and note the report titled "Development Application MCU24/080 Preliminary Approval for Material Change of Use to vary the effects of the Planning Scheme (variation request) and Development Permit for Reconfiguring a Lot for one into two lots at 278 Kerry Road, Beaudesert described as Lot 22 SP301784";

2. Council approve development application MCU24/080, and grant a development permit for Material Change of Use, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and

3. Council note that any subsequent requests for Development Permits (per the Preliminary Approval), a negotiated decision notice and/or change applications to the approval (MCU24/080), will proceed via delegated authority where the changes would not significantly alter the original decision.

Option 2

1. Council receive and note the report titled Development Application MCU24/080 Preliminary Approval for Material Change of Use to vary the effects of the Planning Scheme (variation request) and Development Permit for Reconfiguring a Lot for one into two lots at 278 Kerry Road, Beaudesert described as Lot 22 SP301784; and

2. Council defer the decision of development application MCU24/080, for the reasons presented.

Option 3

That:

1. Council receive and note the report titled " Development Application MCU24/080 Preliminary Approval for Material Change of Use to vary the effects of the Planning Scheme (variation request) and Development Permit for Reconfiguring a Lot for one into two lots at 278 Kerry Road, Beaudesert described as Lot 22 SP301784"; and

2. Council refuse development application MCU24/080, for the reasons presented.

saunders havill group

Know How

Spring Creek East – West Parcel Development Code

278 Kerry Road, Beaudesert

Prepared for Spring Creek Land Corporation Pty Limited

Reference: 9712
26 March 2025



Document Set ID: 13042660
Version: 1, Version Date: 03/04/2025

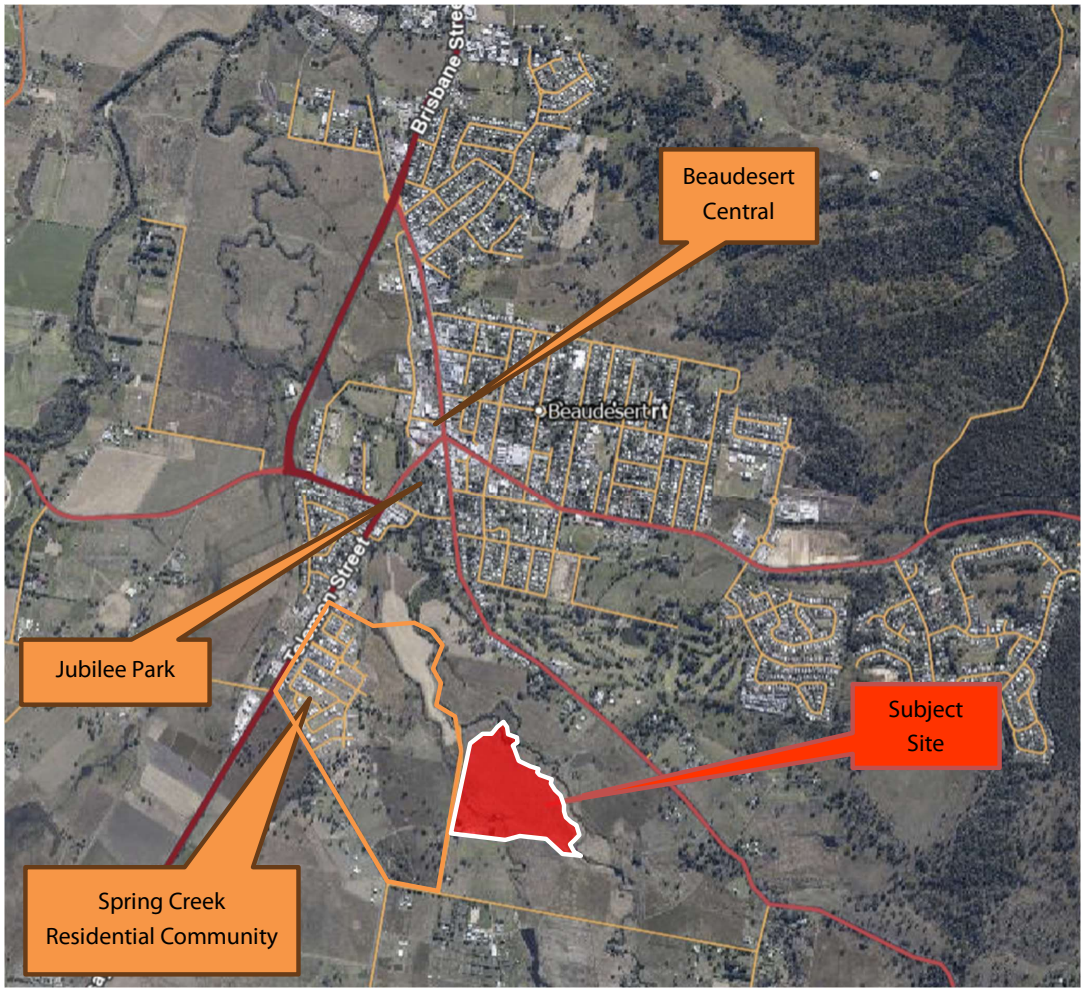
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1. Introduction

Spring Creek East – West Parcel is an extension of the current master planned community of Spring Creek located to the immediate west of the subject property. Spring Creek is currently under development having successfully delivered over 190 house lots and a local recreation park. Ultimately, the current Spring Creek residential community is expected to deliver approximately 750 residential allotments, two recreation parks and some 20ha of major open space adjacent Spring Creek, linking to the broader Spring Creek Recreational Precinct being master planned by Scenic Rim Regional Council.



Site Context

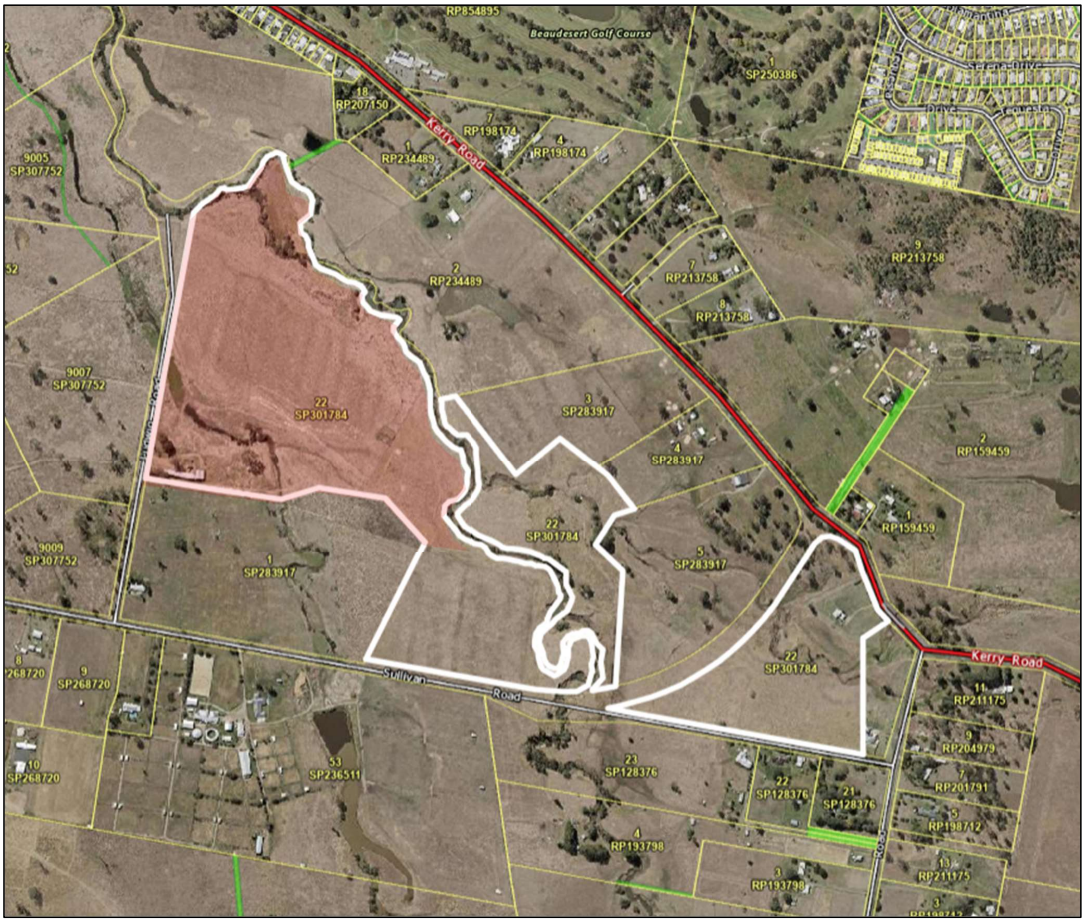
The Spring Creek East proposal will build on the environmental areas and values protected within the adjacent Spring Creek development to provide a connected environmental, movement and community recreational corridor that will add to the landscape quality and liveability of the Beaudesert area. The urban

Document Set ID: 13042660
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development proposed will be in accordance with Scenic Rim Regional Council's strategic vision for creating sustainable communities, in this case being of a low-medium density residential character. A balance of providing much sought after housing with preservation and enhancement of environmental values is key to delivery of this vision.

1.1. Property Summary

Address	278 Kerry Road, Beaudesert (West Parcel fronting Ludwig Road)
RPD	Part of Lot 22 SP301784
Registered Easements	Not applicable
Owner	Spring Creek Land Corporation Pty Limited
Area	Approximately 27.6ha of 54.92ha total site area



Spring Creek East – West Parcel Location

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2. Development Code

2.1. Varying the Effect of the Planning Scheme

The Spring Creek East – West Parcel Development Code varies the *Scenic Rim Planning Scheme 2020* (as amended 17 June 2022) as follows:

- 5.5.9 Categories of Development and Assessment - Low-Medium Density Residential Zone, Table 5.5.9.1;
- 5.6 Categories of Development and Assessment – Reconfiguring a Lot, Table 5.6.1-Reconfiguring a Lot;
- 6.2.9 Low-Medium Density Residential Zone Code;
- 9.3.5 Dwelling House Code;
- 9.4.6 Reconfiguring a Lot Code, Table 9.4.6.3.2.
- Tables A, B & C – additional development parameters for Parkland Residential, Multiple Dwelling and Secondary Dwelling lots.
- Schedule 2.3 – Zone Maps
- Schedule 2.5 – Overlay Maps

For clarity, the Spring Creek East – West Parcel Development Code takes precedence over other codes contained within the Scenic Rim Planning Scheme where conflict occurs.

2.2. Purpose and Overall Outcomes

The purpose of the Spring Creek East – West Parcel Development Code is to provide for development that creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density and some medium density, sewered, urban residential development and ancillary/associated uses. The Spring Creek East – West Parcel Development Code generally aligns with the development intentions and special codes forming part of the previously approved Spring Creek Structure Plan on the adjacent site – refer Council Ref: MCU21/053; Development Application MC.Bd212/00022.

Development will provide for the creation and maintenance of a pleasant and safe living environment which promotes a high standard of amenity and is compatible with the predominant surrounding residential character.

The predominant form of development is detached houses that are one (1) or two (2) storeys in height. The typical minimum lot size permitted is 450m^2, although a minimum 400m^2 lot size will be acceptable where located opposite or adjacent open space or as part of a topographically responsive design approach. Within the Low-Medium Density Residential Zone 'Parkland Residential' lots typically 800m^2 to 1,200m^2 in area and potentially larger may extend into the floodplain provided no building development occurs below the flood line and this area is utilised in accordance with the provisions of **Table A – Minimum Lot Size and Design for Parkland Residential Lots**. The Parkland Residential Lots are intended to provide a large lot option as part of a diverse housing product offering at Spring Creek East – West Parcel.

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The Low-Medium Density Residential Zone may also include 'Secondary Dwellings', being a unit used in conjunction with and subordinate to the primary dwelling on the same lot, but subject to minimum lot size and other car parking and amenity requirements as outlined in **Table C – Minimum Lot Size and Design for Secondary Dwelling Lots.**

Other residential development, such as various forms of medium density residential including 'Terrace Housing', may also be located in the Low-Medium Density Residential Zone to promote housing diversity, choice and affordability levels. Such development will be at a scale and density commensurate with the detached residential nature of the area and in accordance with **Table B – Minimum Lot Size and Design for Terrace House (Multiple Dwelling) Lots.**

Development within the Recreation and Open Space Areas is characterised by a range of local and district sized parkland suitable for community-based activities, informal or non-organised forms of recreational activity and the playing of various outdoor sporting pursuits where appropriate. Activation of the open space will seek to complement and support the adjacent (external) major open space uses forming part of Council's *Spring Creek Precinct Master Plan 2019*, and may include a community farm and marketplace, local community garden, nature-based attractions, equestrian/pedestrian/cycling trail and other activity nodes integrated with landscaping, water features and water quality elements.

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3. Categories of Development and Assessment

Categories of Development and Assessment apply as per the Spring Creek East – West Parcel Precinct Map being:

Development Code Precinct	Equivalent Scenic Rim Planning Scheme Zone
Low-Medium Density Residential Precinct	Low-Medium Density Residential Zone
Recreation and Open Space Precinct	Recreation and Open Space Zone (Passive Recreation Precinct)

Note: The boundaries as indicated on the Precinct Plan are indicative only. During detailed design at the time of development applications these boundaries will be progressively defined.

The following varies the categories of development and assessment.

3.1. Material Change of Use

3.1.1 Low-Medium Density Residential Precinct

The Low-Medium Density Residential Zone applies as per table 5.5.9.1 of the Planning Scheme to the Low-Medium Density Residential Precinct except as varied below:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Code Assessment	
	If on a lot with a minimum lot size of 800m^2	Low-Medium Density Residential Zone Code Dual Occupancy Code Spring Creek East – West Parcel Development Code
	Impact Assessment	
	In all other circumstances	The Planning Scheme
Dwelling house	Accepted subject to requirements	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Dwelling House Code Spring Creek East – West Parcel Development Code **including Table A & C**
Multiple dwelling	Code Assessment	
	If on a lot with a minimum lot size of 900m^2	Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Medium Density Residential Uses Code Infrastructure Design Code Landscaping Code Parking and Access Code Spring Creek East – West Parcel Development Code **including Table B**
	Impact assessment	
	In all other circumstances	The Planning Scheme
Sales office	Accepted subject to requirements	
		Low-Medium Density Residential Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Parking and Access Code Sales Office Code

3.1.2 Recreation and Open Space Precinct

The Recreation and Open Space Zone applies as per table 5.5.15.1 of the Planning Scheme to the Recreation and Open Space Precinct.

3.2. Reconfiguring a lot

Table 5.6.1 of the Planning Scheme applies as follows to the identified precincts:

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1. Low-Medium Density Residential Zone – Low-Medium Density Residential Precinct
2. Recreation and Open Space Zone – Recreation and Open Space Precinct

Table 5.6.1 applies except as varied as follows:

Precinct	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low-Medium Density Residential Precinct	Code assessment	
	1. Minimum 400m^2 exclusive of access strip or access easement for rear lots; 2. Minimum average lot size not less than 700m^2; and 3. Subdivision where associated with a MCU for Multiple Dwelling. ***Note:*** *Any lots over 1200m^2 are counted as 1200m^2 when calculating the minimum average lot size of a development.*	Low-Medium Density Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Spring Creek East – West Parcel Development Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Recreation and Open Space Precinct	Code Assessment	
	Where involving all other reconfiguring a lot	Recreation and Open Space Zone Code (Passive Recreation Precinct) Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code Spring Creek East – West Parcel Development Code

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4. Development Code

4.1. Low-Medium Density Residential Precinct Code

Section 6.2.9 of the Planning Scheme applies except as varied as follows:

Consistent Uses and Potentially Consistent Uses in the Spring Creek East – West Parcel Development Code

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
Dual Occupancy *Dwelling House* *Multiple Dwelling* *Sales Office*	

Assessment Benchmarks

Performance Outcomes	Accepted Outcomes
Setbacks	

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<table>
<tr><th>Performance Outcomes</th><th>Accepted Outcomes</th></tr>
<tr><td>PO1
Setbacks:
(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.</td><td>AO1
Setbacks are as follows:<table><tr><th>Setback</th><th>Minimum Distances Measured in Metres (m)</th></tr><tr><td>Street Frontage</td><td>6m to all garages;
Min 3m on lots less than 600m^2;
Min 4.5m on lots 600m^2 or greater.</td></tr><tr><td>Side and Rear Boundary</td><td>As per Planning Scheme unless otherwise stated in AO2.</td></tr></table>AO2
Built to Boundary walls are optional on one side boundary only (other than Terrace House Lots) for small lots with road frontage widths less than 18m. Built to Boundary walls are to have a maximum length of 9.0m and a maximum height of 4.5m. Such walls shall only be built to the low side of a lot and not constructed along a common boundary where an adjacent dwelling has built to the boundary. No windows or openings are to be built along the built to boundary wall.</td></tr>
<tr><td colspan="2">Site Coverage</td></tr>
<tr><td>New PO
Built form provides a site cover that:
(1) is compatible with adjoining premises;
(2) supports residential amenity including access to natural light and ventilation;
(3) facilitates adequate private open space;
(4) facilitates landscaping to visually soften the built form.</td><td>New AO
Maximum 50% site cover on lots 450m^2 or larger;
Maximum 60% site cover on lots less than 450m^2.</td></tr>
<tr><td colspan="2">Reconfiguration of a Lot</td></tr>
</table>

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Performance Outcomes	Accepted Outcomes
PO9 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose of the precincts; (2) supports residential densities consistent with the purpose of the precincts; (3) complies with the following minimum lot sizes in **Tables 9.4.6.3.2, A, B & C;** (4) Provides for design outcomes in accordance with **Table D.**	**AO9** No Acceptable Outcome is prescribed

4.2. Recreation and Open Space Precinct Code

Section 6.2.15 of the Planning Scheme applies.

4.3. Dwelling House Code

Section 9.3.5 of the Planning Scheme applies except as varied as follows:

Performance Outcomes	Accepted Outcomes
Setbacks	
PO2 Setbacks: (1) assist in the protection of the amenity of adjacent premises; (2) allow for access around the building; (3) positively contribute to the amenity of the streetscape; and (4) allow for on-site car parking.	**AO1** Setbacks comply with the following table: **Setback** / **Minimum Distances Measured in Metres (m)** Street Frontage: 6m to all garages; Min 3m on lots less than 600m^2; Min 4.5m on lots 600m^2 or greater. Side and Rear Boundary: As per Planning Scheme.
New PO A dwelling house has a site cover that: (1) is compatible with adjoining premises; (2) supports residential amenity including access to natural light and ventilation; (3) facilitates adequate private open space;	**New AO** Maximum 50% site cover on lots 450m^2 or larger; Maximum 60% site cover on lots less than 450m^2.

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Performance Outcomes	Accepted Outcomes
(4) facilitates landscaping to visually soften the built form.	

4.4. Reconfiguring a Lot Code

Section 9.4.6 and Table 9.4.6.3.2 of the Planning Scheme applies except as varied as follows:

Table 9.4.6.3.2 – Minimum Lot Size and Design as varied by the Spring Creek East – West Parcel Development Code.

Lot Type	Specification	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Min 400m^2 to 449m^2	Where located opposite or adjacent open space or as part of a topographically responsive design approach.	n/a	Normal 10m; Cul-de-sac 6m; Corner lot 12m.	n/a
Min 450m^2 to 599m^2		n/a	Normal 10m; Cul-de-sac 6m; Corner lot 12m.	n/a
Min 600m^2		5	Normal 18m; Cul-de-sac 6m; Corner lot 20m.	5

4.5. Other Development Parameters

The following development parameters apply to development of specific types. To be clear, these override the Scenic Rim Planning Scheme and Queensland Development Code.

Table A – Minimum Lot Size and Design for Parkland Residential Lots.

Precinct	Lot size	Other Requirements
Low-Medium Density Residential	Minimum 800m^2	• The minimum buildable area above the flood line is 450m^2; • Building floor levels are to be a minimum of 500mm above the flood line;

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Precinct		• The rear yard space extending into the floodplain must comply with the following development criteria: ○ No filling is allowed within the floodplain other than filling of minor depressions and top dressing of lawns; ○ No swimming pools are permitted within the floodplain; ○ Fences below the flood line must not impede stormwater flow or reduce flood storage capacity; ○ Fences above the flood line are to comply with the standard fencing requirements of other residential lot types at Spring Creek East – West Parcel; ○ No buildings or extensions of buildings are to encroach into the floodplain; ○ No other obstructions are to occur on lots extending into the floodplain that impede flood flow of flood storage. • Other development requirements for the buildable area of each parkland lot will be as per the standard lot design specifications for lots with a minimum of 600m^2 as set out in this Development Code.

Note – Parkland Residential Lots are defined as being contained partially within flood affected areas and generally adjacent to public open space.

Table B – Minimum Lot Size and Design for Terrace House (Multiple Dwelling) Lots.

Precinct	**Lot size with a minimum of**	**Setbacks / Design Controls**	**Ground floor to 4.5m high**	**Upper floor to 8.5m high**
Low-Medium Density Residential Precinct	150m^2	Minimum setback to a primary street frontage • to OMP ***#1*** • to building ***#2*** • to garage door	 • 1.0m • 2.5m • 4.5m ***#3***	 • 1.0m • 2.5m • N/A
		Minimum setback to a park frontage • to OMP ***#1*** • to building ***#2***	 • 0m • 2.0m	 • 0m • 2.0m
		Min setback to a lane • to OMP ***#1*** • to building ***#2*** • to garage door ***#3***	 • 0m • 1.0m • 1.4m ***#3***	 • 0m • 1.0m • N/A
		Minimum setback to 2nd street frontage • to OMP ***#1*** • to building ***#2*** • to garage door ***#3***	 • 0m • 1.0m • 2.0m	 • 1.0m • 1.5m • N/A
		Minimum patio/veranda requirements • to street with no garage • to street incl. garage ***#4*** • to a park	 • 50% of frontage x min. 1.5m depth • Garage door width x min. 1.5m depth • 60% of frontage x min. 2.0m deep	

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		Maximum garage door / garage opening widths • to a lane or street • to a street, single story terraces <8m wide ***#5***	• 5.1m door / 5.6 m opening • 3.0m	
		Maximum length of Build to Boundary for both sides in Terrace House run	20m	15m
		Max plot ratio	1.4 (max 210sqm build on 150sqm lot)	
		Max site cover	70%	
		Max building height	8.5m	
		Minimum private open space, (ground and upper level areas)	25m^2 – Min. dimension of ground floor spaces is 2.5m and first floor spaces is 1.5m.	
		Minimum onsite carparking / garaging	2 spaces or 1 space if 2 bedrooms or less	
		Minimum lot widths • Double Garage to rear lane - 7.5m ***#6*** • Double garage to primary street – 8m • Tandem / single garage to rear lane - 4.5m • Tandem / single garage to primary street – 5 m • Rear garaged terraces with rear lane surveillance – 6.2m	• Double Garage to rear lane - 7.5m ***#6*** • Double garage to primary street – 8m • Tandem / single garage to rear lane - 4.5m • Tandem / single garage to primary street – 5 m • Rear garaged terraces with rear lane surveillance – 6.2m ***#6***	
		Number of attached dwellings in a run	Maximum 8 dwellings	

Note – Terrace House Lots refer to standard format lots created as part of a multiple dwelling.
#1 *– OMP is the outermost projection of the built form.*
#2 *– Building refers to any wall enclosing rooms within the dwelling.*
#3 *– Garage doors must be setback a minimum of 400mm from the wall that supports them to provide a shadow line to the garage door.*
#4 *– Where a two storey terrace has a garage door facing the primary frontage, an upper storey veranda the width of the garage door is required.*
#5 *– Where a single storey terrace has a garage door facing the primary frontage, the maximum width of the garage door is 3m for any terrace less than 8 metres wide.*
#6 *– Terraces with rear lane garaging between 6.2 and 7.4 metres wide can be considered where suitable pedestrian access to and surveillance off the rear lane is provided.*

Table C – Minimum Lot Size and Design for Secondary Dwellings

Precinct	Lot size	Frontage	Gross Floor Area	Other Requirements – All Secondary Dwellings
Low-Medium	Minimum 600m^2	Minimum 15m	Maximum GFA of 45m^2	The purpose of the following design and siting requirements is to regulate the scale,

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Density Precinct	and maximum 799m² Minimum 800m²	Minimum 20m	Maximum GFA of 60m²	appearance, amenity and streetscape impacts of secondary dwellings: • The secondary dwelling must be subordinate to the primary dwelling, whether included within or as a separate self-contained dwelling on the same lot. • Must comply with the standard dwelling house requirements of the Dwelling House Code of the Scenic Rim Planning Scheme 2020 except for over-riding requirements such as site cover and setbacks as outlined in this Spring Creek East – West Parcel Development Code. • For a separate self-contained secondary dwelling – o any built to the boundary allowance on a lot cannot be used for that secondary dwelling; o the secondary dwelling must be located behind the primary dwelling (i.e. with appearance of a single dwelling from the street) and located within 10m of the primary dwelling. o the secondary dwelling is to be designed and constructed using the same or comparable materials and elements as the primary dwelling. • The secondary dwelling should be designed to achieve an acceptable level of privacy for occupants of the dwelling and neighbouring dwellings • Must be provided with one (1) designated car park within the lot in addition to the parking requirement for the primary dwelling. • The primary and secondary dwelling must share the one driveway and shared services/utilities. • Only one (1) street number and one (1) letterbox are permitted for the primary dwelling (i.e. no separate street number or letterbox for the secondary dwelling). • A primary and secondary dwelling cannot be subdivided into two (2) titles.

Table D – Open Space and Connectivity Design Guidelines

Open Space and Connectivity Design Guidelines

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Open Space	• Local active parks are to be central and accessible or adjacent to a linear park. • Linear parks should be co-located with waterway corridors where possible, and support broader Council pedestrian and cycleway connectivity. • Linear parks are to have a minimum dimension of 15m but may be reduced to 10m for short distances in response to physical conditions. • Linear parks may be activated with a range of open space compatible uses that could include community farming, marketplace, community garden, outdoor recreation, equestrian activities and water bodies. • Opportunities to retain trees within open space should be considered.
Access and Connectivity	• A minimum of 50% of all park frontages must be esplanade roads. • Multiple Dwellings will be located within 200m of a local active park and/or linear open space. • The street pattern will be based on a generally perpendicular format, where possible, reflecting the suburban rural character of Beaudesert. • Residential block lengths must not exceed 275m and should be orientated to achieve site responsive design outcomes and optimise north-south lot orientation. • Cul-de-sacs may be used where they do not adversely impact pedestrian permeability. • Variations in verge widths may be used to retain trees, allow corner build-outs, provide wider planting corridors, establish 'greenway' corridors for higher order pedestrian / cyclist paths and additional shade trees, and to encourage reduced traffic speeds. • The primary road network through the site should be designed to accommodate possible future public transport access. • 90% of dwellings are to be within 400m of a local active recreation space or linear park.

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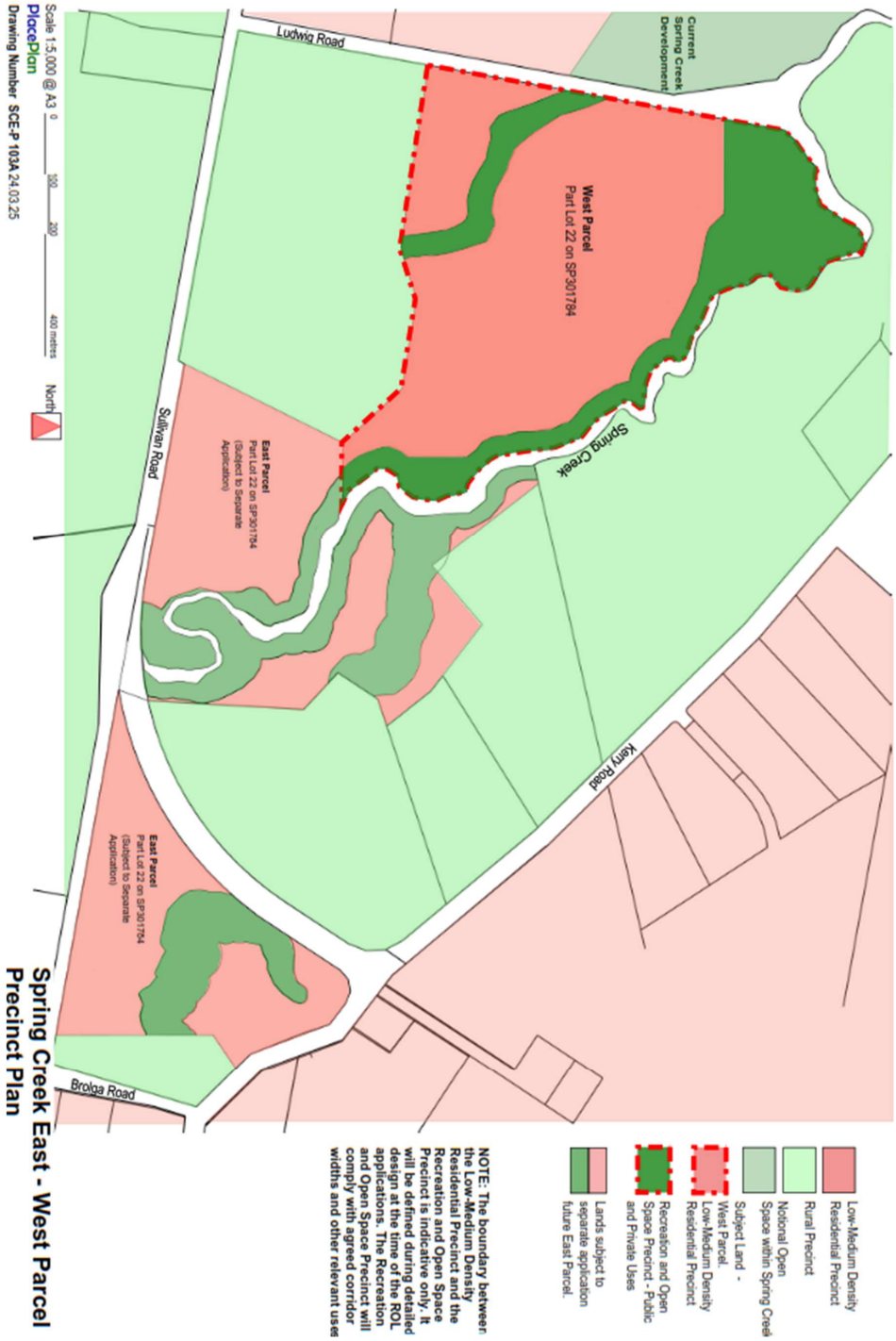
5. Mapping

Schedule 2 – Mapping of the Planning Scheme applies except where varied on the following pages.

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SC2.3 Zone Maps

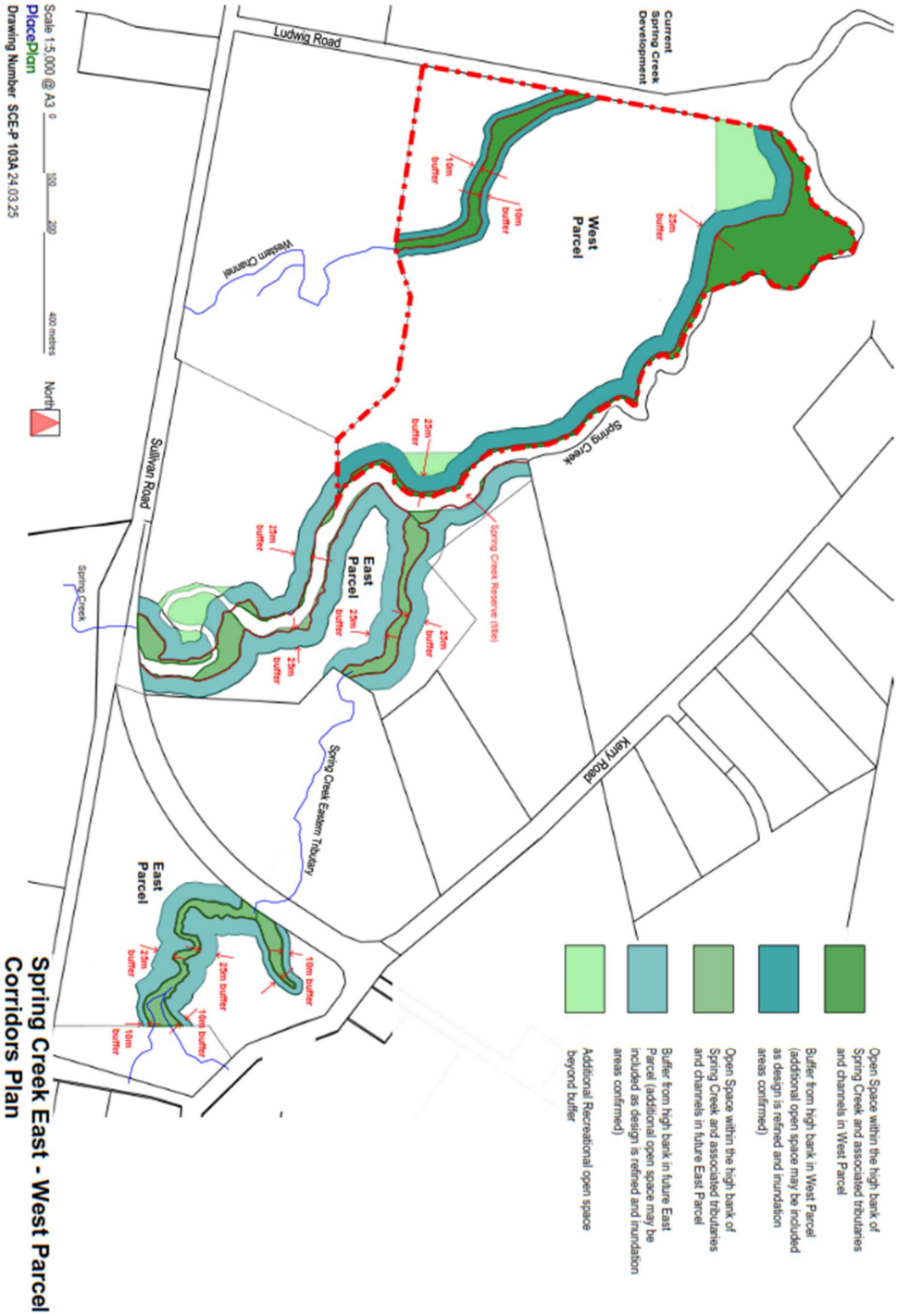
Spring Creek East – West Parcel Precinct Map



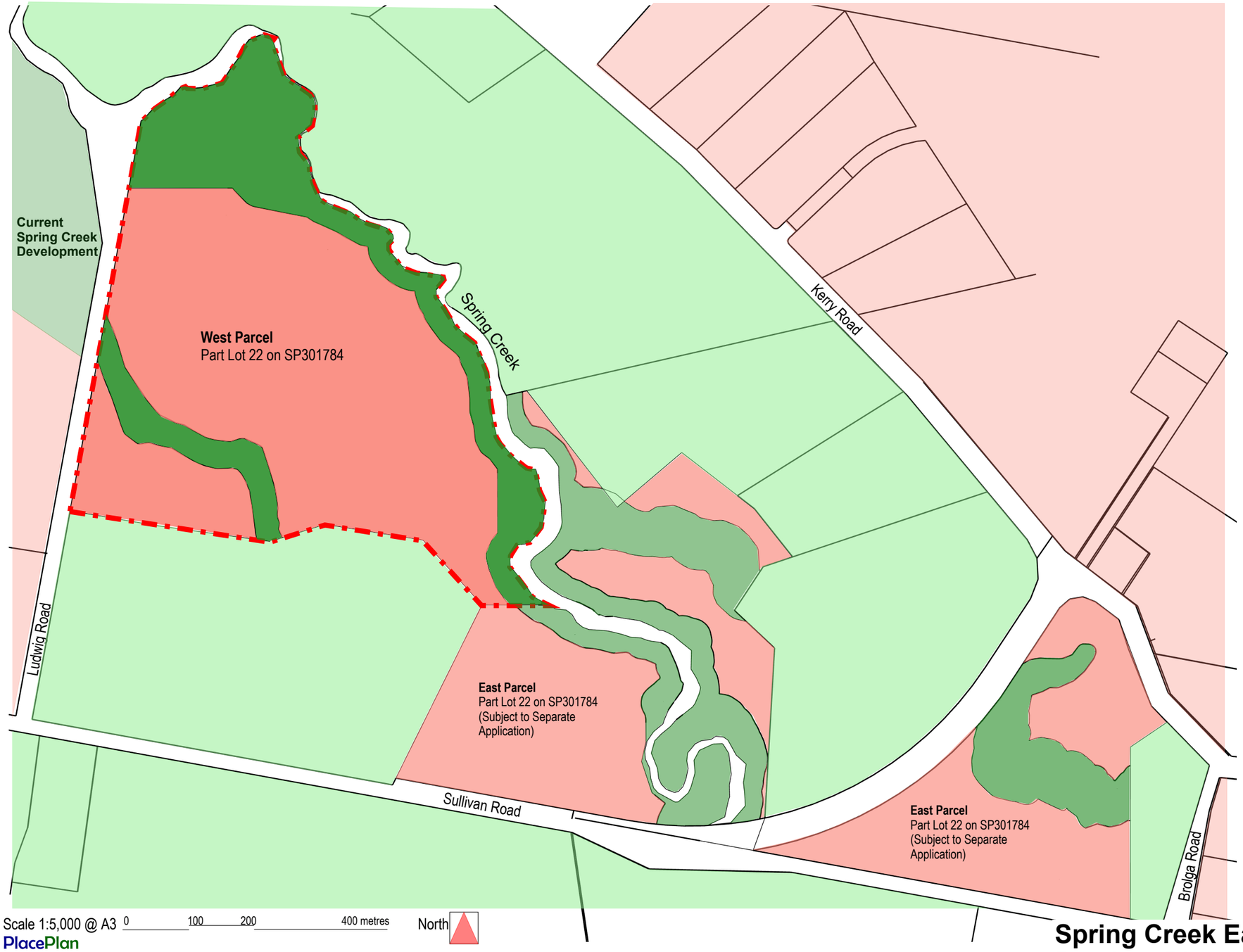
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SC2.5 Overlay Maps – OM4E

Spring Creek East – West Parcel OM4E Environmental Significance Wetlands and Waterways Plan

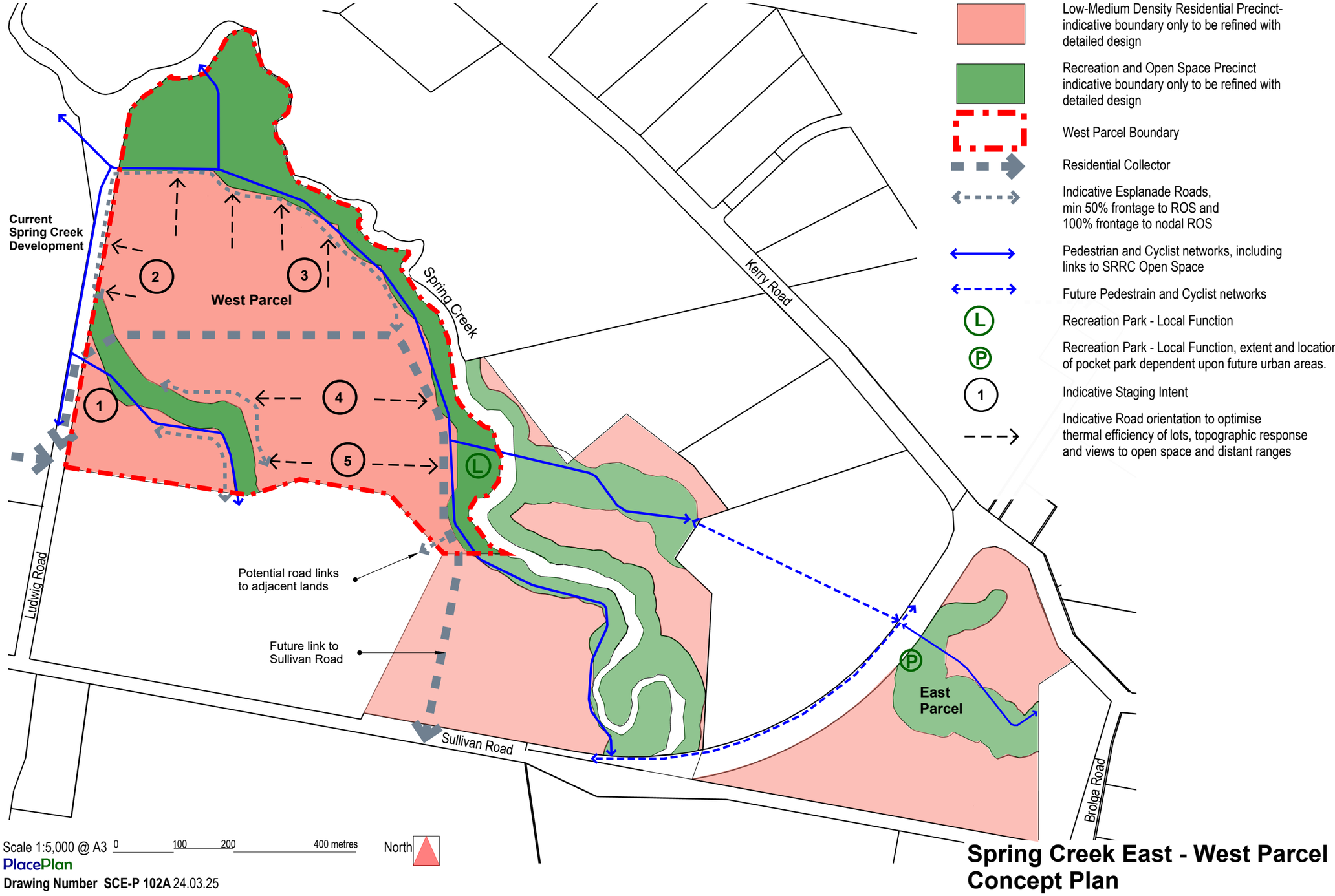


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Spring Creek East - West Parcel Precinct Plan

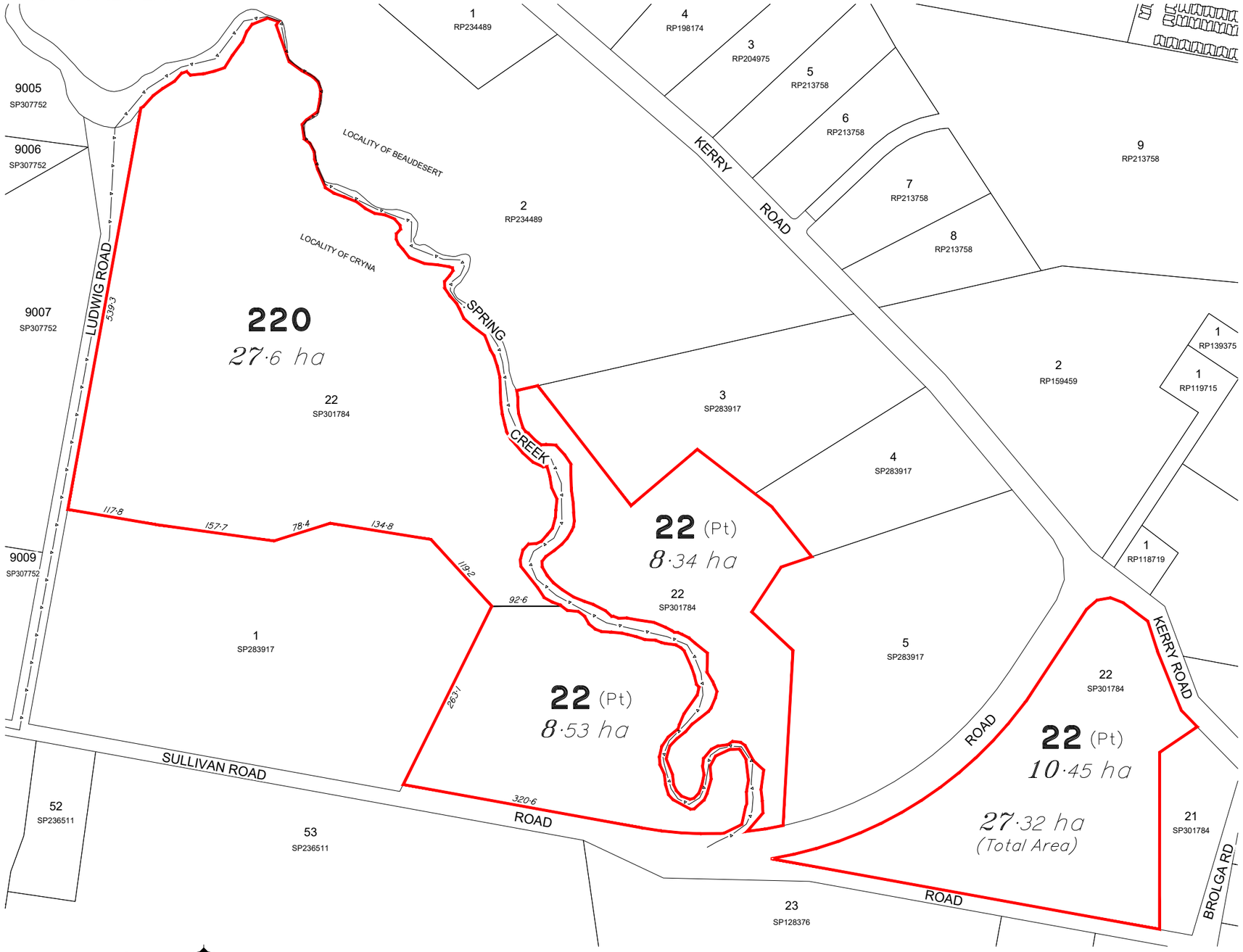
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Spring Creek East - West Parcel Concept Plan

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PROPOSAL PLAN



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

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

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

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

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

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

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PROJECTION - GDA2020 MGA56

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.25m interval)

RP DESCRIPTION: LOT 22 on SP301784

SCALE @A1 1:2500 @A3 1:5000 - LENGTHS ARE IN METRES

20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300

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Spring Creek Land Corporation ATF Aviano Trust

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11.7 OPW25/064 Development Permit for Operational Works for Advertising Device (Pylon sign) on land located at 165-183 Long Road, Tamborine Mountain and described as Lot 2 RP166156

Executive Officer: Director Planning, Development and Environment

Item Author: Coordinator Development Engineering

Attachments:

1. Aerial Photo ⇩
2. Proposal Plans ⇩
3. Copy of Public Notification sign ⇩
4. Approximate size and view of the proposed Pylon sign ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 1.

Executive Summary

An application dated 22 September 2025, has been received seeking approval for a Development Permit for Operational Works for an Advertising device (Pylon sign) to establish a Pylon sign on land located at 165-183 Long Road, Tamborine Mountain and described as Lot 2 RP166156.

The proposal entails the establishment of one freestanding advertising structure to be contained within the bounds of the subject site and will have a double-sided Pylon sign of size 7.9 metres high by 2.5 metres wide with an area of 19.75 square metres on each face having a cumulative sign face area of approximately 39.50 square metres on both faces (refer Attachment 4).

Pursuant to the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), an Advertising device is identified as being Impact Assessable Development under Assessment Table for Development under 5.8 Categories of Development and Assessment - Operational Work for Advertising devices due to being located within the Minor Tourism Zone.

The proposal complies with the Minor Tourism Zone Code requirements with respect to height of the structure and generally complies with the requirements of the Advertising Devices Code except, non-compliant with the size of the sign face area being 39.50 square metres that exceeds the maximum allowable of 20 square metres requirement. Condition has been imposed to limit the size of the maximum sign face area to 20 square metres.

The proposed development has demonstrated general compliance with the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) through the material within the submitted application or through the imposition of conditions.

Based on the assessment it is recommended that Council approve the development application for proposed Pylon sign, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "OPW25/064 Operational Works for an Advertising device (Pylon sign) to establish a Pylon sign on land located at 165-183 Long Road, Tamborine Mountain and described as Lot 2 RP166156";

2. Council approve development application OPW25/064 and grant a development permit for Operational Works for an Advertising device (Pylon sign), 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 (OPW25/064) 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 conditions will form part of the officers' Recommendation when this report is presented at an Ordinary Meeting:

a) A Development Permit is given for Operational Works for Advertising device (Pylon sign) subject to the following conditions:

No.	Condition	Timing
1	**DEFINITION COMPLIANCE AND EXCLUSIONS** - The approved use and associated ancillary activities shall at all times comply with the definition of Advertising Device of Schedule 1, SC1.2 Administrative Definitions and relevant provisions of 9.4.1 Advertising Devices Code respectively, of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).	At all times
2	**SIGNS - FORMAT AND OPERATION -** 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 contain flashing, moving or rotating components except as approved.	As indicated within the wording of the condition
3	**ILLUMINATION OF SIGNAGE –** The advertising signage so approved shall not be flashing or have rotating parts in any form without the prior approval of Council.	At all times
4	**MAXIMUM SIGNAGE HEIGHT -** The approved advertising signage must not exceed a maximum height of 7.9 metres above natural ground level.	As indicated within the wording of the condition

No.	Condition	Timing
5	**MAXIMUM SIGN FACE AREA -** The approved advertising signage must not exceed a maximum sign face area of 20m^2 (cumulative of both side sign face areas.)	As indicated within the wording of the condition
6	**PYLON SIGNAGE SETBACK -** The approved Pylon Signage shall be setback a minimum of three (3) metres from the property boundary unless approved otherwise.	As indicated within the wording of the condition
7	**SITE MAINTENANCE –** During construction of the advertising device the site shall be maintained in a clean and orderly state.	During construction
8	**LANDSCAPING SPECIFIC –** The ground directly below the sign face areas must be landscaped using low to medium height shrubs and plants insofar that the landscaping achieves a screen of the freestanding posts supporting the structure in accordance with the Advertising Devices Code. The landscaping of this area must be undertaken within eight (8) weeks from the date of construction of the signage and established within 12 months and maintained as long as the use occurs.	As indicated within the wording of the condition
9	**PYLON SIGNAGE IN ACCORDANCE WITH THE APPLICATION - OPERATIONAL WORKS** - Development being undertaken generally in accordance with Plan/s No/s. 22-047 dated 19/02/2024 and received by Council on 22/09/2025 and accompanying documentation, except insofar as it is modified by the Condition 5 of this approval. Any minor changes may be requested by the Applicant in accordance with the *Planning Act 2016* without the need for a further Development Application for an Operational Work.	At all times
10	**EXISTING SIGN – TO BE REMOVED –** The development is to remove the existing signage on site prior to constructing the approved pylon signage. Only one (1) sign is approved on site.	As indicated within the wording of the condition

1. 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:

a. 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
b. 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
c. 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 CURRENT PERIOD - This Development Approval will lapse if the Operational Works does not happen before the end of the current period. The current period is two (2) years from the date the approval takes effect. The current 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 current 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) 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.*

F) COMPLIANCE WITH CONDITIONS - The landowner/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.

2. **Further approvals are required for:**

Building Works approval is required for all building works for the proposed development prior to undertaking any building work on the subject site

3. **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.

4. **Administrative Action:**

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

Previous Council Considerations / Resolutions

Not applicable.

Report/Background

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Hilton Property Investments P/L ATF Wanjiang Zhang Family Trust
Owner(s)	Hilton Property Investments P/L ATF Wanjiang Zhang Family Trust
Site Address	165-183 Long Road, Tamborine Mountain
Real Property Description	Lot 2 RP166156
Site Area	1.837 Ha
Relevant Zone and Precinct	Minor Tourism Zone
Proposal	Advertising device (Signage - pylon)
Assessment Level	Impact
Approval Type	Operational Works
Public Notification	28/11/2025 to 19/12/2025
Submissions Received	19 properly made, 7 not properly made
Date Application Deemed Accepted	28 October 2025

Development History

The subject site accommodates established and complementary tourism-based businesses (including Fortitude Brewing Co. and Witches Chase Cheese Factory) which together form a recognised destination within the Tamborine Mountain tourism precinct.

Proposal

The Applicant is seeking an approval for an advertising device associated with the Pylon type signage on land located at 165-183 Long Road, Tamborine Mountain. There is an existing smaller sign on the property that will be replaced by the proposed signage. Refer Figure 1 below showing the existing signage on the property.



Figure 1: Google maps view showing existing signage.

This application seeks approval for the installation of a Pylon sign associated with the business on the site. The sign will be positioned within the existing turfed area near the site frontage and will not interfere with existing pedestrian or vehicle access. The proposed sign has a height of 7.9 metres above ground level and has a sign face area of 19.75 square metres per face. The proposed advertising sign is oriented facing perpendicular to the road frontage of Long Road. Refer to Figure 2 below for the proposed signage site.

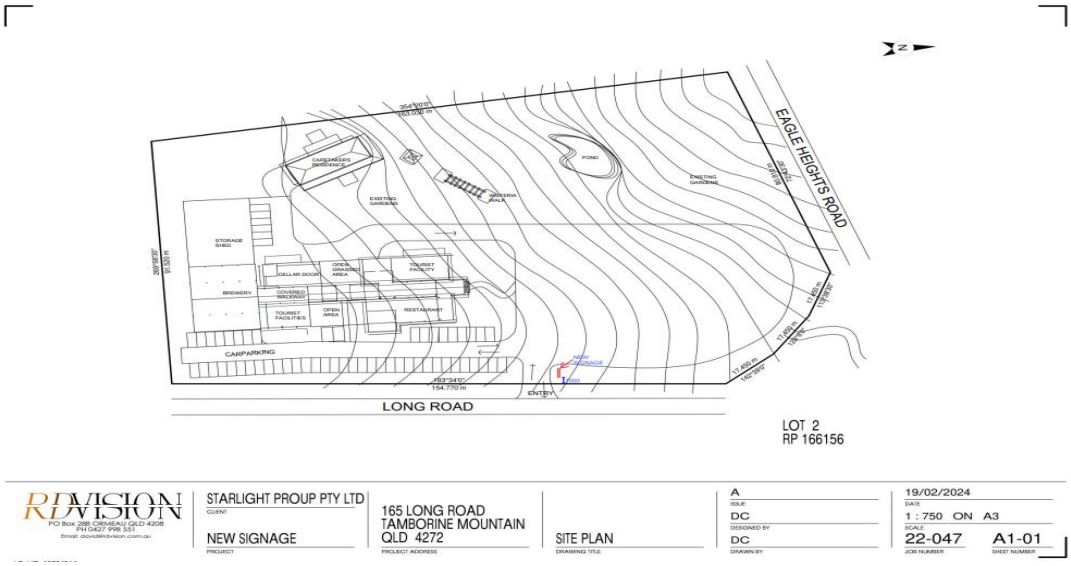


Figure 2: Plan showing the location of the proposed signage site.

The applicant had advised that the proposed sign represents a functional, appropriately scaled and well-designed advertising device that supports the existing tourism operations on the site. The location, orientation and shape of the proposed sign is shown in the drawing in the Attachment 2 below. The applicant further states that the signs will be professionally designed, legible, and appropriately sited to avoid impact on traffic safety.

The Applicant also advised that the proposed advertising sign is intended to provide clear identification of the existing tourism-based businesses operating from the site and to enhance legibility and wayfinding for visitors within the Tamborine Mountain tourism precinct. The signage will replace a smaller existing on-site signage and create a consistent and coordinated presentation for the premises, aligning with the site's established commercial and tourism function.

The pylon sign will be located within the existing turfed area adjacent to the Long Road frontage, set back from the property boundary to maintain safe sightlines for vehicles and pedestrians. The sign will not interfere with existing access points, driveways or public infrastructure.

Site Visit Evaluation

Characteristics of Site & Surrounding Environment

The subject site is within the Minor Tourism Zone for the purpose of the Scenic Rim Planning Scheme 2020. The site has an area of 1.84 hectares and is generally rectangular in shape (refer to Attachment 1 for aerial photo). The surrounding locality comprises a mix of zoning, including Community Facilities Zone, Conservation Zone, Minor Tourism Zone, Low Density Residential Zone and Rural Residential Zone.

The site contains protected vegetation towards the western portion of the site only. The proposal does not result in the removal of any vegetation on the site.

Access to site is provided via an existing crossover to Long Road. This crossover will be retained as part of the proposed works.

The site includes a moderate slope with a level of approximately 548m AHD on the southern side of the site, falling to approximately 535m AHD on the northern frontage.

The subject site is located within a well-established area and therefore has access to all necessary services.

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: Nil.

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:	Minor Tourism Zone
Consistent/Inconsistent Use:	Not Applicable
Assessment Benchmarks:	Strategic Framework Minor Tourism Zone Code Advertising Devices Code

Strategic Framework

The Strategic Framework considers the following matters:

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

The Strategic Framework does not form part of the Assessment Benchmarks. The *Planning Act 2016* requires that assessable applications must only be assessed against the Assessment Benchmarks.

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:

Overlay Codes

Not applicable.

Local Plan Code

Not applicable.

Zone Code

The proposed development being the establishment of an Advertising device (Pylon Sign) is identified to be Impact Assessable in the Minor Tourism Zone. The applicable codes have been addressed, and the proposal has been found to be generally consistent with the Performance Outcomes for the Minor Tourism Zone Code. The proposed development is considered to be compatible with surrounding uses and works, subject to adherence with reasonable and relevant conditions.

The proposal does not impact on the residential amenity of the area and maintains the character of the nearby area. The sign is modest in scale and located within an existing cleared and landscaped area. It will not extend above the tree canopy or disrupt views or skylines from public vantage points along Long Road.

Compliance with Advertising Devices Code

The applicable codes have been addressed by the applicant, and the proposal has been found to be generally consistent with the Acceptable Outcomes and Performance Outcomes except as listed below under the Advertising Devices Code.

9.4.1 Performance Outcomes and Acceptable Outcomes for Signage

Name of Code **9.4 Other Development Codes** **9.4.1 Advertising Devices Code**			
Performance Outcomes	**Acceptable Outcomes**	**Compliance with Performance Outcomes**	**Compliance With Acceptable Solution**
PO3 A pylon sign does not: 1. adversely impact on the visual amenity of the locality; 2. dominate their landscape setting; 3. detract from the scenic quality of the area including views and vistas: and 4. detract from the built form of the site and adjacent sites.	**AO3.1** Only one pylon sign is located on a site. **AO3.2** A pylon sign: 1. has a cumulative face area not exceeding 20m^2; 2. is located at the front of the site; 3. does not project beyond the boundary of the site; and 4. is at least 3m from a side boundary. **AO3.2**	**PO3** Complies - The site is separated from residential land by existing buildings and vegetation and road. The proposed sign is oriented toward Long Road and is located well away from any residential boundaries. The development will not result in overlooking, privacy, or amenity impacts. The sign's proportions and finishes are consistent with the local tourism setting and will not adversely affect scenic views or the built form.	**AO3.1** Complies as only one pylon sign is located on the site. **AO3.2** 1. Does not comply with the cumulative sign face area of 20m^2. The proposal is for 39.8m^2 for two face areas. The administrative definition of sign face area includes both faces. However, a condition can be imposed to reduce the size of the sign face area to comply.

Name of Code 9.4 Other Development Codes 9.4.1 Advertising Devices Code			
Performance Outcomes	**Acceptable Outcomes**	**Compliance with Performance Outcomes**	**Compliance With Acceptable Solution**
	The height of a pylon sign (including supporting structures) shall not exceed the lesser of: 1. 10m; or 2. the maximum development height specified in the relevant Zone Code.		2. The sign is located in front of the site. 3. The sign does not project beyond the boundary of the site. 4. The proposed sign is at least 3m from a side boundary. **AO 3.2** The pylon sign height of 7.9m complies with the maximum height specified in the relevant Zone Code of 8.5m allowable.
PO4 A pylon sign is located within a: 1. Centre Zone; or 2. Industry Zone; or 3. Special Purposes Zone; or 4. Major Tourism Zone; or 5. Mixed Use Zone - Commercial Industrial Precinct only; or 6. site associated with an approved or lawful commercial or industrial activity in a non-residential building	**AO4** No acceptable outcome is prescribed.	**PO4** Complies - The pylon sign is located on a site that is associated with an approved or lawful commercial or industrial activity in a non- residential building.	Complies with PO4, point 6.

Name of Code 9.4 Other Development Codes 9.4.1 Advertising Devices Code			
Performance Outcomes	**Acceptable Outcomes**	**Compliance with Performance Outcomes**	**Compliance With Acceptable Solution**
PO6 Assessable advertising devices do not adversely impact on views, vistas or the skyline when viewed from a public place.	**AO6** No acceptable outcome is prescribed.	**PO6** - Complies. The proposed Pylon sign is of a scale and size that will not detract from the surrounding streetscape character. The proposed Pylon sign is sited away from the public space and may not adversely impact on views, vistas or the skyline when viewed from a public place.	Through conditions reducing the cumulative sign face, the proposed Advertising device is not considered to impact on views, vistas or the skyline when viewed from a public place. The sign will not extend above the tree canopy or disrupt views or skylines from public vantage points along Long Road.
PO8 Assessable advertising devices do not: 1. obstruct visibility of road users; 2. pose a traffic safety risk; and 3. distract users of the transport network so as to cause a traffic hazard. ***Note** - use of nationally recognised standards will be considered necessary in assessing compliance with this outcome.*	**AO8** An assessable advertising device: 1. structure does not move, spin or rotate; 2. is not a beacon light or a revolving or flashing light; 3. is not located within 50m of a road intersection not involving a State controlled road; 4. has lettering appropriately sized for the speed environment of the road it addresses; 5. where involving moving or changing images, complies with the Department of Transport and Main Roads "Roadside Advertising Manual Edition 2 Technical Volume October 2017 Section 9 Variable Message Signs (VMS)"; and	**PO8** – Complies The sign does not obstruct the visibility of road users or pose a traffic safety risk and should not distract users of the transport network. The sign complies with DTMR Roadside Advertising Manual.	**AO8** – Complies The pylon sign is structurally designed and is not within 50m of a road intersection and is not a beacon light or a revolving or flashing light. The sign is static and non-moving, with no flashing or changing images. The sign will comply with the Department of Transport and Main Roads' Roadside Advertising Manual (Edition 2, 2017).

Name of Code 9.4 Other Development Codes 9.4.1 Advertising Devices Code			
Performance Outcomes	**Acceptable Outcomes**	**Compliance with Performance Outcomes**	**Compliance With Acceptable Solution**
	6. otherwise complies with the Department of Transport and Main Roads " Roadside Advertising Manual Edition 2 October 2017"		

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.* A copy of the public notification sign is shown as Attachment 3.

Submissions

During the public notification process, 19 properly made submissions were received and seven not properly made submissions were received.

The majority of the concerns of the submitters were regarding the height and size of the pylon signage. This could be overcome if Council imposes a condition for the reduction of these two aspects.

The proposed signage complies with the Performance Outcomes for the Minor Tourism Zone Code and the Advertising Device Code generally; with exception to the size of the sign face area that is nearly double the maximum allowable of 20 square metres. However, the proposed signage does not obstruct visibility of road users or pose a traffic safety risk or distract users of the transport network and is located well away from any residential boundaries and will not result in overlooking, privacy, or amenity impacts.

Public Notification

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

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

ISSUES RAISED BY SUBMITTERS	COMMENTS/JUSTIFICATION
Pylon sign too high	Proposed height complies with the Acceptable Outcomes of the Planning Scheme requirements under Minor Tourism Zone Code AO2. Building height does not exceed 2 storeys and a maximum height of 8.5 metres.

ISSUES RAISED BY SUBMITTERS	COMMENTS/JUSTIFICATION
Pylon sign too large in size	Whilst the sign exceeds the maximum face area allowable, the pylon signage can be conditioned to comply with the code to limit a maximum size of 20 square metres sign face area. The proposal does not involve retail activity. The pylon sign is ancillary to the existing lawful tourism uses on the site (brewery and cheese factory) and will advertise those uses only.
Traffic Safety and Distraction	There is no significant impacts to safety and distraction from this signage as it is located inside the property and will be conditioned to be landscaped to soften the visual impact.
Character and Amenity impacts	The proposal is considered to be compatible with the surrounding uses and signages and therefore no significant impacts. The proposed sign is oriented toward Long Road and is located well away from any residential boundaries. The development will not result in overlooking, privacy, or amenity impacts. The sign will not result in any overshadowing or privacy impacts to surrounding land.
Scenic Values and Visual Intrusion	These values will not be significantly impacted as additional landscaping will be imposed to soften the visual impact on the signage. The proposed Pylon sign is sited away from the public space and will not adversely impact on views, vistas or the skyline when viewed from a public place. The site is separated from residential land by existing buildings and vegetation.

Refer the below table for details of the submitters list.

Attachment 5 – Submitters List

	SUBMITTER DETAILS	Date received	ECM Doc Set No.	Properly Made
PROPERLY MADE SUBMISSIONS				
1	Email OPW25/064 Submission David William Cuschieri Property ID 14427 L2 RP166156	19/12/2025	13397241	Yes
2	Email OPW25/064 Submission Mark Gerard Bradley Property ID 14427 L2 RP166156	19/12/2025	13397061	Yes
3	Email OPW25/064 Comments Signage Judith Roland Property ID 14427 L2 RP166156	19/12/2025	13397364	Yes
4	Email OPW25/064 Comments Signage Pamela Ellen Waistell Property ID 14427 L2 RP166156	19/12/2025	13397530	Yes

	SUBMITTER DETAILS	Date received	ECM Doc Set No.	Properly Made
5	Email OPW25/064 Comments Signage Grahame Reginald & Helen Elizabeth Griffin Property ID 14427 L2 RP166156	19/12/2025	13397244	Yes
6	Email OPW25/064 Comments Signage Gregory Neville Ingold Property ID 14427 L2 RP166156	19/12/2025	13397108	Yes
7	Email OPW25/064 Comments Signage Karen Joy Lynelle Monro Property ID 14427 L2 RP166156	19/12/2025	13397553	Yes
8	Email OPW25/064 Comments Signage Cindy Lever Property ID 14427 L2 RP166156	19/12/2025	13397534	Yes
9	Email OPW25/064 Comments Signage Eunjeong & Mark Taylor Property ID 14427 L2 RP166156	19/12/2025	13397060	Yes
10	Email OPW25/064 Comments Signage Alexander Mattheus Lodewijk Van Os Property ID 14427 L2 RP166156	19/12/2025	13397546	Yes
11	Email OPW25/064 Comments Signage Nigel John & Pamela Ellen Waistell Property ID 14427 L2 RP166156	19/12/2025	13397249	Yes
12	Email OPW25/064 Comments Signage Deane Marshall Rankin Property ID 14427 L2 RP166156	19/12/2025	13397547	Yes
13	Email OPW25/064 Comments Signage Glenda Julieanne Wilkinson Property ID 14427 L2 RP166156	19/12/2025	13397372	Yes
14	Email OPW25/064 Comments Signage Brian Steele Property ID 14427 L2 RP166156	19/12/2025	13397370	Yes
15	Email OPW25/064 Comments Signage Janis & Warrick Bailey Property ID 14427 L2 RP166156	19/12/2025	13397102	Yes
16	Email OPW25/064 Comments Signage Penelope Charlton Property ID 14427 L2 RP166156	19/12/2025	13397057	Yes
17	Email OPW25/064 Comments Signage Lyndel Glennys Bailey Property ID 14427 L2 RP166156	18/12/2025	13395657	Yes
18	Email OPW25/064 Comments Signage Rosemary Alison Powell Property ID 14427 L2 RP166156	18/12/2025	13395649	Yes
19	Email OPW25/064 Comments Signage Nigel John Waistell Property ID 14427 L2 RP166156	18/12/2025	13395644	Yes
NOT PROPERLY MADE SUBMISSIONS				

	SUBMITTER DETAILS	Date received	ECM Doc Set No.	Properly Made
1	Email OPW25/064 Submission Raymond Norman Bell & Meredyth Noelene Pembroke Property ID 14427 L2 RP166156	19/12/2025	13397042	NO - Home or business address of submission maker not provided.
2	Email OPW25/064 Comments Signage Jillian Penelope Thomas Property ID 14427 L2 RP166156	19/12/2025	13397090	NO - no reference to application number or site address
3	Email OPW25/064 Comments Signage Geoffrey William Hurling Property ID 14427 L2 RP166156	18/12/2025	13395167	NO - Home or business address of submission maker not provided.
4	Email OPW25/064 Comments Signage Geoffrey William Moore Property ID 14427 L2 RP166156	19/12/2025	13396912	NO - House or unit number not provided.
5	Email OPW25/064 (Details) Signage Sharne Marie Vogt Property ID 14427 L2 RP166156	19/12/2025	13396913	NO - House or unit number not provided.
6	Email OPW25/064 Complaint Sign Too Large Signage Jeanette Lockey Property ID 14427 L2 RP166156	19/12/2025	13397046	NO - Home or business address of submission maker not provided
7	mail OPW25/064 Comments Signage Clive Lucas Property ID 14427 L2 RP166156	20/12/2025	13397812	NO - Submitted after submission period.

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 fees.

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.
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

Referral Agencies

Nil

Internal Referrals

Nil

Conclusion

The proposed development generally complies with the requirements of the planning scheme, except as discussed above. The application is therefore recommended for approval.

Options

Option 1

That:

1. Council receive and note the report titled "OPW25/064 Operational Works for Advertising device (Pylon sign) to establish a Pylon sign on land located at 165-183 Long Road, Tamborine Mountain and described as Lot 2 RP166156";

2. Council approve development application OPW25/064 and grant a development permit for Operational Works to establish a Pylon sign, subject to the conditions contained in section 'Recommended Conditions of Approval' of the report; and

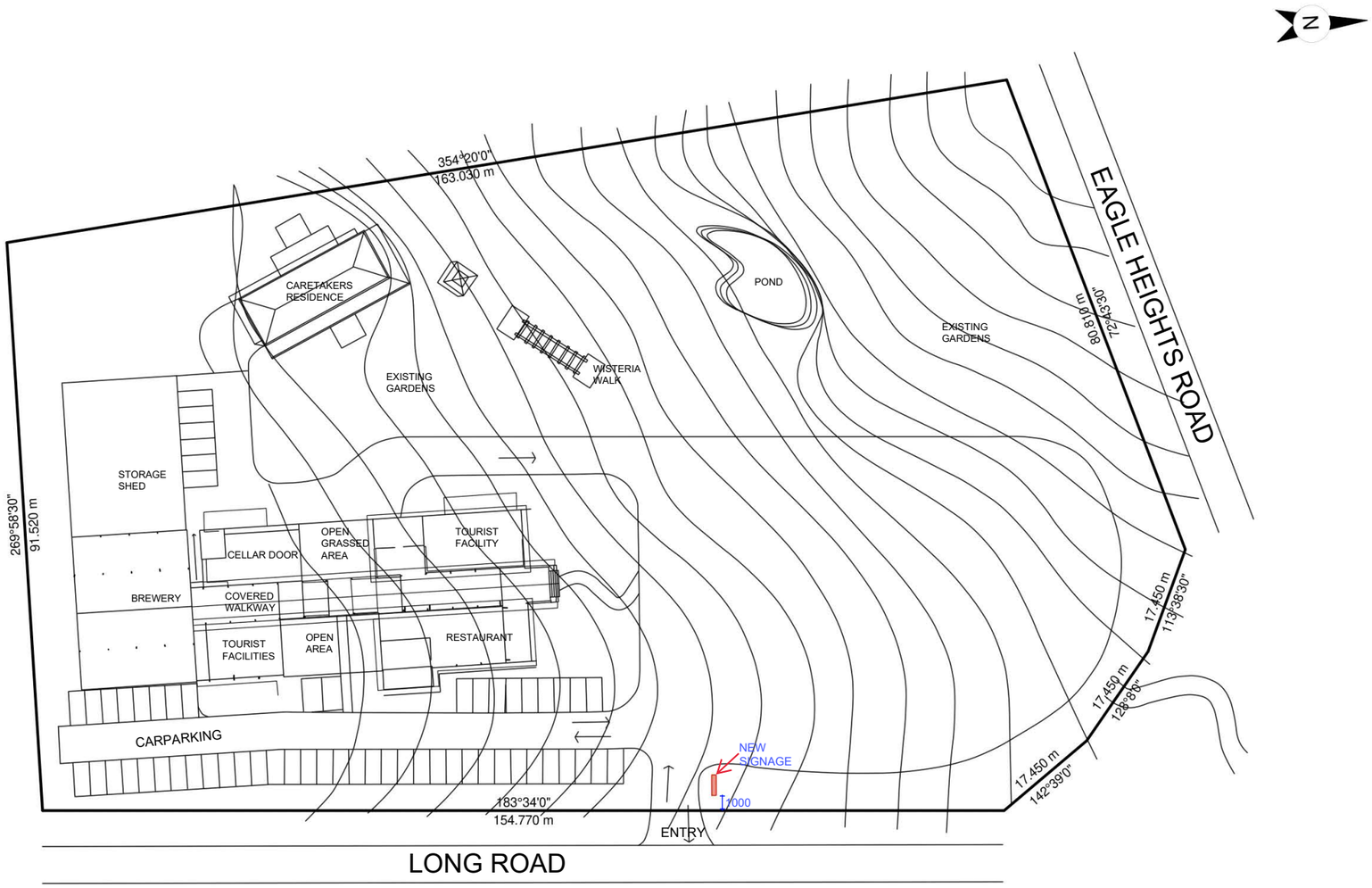
3. Council note that any subsequent requests for a negotiated decision notice and/or further change applications to the approval (OPW25/064) will proceed via delegated authority where the change would not significantly alter the original decision.

Option 2

1. Council receive and note the report titled "OPW25/064 Operational Works to establish a Pylon sign on land located at 165-183 Long Road, Tamborine Mountain and described as Lot 2 RP166156";

2. Council refuse development application OPW25/064 for Operational Works to establish a Pylon sign on land, subject to reasons stated.

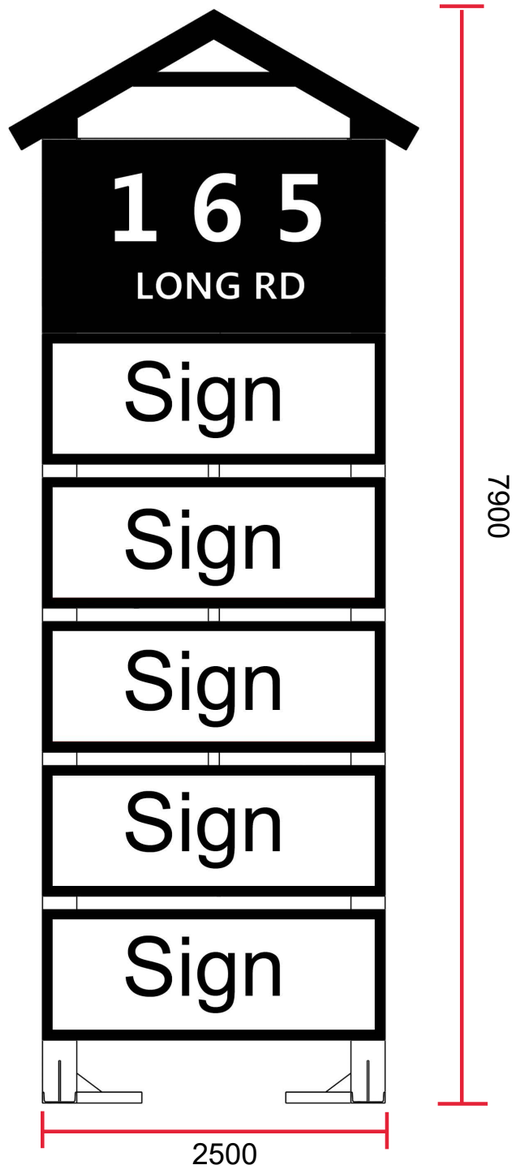




RDVISION
PO Box 288 ORMEAU QLD 4208
PH 0427 998 551
Email: david@rdvision.com.au

STARLIGHT PROUP PTY LTD	CLIENT
NEW SIGNAGE	PROJECT
165 LONG ROAD TAMBORINE MOUNTAIN QLD 4272	PROJECT ADDRESS
SITE PLAN	DRAWING TITLE
A	ISSUE
DC	DESIGNED BY
DC	DRAWN BY
19/02/2024	DATE
1 : 750 ON A3	SCALE
22-047	JOB NUMBER
A1-01	SHEET NUMBER

Document Set ID: 13284614
Version: 1, Version Date: 22/09/2025



RDVISION
PO Box 288 ORMEAU QLD 4208
PH 0427 998 551
Email: david@rdvision.com.au

STARLIGHT PROUP PTY LTD
CLIENT

NEW SIGNAGE
PROJECT

165 LONG ROAD
TAMBORINE MOUNTAIN
QLD 4272
PROJECT ADDRESS

ELEVATIONS
DRAWING TITLE

A
ISSUE

DC
DESIGNED BY

DC
DRAWN BY

19/02/2024
DATE

1 : 100 ON A3
SCALE

22-047
JOB NUMBER

A2-01
SHEET NUMBER

Document Set ID: 13284614
Version: 1, Version Date: 22/09/2025

PROPOSED DEVELOPMENT
HAVE YOUR SAY
ADVERTISING DEVICE (PYLON SIGN)

165-183 Long Road, Tamborine Mountain Qld 4272

Lot 2 on RP166156

Approval sought:Development Permit for Operational Works - Signage

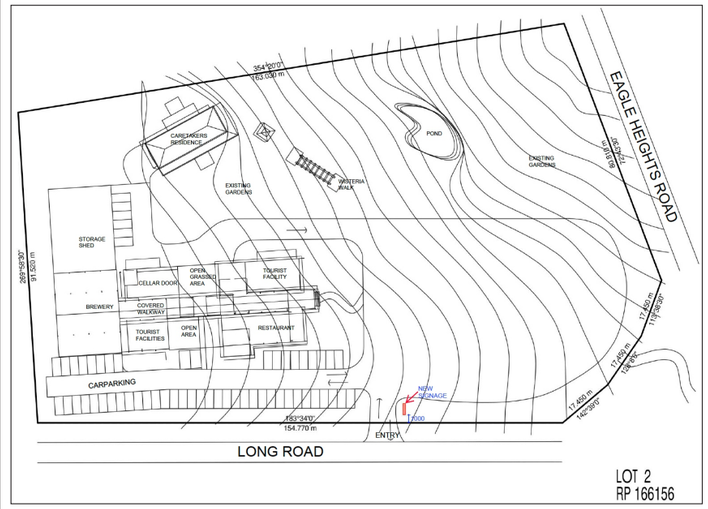
Application reference: OPW25/064

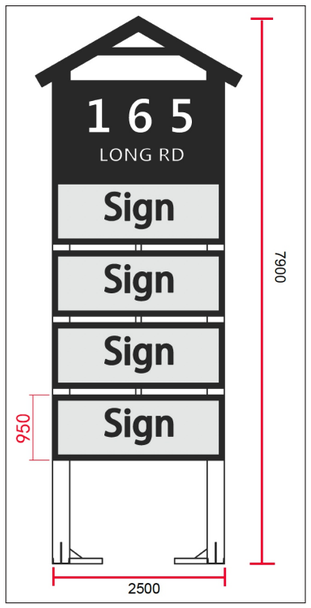
Make a submission: 28 November to 19 December 2025

Building height
(sign height)
- 7.9m

Setbacks
- Front (Long Road): 1m

Site cover
- Not applicable





For further information and to view a copy of the application, contact:

- Scenic Rim Regional Council
- www.scenicrim.qld.gov.au
- (07) 5540 5111

Submissions can be made to:

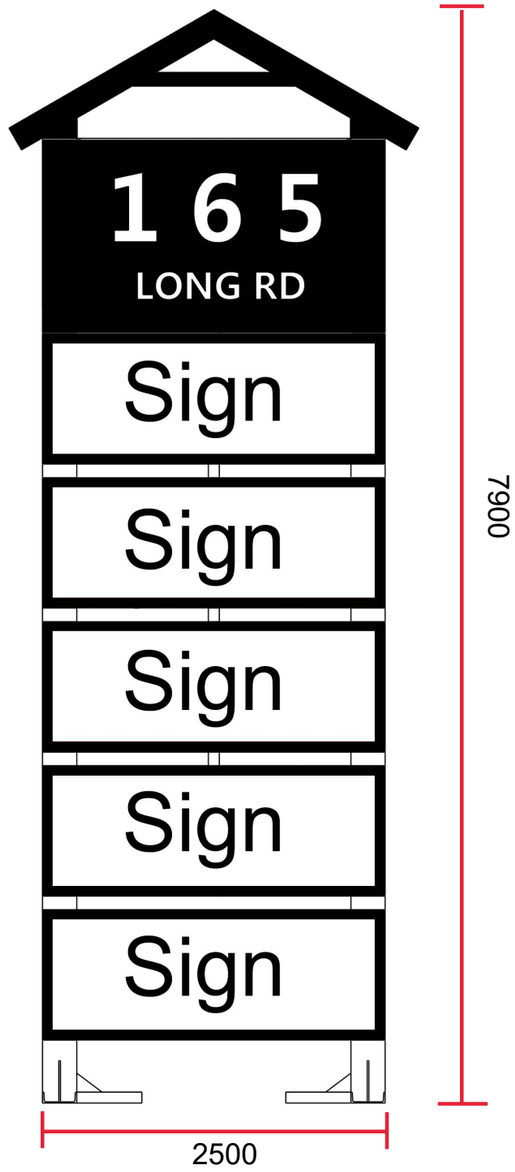
- Scenic Rim Regional Council
- PO Box 25, Beaudesert Qld 4285
- mail@scenicrim.qld.gov.au

Written submissions may be made electronically; and electronic submissions are to be sent to mail@scenicrim.qld.gov.au and all submissions, including individual submitter's particulars, will be published on Council's website (DAP Online) and therefore will be accessible to internet search engines.

To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the *Planning Act 2016*

real property signs
public notification specialists



RDVISION
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STARLIGHT PROUP PTY LTD
CLIENT

NEW SIGNAGE
PROJECT

165 LONG ROAD
TAMBORINE MOUNTAIN
QLD 4272
PROJECT ADDRESS

ELEVATIONS
DRAWING TITLE

A
ISSUE

DC
DESIGNED BY

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DRAWN BY

19/02/2024
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11.8 Scenic Rim Olympics, Sport and Recreation Advisory Committee Update

Executive Officer: Director Planning, Development and Environment

Item Author: Manager Economic Development and Tourism

Attachments:

1. Olympics Sports and Recreation Advisory Committee Meeting #7 Minutes - 24 October 2025 ⇩
2. Olympics Sports and Recreation Advisory Committee Meeting #8 Minutes - 20 November 2025 ⇩
3. Olympics Sports and Recreation Advisory Committee Meeting #9 Minutes - 6 February 2026 ⇩
4. Olympics Sports and Recreation Advisory Committee Terms of Reference ⇩

Councillor Portfolio / Representation

Sport and Recreation - Cr Stephen Moriarty

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Scenic Rim Olympics, Sport and Recreation Advisory Committee (the Advisory Committee), which was formed by Council in April 2025, provides strategic advice, guidance, and community perspective on opportunities relating to the Brisbane 2032 Olympic and Paralympic Games.

The Advisory Committee acts as an advisory body, bringing together representatives from sporting organisations, community groups, government agencies, and industry stakeholders. The establishment of the Advisory Committee positions Council to take a proactive and coordinated approach to shaping a vibrant and inclusive sporting future for the region.

This report serves to provide copies of the business and activities of the Advisory Committee and presents the Minutes from the meetings held on the 24 October 2025, 20 November 2025 and 6 February 2026 (refer to Attachments 1 - 3). Only the Minutes of the Meetings are presented to an Ordinary Meeting and Agendas are not included.

Cr Marshall Chalk is the Advisory Committee Chair and Cr Stephen Moriarty is an Advisory Committee Member. Mayor Tom Sharp is an Observer.

As an outcome of the Advisory Committee meeting held on 6 March 2026, at this Briefing Session, discussion will be had regarding Councillors and Council position on the topic of attracting rowing to Scenic Rim. The focus of these discussions will relate to continued advocacy to attract the Olympic and Paralympic Rowing events and/or attraction of international teams to train at Lake Wyaralong.

Recommendation

That:

1. Council note the Scenic Rim Olympics, Sports and Recreation Advisory Committee Meeting Minutes for meetings held on 24 October 2025, 20 November 2025 and 6 February 2026; and

2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sports and Recreation Advisory Committee.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 24 September 2025 (Item 11.6), Council resolved that:
1. Council note the Scenic Rim Olympics, Sport and Recreation Advisory Committee Meeting Minutes for meetings held on 11 July 2025, 1 August 2025 and 22 August 2025; and
2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sport and Recreation Advisory Committee.

At the Ordinary Meeting held on 23 July 2025 (Item 11.12), Council resolved that:
1. Council note the Scenic Rim Olympics, Sport and Recreation Advisory Committee Meeting Minutes for meetings held on 23 May 2025, 9 June 2025 and 20 June 2025; and
2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sport and Recreation Advisory Committee.

At the Ordinary Meeting held on 30 April 2025 (Item 11.13), Council resolved that:
1. Council endorse the formation of the Olympics, Sports and Recreation Advisory Committee;
2. Council approve the attached Terms of Reference;
3. Council authorise the Chief Executive Officer to commence a process to obtain nominations for Committee members;
4. Council appoint one Councillor to serve as Chair and one Councillor as a Committee member; and
5. Council receive a future report recommending membership appointments.

Report / Background

The Advisory Committee consists of Cr Marshall Chalk (Chair), Cr Stephen Moriarty, former Rowing Olympian Madeleine Haselgrove, previous Team Manager to the Australian Rowing Team and Rowing Commentator including the 2000 Olympics Ray 'Razor' Ebert, Rowing Coach, former School Governance & Director of Rowing Bruce Wright and, Boat Race Official and Umpire Jeremy Parsons. Boat Race Official Nigel Stubbs was appointed to the Advisory Committee on the 22 August 2025.

Former Rowing Olympian and CEO of Rowing Australia, Sarah Cook, is an Observer to the Advisory Committee as is Scenic Rim Regional Council Mayor Tom Sharp. The Scenic Rim Regional Council Chief Executive Officer, Manager of Economic Development and Tourism and Coordinator Economic Development are also Observers to the Advisory Committee.

Meetings are currently held approximately every three weeks with the objective of the Advisory Committee to:

- Advise Council on opportunities to leverage the Brisbane 2032 Olympic and Paralympic Games.
- Support the development and enhancement of local sport and recreation infrastructure.
- Encourage community participation in sport, physical activity and recreational programs.

- Provide input into relevant policies, strategic plans and funding priorities.
- Promote inclusiveness, accessibility and regional representation in sport and recreation.
- Facilitate collaboration between Council, community groups, sporting organisations, and both Queensland and Australian Government agencies.
- Ensure assets are managed and used to meet the needs of the community and provide for current and future generations.
- Foster the development of connected and effective community groups.

Agenda items discussed at these meetings pertain to the business, activities and initiatives being undertaken by the Advisory Committee in response to planning for the Brisbane 2032 Olympic and Paralympic Games, including the Games Independent Infrastructure and Coordination Authority and their 100 Day Review into Games Infrastructure and Planning. The Advisory Committee is focused on issues and opportunities that are relevant across the entire Scenic Rim region.

The most recent meeting was held on 6 March 2026, with the next meeting yet to be scheduled due to scheduling conflicts with Advisory Committee members.

Budget / Financial Implications

Councils' participation in the Advisory Committee does not incur any costs. There is no budget allocated in the 2025-2026 Operational Budget.

Meetings are usually held via Microsoft Teams. On occasion, Advisory Committee members may attend meetings in person at Scenic Rim Regional Council Administration Office.

Strategic Implications

Operational Plan

Theme: 7. Healthy, Engaged and Resourceful Communities

Key Area of Focus: Strengthened community engagement and partnerships that improve shared expectation and commitment

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

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

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

Risk Summary

Category	Explanation
Reputation, Community & Civic Leadership Failure to adequately engage with the community on significant issues.	Advisory Committees enhance community engagement and foster improved working relationships within the community. The committees harness the knowledge of the individual committee members on strategic topics of Council and provide advice for Council to consider when making decisions. Not supporting the endorsed minutes of the Committee may jeopardise Councils involvement and reputation.

Human Rights Implications

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

Consultation

Not applicable.

Conclusion

This information is provided to ensure that Councillors are appraised of the business, actions, functions and initiatives being undertaken by the Advisory Committee and are informed of Councils continued collaboration.

This report serves to provide an update on the three Advisory Committee meetings held in October 2025, November 2025, and February 2026.

The most recent meeting was held on 6 March 2026, with the next Advisory Committee meeting yet to be scheduled due to scheduling conflicts with members.

Options

Option 1

That:

1. Council note the Scenic Rim Olympics, Sport and Recreation Advisory Committee Meeting Minutes for meetings held on 24 October 2025, 20 November 2025 and 6 February 2026; and
2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sport and Recreation Advisory Committee.

Option 2

That:

1. Council does not accept the Scenic Rim Olympic, Sport and Recreation Advisory Committee Minutes for meetings held on 24 October 2025, 20 November 2025 and 6 February 2026; and
2. Council does not note the activities and initiatives being undertaken by the Scenic Rim Olympic, Sport and Recreation Advisory Committee.

MINUTES

SCENIC RIM REGIONAL COUNCIL

Olympics Sports and Recreation Advisory Committee Meeting #7

Meeting Venue	Microsoft Teams	
Date	Friday, 24 October 2025	Commenced at 11:00am
Chair	Cr Marshall Chalk	
Responsible Officer	Julie Schmidt, Manager - Economic Development and Tourism	

ATTENDANCE

Chair: Marshall Chalk, Councillor

Members: Stephen Moriarty, Councillor
Madeleine (Maddie) Haselgrove OLY
Bruce Wright, TSS & QLD Rower, 25 years GPS Rowing Coach, former School Governance & DoR

Observers: David Keenan, Chief Executive Officer
Julie Schmidt, Acting Manager Regional Prosperity, and Communications

Item 1. Welcome and Apologies

1.1 Sarah Cook Oly, CEO Rowing Australia; Mayor Tom Sharp**,** Jeremy Parsons, Boat Race Official Ray Ebert, Previous Manager of the Australian Rowing Team Nigel Stubbs, Boat Race Official

Item 2. Review Of Minutes and Action Register

2.1 This item was moved to the next meeting.

Please see updated Action Register.

Item 3. Communication and Media

3.1 Parliamentary Petition

Cr Chalk advised that he had a discussion with Jon Krause MP regarding the Parliamentary Petition. GIICA believe that the costs for Wyaralong are too expensive. Discussion also included Hinze Dam.

3.2 Short Video Project

Cr Chalk and Julie raised the opportunity of developing a short video to provide to GIICA and the State Government to demonstrate the accurate costs, considerations and legacy benefits of Lake Wyaralong. The committee thought this was a good idea. Julie will proceed in organising and request assistance from Advisory Committee members when required.

Maddie said it would be good to change the narrative, then perhaps start a petition. A petition was discussed in more detail. Bruce said that the Head of the River regattas continue to move around due to infrastructure requirements.

Committee members also discussed what risk mitigation is there at Rockhampton? If it's ruled out, where is the alternative venue? There is a need to ensure the Rowing in South East Queensland.

Item 4. LGAQ Conference

David and Cr Chalk mentioned that the Rockhampton Mayor spoke at the recent LGAQ Conference regarding the Rowing in Rockhampton. A discussion occurred on this.

Item 5. Legacy Rockhampton

Committee members discussed what legacy benefits there were for Rockhampton and Lake Wyaralong. All agreed that there would be significantly more at Lake Wyaralong including infrastructure, ongoing ability to host state and national events, and servicing the majority of Rowing community that is based in South East Queensland.

Item 6. General Business

Cr Moriarty mentioned that Mayor Tom Sharp is out there spreading the message. We could look at a publicist and continued engagement with Jon Krause MP.

David asked for the draft Parliamentary petition to be distributed to the Advisory Committee members.

ITEM 6. Meeting Closure

- Next meeting scheduled for Monday 14th November 2025 at 11am.

Meeting closed at 11.53am.

MINUTES

SCENIC RIM REGIONAL COUNCIL

Olympics, Sports and Recreation Advisory Committee Meeting #8

Meeting Venue	Microsoft Teams
Date	Thursday, 20 November 2025 Commenced at 02:00pm
Chair	Cr Marshall Chalk
Responsible Officer	Julie Schmidt, Manager - Economic Development and Tourism

ATTENDANCE

Chair: Councillor Marshall Chalk

Members:
Councillor Stephen Moriarty
Madeleine (Maddie) Haselgrove OLY
Jeremy Parsons, Rowing Australia Boat Race Official
Bruce Wright, Director of Rowing, The Southport School
Ray Ebert, Previous Manager of the Australian Rowing Team

Observers:
Mayor Tom Sharp
David Keenan, Chief Executive Officer
Julie Schmidt, Acting Manager Regional Prosperity and Communications
Adele Law, Business Support Officer (Minute Taker)

APOLOGIES

Sarah Cook OLY, CEO Rowing Australia
Jeremy Parsons, Rowing Australia Boat Race Official
Nigel Stubbs, Director Brisbane River Challenge

ITEM 1. WELCOME

ITEM 2. REVIEW OF MINUTES AND ACTION REGISTER

Minutes from 11 July 2025 Meeting #6 & 7 endorsed by Cr Chalk.

Please see updated Action Register

ITEM 3. COMMUNICATION AND MEDIA

Julie Schmidt

3.1 Short Video Project

Julie updated the committee on the short video being developed to demonstrate the accurate costs, considerations and legacy benefits of Lake Wyaralong. Julie advised that the video is progressing and will be provided to GIICA and the State Government upon completion.

Mayor Tom Sharp asked the committee to consider expanding the project to include a second video to pitch Lake Wyaralong as a suitable training venue. The committee agreed have further discussions regarding a second video.

Cr Moriarty asked to ensure that the region's viable accommodation options are showcased as a part of the video promotion.

The committee discussed the GIICA feasibility study timeframe being extended until early 2026 and emphasised that the video needs to be ready to leverage opportunities.

ITEM 4. LETTER TO GIICA AND MINISTER MANDER

David Keenan

David advised that the letter to GIICA and Minister Mander will be completed by late November. The letter will reinforce the same information and narrative presented in the video.

ITEM 5. LETTER TO SCHOOLS

Bruce Wright

Bruce spoke to the letter that was sent to schools and QLD rowing clubs regarding endorsement of Lake Wyaralong. The general response to the letter was the wish to remain neutral on all political matters regarding Brisbane 2032.

The committee raised concerns relating to the lack of discussion surrounding Lake Wyaralong.

Madeleine and Cr Chalk advised of their attendance to the Olympians, Paralympians, and Leaders function and discussed the event further with the group.

ITEM 6. GENERAL BUSINESS

ALL

All committee members stressed the importance and urgency of reinserting Lake Wyaralong into the conversation.

ITEM 7. MEETING CLOSURE

Proposed next meeting Friday 12th December at 10am.

Meeting closed.

AGENDA

SCENIC RIM REGIONAL COUNCIL

Olympics, Sports and Recreation Advisory Committee Meeting #9

Meeting Venue	Microsoft Teams	
Date	Friday, 6 February 2026	commencing at 01:00pm
Chair	Cr Marshall Chalk	
Responsible Officer	Julie Schmidt, Manager - Economic Development and Tourism	

ATTENDANCE

Chair: Councillor Marshall Chalk

Members: Jeremy Parsons, Rowing Australia Boat Race Official
Bruce Wright, Director of Rowing, The Southport School
Ray Ebert, Previous Manager of the Australian Rowing Team
Councillor Stephen Moriarty

Observers: Mayor Tom Sharp
Leo Jensen, Acting Chief Executive Officer
Julie Schmidt, Manager Economic Development and Tourism
Adele Law, Business Support Officer (Minute Taker)

APOLOGIES

David Keenan, Chief Executive Officer
Madeleine (Maddie) Haselgrove OLY

ITEM 1. WELCOME

ITEM 2. REVIEW OF MINUTES AND ACTION REGISTER

Minutes from 20 November 2025 Meeting #8 endorsed by Cr Chalk.

Please see updated Action Register

ITEM 3. COMMUNICATION AND MEDIA

Julie Schmidt

3.1 Short Video Project

Julie provided an update on the filming progress of the short video being developed to demonstrate the accurate costs, considerations, and legacy benefits of Lake Wyaralong. Julie advised that filming took place at Lake Wyaralong on the 16th of January 2026. Interviews were filmed with multiple representatives, and the video is now in post-production, with Mayor Tom Sharp to be filmed for an introduction piece in mid-February.

3.2 Letter to GIICA and Minister Mander

Julie advised that the letter to GIICA and Minister Mander was drafted late 2025 and is currently sitting with David for review. The letter will be released at a similar time to the video.

Regarding general communication and media, Julie noted that Council is monitoring and compiling media articles in relation to Lake Wyaralong, Rowing, and Brisbane 2032, particularly events such as recent flooding in Rockhampton.

Cr Moriarty commented that in addition to overall cost, the forefront of discussion and a key focus of communication surrounding Lake Wyaralong should be visitor and athlete experience.

ITEM 4. LETTER TO SCHOOLS

Julie Schmidt and Bruce Wright

Julie noted that a letter in support of Lake Wyaralong was received from The Southport School.

Bruce advised that this was the only response that has been received at this stage, noting that schools wished to remain neutral regarding Brisbane 2032.

The committee discussed multiple opportunities now that the School Rowing Season has started, including developing a media release highlighting the start of the season, and developing a 'welcome' sign for the entrance of Lake Wyaralong.

The committee will review these opportunities further.

ITEM 5. GENERAL BUSINESS

ALL

Mayor Tom Sharp addressed the committee regarding his recent interview with the Australian Financial Review. During the conversation, he highlighted the state rowing competitions currently hosted at Lake Wyaralong, including the GPS Regattas which commenced at the end of January. Mayor Sharp emphasised the significance of Australian Financial Review's national reach, particularly its strong Sydney and Melbourne readership.

Mayor Sharp also provided an update on the scouting visit from England Rowing. The delegation toured several sites across Southeast Queensland, identifying Lake Wyaralong as their preferred training venue. The committee acknowledged that increasing international interest will require infrastructure upgrades at Lake Wyaralong.

Mayor Sharp reiterated that proposed upgrades should proceed irrespective of whether the venue is hosting the Brisbane 2032 Olympic rowing events and shared of his intention to invite the Queensland Premier and the Sports Minister to Lake Wyaralong for presentations.

Cr Moriarty suggested developing a comparative pitch to highlight Lake Wyaralong's advantages over other

venues, focusing on comparative pricing and long-term legacy benefits.

Jeremy proposed creating a set of presentation materials for distribution to international delegations. Julie added that a prospectus with all relevant information to support decision-making will be a priority following the completion of the Short Video Project and Letter to GIICA.

Julie then announced that committee member Ray Ebert had been awarded the Member of the Order of Australia (OAM). The committee congratulated Ray on his significant achievement, noting how well-deserved the recognition is and expressing appreciation for the value each committee member brings to the group.

ITEM 6. MEETING CLOSURE

Proposed next meeting Thursday 26 February.

Meeting closed at 1:40pm.

OLYMPICS, SPORTS AND RECREATION ADVISORY COMMITTEE

TERMS OF REFERENCE

SCENIC RIM REGIONAL COUNCIL

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Document Control			
Version	Date	Author	Reviewer
		Name	Name
1.01	30/04/2025	PSGA	Adopted - Ordinary Meeting 30/04/2025

Olympics, Sports and Recreation Advisory Committee

Purpose

The Olympic, Sports and Recreation Advisory Committee ("the Committee") is established by the Scenic Rim Regional Council to provide strategic advice, guidance and community perspective on opportunities relating to the Brisbane 2032 Olympic and Paralympic Games, as well as the broader development of sport and recreation initiatives across the region. The Committee aims to ensure community inclusion, health and well-being through enhanced sporting opportunities, active lifestyles and the effective use of Council resources.

As with all advisory committees, the Olympic, Sports and Recreation Advisory Committee has a purely strategic focus. The Committee should focus on issues and opportunities that are relevant across the entire region. The Committee should provide specialist advice to Council as an input into decisions that impact region-wide Council policy.

Objectives

The objectives of the Committee are to:

- Advise Council on opportunities to leverage the Brisbane 2032 Olympic and Paralympic Games.
- Support the development and enhancement of local sport and recreation infrastructure.
- Encourage community participation in sport, physical activity and recreational programs.
- Provide input into relevant policies, strategic plans and funding priorities.
- Promote inclusiveness, accessibility and regional representation in sport and recreation.
- Facilitate collaboration between Council, community groups, sporting organisations, and both Queensland and Australian Government agencies.
- Ensure assets are managed and used to meet the needs of the community and provide for current and future generations;
- Foster the development of connected and effective community groups.

Scope

The Committee will:

- Provide non-binding recommendations to Council on sport, recreation and Olympic-related initiatives.
- Contribute to the development of Council strategic documents.
- Assist with identifying regional priorities for investment, grant applications and advocacy.
- Review proposals, community feedback and performance indicators where relevant.

The Committee does not have decision-making powers and shall act in an advisory capacity only.

Membership

The Committee will consist of the following membership structure:

- Two Councillors of Scenic Rim Regional Council.
- Director and Manager of Scenic Rim Regional Council as appointed by the CEO.
- Representatives from local sporting clubs and associations.
- Representatives from education, youth and Indigenous communities.
- Representatives from Queensland sport and recreation bodies (as applicable).
- Representatives from community members with relevant experience or interest in sport and recreation.

A maximum of eight (8) representatives from service providers/agencies, the community or organisations as described above will be on the Committee along with Councillors and Council staff.

Applications

The CEO is responsible for seeking nominations and recommending suitable members for consideration of Council.. Applications will be assessed based upon their interest, knowledge and expertise relating to:

- Olympic and Commonwealth Games experience;
- Leisure, sporting and health and fitness trends;
- Sporting and leisure infrastructure;
- Community capacity building, particularly the importance of volunteerism;
- Sporting and leisure networks;
- A working knowledge of sport and leisure within the Scenic Rim; and
- The provision of sport and leisure within a Local Government context.

Committee members will be appointed by Council resolution.

Term of Membership

Members on the Committee will be appointed for a maximum term of two years. After each term, pending Council approval, new Committee members will be appointed via the aforementioned process.

Councillors

Council will appoint Councillor representation annually.

The role of Councillors is to participate in the meetings, listen to community and stakeholder views and keep the Council informed, through reports on committees by Councillors at Council meetings, on issues of community interest being considered at meetings.

Council Officers

Council officers will be nominated to support the committee by the Chief Executive Officer as required to provide advice and administrative support to the committee.

Roles and Responsibilities:

Committee members shall-

- Attend and actively participate in meetings.
- Represent the interests and views of their stakeholder groups.
- Review meeting documents and prepare feedback in advance.
- Declare any conflicts of interest.

Meetings

Decision Making and Voting Rights

As this is an advisory committee any recommendations will generally be developed through consensus. Where a matter cannot be agreed, the differing opinions should be clearly expressed in the minutes of the meeting.

The Committee acts in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.

Scheduling

The Committee is expected to meet four times per year however the frequency, times and places for each meeting can be decided by the Committee.

Quorum

A quorum will consist of a majority of Committee members or, if the number of members is even, one-half of the number of members.

Professional or industry representatives unable to attend a committee meeting may nominate a proxy or alternate member from the organisation they represent. The substitute must be part of the organisation/group's Executive Committee. Any proxy attendance should be notified to Council's nominated officer at least 24 hours before the meeting. It is expected that the appointed professional or industry representative will be provided with an appropriate briefing on the committee's purpose and objectives, as well as relevant meeting notes, to enable the proxy representative to participate actively and contribute to the meeting.

The Committee may invite observers to meetings from time to time. This is at the discretion of the committee.

Guests may also be invited to attend and participate in meetings; this would generally be for a specific purpose and/or specified period of time. This is at the discretion of the committee.

Meetings may be held in-person or virtually.

Chair

The Chairperson shall be a Councillor appointed by Council. The Chairperson will preside over meetings, facilitate discussion and ensure orderly conduct. If the Chairperson is not present at a meeting, the Committee members present may appoint a chairperson for that meeting.

Secretariat

Administration support will be provided by the Councillor Support team and other officers as decided by the CEO.

Agendas and Minutes

Agendas and Minutes must be prepared for each meeting of the Committee. The Agenda must be provided to members of the Committee at least five business days before the meeting is scheduled to take place.

The Chairperson must arrange for minutes of each meeting of the committee to be kept.

The Minutes of a Committee meeting must:

- Contain details of the recommendations made;
- Be clearly expressed;
- Be self-explanatory; and
- In relation to recommendations recorded in the minutes, incorporate relevant reports or a summary of the relevant reports considered in the decision-making process.

Draft Minutes must be:

a) Submitted to the Committee Chairperson for confirmation within seven days of the meeting;
b) Distributed to all Committee Members following confirmation from the Chairperson and within 14 days of the meeting; and
c) Submitted to the next meeting of the Committee for formal endorsement.

The Chairperson must approve minutes before being published or distributed and then formally endorsed at the subsequent meeting.

Agendas and Minutes of the Committee will be made available on Council's intranet unless confidential.

Agendas and meeting notes are not required to be made available to the public.

Reporting Meeting Outcomes

Minutes of each meeting will be provided to all Councillors of the Scenic Rim Regional Council and Executive Officers. A report of each Committee meeting is to be presented to a Council Ordinary Meeting. An annual report of the Committee activities will be presented to the Council by 30 June.

Conflict of Interest and Confidentiality

The *Local Government Act 2009* identifies direct and indirect conflicts of interest that require disclosure as and when they arise. Members of the Committee must be fully aware of their responsibilities with regard to the management of interests in relation to the discharge of their duties as members of the Olympics, Sports and Recreation Advisory Committee.

Any matter deemed by a member to represent a Conflict of Interest will be reported to the Chairperson and CEO either prior to a meeting or before the specific item is discussed and dealt with in line with the Act and any relevant Council policies or guidelines.

It is intended that the Committee will be a forum for discussing proposed strategies and actions that may impact the Scenic Rim community and conflicts of interests will be managed to ensure the trust and integrity of the Committee is maintained.

It is envisaged that on occasion, members will be provided with confidential information that is not available in the public realm. It will be critical that committee members are seen as a group that can be trusted with confidential information.

The Committee's ability to fulfil its purpose will be severely hampered if trust is undermined in any way. Given the level of confidentiality associated with some of the information provided to members, any discussion with non-committee members is limited to information already available to the public.

Confidential discussion of the Committee will not be disclosed without the Chair's prior approval.

Principles

Committee members should be guided by these principles:

- Be inclusive, open-minded and respectful of everyone's perspective
- Put personal agendas aside and provide advice for the greater good of the diverse Scenic Rim community
- Challenging and exploring are an integral part of what we do and how we operate
- Represent the interests of the community and provide valuable input to the committee
- Actively participate and engage in the work of the committee
- Be punctual, well prepared, timely with responses
- Be realistic about what we can achieve
- Have a strong focus on strategic outcomes

Review

- The Terms of Reference will be reviewed every two years or as required by Council.
- Changes to the Terms of Reference must be endorsed by Council resolution.

Infrastructure Services

11.9 Proposed Issue of Lease to Community Organisation - Beaudesert Community Arts and Visitor Information Centre Inc.

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Commercial and Property Services / Acting Manager Property and Projects

Attachments:

1. Locality Map ⇩
2. Aerial Map ⇩
3. Lease Area Plan ⇩

Councillor Portfolio / Representation

Community, Arts and Culture - Cr Kerri Cryer

Local Government Area Division

This report relates to Division 4.

Executive Summary

The trustee lease to Beaudesert Community Arts and Information Centre Association Inc expired on 14 March 2025. Council is requested to consider the issue of a new lease agreement to Beaudesert Community Arts and Information Centre Association Inc for premises situated at 2 - 14 Enterprise Drive, Beaudesert (Lease Area A, Lot 165 on SP131520).

Discussions have commenced with the current occupier, in relation to a potential new lease, and in doing so, Council has undertaken an inspection of the site, issued a draft trustee lease to the association and received eligibility documentation from the association, in accordance with Council's Community Tenure Over Council Property Policy.

Recommendation

That:

1. Council resolve that the exception under section 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed grant of lease to Beaudesert Community Arts and Information Centre Association Inc, for premises situated at Lease Area A, Lot 165 on SP131520, 2-14 Enterprise Drive, Beaudesert;

2. Council endorse a trustee lease on standard terms as issued by Council for Beaudesert Community Arts and Information Centre Association Inc expiring 31 December 2030; and

3. Council delegate authority to the Chief Executive Officer in accordance with section 257(1) of the *Local Government Act 2009* to finalise and execute a lease agreement to Beaudesert Community Arts and Information Centre Association Inc.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Beaudesert Community Arts and Information Centre Association Inc (BCAVIC) currently occupies a Council-owned building located at 2-14 Enterprise Drive, Beaudesert, as identified in the lease area plan (Attachment 3).

The Beaudesert Community Arts and Information Centre (BCAIC) was established in the early 1990s following the identification of a need for a permanent facility to support local arts and crafts activities. The Centre officially opened in November 1995 after the successful receipt of funding from the Queensland Arts Council.

Beaudesert Community Arts previous lease agreement with Council commenced 15 March 1995, for a term of 30 years, expiring 14 March 2025.

In 2002, the facility achieved accreditation as an Information Centre and now operates as the accredited Visitor Information Centre for Beaudesert. The Centre is open 361 days per year and is staffed primarily by volunteers. The facility includes the Lyrebird Gallery, exhibition and retail space for local artists and craftspeople, a meeting room utilised by community groups, and indoor and outdoor visitor seating. The Centre also hosts a monthly community market in the adjacent Dick Westerman Park.

As of 2026, the Beaudesert Community Arts maintains a membership base of approximately 250 members. The centre is managed by a volunteer committee and provides ongoing arts, tourism, and community services within the Beaudesert township and broader Scenic Rim region. The facility is also home to Beaudesert Potters, Beaudesert Quilters, Logan and Albert Conservation Association, Camera Club, TriYoga, U3A Mosaics, U3A Mahjong, U3A Guitar, Sureway Disability Group and various casual room hirers.

In addition to the proposed lease arrangement, Beaudesert Community Arts and Information Centre Association Inc receives separate operational funding from Council’s Regional Prosperity team through a Visitor Information Centre Funding and Service Level Agreement, which is independent of and outside the scope of the occupancy agreement.

Beaudesert Community Arts and Information Centre Association Inc has provided the necessary eligibility documents (refer Attachment 6) for Council to consider the issue of a new lease agreement. Council officers have reviewed the documentation provided, and confirmed the association's eligibility, including:

- Evidence of not-for-profit status;
- Confirmation of executive committee members, positions held and their addresses (including separate confirmation of greater than 50 per cent Committee within Scenic Rim local government area);
- Copy of constitution;
- Copy of Public Liability Insurance Certificate of Currency; and
- Copy of most recent audited financial report.

On 29 January 2026, the Treasurer of Beaudesert Community Arts and Information Centre Association Inc confirmed the association's intention to execute Council's standard community lease document.

The proposed lease and use of the area to Beaudesert Community Arts and Information Centre Association Inc. is consistent with the Land Management Plan for this reserve.

Budget / Financial Implications

Each party is responsible for its own costs in relation to preparation of any agreement under Council's Community Tenure over Council Property Policy.

All costs relating to the registration of a lease (where applicable), or survey plan preparation costs (where required), will be at the lessee's expense. Any costs associated with gaining planning or other approvals shall be the responsibility of the community organisation as tenure holder or applicant.

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: Strategic Local Partnerships

Legal / Statutory Implications

The lease may be registered in the Queensland Land Registry in accordance with the *Land Title Act 1994.*

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 Lack of community infrastructure	Land and infrastructure is provided to eligible community organisations enable them to pursue their special interests. Alternatively, if council land and infrastructure is not provided, community activities will be more difficult to establish.

Human Rights Implications

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

Consultation

External - Beaudesert Community Arts and Information Centre Association Inc

Internal - Facilities Management team.

Conclusion

The lease Beaudesert Community Arts and Information Centre Association Inc for premises situated at 2-14 Enterprise Drive, Beaudesert (Lease Area A, Lot 165 on SP131520), expired on 14 March 2025. The Club has confirmed their intention to execute a new lease agreement under Council's Community Tenure over Council Property Policy.

Council is to consider the issue of a new lease to the Beaudesert Community Arts and Information Centre Association Inc, under the provisions of section 236(1)(b)(ii) of the *Local Government Regulation 2012*, which allows a valuable non-current asset to be disposed of to a community organisation without the need for a public tender or auction.

Options

Option 1

That:

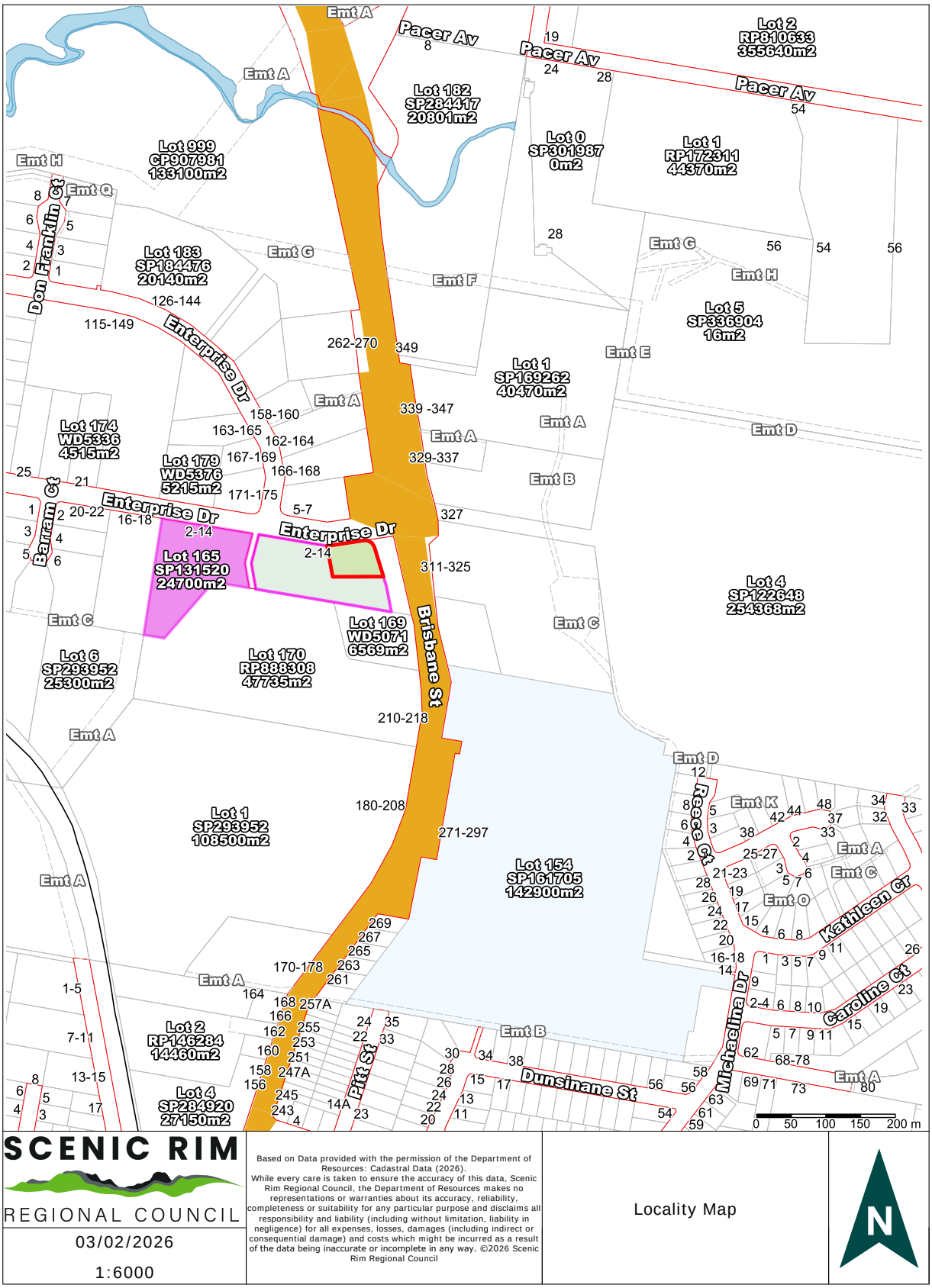
1. Council resolve that the exception under section 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed grant of lease to Beaudesert Community Arts and Information Centre Association Inc, for premises situated at Lease Area A, Lot 165 on SP131520, 2-14 Enterprise Drive, Beaudesert;

2. Council endorse a trustee lease on standard terms as issued by Council for Beaudesert Community Arts and Information Centre Association Inc expiring 31 December 2030; and

3. Council delegate authority to the Chief Executive Officer in accordance with section 257(1) of the *Local Government Act 2009* to finalise and execute a lease agreement to Beaudesert Community Arts and Information Centre Association Inc.

Option 2

That a lease is not issued to Beaudesert Community Arts and Information Centre Association Inc, for premises situated at Lease Area A, Lot 165 on SP131520, 2-14 Enterprise Drive, Beaudesert.



SCENIC RIM REGIONAL COUNCIL

03/02/2026

1:6000

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Locality Map

N



SCENIC RIM REGIONAL COUNCIL

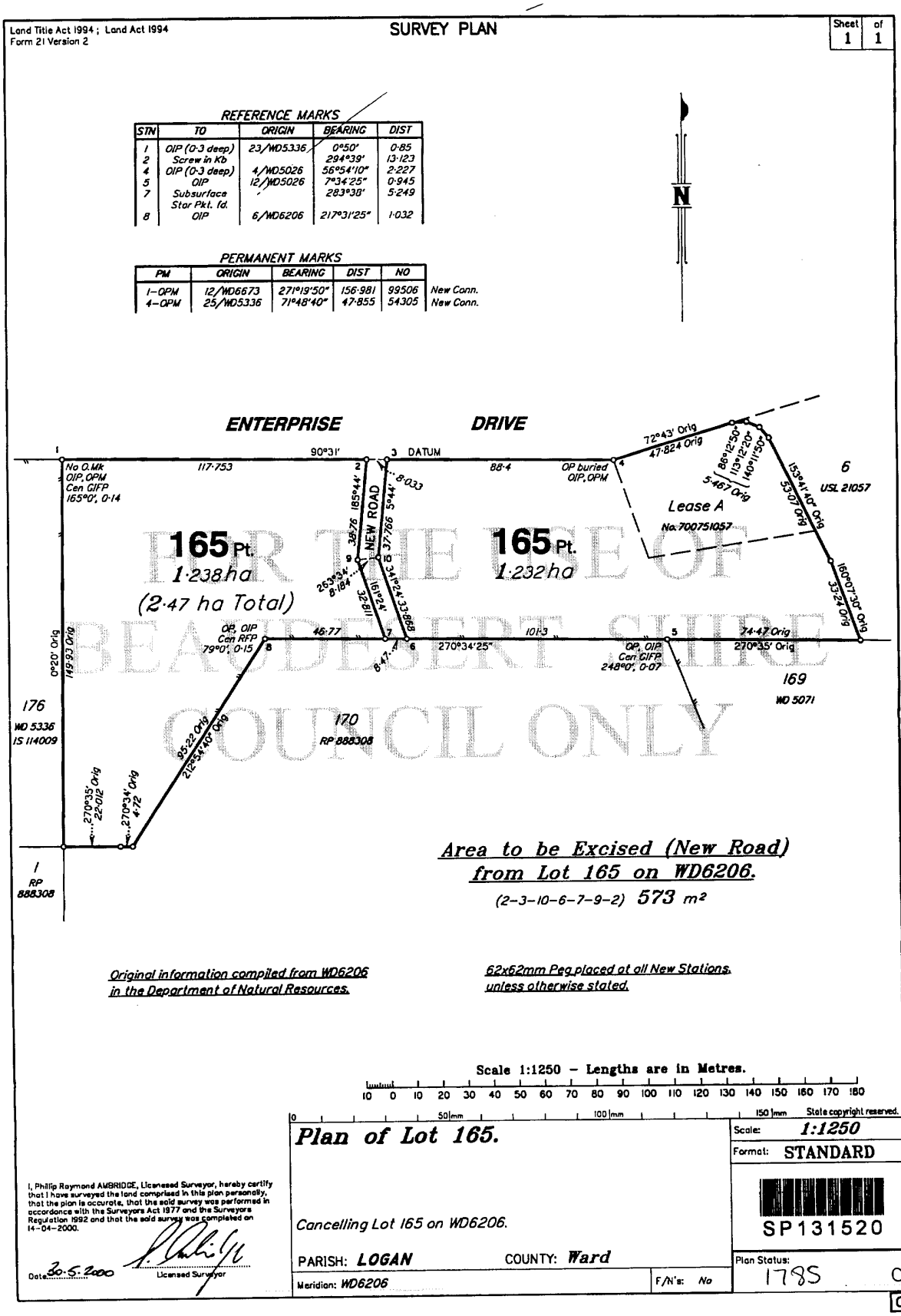
03/02/2026

1:3000

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Aerial Map

N



FOR THE USE OF BEAUDESERT SHIRE COUNCIL ONLY

704284987
704491669
704682413

NO FEE
03/04/2001 11:09

BH 495

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

5. Lodged by SLAM BRENLEIGH
3884 8055 FILE REF: RES 19708 C3
~~CORRS~~
~~CHAMBERS~~
~~WESTGARTH~~

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We .....

.....

.....

.....

.....

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

.....

Signature of *Registered Owners *Lessees

Plan in accordance with Land Act
Approval Kenneth William Rogers,
Senior Land Officer, as delegate of
the Minister for Natural Resources.
3/4/2001.

* Rule out whichever is inapplicable

2. Local Government Approval.

* COUNCIL OF THE SHIRE OF BEAUDESERT

hereby approves this plan in accordance with the :

% LAND ACT 1994

Dated this EIGHTEENTH day of AUGUST, 2000.

.....# MAYOR

.....# ACTING CHIEF EXECUTIVE OFFICER

* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990
# Insert designation of signatory or delegation

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :
Dept File : RES 19708
Local Govt :
Surveyor : 1743-00

6.

Existing			Created		
Title Reference	Lot	Plan	Lots	Emts	Road
49015690	165	WD6206	165	——	New Rd

EXISTING LEASE ALLOCATIONS

Lease	Lots to be Encumbered
700751057	165

Por 165	165
Orig	Lots

7. Portion Allocation :

8. Map Reference :
9442-22221

9. Locality :
BEAUDESERT

10. Local Government :
BEAUDESERT S.C.

11. Passed & Endorsed :
By :
Date :
Signed :
Designation :

12. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

..... * .....
Licensed Surveyor/Director * Date
* delete words not required

13. Lodgement Fees :

Survey Deposit	$ 116
Lodgement	$ 88
1 New Titles	$ 40
Photocopy	$ 8
Postage	$
TOTAL	$ 252

14. Insert Plan Number SP131520

11.10 Proposed Issue of Lease to Community Organisation - The Scout Association of Australia (Qld Branch)

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Commercial and Property Services / Acting Manager Property and Projects

Attachments:

1. Locality Map ⇩
2. Aerial Map ⇩
3. Lease Area Plan ⇩

Councillor Portfolio / Representation

Sport and Recreation - Cr Stephen Moriarty

Local Government Area Division

This report relates to Division 1.

Executive Summary

The Tamborine Mountain Scouts Group currently use and manage a 'scouts' building situated on Council owned freehold land, at 203 Hartley Road, Tamborine Mountain.

The Scout Association of Australia Queensland Branch Inc previously had a Right of Use agreement for use of this land with the Tamborine Mountain Sports Association Limited that expired on 31 December 2025. Council is requested to consider the issue of a new freehold lease directly to The Scout Association of Australia Queensland Branch Inc for their continued use of these premises, identified as part of Lot 1 on RP185521 (Lease B on SP313215).

Discussions have commenced with the Scouts group (via The Scout Association of Australia Queensland Branch Inc), in relation to issue of a potential new lease, and in doing so, Council has undertaken an inspection of the site, issued a draft freehold lease and received eligibility documentation from the association, in accordance with Council's Community Tenure Over Council Property Policy.

Recommendation

That:

1. Council resolve that the exception under section 236(1)(b)(ii) of the *Local Government Regulation 2012* applies to the proposed grant of a lease to The Scout Association of Australia Queensland Branch Inc for premises situated at Lease B on SP313215, being part of Lot 1 on RP185521, 203 Hartley Road, Tamborine Mountain;
2. Council endorse a five-year freehold lease on standard terms as issued by Council to The Scout Association of Australia Queensland Branch Inc for a term commencing 1 January 2026 and expiring 31 December 2030; and
3. Council delegate authority to the Chief Executive Officer in accordance with section 257(1) of the *Local Government Act 2009* to finalise and execute a lease agreement to The Scout Association of Australia Queensland Branch Inc.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 29 October 2025 (Item 11.13), it was resolved that Council enter into immediate discussions with the Tamborine Mountain Sports Association Limited regarding mutual termination of the lease agreement in accordance with the lease terms (for their management of the adjacent Tamborine Mountain Sports Complex).

At the Ordinary Meeting held on 9 December 2019 (Item 11.12), Council resolved to enter into a lease for a period of 12 months, with the Tamborine Mountain Sports Association Limited over the north-eastern portion of Lot 1 on RP185521, in order to facilitate a sub lease to the Tamborine Mountain Scout Group, subject to the same terms and conditions as the current lease between Council and the Tamborine Mountain Sports Association Limited including the opportunity for extension if required.

Report / Background

The Scout Association of Australia Queensland Branch Inc is a long-established not-for-profit community organisation that delivers youth development, outdoor education, and community leadership programs. Tamborine Mountain Scout Group currently utilises 1.755 hectares of Council-owned land at 203 Hartley Road, Tamborine Mountain (Lease B on SP313215, being part of Lot 1 on RP185521), for community facility purposes associated with scouting activities, as referenced in the lease area plan (Attachment 3).

Tamborine Mountain Scouts was first established in 1933 and has operated intermittently over the decades, with periods of closure due to the availability of volunteer leaders. After several re-formations and relocations, the group was supported by Council in the 1980s with a site at Geissmann Oval, where the Scout den remained until 2021.

Following the re-establishment of the group in 2016, the need for a more suitable long-term location was identified, and in June 2021 the group commenced its relocation to Hartley Road, including the transfer of the existing Scout den building from Geissmann Oval. The move enabled the continuation of scouting activities at a site better suited to ongoing community use.

Council previously entered into an interim lease arrangement with the Tamborine Mountain Sports Association Limited over part of Lot 1 on RP185521 (Lease B) to facilitate the occupation of the Scout Den by the Tamborine Mountain Scout Group, including the ability for the Sports Association to sub-lease the area to the Scouts. The Scout Association's also entered into a Right of Use agreement with Tamborine Mountain Sports Association Limited for use of the Tamborine Mountain Sports Grounds.

Tamborine Mountain Scouts provides locally based scouting programs that support the personal development of children and young people through outdoor activities, teamwork, leadership development and community involvement. The group delivers age-appropriate programs that encourage confidence, resilience, practical life skills and respect for the natural environment, while fostering a strong connection to the Tamborine Mountain community through volunteering and participation in local events.

As of 2026, the Tamborine Mountain Scout Group has 48 youth members, supported by 11 uniformed volunteer leaders, a small committee and additional adult supporters, with an active enquiry list of prospective members. The group promotes an inclusive, volunteer-led environment that supports youth development, leadership and community involvement on Tamborine Mountain.

The Scout Association of Australia Queensland Branch Inc has provided the necessary eligibility documents for Council to consider the issue of a new lease agreement. Council officers have reviewed the documentation provided, and confirmed the association's eligibility, including:

- Evidence of not-for-profit status;
- Confirmation of executive committee members, positions held and their addresses (including separate confirmation of greater than 50% committee within Scenic Rim local government area);
- Copy of constitution;
- Copy of Public Liability Insurance Certificate of Currency; and
- Copy of most recent profit and loss statement.

On 2 February 2026, the Facilities and Risk Manager of The Scout Association of Australia Queensland Branch Inc confirmed the associations intention to execute Council's standard community lease document.

Budget / Financial Implications

Each party is responsible for its own costs in relation to preparation of any agreement under Council's Community Tenure over Council Property Policy.

All costs relating to the registration of a lease (where applicable), or survey plan preparation costs (where required), will be at the lessee’s expense. Any costs associated with gaining planning or other approvals shall be the responsibility of the community organisation as tenure holder or applicant.

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: Sport and Recreation

Guiding Principle: Strategic Local Partnerships

Legal / Statutory Implications

The lease may be registered in the Queensland Land Registry in accordance with the *Land Title Act 1994.*

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 Lack of community infrastructure	Land and infrastructure is provided to eligible community organisations enable them to pursue their special interests. Alternatively, if council land and infrastructure is not provided, community activities will be more difficult to establish.

Human Rights Implications

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

Consultation

External

The Scout Association of Australia Queensland Branch Inc (current site occupier)
Tamborine Mountain Sports Association Limited Committee (previous lessee)

Internal

Council's Facilities Management team.

Conclusion

The sub lease agreement between Tamborine Mountain Sports Association Limited and The Scout Association of Australia has expired. The Scout Association has expressed their wishes to have a direct agreement with Council and has therefore confirmed their intention to execute a new lease agreement under Council's Community Tenure over Council Property Policy. The Tamborine Mountain Sports Association Limited has been consulted and has also not objected to this direct arrangement.

Council is to consider the issue of a new lease to The Scout Association of Australia Queensland Branch Inc, under the provisions of section 236(1)(b)(ii) of the *Local Government Regulation 2012*, which allows a valuable non-current asset to be disposed of to a community organisation without the need for a public tender or auction.

Options

Option 1

That:

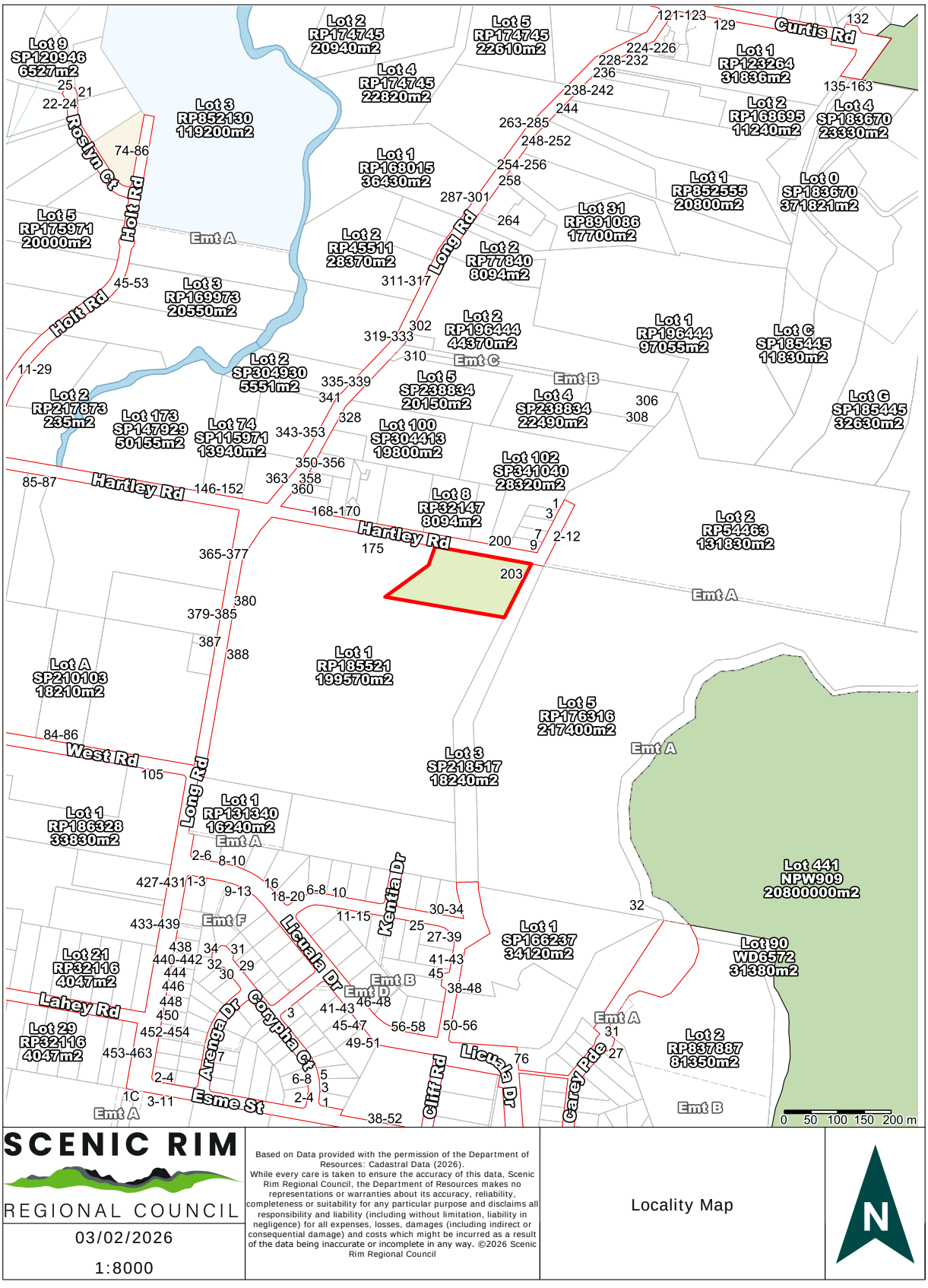
1. Council resolve that the exception under section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the proposed grant of a lease to The Scout Association of Australia Queensland Branch Inc for premises situated at Lease B on SP313215, being part of Lot 1 on RP185521, 203 Hartley Road, Tamborine Mountain;

2. Council endorse a five-year freehold lease on standard terms as issued by Council to The Scout Association of Australia Queensland Branch Inc for a term commencing 1 January 2026 and expiring 31 December 2030; and

3. Council delegate authority to the Chief Executive Officer in accordance with section 257(1) of the *Local Government Act 2009* to finalise and execute a lease agreement to The Scout Association of Australia Queensland Branch Inc.

Option 2

That a lease is not issued to The Scout Association of Australia Queensland Branch Inc, for premises situated at Lease B on SP313215, being part of Lot 1 on RP185521, 203 Hartley Road, Tamborine Mountain.



SCENIC RIM REGIONAL COUNCIL

03/02/2026

1:8000

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Locality Map

N



SCENIC RIM REGIONAL COUNCIL

03/02/2026

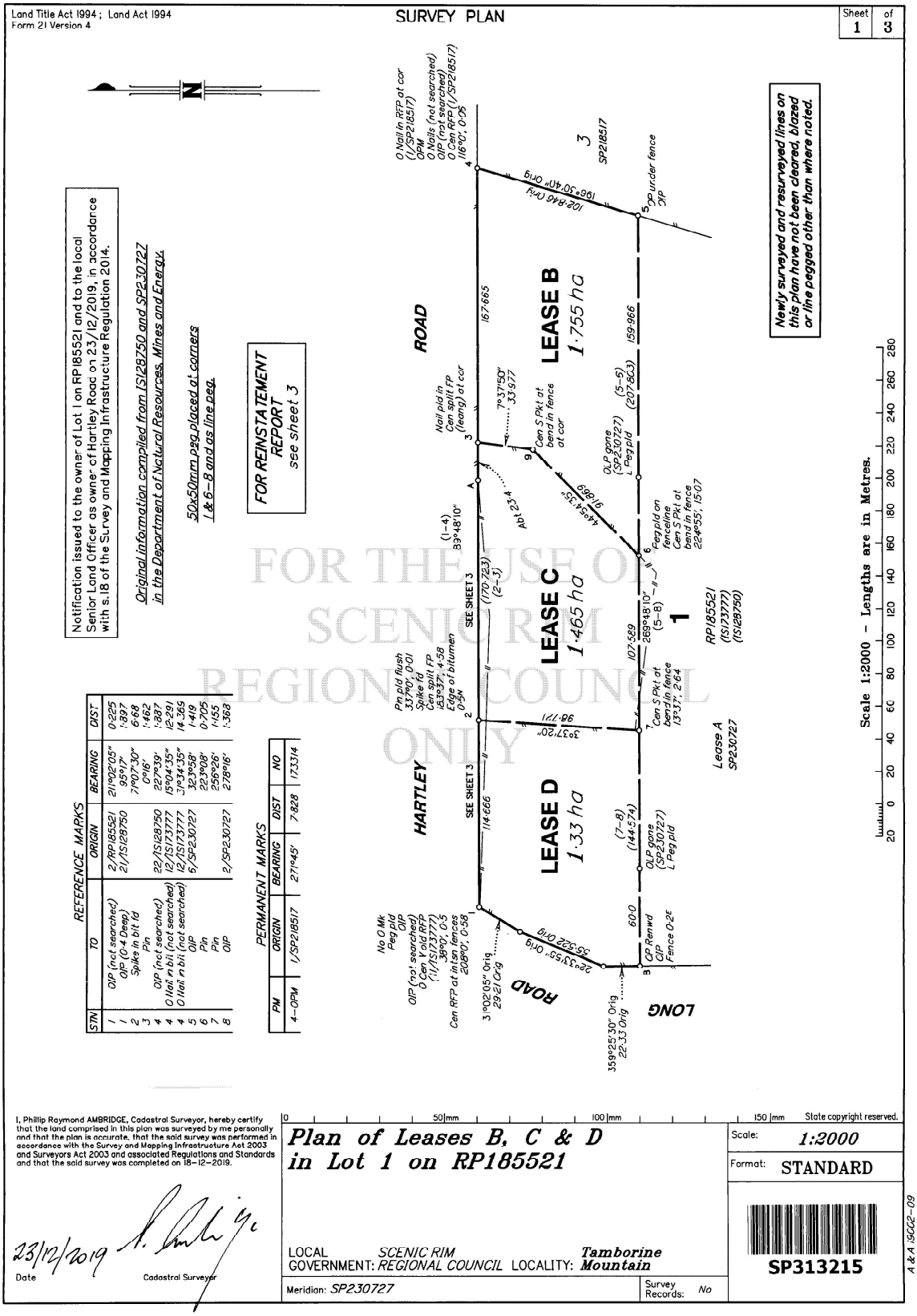
1:5305

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Aerial Map

N

SP313215 V0 REGISTERED Recorded Date 09/12/2020 14:16 Page 1 of 3 Not To Scale



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Land Title Act 1994 ; Land Act 1994
Form 21B Version 1

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$477.00
09/12/2020 14:16

GC 403

WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.

Sheet 2 of 3

5. Lodged by

Scenic Rim Regional Council
PO Box 25
Beaudesert Qld 4285
07 5540 5111
BH60

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We SCENIC RIM REGIONAL COUNCIL

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Delegate

Signature of *Registered Owners ~~*Lessees~~

* Rule out whichever is inapplicable

6.

Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
16424191	Lot 1 on RP185521			Leases B, C & D

LEASES B, C & D DO NOT AFFECT LEASE A ON SP230727 (No. 713063270). DATED 23-12-2019.

2. Planning Body Approval.

*

hereby approves this plan in accordance with the :

%

Dated this day of

#

#

* Insert the name of the Planning Body.
# Insert designation of signatory or delegation
% Insert applicable approving legislation.

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road,
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director* Date

*delete words not required

Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By : Phillip Raymond AMBRIDGE
Date : 23/12/2019
Signed :
Designation : Cadastral Surveyor

10. Lodgement Fees :

Survey Deposit	$
Lodgement	$
New Titles	$
Photocopy	$
Postage	$
TOTAL	$

11. Insert Plan Number SP313215

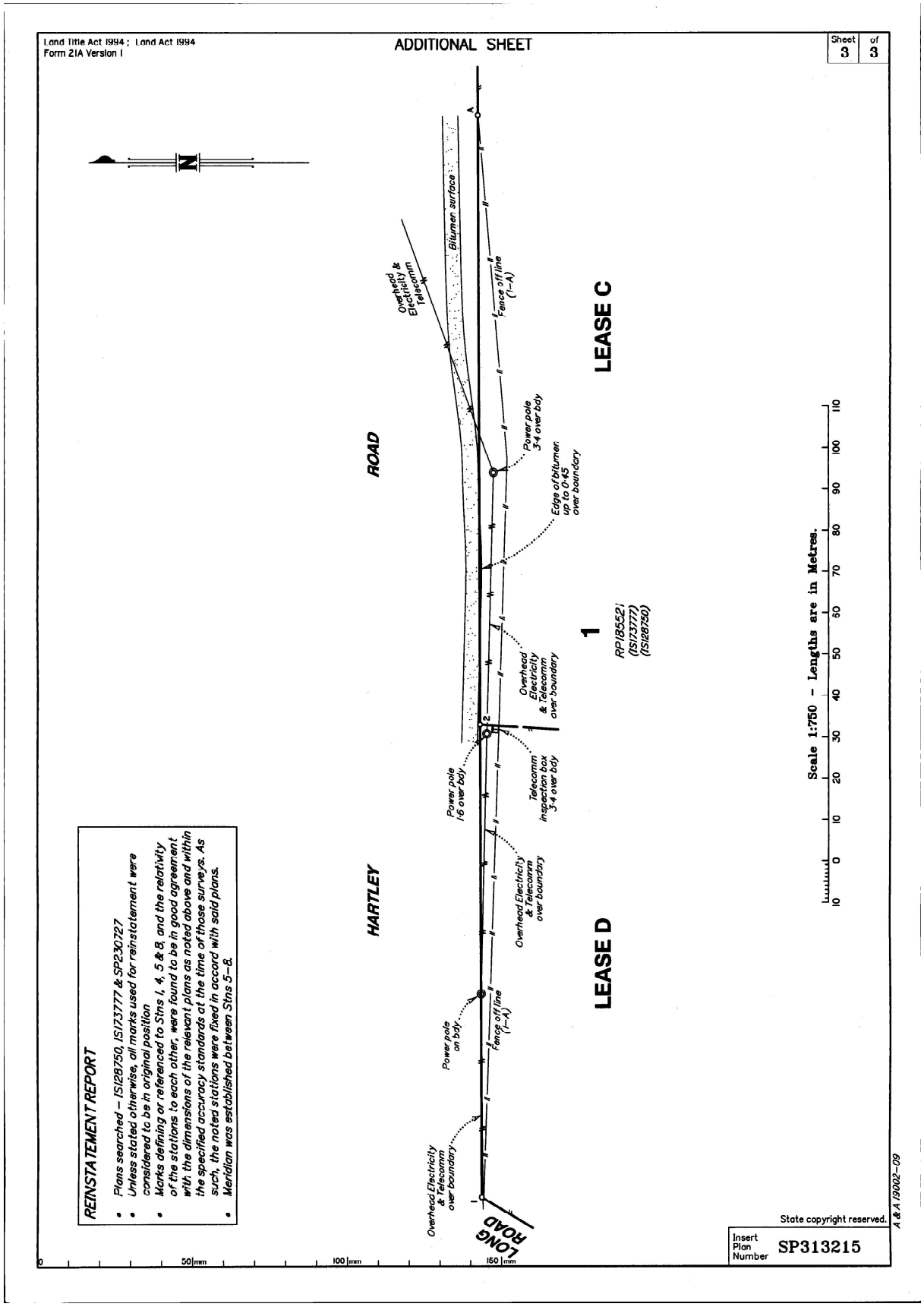
3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : A & A 10002-00


Land Title Act 1994 ; Land Act 1994
Form 21A Version 1
ADDITIONAL SHEET
Sheet 3 of 3
N
ROAD
HARTLEY
LEASE C
LEASE D
1
RP183552
(IS173777)
(IS128750)
Bitumen surface
Overhead Electricity & Telecomm
Fence off line (1–A)
Power pole 3-4 over bdy
Edge of bitumen up to 0·45 over boundary
Overhead Electricity & Telecomm over boundary
Power pole 1-6 over bdy
Telecomm inspection box 3-4 over bdy
Overhead Electricity & Telecomm over boundary
Power pole on bdy
Fence off line (1–A)
Overhead Electricity & Telecomm over boundary
LONG ROAD
Scale 1:750 – Lengths are in Metres.
10 0 10 20 30 40 50 60 70 80 90 100 110
REINSTATEMENT REPORT
• Plans searched – IS128750, IS173777 & SP230727
• Unless stated otherwise, all marks used for reinstatement were considered to be in original position
• Marks defining or referenced to Stns 1, 4, 5 & 8, and the relativity of the stations to each other, were found to be in good agreement with the dimensions of the relevant plans as noted above and within the specified accuracy standards at the time of those surveys. As such, the noted stations were fixed in accord with said plans.
• Meridian was established between Stns 5–8.
0 50 mm 100 mm 150 mm
State copyright reserved.
A & A 19002–09
Insert Plan Number SP313215

11.11 2025-2026 Infrastructure Capital Works Program Delivery - February 2026

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Asset Management /
Acting Manager Transport and Assets

Attachments:

1. Capital Expenditure Report - February 2026 ⇩

Councillor Portfolio / Representation

Transportation and Infrastructure - Cr Duncan McInnes

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The delivery of Council's Infrastructure Capital Works Program supports Council's investment in community infrastructure. An overview of the delivery status of the 2025-2026 Capital Works Program is provided.

Recommendation

That Council note the Infrastructure Capital Works Program update, as presented.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Council continues to invest in the renewal and rehabilitation of the region's infrastructure through the delivery of Council's Infrastructure Capital Works Program. The attached report details delivery of Council's 2025–2026 program. This includes detailed Project Status Report updates for projects identified as significant projects. A summary of the current status of capital program is documented below:

Program	Project Value	Total Number of Projects	Projects Complete	Projects On-Track/ Underway	Projects Investigation/ Deferred
Asset Management	Projects less than $200,000	5	5	0	0
	Projects greater than $200,000	0	0	0	0
Design and Survey	Projects less than $200,000	1	0	0	1
	Projects greater than $200,000	1	0	1	0
Capital Works	Projects less than $200,000	40	10	14	16
	Projects greater than $200,000	13	1	9	3
Community Development	Projects less than $200,000	0	0	0	0
	Projects greater than $200,000	0	0	0	0
Council Wide Transactions	Projects less than $200,000	0	0	0	0
	Projects greater than $200,000	0	0	0	0
Cultural Services	Projects less than $200,000	1	0	1	0
	Projects greater than $200,000	0	0	0	0
Environmental Health	Projects less than $200,000	0	0	0	0
	Projects greater than $200,000	0	0	0	0
Facilities Maintenance	Projects less than $200,000	50	14	20	16
	Projects greater than $200,000	5	0	4	1
Fleet Management	Projects less than $200,000	0	0	0	0
	Projects greater than $200,000	1	0	1	0
Library Services	Projects less than $200,000	6	0	6	0
	Projects greater than $200,000	1	0	1	0
Parks	Projects less than $200,000	24	9	14	1
	Projects greater than $200,000	6	0	6	0
Commercial and Property Services	Projects less than $200,000	1	0	1	0
	Projects greater than $200,000	1	0	1	0
Road Maintenance	Projects less than $200,000	10	6	2	2
	Projects greater than $200,000	2	0	2	0
Structures and Drainage	Projects less than $200,000	29	12	14	3
	Projects greater than $200,000	10	2	7	1
Project Delivery	Projects less than $200,000	14	5	9	0
	Projects greater than $200,000	7	0	6	1
Waste Operations	Projects less than $200,000	13	2	5	6
	Projects greater than $200,000	3	0	2	1
Waste Services	Projects less than $200,000	1	0	1	0
	Projects greater than $200,000	0	0	0	0
Waste Transfer Stations	Projects less than $200,000	0	0	0	0
	Projects greater than $200,000	0	0	0	0
Total	Projects less than $200,000	195	63	87	45
	Projects greater than $200,000	50	3	40	7
	Total	**245**	**66**	**127**	**52**

The format presented is an extract from a wider operational data set utilised by staff for planning and delivery analysis and reporting. Where deviation of project scope, cost or program has or is likely to occur an exceptions note is provided under each applicable asset function heading within this report.

As previously provided, an additional column of 'Delivery Risk' has been provided in the report to assist in evaluating project delivery.

A brief explanation of the coding is provided below:

Colour Code: Green	
Delivered/Completed	Project on-site works are completed. Note actual costs may still require finalisation
On Track	Delivery status has no current identified impediments
Colour Code: Orange	
Cost Investigation	An issue has been identified relating to the overall anticipated actual cost in relation to the allocated budget, which needs to be resolved
Program Investigation	The original anticipated delivery timeframe has been deferred or extended
Scope Investigation	Following addition on-site investigations and/or updated design, a significant change to the project is likely
Colour Code: Red	
Deferred	A major issue has been identified (cost, scope, and/or program) with the project, or as result of another project's influences, which has resulted in the need for the project to be removed from the program
Colour Code: Blue	
Underway	Preliminary work has commenced towards construction

Risks/Issues

A number of recent factors are likely to impact the delivery of the Capital Works Program and may result in increased project costs.

Supply constraints relating to concrete pipes have emerged, with preferred suppliers experiencing extended lead times. Officers are currently working with Procurement and suppliers to identify mitigation strategies and minimise potential delays to project delivery.

In addition, recent tensions in the Middle East have contributed to a significant increase in global fuel prices. This is expected to place upward pressure on the cost of materials and services. The two primary areas of risk for Council relate to the supply of bitumen and the use of externally hired plant.

Council has recently been advised that the price of bitumen will increase by approximately 40 per cent from April 2026. This increase reflects the current scarcity of supply and the need for suppliers to actively bid for cargo in transit, meaning security of supply cannot be guaranteed. The same advice indicated that fuel levies will be reviewed and updated on a weekly basis due to ongoing market volatility.

Officers continues to liaise with suppliers to identify any potential price increases or supply shortages and to assess the potential impacts on service delivery and budgets.

Budget / Financial Implications

A total current adopted Capital Expenditure Program of $78.9 million is currently budgeted within the 2025-2026 financial year, with a total expenditure for the year of $40.8 million.

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

Not applicable.

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 due to non-delivery of identified infrastructure.	Lack of or inadequate strategic planning and growth prediction adversely impacts delivery of infrastructure resulting in risk to public and potential financial implications. This is managed through 10-year Capital Works Program, 10-year Financial Plan, Core Asset Management Plan, Asset Management frameworks, plans, policies and procedures.

Human Rights Implications

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

Consultation

The infrastructure report has been developed in consultation with capital delivery teams across the Infrastructure Services directorate, as well as Council's Financial Management team.

Conclusion

An update detailing the delivery status of Council's 2025-2026 Infrastructure Capital Works Program has been provided for information purposes.

Options

Option 1

That Council note the Infrastructure Capital Works Program update, as presented.

Option 2

That Council not accept the Infrastructure Capital Works Program update, as presented.

Infrastructure Capital Works Program Delivery

(Monthly Reporting 2025-2026 as at 28 February 2026)

Primary	Start Date	Finish Date	% Delivery Complete	Delivery Risk	Revised Annual Budget 2025-2026 (Adopted)	Estimated Cost to Complete 2025-2026	2025-2026 Actuals	2025-2026 Amened Budget Remaining (Budget-Actuals)	Commitments	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	2026-2027
Projects Under $200k					$172,654	$172,654	$156,488	$16,166	$14,839													
Asset Management Total					**$172,654**	**$172,654**	**$156,488**	**$16,166**	**$14,839**													
9002014 Albert St (Anna St to William St), Beaud	1/03/2026	28/01/2028	0%	Underway	$249,999	$249,999	$23,405	$226,594	$4,821													
9001697 Safety Upgrades on Tarome Road (LGGSP Funded)	1/07/2025	15/08/2025	100%	Complete	$353,940	$353,940	$355,100	($1,160)	$335,914													
9000420 Design	1/07/2025	30/06/2026	0%	Underway	$263,754	$263,754	$0	$263,754	$0													
9001708 Eaglesfield & Tina Street Intersection - Roundabout	1/12/2025	1/09/2026	20%	Cost Investigation	$912,034	$912,034	$197,908	$714,126	$103,992													
9001741 Kerry Road (Ch0 to Ch2200) Stage 1 (Ch0 - Ch2200)	1/07/2025	1/06/2028	0%	Underway	$1,499,999	$1,499,999	$483,529	$1,016,470	$676,581													
9001742 Veresdale Scrub Road (Mt Lindesay Hwy and CH0-CH1627 SW	8/09/2025	1/07/2027	0%	Underway	$250,001	$250,001	$125,362	$124,639	$70,266													
9001845 Beaudesert to Bethania Rail Trail - Stage 1 (Grant Funded)	1/07/2025	17/04/2026	80%	Underway	$550,000	$550,000	$526,237	$23,763	$101,877													
9001855 Beechmont Road (Ch6079 to Ch6579)	13/10/2025	1/06/2027	0%	Program Investigation	$400,000	$400,000	$278,111	$121,889	$414,611													
9001857 Church St Stage 2 (Campbell St to McDonald St)	29/09/2025	12/12/2025	95%	On Track	$318,748	$318,748	$366,334	($47,586)	$38,678													
9001956 Cunning highway, Aratula footpath (missing link)	12/01/2026	27/03/2026	80%	On Track	$330,000	$330,000	$224,967	$105,033	$105,295													
9001957 Kooralbyn Road, Laravale (CH0.00 to CH1320.00)	6/04/2026	1/09/2026	0%	Underway	$432,558	$432,558	$37,382	$395,176	$0													
9002019 Kerry Road (Ch0 to Ch4000) Stage 2 (Ch22	9/02/2026	22/06/2026	0%	Underway	$250,001	$250,001	$343	$249,658	$4,327													
9002021 Undullah Rd, Allenview, Ch 6510 to 6930	6/10/2025	6/02/2026	90%	Underway	$1,200,000	$1,200,000	$1,178,689	$21,311	$158,813													
Projects Under $200k					$377,453	$377,453	$372,570	$4,883	$62,370													
Capital Works Total					**$7,388,487**	**$7,388,487**	**$4,169,938**	**$3,218,549**	**$2,077,546**													
9001677 Development and sale of Munbilla Subdivision Land	1/07/2025	31/12/2026	40%	Underway	$300,001	$300,001	$80,123	$219,878	$36,424													
Projects Under $200k					$50,000	$50,000	$0	$50,000	$0													
Commercial and Property Services Total					**$350,001**	**$350,001**	**$80,123**	**$269,878**	**$36,424**													
Projects Under $200k					$169,003	$169,003	$52,720	$116,283	$55,848													
Cultural Services Total					**$169,003**	**$169,003**	**$52,720**	**$116,283**	**$55,848**													
9001886 Design and Survey Equipment	1/10/2025	31/12/2025	0%	Underway	$438,009	$438,009	$33,599	$404,410	$250													
Projects Under $200k					$30,000	$30,000	$0	$30,000	$0													
Design and Survey Total					**$468,009**	**$468,009**	**$33,599**	**$434,410**	**$250**													
9002074 Beaudesert Library - Carpark Security and Access Control	1/07/2025	27/11/2026	0%	Scope Investigation	$200,000	$200,000	$0	$200,000	$0													
9001944 The Centre - New Chiller	1/07/2025	20/03/2026	95%	On Track	$306,804	$306,804	$5,034	$301,770	$296,892													
9001860 Moriarty Park Lighting Project	1/07/2025	29/05/2026	20%	On Track	$322,800	$322,800	$0	$322,800	$377,286													
9001862 Construct New Toilet - Dapsang Drive	1/07/2025	29/05/2026	25%	On Track	$440,000	$440,000	$52,043	$387,957	$414,213													
9001165 Sport & Recreation Capital Works Funding Pool	1/07/2015	30/06/2026	0%	Underway	$217,881	$217,881	$39,979	$177,902	$13,519													
Projects Under $200k					$1,839,667	$1,839,667	$533,144	$1,306,523	$441,343													
Facilities Maintenance Total					**$3,327,152**	**$3,327,152**	**$630,200**	**$2,696,952**	**$1,543,253**													
9900005 Fleet Capital Budget	0/01/1900	30/06/2026	45%	Underway	$3,118,001	$3,118,001	$1,444,984	$1,673,017	$906,162													
Fleet Management Total					**$3,118,001**	**$3,118,001**	**$1,444,984**	**$1,673,017**	**$906,162**													
9006810 Books and Related Materials - Part Funded by Grant	1/07/2025	30/06/2026	45%	Underway	$259,999	$259,999	$133,062	$126,937	$50,509													
Projects Under $200k					$114,236	$114,236	$43,864	$70,372	$32,827													
Library Services Total					**$374,235**	**$374,235**	**$176,925**	**$197,310**	**$83,336**													
9001782 Boonah Cemetery - Existing Roadway Replacement (Stage 2)	1/07/2025	30/04/2026	0%	Underway	$389,255	$389,255	$0	$389,255	$0													
9001731 Meridian Way Fire Trail Landslip	1/07/2025	30/06/2026	40%	Underway	$2,168,122	$2,168,122	$918,149	$1,249,973	$1,364,742													
9001732 Guanaba Park, Tamborine Mountain Fire Trail Landslip Site 5&	1/07/2025	30/06/2026	0%	Underway	$971,237	$971,237	$9,807	$961,430	$50,933													
9001733 Guanaba Park, Tamborine Mountain Fire Trail Landslip Site 2	1/07/2025	30/06/2026	0%	Underway	$914,659	$914,659	$6,692	$907,967	$12,659													
9001872 Boonah Cemetery - Existing Roadway Replacement (Stage 3)	1/07/2025	30/04/2026	0%	Underway	$214,960	$214,960	$0	$214,960	$0													
9001738 Moriarty Park Dog Agility Facility, Canungra Car Park	1/07/2025	30/06/2026	15%	Underway	$350,001	$350,001	$77,654	$272,347	$31,696													
Projects Under $200k					$449,866	$449,866	$90,860	$359,006	$179,619													
Parks Total					**$5,458,100**	**$5,458,100**	**$1,103,163**	**$4,354,937**	**$1,639,651**													

Infrastructure Capital Works Program Delivery

(Monthly Reporting 2025-2026 as at 28 February 2026)

Primary	Start Date	Finish Date	% Delivery Complete	Delivery Risk	Revised Annual Budget 2025-2026 (Adopted)	Estimated Cost to Complete 2025-2026	2025-2026 Actuals	2025-2026 Amened Budget Remaining (Budget-Actuals)	Commitments	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	2026-2027
9001804 LRCIP Phase 4 Sports Field Lighting Install-Coronation Park	30/06/2025	1/03/2026	90%	On Track	$690,895	$690,895	$632,384	$58,511	$16,498													
9001929 Selwyn Park Changeroom Facilities	30/06/2025	31/12/2026	15%	Underway	$382,628	$382,628	$4,391	$378,237	$1,175,909													
9001935 Indoor Multi-Sports Facility Dick Westerman Pk Beaudesert	30/06/2025	1/07/2027	15%	Program Investigation	$239,392	$239,392	$29,182	$210,210	$8,557													
9001847 Install Lighting to Support Football at Tamborine Mountain	30/06/2025	30/10/2025	95%	On Track	$257,256	$257,256	$218,884	$38,372	$69,632													
9001879 Gallery Walk (Stage 1 - Off Street Carparking)	16/06/2020	31/07/2026	40%	On Track	$5,224,302	$5,224,302	$2,246,867	$2,977,435	$187,788													
9001720 Brisbane Street Improvements	30/06/2025	30/06/2026	80%	On Track	$300,000	$300,000	$165,631	$134,370	$823,040													
9001955 Willis Park Beaudesert Kingfishers Change Rooms and Ameniti	30/06/2025	1/02/2027	20%	On Track	$400,000	$400,000	$0	$400,000	$1,115,273													
Projects Under $200k					$766,987	$766,987	$187,485	$579,502	$623,772													
Project Delivery Total					**$8,261,460**	**$8,261,460**	**$3,484,824**	**$4,776,636**	**$4,020,470**													
9000611 Minor Works less than $100,000 and complementary work	1/07/2025	30/06/2026	0%	Underway	$530,495	$530,495	$0	$530,495	$0													
RES Reseals	0/01/1900	30/05/2026	0%	Underway	$4,770,417	$4,770,417	$1,668,875	$3,101,542	$293,662													
Projects Under $200k					$172,374	$172,374	$32,521	$139,853	$8,552													
Road Maintenance Total					**$5,473,286**	**$5,473,286**	**$1,701,396**	**$3,771,890**	**$302,213**													
9002029 Drinage on Devin Dr and Cheltenham St, Boonah	1/07/2025	26/06/2026	10%	On Track	$600,000	$600,000	$7,334	$592,666	$3,741													
9001210 Bridge Rehabilitation-Major Culverts & Floodways	1/07/2025	30/05/2026	0%	Underway	$598,000	$598,000	$0	$598,000	$0													
9001902 Doyle Bridge Rehabilitation	1/07/2025	10/10/2025	100%	Complete	$395,827	$395,827	$450,386	($54,559)	$274													
9000495 Drainage Projects	1/07/2025	30/06/2026	0%	Scope Investigation	$799,783	$799,783	$0	$799,783	$0													
9001837 Rosevale Bridge - Resurfacing and Guardrail Upgrades	2/07/2025	30/01/2026	95%	On Track	$226,024	$226,024	$230,645	($4,621)	$60,449													
9001477 Hinchcliffe Bridge Replacement, Hinchcliffe Drive, Kooralbyn	1/07/2025	24/04/2026	85%	On Track	$5,226,187	$5,226,187	$3,250,942	$1,975,245	$2,213,298													
9001830 Sams Bridge Rehabilitation	1/07/2025	26/06/2026	10%	On Track	$253,734	$253,734	$0	$253,734	$0													
9001713 The Hollow Bridge - Minor Bridge Rehab	1/07/2025	6/10/2025	100%	Complete	$289,940	$289,940	$287,553	$2,387	$499													
9001750 Price Creek Bridge	1/07/2025	31/03/2026	90%	On Track	$3,242,127	$3,242,127	$2,930,615	$311,512	$134,486													
9001680 Bridge Rehabilitaton (Subject to annual Bridge Monitoring Pr	1/07/2025	30/06/2026	0%	Underway	$268,876	$268,876	$0	$268,876	$0													
Projects Under $200k					$986,773	$986,773	$212,257	$774,516	$209,441													
Structures and Drainage Total					**$12,887,271**	**$12,887,271**	**$7,369,732**	**$5,517,539**	**$2,622,187**													
9001562 Rehabilitation of Landfill Cells	30/06/2025	30/06/2026	70%	Underway	$2,837,842	$2,837,842	$2,022,989	$814,853	$955,643													
9001757 Building Facility Upgrade - Peak Crossing	1/07/2025	30/03/2026	15%	Underway	$288,330	$288,330	$83,339	$204,991	$5,943													
9002007 Leachate Management System Upgrade Brome	1/07/2025	30/03/2026	10%	Scope Investigation	$200,000	$200,000	$0	$200,000	$0													
Projects Under $200k					$771,259	$771,259	$157,536	$613,723	$279,440													
Waste Operations Total					**$4,097,431**	**$4,097,431**	**$2,263,865**	**$1,833,566**	**$1,241,027**													
Projects Under $200k					$35,000	$35,000	$0	$35,000	$0													
Waste Services Total					**$35,000**	**$35,000**	**$0**	**$35,000**	**$0**													
Grant-Disaster Recovery Funding Arrangements (DRFA)					$27,409,124	$27,409,124	$18,186,079	$9,223,045	$17,738,229													
Grant-Disaster Recovery Funding Arrangements (DRFA) Total Total					**$27,409,124**	**$27,409,124**	**$18,186,079**	**$9,223,045**	**$17,738,229**													
Grand Total					**$78,989,214**	**$78,989,214**	**$40,854,035**	**$38,135,179**	**$32,281,435**													

11.12 Integrated Transport Plan

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Asset Management /
Acting Manager Transport and Assets

Attachments:

1. Integrated Transport Plan (under separate cover) ⇨
2. Active Transport Plan (under separate cover) ⇨
3. Active Transport Plan Appendix A: Walking Network Plan (under separate cover) ⇨
4. Active Transport Plan Appendix B: Walking Trails Scoping Study (under separate cover) ⇨
5. Active Transport Plan Appendix C: Bethania to Beaudesert Rail Trail (under separate cover) ⇨
6. Active Transport Plan Appendix D: Cycle Network Map (under separate cover) ⇨
7. Road Network Plan (under separate cover) ⇨
8. Beaudesert Principal Cycle Network Plan Development (under separate cover) ⇨

Councillor Portfolio / Representation

Transportation and Infrastructure - Cr Duncan McInnes

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

Council has developed an Integrated Transport Plan (ITP) aimed at enhancing the efficiency, safety, and sustainability of transportation networks in the Scenic Rim. This is the first time a comprehensive study encompassing all transport network needs has been undertaken. The ITP will serve as a strategic decision-making tool for Council and provide a long-term vision for improving transportation in the local government area. Additionally, it will equip Council with a solid technical foundation for engaging with other levels of government regarding the local government area's role within the region and the imperative to enhance transport outcomes.

Recommendation

The draft recommendation for the Ordinary Meeting is:

1. That Council adopt the Integrated Transport Plan inclusive of the Active Transport Plan, Walking Network Plan and the Road Network Plan, to guide strategic decision-making and funding for integrated transport planning for the Scenic Rim region.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Council is undertaking a Local Government Infrastructure Plan amendment. A key deliverable to assist with identifying the future transport infrastructure needs for the region is the development of an ITP. Bitzios Consulting was the successful supplier to assist Council in developing the ITP. An ITP is utilised by governments to define their policies, goals and designs for how they intend to successfully move people and goods now and in the future. The ITP will serve as a strategic decision making tool for Council and provide a long-term vision for improving transportation in the local government area.

The ITP will include a collection of studies under the 'umbrella' of an ITP, including transport modelling, road network planning, active transport planning and community engagement. Work has been undertaken and a draft plan has been developed. These outputs formed the basis of the final part of the community engagement.

The Integrated Transport Plan presented for adoption includes:

- The Active Transport Plan comprising of the Walking network Plans, Cycle Network Maps and the Principal Cycle Network Assessment; and
- The Road Network Plan.

The ITP utilises the forecast population, employment and tourism growth in the Scenic Rim and its potential impacts to the transport network. A review of the local road network operations was undertaken, including assessment of the walking and cycling networks around the 10 key towns and villages using Department of Transport and Main Road's (TMR) frameworks. An integral part of the project is engaging with the community to identify the unique characteristics of the Scenic Rim, reinforce findings from the technical assessments and assist in prioritising works based on what is most important to each community. The ITP will determine the road safety, built standard and capacity upgrades required, including high level cost estimates and prioritisation, to address existing issues in the network and manage forecasted growth.

Transport Modelling and Road Network Plan

As part of the ITP, Council requires the development of a comprehensive Road Network Plan that encompasses both passenger and freight transportation for the region. Transport modelling techniques will be utilised to assist with the determination of safety and amenity upgrades across the network.

The primary objective is to create an efficient and cost-effective road network that seamlessly caters to the needs of commuters and freight transport. The Road Network Plan is designed to optimize the road infrastructure, address existing challenges, and adhere to sustainability considerations and lifecycle cost analysis.

Active Transport Plan

Council currently manages an extensive network of footpaths, cycle tracks, and trails, however, challenges exist in terms of asset width, missing links, and necessary upgrades. An integrated plan will provide the framework to address these issues, potentially expanding these networks to accommodate a variety of active transport modes, ensuring they are accessible, comfortable, and safe.

The Walking Networks Plan

The Walking Networks Plan will guide practical, effective and economical investment in footpaths based on TMR's walking network framework. Once endorsed the Walking Networks Plan will unlock potential grant funding within the framework of TMR's active transport funding strategy.

Budget / Financial Implications

The ITP will serve as a strategic decision making tool for Council and provide a long-term vision for improving transportation in the local government area. The ITP will be implemented within the available budget into the future.

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: Operational Efficiency

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

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

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.

SR52 Resource Planning - Adopting strategic plans that are not appropriately scoped or resourced may result in missed opportunities, re-work, failure to deliver objectives and loss of confidence by the community.

SR54 Ineffective Advocacy and Partnerships - Achievement of many of Council's strategic goals and priorities relies on partnerships, collaboration and external funding. If this is not successful, it could negatively impact the delivery of Council's major strategic objectives.

Risk Summary

Category	Explanation
Infrastructure, Assets & Service Delivery Adverse impact due to poor planning.	Low Risk – the plan objectives being generated out of the drafting of the plan will have been reviewed internally by Council and will be confirmed through the public consultation process. The approved plan will support annual plan budgeting application into the future.
Reputation, Community & Civic Leadership Adverse impacts due to poor stakeholder engagement	Low Risk – Community engagement process is diverse, including targeted consultation with key stakeholders, to support the development of the Integrated Transport plan through the engagement phase.

Human Rights Implications

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

Consultation

The ITP is being developed in consultation with key functional areas of Council. The business units consulted at this stage of the process include:

- Capital Works and Asset Management;
- Resources and Sustainability;
- Maintenance and Operations;
- Finance;
- Strategic Planning;
- Community Development;
- Customer Care and Engagement;
- Communications and Marketing; and
- Community

Conclusion

Council has drafted an ITP, this plan will deliver a framework for the future transportation needs within the Scenic Rim. Extensive engagement has occurred with Council stakeholders and the wider community to ensure the current and future needs of the Scenic Rim are met within the ITP.

Options

Option 1

That Council adopt the Integrated Transport Plan inclusive of the Active Transport Plan, Walking Network Plan and the Road Network Plan, to guide strategic decision-making and funding for integrated transport planning for the Scenic Rim region.

Option 2

That Council does not adopt the Integrated Transport Plan inclusive of the Active Transport Plan, Walking Network Plan and the Road Network Plan, to guide strategic decision-making and funding for integrated transport planning for the Scenic Rim region.

Corporate and Community Services

11.13 Unaudited Monthly Financial Report for March 2026

Executive Officer: Director Corporate and Community Services

Item Author: Coordinator Financial Management

Attachments:

1. Unaudited Monthly Financial Report March 2026 ⇩

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 March 2026.

Recommendation

That Council receive the Unaudited Monthly Financial Report for March 2026.

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.

The financial position remains aligned to the budget which has forecast a deficit position that is currently offset by grant timing in the statutory reporting format. There will be a continued focus to manage the actual result by oversight on spending as the end of financial year approaches. A number of operational areas are being reviewed for year to date spend as forecast.

The remains growing uncertainty of the impacts associated with fuel pricing and the impact on council operations, which is being monitored. It is likely that the impacts will continue to see the deficit operating budget position not improve.

The capital spend while on track to align with the revised budget of $79M is also now subject to outside factors brought about by geopolitical risks, so with only three months of spend still to come, it will also require close oversight to ensure delivery remains on track with now additional constraints on resourcing and supply arrangements.

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.

Options

Option 1
That Council receive the Unaudited Monthly Financial Report for March 2026.

Option 2

That Council request further information or an amendment to Unaudited Monthly Financial Report for March 2026.

Option 3
That Council not accept the Unaudited Monthly Financial Report for March 2026.

UNAUDITED MONTHLY FINANCIAL REPORT
MARCH 2026

SCENIC RIM
REGIONAL COUNCIL

PO Box 25 | 82 Brisbane Street, Beaudesert QLD 4285 | Telephone 07 5540 5111 scenicrim.qld.gov.au

Executive Summary

Summary of the Unaudited Monthly Financial Report for March 2026:

The actual Net Operating Surplus/(Deficit) to the end of March was $23.036 million (compared to a budget for the same period of $24.087 million).

Net operating surplus / (deficit): $1.051 million lower than budgeted expectations

- Operating revenue $0.431 million higher than budgeted expectations.
- Operating expenditure $1.482 million higher than budgeted expectations.

Operating revenue: $0.431 million 0.4% higher than budgeted expectations

- Fees and charges are $0.562 million 7.1% lower than anticipated for development assessment, plumbing and building assessment and refuse tipping fees.
- Recoverable works revenues are $0.747 million 18% higher than budgeted expectations.
- Other revenues are $0.353 million 9.6% higher than budgeted expectations due to unbudgeted insurance receipts and workers compensation refunds. Revenue from Logan City Council tipping charges is lower than anticipated.

Operating expenditure: $1.482 million higher than budgeted expectations

- Employee Expenses is $1.005 million 2.8% lower than anticipated due to the bulk of the EB increase not being paid to date.
- Employee expenses allocated to capital is $1.748 million 30% less than forecast with the variance principally in the areas of the Works Team and Design and Survey due largely to vacancies.
- Materials and services are $2.093 million 6.4% higher than forecast due largely to overspends on road maintenance and waste disposal and lower fleet internal plant hire recoveries. This is offset by underspends for other materials and services.
- Depreciation is $1.351 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: $1.411 million 3.0% higher than budgeted expectations

- Refer to Note 6 (Page 8 of 12) for more detail.

Capital revenue: $2.233 million 6.5% higher than budgeted expectations

- Refer to Note 8 (Page 9 of 12) for more detail.

Statement of financial position

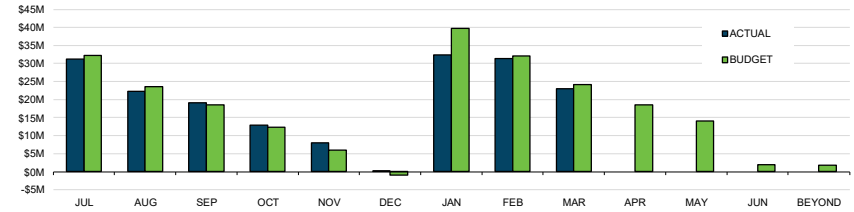
- Other Current Liabilities: $2.112 million higher than budget due largely to timing with payment of the Queensland Emergency Management Levy.

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

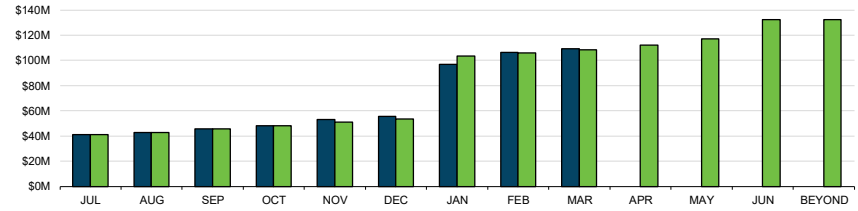
1. KEY PERFORMANCE INDICATORS

Net operating surplus / (deficit)



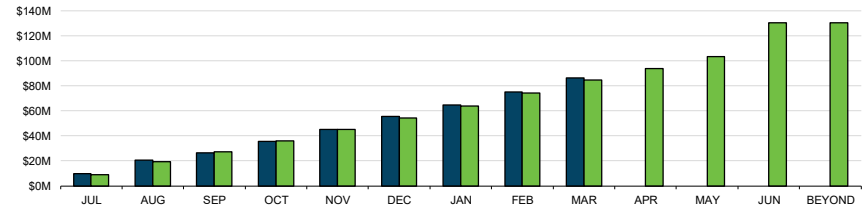
Within 10% of budgeted expectations
Var. = $-1M / -4.3%

Operating revenue



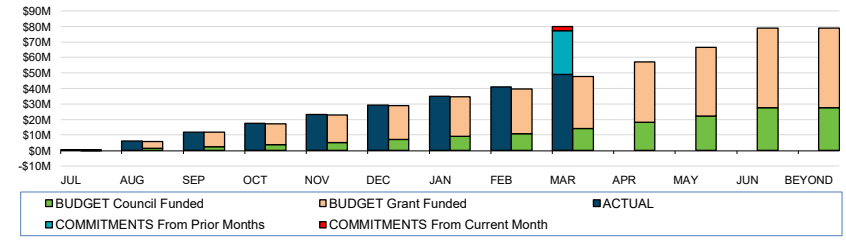
Within 10% of budgeted expectations
Var. = $0.4M / 0.4%

Operating expenditure



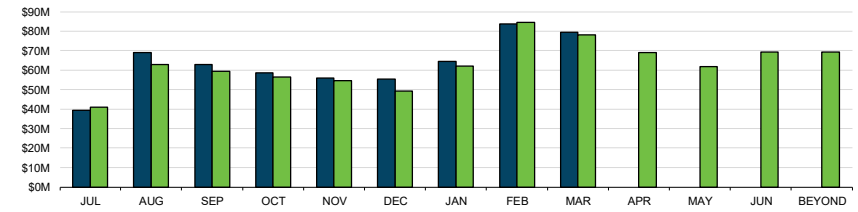
Within 10% of budgeted expectations
Var. = $1.5M / 1.7%

Capital expenditure



Within 10% of budgeted expectations
Var. = $1.4M / 3.0%

Cash



Within 10% of budgeted expectations
Var. = $1.3M / 1.7%

Legend:

Negative Variance > 20%
Negative Variance > 10%
Within tolerance
Positive Variance > 10%

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

2. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME
For the Period Ending 31-Mar-2026

		Annual Original Budget $000	Annual Revised Budget $000	YTD Revised Budget $000	YTD Actual $000	YTD Variance $000
Operating revenue						
Rates and utility charges	Note 1	$79,515	$79,515	$79,445	$79,385	($60)
Discounts and pensioner remissions		($2,255)	($2,255)	($2,255)	($2,209)	$46
Fees and charges	Note 2	$10,592	$10,672	$7,957	$7,395	($562)
Interest received		$4,158	$4,058	$3,116	$3,290	$174
Recoverable works		$5,964	$5,964	$4,166	$4,912	$747
Grants, subsidies, contributions and donations		$9,001	$26,057	$12,474	$12,208	($266)
Share of profit from associates		$2,759	$2,759	$0	$0	$0
Other revenues	Note 3	$5,727	$5,377	$3,686	$4,039	$353
Total Operating revenue		**$115,461**	**$132,148**	**$108,589**	**$109,020**	**$431**
Operating expenditure						
Employee expenses		$50,829	$49,632	$36,328	$35,323	$1,005
Employee expenses allocated to capital		($7,677)	($7,606)	($5,851)	($4,103)	($1,748)
Net operating employee expenses		$43,152	$42,026	$30,477	$31,219	($743)
Materials and services	Note 4	$46,227	$59,847	$32,676	$34,769	($2,093)
Finance costs		$1,131	$1,131	$852	$849	$3
Depreciation		$27,305	$27,305	$20,497	$19,146	$1,351
Total Operating expenditure		**$117,815**	**$130,309**	**$84,502**	**$85,983**	**($1,482)**
NET OPERATING SURPLUS / (DEFICIT)		**($2,353)**	**$1,839**	**$24,087**	**$23,036**	**($1,051)**
Capital revenue						
Capital grants and subsidies		$4,540	$65,785	$32,784	$35,507	$2,724
Infrastructure charges		$2,586	$2,586	$1,610	$1,119	($491)
Total capital revenue		**$7,126**	**$68,371**	**$34,394**	**$36,626**	**$2,233**
NET SURPLUS / (DEFICIT)		**$4,772**	**$70,210**	**$58,481**	**$59,663**	**$1,182**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

3. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION
As at 31-Mar-2026

	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	$69,337	$78,187	$79,522	$1,335
Receivables	$12,100	$12,100	$11,449	$12,400	$951
Inventories	$900	$900	$900	$1,252	$352
Other Current Assets	$1,000	$2,100	$0	$0	$0
Total current assets	**$47,346**	**$84,437**	**$90,536**	**$93,175**	**$2,639**
Non-current assets					
Receivables	$14,676	$14,676	$14,676	$14,676	$0
Other Financial Assets	$43,450	$39,479	$37,372	$37,372	$0
Property, Plant and Equipment and Intangibles	$1,300,867	$1,439,356	$1,394,321	$1,396,716	$2,395
Total non-current assets	**$1,358,993**	**$1,493,511**	**$1,446,368**	**$1,448,764**	**$2,396**
TOTAL ASSETS	**$1,406,339**	**$1,577,948**	**$1,536,904**	**$1,541,939**	**$5,035**
Current liability					
Trade and Other Payables	$11,000	$11,000	$5,000	$7,602	($2,602)
Borrowings	$2,524	$2,524	$0	$0	$0
Provisions	$10,400	$10,400	$12,865	$12,682	$183
Other Current Liabilities	$1,395	$1,395	$30	$2,142	($2,112)
Total current liability	**$25,319**	**$25,319**	**$17,895**	**$22,426**	**$4,531**
Non-current liability					
Borrowings	$34,338	$34,333	$37,473	$37,479	($6)
Provisions	$4,219	$4,219	$3,417	$3,420	($3)
Other Non-Current Liabilities	$0	$0	$1,395	$1,395	$0
Total non-current liability	**$38,557**	**$38,552**	**$42,285**	**$42,294**	**$9**
TOTAL LIABILITIES	**$63,876**	**$63,871**	**$60,180**	**$64,721**	**$4,541**
NET ASSETS	**$1,342,463**	**$1,514,077**	**$1,476,724**	**$1,477,218**	**$494**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

4. STATEMENT OF CASH FLOWS - March

STATEMENT OF CASH FLOWS
For the Period Ending 31-Mar-2026

	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	113,580	107,988	95,318	12,670
Payments to Suppliers and Employees	-89,604	-107,029	-66,491	-67,721	1,229
	8,433	6,551	41,496	27,597	13,899
Receipts:					
Interest Received	4,158	4,058	3,116	3,290	-174
Operating Grants, Subsidies, Contributions and Donations	9,001	26,057	12,474	12,208	266
Payments:					
Interest Expense	-906	-906	-680	-686	6
Net Cash Inflow / (Outflow) from Operating Activities	**20,686**	**35,760**	**56,407**	**42,409**	**13,998**
Cash flows from investing activities					
Receipts:					
Proceeds from Sale of Property, Plant & Equipment	7,762	13,223	8,123	7,803	320
Dividend Received from Associate	1,303	1,303	652	651	0
Capital Grants, Subsidies, Contributions and Donations	7,126	57,653	23,676	36,463	-12,787
Payments:					
Payments for Property, Plant & Equipment	-29,091	-85,759	-58,443	-55,583	-2,861
Net Cash Inflow / (Outflow) from Investing Activities	**-12,900**	**-13,580**	**-25,993**	**-10,665**	**-15,327**
Cash flows from financing activities					
Receipts:					
Proceeds from Borrowings	0	0	0	0	0
Payments:					
Repayment of Borrowings	-2,466	-2,465	-1,849	-1,843	-5
Net Cash Flow inflow / (Outflow) from Financing Activ	**-2,466**	**-2,465**	**-1,849**	**-1,843**	**-5**
Net Increase/(Decrease) in Cash	5,320	19,715	28,565	29,900	-1,335
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	69,337	78,187	79,522	-1,334

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

5. NOTES TO FINANCIAL STATEMENTS

NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS
For the Period Ending 31-Mar-2026

	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	$54,003	$53,819	($184)
Separate Charge Community Infrastructure	$12,882	$12,882	$12,882	$12,862	($20)
Waste Disposal Charge	$763	$763	$763	$723	($40)
Environmental Charge	$1,050	$1,050	$1,050	$1,025	($25)
Waste Collection Charge	$10,747	$10,747	$10,747	$10,957	$210
Total rates and utility charges	**$79,515**	**$79,515**	**$79,445**	**$79,385**	**($60)**

NOTE 2 - FEES AND CHARGES ANALYSIS
For the Period Ending 31-Mar-2026

	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	$1,669	$1,250	($419)
Plumbing and Building Assessment	$2,620	$2,620	$1,963	$1,736	($227)
Other Building and Property Related Revenue	$1,435	$1,435	$1,075	$1,092	$17
Refuse Tipping Fees	$2,137	$2,217	$1,594	$1,416	($179)
Animal Management Licences	$277	$277	$235	$278	$43
Food Licences	$221	$221	$190	$229	$39
Cemetery Fees	$434	$434	$325	$346	$20
Moogerah Caravan Park Fees	$1,014	$1,014	$761	$777	$17
Other Fees and Charges	$236	$236	$145	$271	$126
Total fees and charges	**$10,592**	**$10,672**	**$7,957**	**$7,395**	**($562)**

NOTE 3 - OTHER REVENUES ANALYSIS
For the Period Ending 31-Mar-2026

	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	$2,765	$1,923	$1,842	($81)
Tax Equivalents - Urban Utilities	$1,011	$1,011	$672	$681	$9
Fuel Rebate Scheme	$258	$378	$313	$346	$32
Other	$1,193	$1,223	$777	$1,170	$392
Total other revenues	**$5,727**	**$5,377**	**$3,686**	**$4,039**	**$353**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

5. NOTES TO FINANCIAL STATEMENTS CONTINUED

NOTE 4 - MATERIALS AND SERVICES ANALYSIS
For the Period Ending 31-Mar-2026

		Annual Original Budget $000	Annual Revised Budget $000	YTD Revised Budget $000	YTD Actual $000	YTD Variance $000
Materials and services						
Subscriptions		$420	$420	$359	$349	($10)
IT Systems Maintenance		$3,230	$3,276	$2,786	$2,832	$46
Office Expenditure		$722	$550	$423	$438	$15
Recoverable Works		$2,821	$2,821	$1,953	$2,759	$806
Disaster Event Emergent Works & CDO		$0	$505	$505	$1,174	$669
Fleet IPH Recoveries	(1)	($13,191)	($13,191)	($9,893)	($8,481)	$1,412
Grants		$553	$555	$477	$332	($145)
Legal Expenses		$1,345	$1,345	$893	$870	($23)
Waste Collection Contract		$3,100	$3,100	$2,067	$1,983	($84)
Insurance		$790	$790	$777	$808	$31
Economic Development		$1,494	$1,563	$734	$508	($225)
Maintenance and Operations		$26,783	$27,758	$19,182	$21,261	$2,080
721600 - Road Maintenance	(2)	$5,037	$5,037	$3,775	$5,335	$1,560
721601 - Bridge Maintenance		$364	$418	$311	$299	($12)
721611 - Urban Approaches and Town Centres Maintenance		$756	$756	$521	$655	$134
721612 - Road Furniture Projects		$42	$42	$31	$13	($19)
721613 - Resheeting		$1,655	$1,905	$1,492	$1,361	($131)
721614 - Shoulder Resheeting		$639	$639	$479	$602	$123
729283 - Weed Treatment Council Roadsides		$10	$10	$8	$9	$0
729316 - Road Corridor Management		$67	$67	$50	$9	($41)
EXP20112-M&O-Parks,Gardens,Cemeteries		$2,332	$2,332	$1,630	$1,683	$54
EXP20113-M&O-Fleet		$4,074	$4,384	$3,421	$3,178	($243)
EXP20114-M&O-Waste Disposal	(3)	$5,361	$5,806	$2,797	$3,556	$759
EXP20125-M&O-Facility Operations		$4,734	$4,711	$3,449	$3,547	$98
EXP20126-M&O-Facility Maintenance		$1,549	$1,472	$1,088	$970	($119)
EXP20127-M&O-Facility Maintenance Scheduled		$164	$179	$131	$46	($85)
Transfer Station Operations		$906	$906	$681	$756	$75
Grant Funded Expenditure	(4)	$3,127	$13,944	$1,654	$1,297	($357)
Other Material and Services		$14,128	$15,506	$10,077	$7,884	($2,194)
721052 - Consultant Town Planning	(5)	$92	$92	$14	$341	$327
721069 - Consultant Other		$468	$502	$363	$249	($113)
721275 - Council Wifi Access		$80	$80	$80	$0	($80)
721150 - SRRC Planning Scheme		$200	$200	$150	$25	($125)
729190 - Gravel Quarry Recoveries		($40)	($40)	($30)	($112)	($82)
729148 - Asset Condition Assessments		$445	$445	$355	$189	($166)
729002 - Pest Management - Rabbit Fences		$321	$321	$321	$381	$60
729200 - Internal Charge - Vehicle Allocation		$2,379	$2,252	$1,689	$1,478	($211)
729026 - Tamborine Mt Library Body Corporate Fees		$64	$64	$48	$0	($48)
729048 - Conservation Partnerships		$162	$162	$110	$22	($88)
729125 - Disaster Management Planning		$62	$62	$13	$82	$69
729151 - Roadwork Traffic Signs and Equipment - Issues, Purchases, Re		$149	$149	$116	$65	($51)
729157 - Contractor/Agency Staff		$95	$811	$603	$675	$72
729240 - Asset Management	(6)	$0	$0	$0	$240	$240
729264 - Flood Modelling		$100	$263	$80	$2	($78)
729296 - Native Animal Management		$155	$155	$116	$59	($57)
729297 - Vibrant and Active Towns and Villages Project		$358	$358	$236	$97	($139)
729330 - Recyclables Cartage to MRF Contract		$432	$420	$290	$368	$78
729437 - Flood & Stormwater Modelling Phase 1 (Flash Flooding)		$100	$189	$100	$0	($100)
729445 - Waste Trials & Investigations		$160	$160	$160	$1	($159)
729457 - Enter and clear - Performance of Works		$66	$66	$50	$0	($49)
729460 - Concept planning and design of key LGIP Trunk infrastructure		$150	$150	$55	$0	($55)
729473 - Expenditure Subject to Insurance Claims		$0	$0	$0	$51	$51
729543 - ICT Strategy Implementation	(7)	$2,012	$2,012	$900	$290	($610)
729558 - Works at Hereford St Depot Stockpile Site		$0	$350	$300	$32	($268)
729560 - DTMR Fire Ant Contract		$115	$115	$85	$9	($76)
729999 - Sundry / Miscellaneous / Other Expenditure		$6,004	$6,168	$3,875	$3,340	($535)
Total materials and services		**$46,227**	**$59,847**	**$32,676**	**$34,769**	**$2,093**

Comments on significant materials and services variances:

(1) Fleet IPH Recoveries - lower than anticipated internal recoveries for utilities $549 thousand (review of bookings to been undertaken with custodians), medium trucks $293 thousand (recoveries in line with operational requirements and mechanical repairs) and other heavy plant $338 thousand (assets stood down for extensive periods for repairs and review of bookings to be undertaken).

(2) 721600 - Road Maintenance - additional works for disaster recovery have been charged to the maintenance budget as pick up was not completed following Cyclone Alfred. Infrastructure recovery consultants have provided an indication that $800-$900 thousand are likely to be recoverable from QRA to cover the road maintenance overspend. These costs will be journalled over should the claim be successful with QRA.

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

(3) M&O - Waste Disposal - Higher than anticipated expenses for State waste levy payment $377 thousand, central landfill internal plant hire $165 thousand and leachate management $136 thousand.

(4) Grant Funded Expenditure - variance largely due to timing with expenditure on the QRA Extraordinary Clean Up Project $377 thousand and Grant Exp-Resilient Rivers $(804)

(5) 721052 - Consultant Town Planning - consultant costs remain higher than anticipated due to 1. staff vacancies and 2. the increased record number of application received and the need to meet statutory obligations associated with assessment timeframes where possible.
Ability to attract suitably qualified and experienced staff remains 'of concern' with sustained development growth across the region (applications) and salary competitiveness with neighbouring SEQ LGA's.

(6) 729240 - Asset Management - costs largely relate to contract employment of Senior Asset Management Officer (offset by employee vacancy savings) and asset data services.

(7) 729543 - ICT Strategy - timing with expenditure for the ICT Strategy project (commitments raised).

6. CAPITAL EXPENDITURE

For the Period Ending 31-Mar-2026

	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	$124	$364	$374	$223	$203	($20)	$0
Cultural Services	$48	$54	$169	$82	$61	($21)	$0
Facilities Maintenance	$1,339	$2,827	$3,267	$925	$982	$58	$0
Parks	$59	$172	$987	$130	$87	($43)	$0
Waste Services	$0	$35	$35	$9	$0	($9)	$0
Commercial and Property Services	$48	$0	$350	$80	$202	$122	$0
Design and Survey	$0	$30	$468	$42	$34	($8)	$0
Project Delivery	$848	$900	$485	$249	$202	($48)	$0
Asset Management	$4	$0	$89	$89	$87	($1)	$0
Road Maintenance	($57)	$665	$703	$183	$145	($38)	$0
Capital Works	$2,530	$7,043	$4,190	$3,209	$3,497	$288	$0
Structures and Drainage	$178	$4,249	$4,408	$1,680	$1,242	($439)	$0
Fleet Management	$1,551	$4,663	$3,118	$1,863	$1,493	($370)	$0
Waste Operations	$788	$792	$4,097	$2,869	$2,730	($139)	$0
Reseals	$326	$5,802	$4,770	$2,456	$1,793	($663)	$0
Sub-Total Council Funded Programs	$7,785	$27,596	$27,509	$14,089	$12,758	($1,330)	$0
Grant Funded Programs							
Grant-Bushfire Recovery Exceptional Assistance Package	$20	$0	$0	$0	$0	$0	$0
Manager Infrastructure Recovery	$51	$0	$1,546	$555	$322	($233)	$0
Declared Event - November 2021	$0	$0	$0	$0	$1	$1	$0
REPA - SEQ Rainfall and Flooding, 22-28 Feb 2022	$3,685	$0	$5,861	$4,257	$4,768	$511	$0
REPA - 13 May 2022 Heavy Rainfall Event	$24	$0	$2,574	$1,343	$933	($410)	$0
QRA Community and Recreational Assets Rec and Res Prograı	$958	$0	$4,404	$1,669	$1,631	($38)	$0
Declared Event - Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	$3,747	$0	$5,577	$4,438	$5,148	$710	$0
Declared Event - Tropical Cyclone Kirrily 25 Jan - 26 Feb 24	$5,779	$0	$8,078	$8,078	$10,637	$2,558	$0
Declared Event-Scenic Rim Storms and Rainfall, 10 Nov 2024	$130	$0	$700	$189	$101	($88)	$0
Declared Event-Tropical Cyclone Alfred,1-16 March 25	$2,544	$0	$3,072	$1,234	$881	($354)	$0
Declared Event-Central & Sthrn Qld Storms & Flooding Nov 25	$104	$0	$0	$0	$200	$200	$0
Grant Funded-Australian Cricket Infrastructure Fund	$0	$0	$40	$40	$45	$5	$0
Grant Funded-Beaudesert Town Centre Redevlopment	$65	$0	$0	$0	$72	$72	$0
Grant Funded-Bridge Renewal Program	$1,474	$0	$5,237	$3,744	$3,861	$117	$0
Grant Funded-Black Spot Program	$110	$1,495	$1,345	$260	$240	($20)	$0
Grant Funded-Emergency Response Fund	$131	$0	$3,351	$3,286	$3,245	($41)	$0
Grant Funded-Growing Regions Program	$26	$0	$0	$0	$35	$35	$0
Grant Funded-Heritage Disaster Recovery Grant Program	$0	$0	$2	$0	$0	$0	$0
Grant Funded-Heavy Vehicle Safety productivity Program	$637	$0	$1,500	$478	$617	$139	$0
Grant Funded-Local Govt Grants and Subsidies Program	$336	$0	$354	$354	$355	$1	$0
Grant Funded-Local Roads and Community Infrastrucutre Prog	$165	$0	$791	$669	$638	($31)	$0
Grant Funded-Local Recovery and Resilience Grant Program	$13	$0	$100	$6	$6	$0	$0
Grant Funded-Minor Infrastructure and Inclusive Facilities F	$70	$0	$257	$219	$219	$0	$0
Grant Funded-Play Our Way program	$1,115	$0	$400	$0	$0	$0	$0
Grant Funded-Qld Bushfires Local Economic Recovery (LER) F	$315	$0	$16	$4	$0	($4)	$0
Grant Funded-Secure Communities Partnership Progam (SCPF	$0	$0	$301	$0	$0	$0	$0
Grant Funded-SEQ Community Stimulus Program 2021-2024	$44	$0	$0	$0	$1	$1	$0
Grant Funded-SEQ Community Stimulus Program 2024-2027	$388	$0	$5,464	$2,753	$2,363	($390)	$0
SEQ Liveability Fund CDLF0009	$1,181	$0	$508	$9	$9	($0)	$0
Sub-Total Grant Funded Programs	$23,113	$1,495	$51,480	$33,583	$36,325	$2,742	$0
Total capital expenditure	**$30,897**	**$29,091**	**$78,989**	**$47,672**	**$49,083**	**$1,411**	**$0**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

7. PROCEEDS FROM ASSET SALES

For the Period Ending 31-Mar-2026

	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	$11,678	$7,613	$7,578	($35)	$0
Fleet Management	$1,112	$1,545	$511	$161	($350)	$0
Total proceeds from asset sales	**$7,762**	**$13,223**	**$8,123**	**$7,739**	**($385)**	**$0**

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

For the Period Ending 31-Mar-2026

	Annual Original Budget $000	Annual Revised Budget $000	YTD Revised Budget $000	YTD Actual $000	YTD Variance $000
621003 - State Library Grant	$205	$205	$103	$151	$48
621005 - Transport Infrastructure Development Scheme (TIDS)	$744	$744	$332	$32	($300)
621006 - Roads to Recovery	$1,416	$2,505	$1,089	$1,511	$422
621032 - Grant-Blackspot Funding	$1,495	$850	$0	$0	$0
621038 - Bridge Renewal Program	$250	$3,749	$0	$250	$250
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	$948	$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	$610	($54)
621063 - DRFA - REPA SEQ Rainfall and Flooding, 22-28 February 2022	$0	$16,448	$14,230	$13,878	($352)
621064 - DRFA - REPA Southern Qld Flooding Event, 6-20 May 2022	$0	$6,000	$954	$954	($0)
621065 - LGGSP-Safety Upgrades on Tarome Road	$0	$129	$129	$129	($0)
621071 - ERF-Emergency Response Fund	$0	$2,193	$0	$819	$819
621072 - CRARRP-Community and Recreational Asset Recovery and Resilie	$0	$4,106	$0	$112	$112
621075 - DRFA - REPA Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	$0	$4,802	$2,600	$2,651	$51
621076 - Minor Infrastructure and Inclusive Facilities Funding MIIFF	$0	$125	$125	$48	($77)
621078 - QRA FWIN Projects & Technical Resource for Non-Bureau assets	$0	$138	$0	$111	$111
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	$5,407	$6,714	$1,306
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	$0	$0
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	$3,114	$70
621086 - SEQ City Deal Public Art	$430	$0	$0	$0	$0
621087 - DRFA - RPM Sth Qld Severe Storms 24 Dec 23 to 3 Jan 24	$0	$0	$0	$116	$116
621088 - CCTV Central Business District of Beaudesert	$0	$81	$57	$57	$0
621089 - CCTV Central Business District of Canungra	$0	$69	$49	$49	$0
621090 - LRRG Local Recov and Res Grant Upgrade to Community Shelters	$0	$100	$100	$300	$200
621098 - Capital Grants AASB1058 Accrual Adjustment	$0	($221)	($221)	($221)	$0
621101 - Infrastructure Charges	$2,586	$2,586	$1,610	$1,119	($491)
621104 - Contributions Tied to Specific Projects	$0	$495	$0	$0	$0
Total Capital Revenue - Capital Grants, Subsidies, Contributions And Don	**$7,126**	**$68,371**	**$34,394**	**$36,626**	**$2,233**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

9. INVESTMENTS

INVESTMENTS
As at 31-Mar-2026

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	$71,503	4.01%	31/03/2026	0	A1+
Bendigo & Adelaide Bank - Canungra	Term Deposit	$1,000	4.35%	1/06/2026	62	A2
Bendigo & Adelaide Bank - Kalbar	Term Deposit	$1,000	4.55%	11/08/2026	133	A2
Bendigo & Adelaide Bank - Beaudesert	Term Deposit	$1,000	4.15%	29/04/2026	29	A2
National Australia Bank- Corporate	Term Deposit	$5,000	5.20%	21/09/2026	174	A1+
Suncorp Metway Limited-Corporate	Term Deposit	$5,000	4.32%	4/05/2026	34	A1
Total investments		**$84,503**				
Cash in bank accounts	On Call	$492	3.60%	31/03/2026	0	A1+
Total cash		**$492**				
TOTAL CASH AND INVESTMENTS		**$84,995**	Varies from Statement of Financial Position due to cash in Trust and reconciling items.			

INVESTMENT INTEREST RATE PERFORMANCE	
Weighted Average Interest Rate	4.11%
Target Interest Rate (RBA cash rate)	4.10%
Investment Policy Adhered to?	Yes

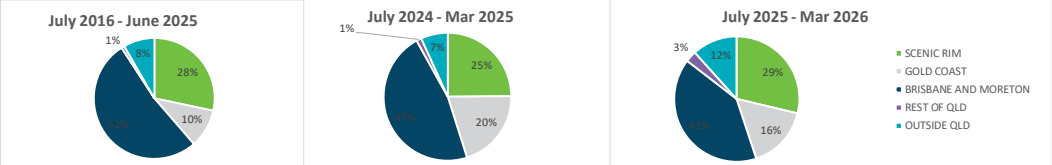
ESTIMATE OF RESTRICTED CASH	
EXTERNAL RESTRICTIONS	$'000
Loan draw down but not yet expended	$5,082
Operating grant funding received but not yet expended	$6,925
Capital grant funding received but not yet expended	$0
Domestic waste levy refund received in advance	$1,395
Infrastructure charges received in prior years not expended	$13,139
Cash held in trust account	$5,480
Total estimated restricted cash	**$32,021**

Financial performance and position

SCENIC RIM REGIONAL COUNCIL

10. ADDITIONAL INFORMATION

COUNCIL EXPENDITURE BY LOCATION



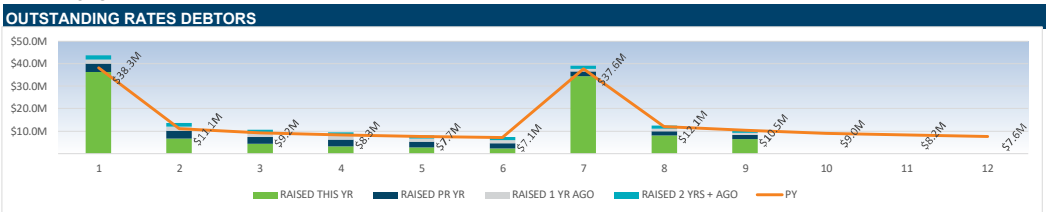
	Scenic Rim	Gold Coast	Brisbane / Moreton	Rest of QLD	Outside QLD	Total
	$M	$M	$M	$M	$M	$M
Council Expenditure 01 July 2016 to 30 June 2025	$201.6	$74.3	$373.6	$6.0	$59.3	$714.8
Council Expenditure 01 July 2024 to 31-Mar-2025	$23.1	$18.7	$43.5	$1.1	$6.3	$92.7
Council Expenditure 01 July 2025 to 31-Mar-2026	$26.3	$14.8	$37.1	$2.6	$10.7	$91.5

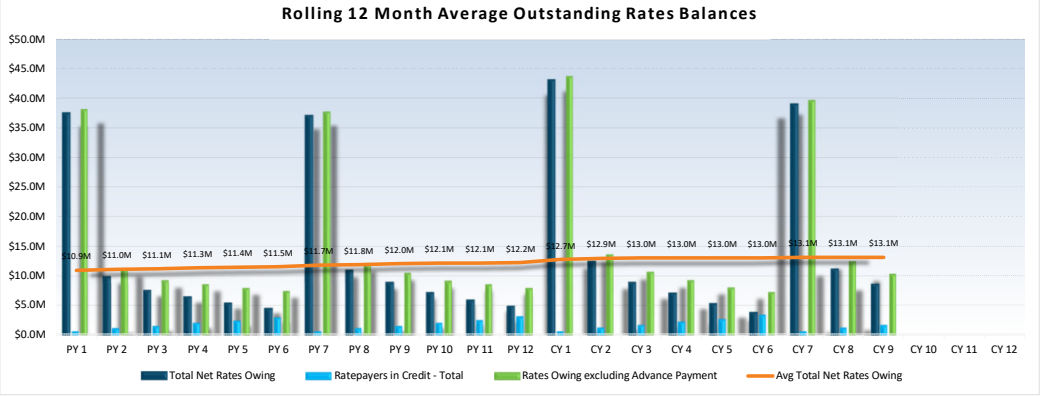
HARDSHIP APPLICATIONS

	Financial	Drought	Bushfires	Flood
2024-2025 Applications Approved	3	0	0	0
2025-2026 Current Month				
Applications Sent (excludes direct download from website)	2	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

11. DEBTORS

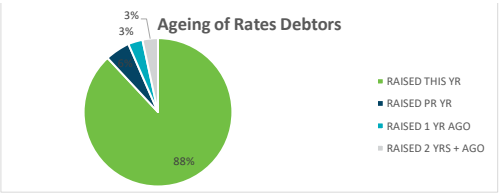
OUTSTANDING RATES DEBTORS

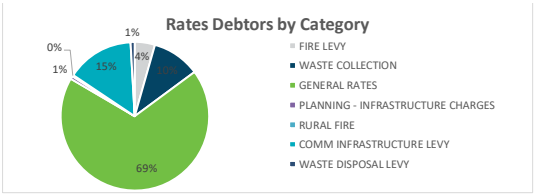




Financial performance and position

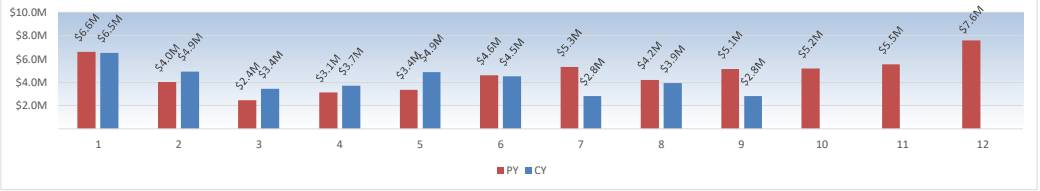
SCENIC RIM REGIONAL COUNCIL

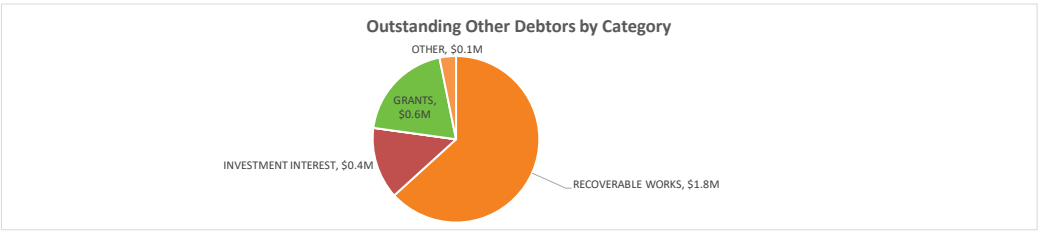




Outstanding Rates Debtors by Category	As at 31-Mar-2026		As at 31-Mar-2025	
	Total Levy $'000	Current Levy $'000	Total Levy $'000	Current Levy $'000
Fire Levy	$458	$269	$483	$263
Waste Collection	$1,086	$613	$1,103	$621
General Rates	$7,135	$4,428	$7,200	$4,189
Planning - Infrastructure Charges	$69	$69	$0	$0
Rural Fire	$40	$23	$42	$24
Community Infrastructure Levy	$1,527	$870	$1,569	$907
Waste Disposal Levy	$97	$54	$96	$53
Total rates debtors outstanding	**$10,412**	**$6,326**	**$10,492**	**$6,056**

OUTSTANDING OTHER DEBTORS





Other Debtors by Category	Total $'000
RECOVERABLE WORKS	$1,771
INVESTMENT INTEREST	$390
GRANTS	$550
OTHER	$90
Total other debtors	**$2,800**

11.14 Request to Undertake Rateable Land Annual Valuation (Effective 30 June 2027)

Executive Officer: Director Corporate and Community Services

Item Author: Team Leader Revenue and Rates

Attachments:

1. Valuer General Proposal to Undertake Valuation Effective 30 June 2027 ⇩

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report provides Council with advice received from the Valuer-General regarding the Rateable Land Annual Valuation effective 30 June 2027.

Recommendation

That Council respond to the Valuer General, Department of Natural Resources and Mines Manufacturing and Regional and Rural Development, requesting the State Valuation Service to undertake the annual valuation of rateable land for the Scenic Rim region effective 30 June 2027.

Previous Council Considerations / Resolutions

At the Ordinary meeting held on 28 May 2025, Council resolved to…

Report / Background

Council received advice (dated 15 April 2026) from the Valuer General (VG) seeking Council's endorsement of a proposal to undertake an annual valuation of rateable land (effective 30 June 2027).

The *Land Valuation Act 2010* (the Act) requires that the Valuer-General undertakes an annual valuation of rateable land, but allows that the Valuer-General may decide not to do so in a local government area after considering:

- a market survey report for the local government area that reviews the sales of land and the probable impact of those sales on the value of land since the last annual valuation; and
- the results of consultation with the local government for the area and appropriate local and industry groups.

The State Valuation Service (SVS) is currently considering a range of factors, including the timing of the last valuation, any extreme weather events that occurred over the last year and market movements. The SVS will continue to monitor the property market.

Consistent with the Act, the SVS requires Council's support or otherwise for a revaluation in 2027.

The importance of having accurate and up-to-date land valuations is crucial in that they provide a guide to landowners on the unimproved or site valuation of their rateable properties as well as assisting local governments in calculating fair and equitable annual rates across the local government areas.

The last annual valuation was undertaken for the 2025 year, which saw notable fluctuations in values throughout the region.

Council is required to respond to the proposal by Friday, 15 May 2026 to undertake the annual valuation or alternatively, as per section 74(2)(b) of the Act provide rationale in seeking an exception to the undertaking of annual valuations.

Given the known market trends that have continued to evolve since revaluations were last undertaken in October 2024 (effective 30 June 2025) within the Scenic Rim region, there would be a benefit in conducting a rateable land valuation for the Scenic Rim region (effective 30 June 2027).

Additionally, access to early data would assist Council in managing these potential fluctuations in preparation for the development of the 2027-2028 financial year budget.

Budget / Financial Implications

A proposed amount of $235,580 has been allocated in the 2026-2027 budget for maintenance of the valuation roll including revaluations. Council is billed regardless of whether the full revaluations are undertaken or not.

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

Land Valuation Act 2010

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 Annual land valuations	Failure of the annual valuation process resulting in adjustments to land valuations that produce volatile rating outcome.

Human Rights Implications

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

Consultation

State Valuation Service, Department of Natural Resources and Mines Manufacturing and Regional and Rural Development.

Conclusion

The SVS has proposed to undertake an annual valuation for the Scenic Rim (effective 30 June 2027).

There would be a benefit in conducting a rateable land valuation for the Scenic Rim region (effective 30 June 2027) to allow for proper reflection of fluctuations in values in preparation for the development of the 2027-2028 financial year budget.

Options

Option 1

That Council respond to the Valuer General, Department of Natural Resources and Mines Manufacturing and Regional and Rural Development, endorsing the State Valuation Service proposal to undertake the annual valuation of rateable land for the Scenic Rim region effective 30 June 2027.

Option 2

That Council respond to the Valuer-General, Department of Natural Resources and Mines Manufacturing and Regional and Rural Development, not supporting the State Valuation Service proposal to undertake the annual valuation of rateable land for the Scenic Rim region effective 30 June 2027.

DELIVERING FOR QUEENSLAND | Queensland Government

Department of
Natural Resources and Mines, Manufacturing and Regional and Rural Development

15 April 2026

Mr David Keenan
Chief Executive Officer
PO Box 25
BEAUDESERT QLD 4285

mail@scenicrim.qld.gov.au

Dear Mr Keenan

I am seeking your views in relation to the revaluation of your local government area as part of the 2027 Land Valuation Program that will take effect on 30 June 2027.

The *Land Valuation Act 2010* (the Act) requires that the Valuer-General undertakes an annual valuation of rateable lad, but they may decide not to do so in a local government area after considering:

- A market survey report for the local government area that reviews the sales of land and the probable impact of those sales on the value of land since the last annual valuation.
- The results of consultation with the local government for the area and appropriate local and industry groups.

The State Valuation Service (SVS) is currently consideration a range of factors, including the timing of the last valuation, any extreme weather events that occurred over the last year and market movements. The SVS will continue to monitor the property market.

Consistent with the Act, please advise me of your support or otherwise for a revaluation in 2027. You may also wish to provide me with any additional information relevant for consideration.

Please provide your response by **Friday 15 May 2026** by email at valuer-general@nrmmrrd.qld.gov.au. The results of this consultation will be used to inform my final decision about the 2027 Land Valuation Program

Should you have any further enquiries regarding the annual Land Valuation Program, please email us at the above address and we will be happy to assist you.

Yours sincerely

Laura Dietrich
Valuer-General

1 William Street Brisbane
PO Box 15216 City East
Queensland 4002 Australia
Website www.nrmmrrd.qld.gov.au
ABN 59 020 847 551

12 Confidential Matters

12.1 Scenic Rim Planning Scheme Draft Amendment No.6 SIR IR Response and Draft Amendment No.10 - Planning Scheme Policy [Closed s.254J(3)(i)]

Executive Officer: Director Planning, Development and Environment

Item Author: Coordinator Strategic Planning

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

(i) a matter the local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

12.2 Land Acquisitions for Capital Works Project, Beaudesert [Closed s.254J(3)(h)]

Executive Officer: Director Infrastructure Services

Item Author: Coordinator Asset Management /
Acting Manager Transport and Assets

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

(h) negotiations relating to the taking of land by the local government under the Acquisition of Land Act 1967.