# Minutes

## Ordinary Meeting

## Tuesday, 23 March 2021

**Time:** **9.15am**

Meeting adjourned at 10.25am
Resumed at 11.10am

**Location:** **Council Chambers**

**82 Brisbane Street**

**BEAUDESERT QLD 4285**

All correspondence to
be addressed to the
Chief Executive Officer

Scenic Rim Regional Council
PO Box 25
BEAUDESERT QLD 4285
ABN: 45 596 234 931

Beaudesert Administration Centre P: 07 5540 5111 F: 07 5540 5103
Boonah Administration Centre P: 07 5463 3000 F: 07 5463 2650
E: mail@scenicrim.qld.gov.au
W: https://www.scenicrim.qld.gov.au/

# Scenic Rim Regional Council

# Ordinary Meeting

# Tuesday, 23 March 2021

# Minutes


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**11 Confidential Matters ..... 161**

**11.1 LATE ITEM - 2032 Olympic and Paralympic Games State Government Delivery Partner Guarantee Deed [Closed s.275(1)(e)] ..... 161**

## 1 Opening of Meeting

The Mayor, Cr Greg Christensen, as Chair of the Meeting, declared the Meeting open and acknowledged the traditional owners of the lands of the Scenic Rim Regional Council area. The Mayor paid respect to their elders, past, present and future, and extended congratulations to them on their continued nurturing of their culture.

## 2 Attendance and the granting of leaves of absence

Cr G R Christensen, Mayor
Cr J J S McConnell
Cr V A West (via teleconference)
Cr M J Enright
Cr M J Chalk
Cr D A McInnes OAM, Deputy Mayor (via teleconference)

### Executive Officers

J Gibbons, Chief Executive Officer
C McMahon, General Manager People and Strategy (via teleconference)
D Howe, General Manager Customer and Regional Prosperity (via teleconference)
C Gray, General Manager Asset and Environmental Sustainability (via teleconference)
O Pring, General Manager Council Sustainability

### Staff

S Keepence, Business Support Officer, Office of the Mayor and Chief Executive Officer (via teleconference)
M Carter, GIS Officer, Information Services and Technology
D Moore, Manager Community and Culture (Item 10.1)
M Lohmann, Manager Planning and Development (via teleconference) (Items 10.2 - 10.4)
H Nelson, Principal Specialist Strategic Planning (via teleconference) (Items 10.3 and 10.4)
R Hancock, Contractor Engineering - Design Manager (via teleconference) (Item 10.6)
B Walker, Manager Regional Prosperity and Communications (via teleconference) (Item 11.1)

## 3 Apologies

Cr R D Swanborough (exceptional circumstances)

## 4 Prayers

Pastor Nicholas Crampton from Boonah Baptist Church attended via teleconference, to offer prayers

## 5 Declarations of Prescribed or Declarable Conflict of Interest by Members

Nil

## 6 Announcements / Mayoral Minutes

Nil

## 7 Reception of Deputations by Appointment / Presentation of Petitions

Nil

## 8 Confirmation of Minutes

**Recommendation**

That the Minutes of the Ordinary Meeting held on 9 March 2021, be adopted.

Moved: Cr Jeff McConnell
Seconded: Cr Marshall Chalk

Carried unanimously

## 9 Business Arising from Previous Minutes

Nil

## 10 Consideration of Business of Meeting

## Customer & Regional Prosperity

### 10.1 Beaudesert Community Hub and Library

**Executive Officer:** General Manager Customer and Regional Prosperity

**Attachments:**

1. Beaudesert Community Hub and Library Designs
2. Community Hub and Library External 3D View 1
3. Community Hub and Library External 3D View 2
4. Community Hub and Library External 3D View 3
5. Community Hub and Library External 3D View 4
6. Community Hub and Library CBA and EIS

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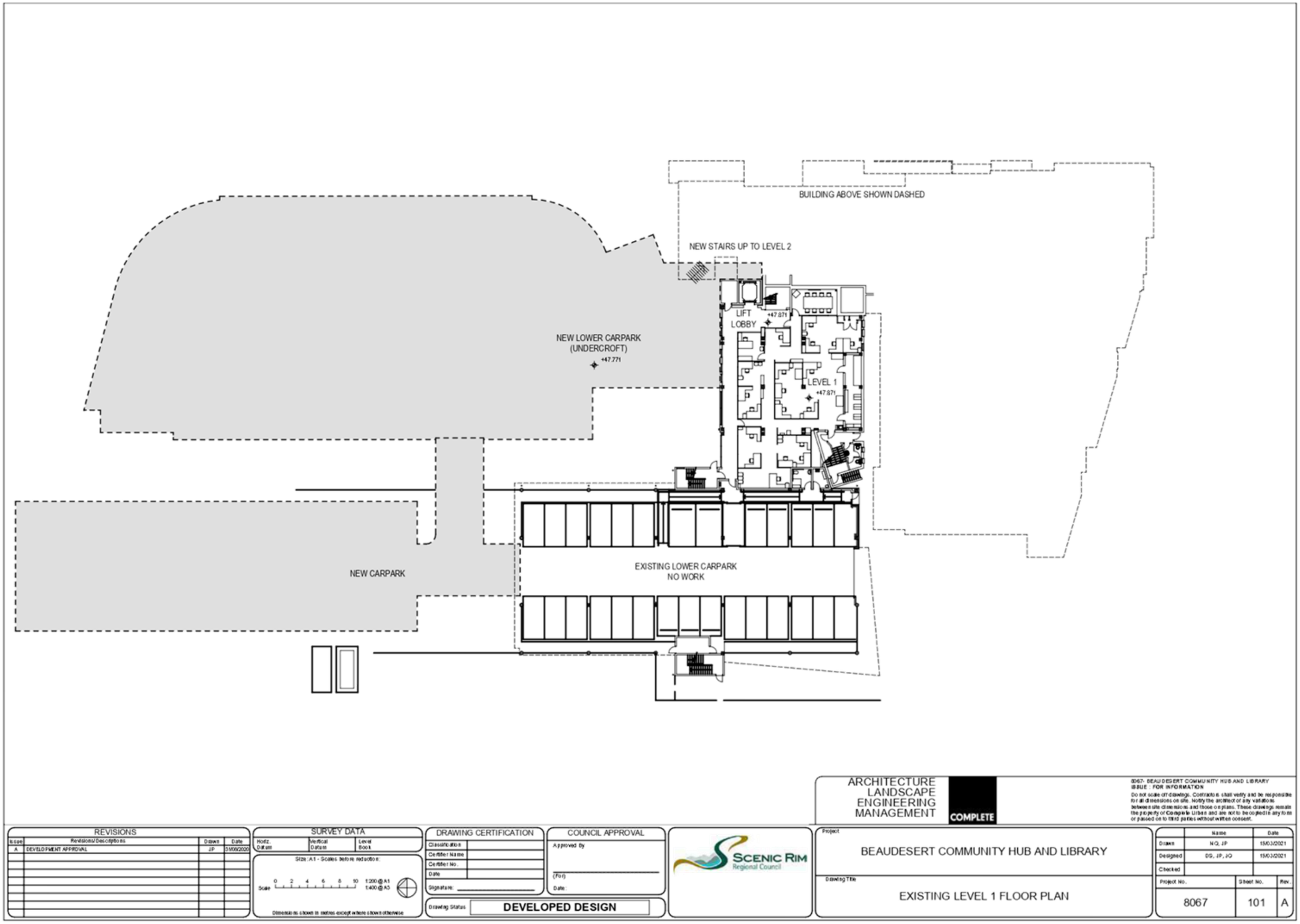
**Recommendation**

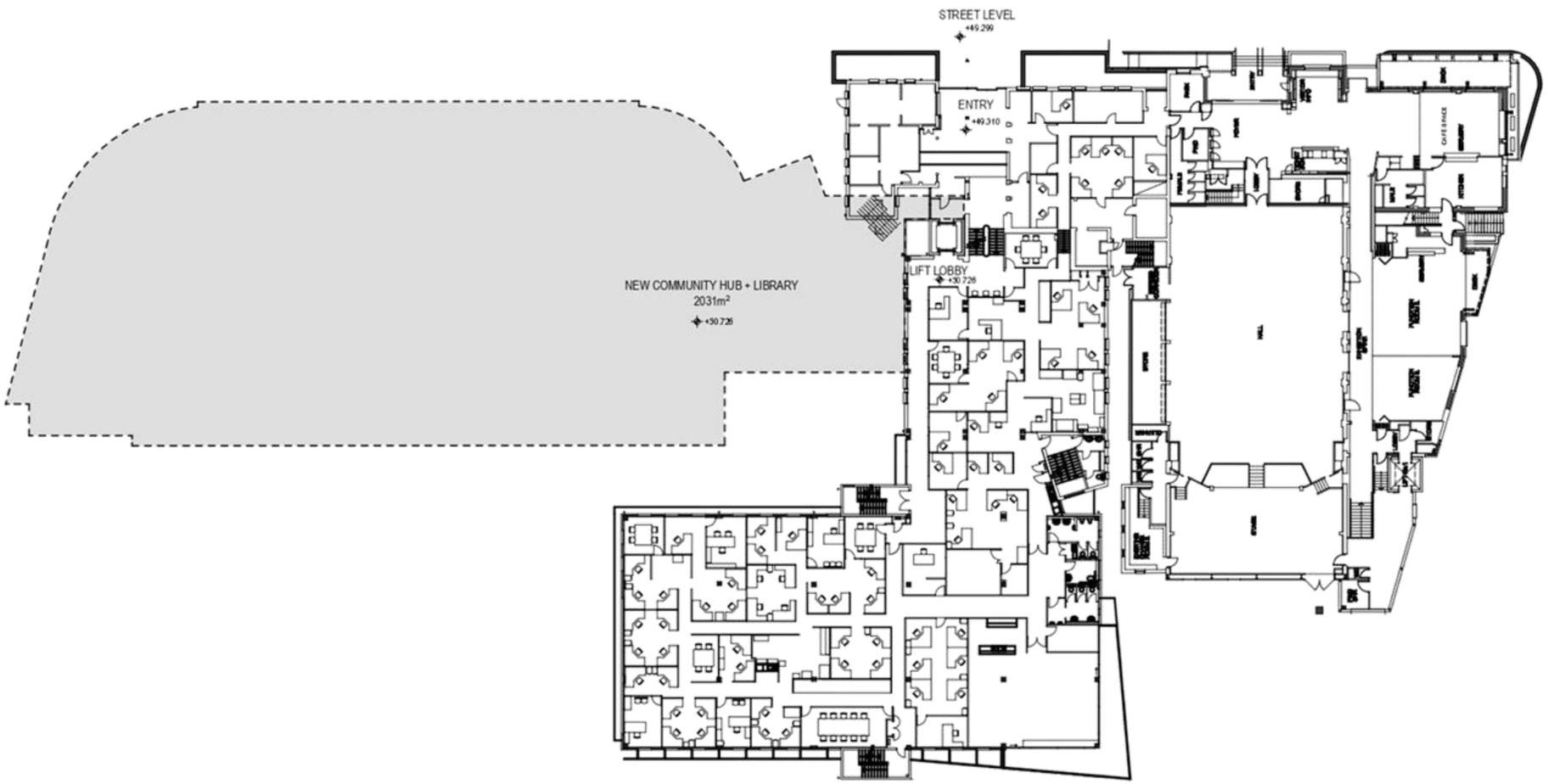
That Council submit the detailed designs for the proposed Beaudesert Community Hub and Library, developed following community consultation, in order to acquit the Queensland Government's Maturing the Infrastructure Pipeline Program 2 project funding agreement.

Moved: Cr Michael Enright
Seconded: Cr Marshall Chalk

That the General Manager Customer and Regional Prosperity's recommendation be adopted

Carried unanimously


BUILDING ABOVE SHOWN DASHED
NEW STAIRS UP TO LEVEL 2
LIFT LOBBY
+47.871
NEW LOWER CARPARK (UNDERCROFT)
+47.771
LEVEL 1
+47.871
NEW CARPARK
EXISTING LOWER CARPARK NO WORK
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
8067- BEAUDESERT COMMUNITY HUB AND LIBRARY
ISSUE : FOR INFORMATION
Do not scale off drawings. Contractors shall verify and be responsible for all dimensions on site. Notify the architect of any variations between site dimensions and those on plans. These drawings remain the property of Complete Urban and are not to be copied in any form or passed on to third parties without written consent.
REVISIONS
Issue | Revisions/Descriptions | Drawn | Date
A | DEVELOPMENT APPROVAL | JP | 5/06/2020
SURVEY DATA
Horiz. Datum | Vertical Datum | Level Book
Size: A1 - Scales before reduction:
Scale 0 2 4 6 8 10 1:200 @ A1 1:400 @ A3
Dimensions shown in metres except where shown otherwise
DRAWING CERTIFICATION
Classification
Certifier Name
Certifier No.
Date
Signature:
Drawing Status DEVELOPED DESIGN
COUNCIL APPROVAL
Approved By
(For)
Date:
SCENIC RIM Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
EXISTING LEVEL 1 FLOOR PLAN
Name | Date
Drawn NQ, JP 15/03/2021
Designed DS, JP, JQ 15/03/2021
Checked
Project No. 8067
Sheet No. 101
Rev. A




ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT

COMPLETE

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| REVISIONS | | | |
|---|---|---|---|
| Issue | Revisions/Descriptions | Drawn | Date |
| A | DEVELOPMENT APPROVAL | JP | 15/03/2021 |

| SURVEY DATA | | |
|---|---|---|
| Horiz. Datum | Vertical Datum | Level Book |

Size: A1 - Scales before reduction:
Scale 0 2 4 6 8 10 1:200 @ A1 1:400 @ A3
Dimensions shown in metres except where shown otherwise

| DRAWING CERTIFICATION | |
|---|---|
| Classification | |
| Certifier Name | |
| Certifier No. | |
| Date | |
| Signature: | |

| COUNCIL APPROVAL |
|---|
| Approved By |
| (For) |
| Date: |

Drawing Status: **DEVELOPED DESIGN**

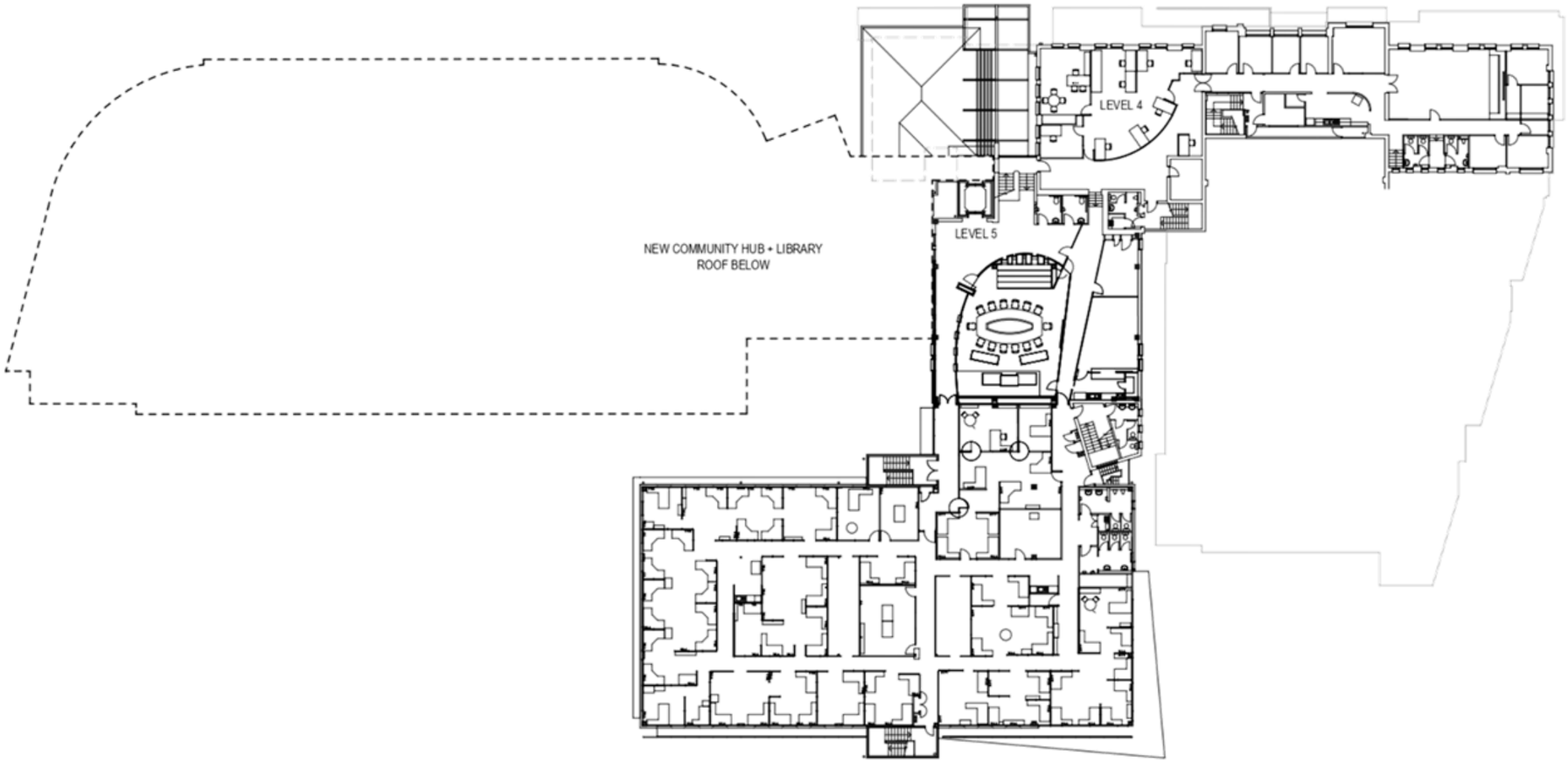
SCENIC RIM Regional Council

Project: BEAUDESERT COMMUNITY HUB AND LIBRARY

Drawing Title: EXISTING LEVEL 2+3 FLOOR PLAN

| | Name | Date |
|---|---|---|
| Drawn | NQ, JP | 15/03/2021 |
| Designed | DS, JP, JQ | 15/03/2021 |
| Checked | | |

| Project No. | Sheet No. | Rev. |
|---|---|---|
| 8067 | 102 | A |




ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT

COMPLETE

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| REVISIONS | | | |
|---|---|---|---|
| Issue | Revisions/Descriptions | Drawn | Date |
| A | DEVELOPMENT APPROVAL | JP | 5/08/2020 |

| SURVEY DATA | | |
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Size : A1 - Scales before reduction:
Scale 0 2 4 6 8 10 1:200 @ A1 1:400 @ A3
Dimensions shown in metres except where shown otherwise

DRAWING CERTIFICATION
Classification
Certifier Name
Certifier No.
Date
Signature:

COUNCIL APPROVAL
Approved by
(For)
Date:

Drawing Status: **DEVELOPED DESIGN**

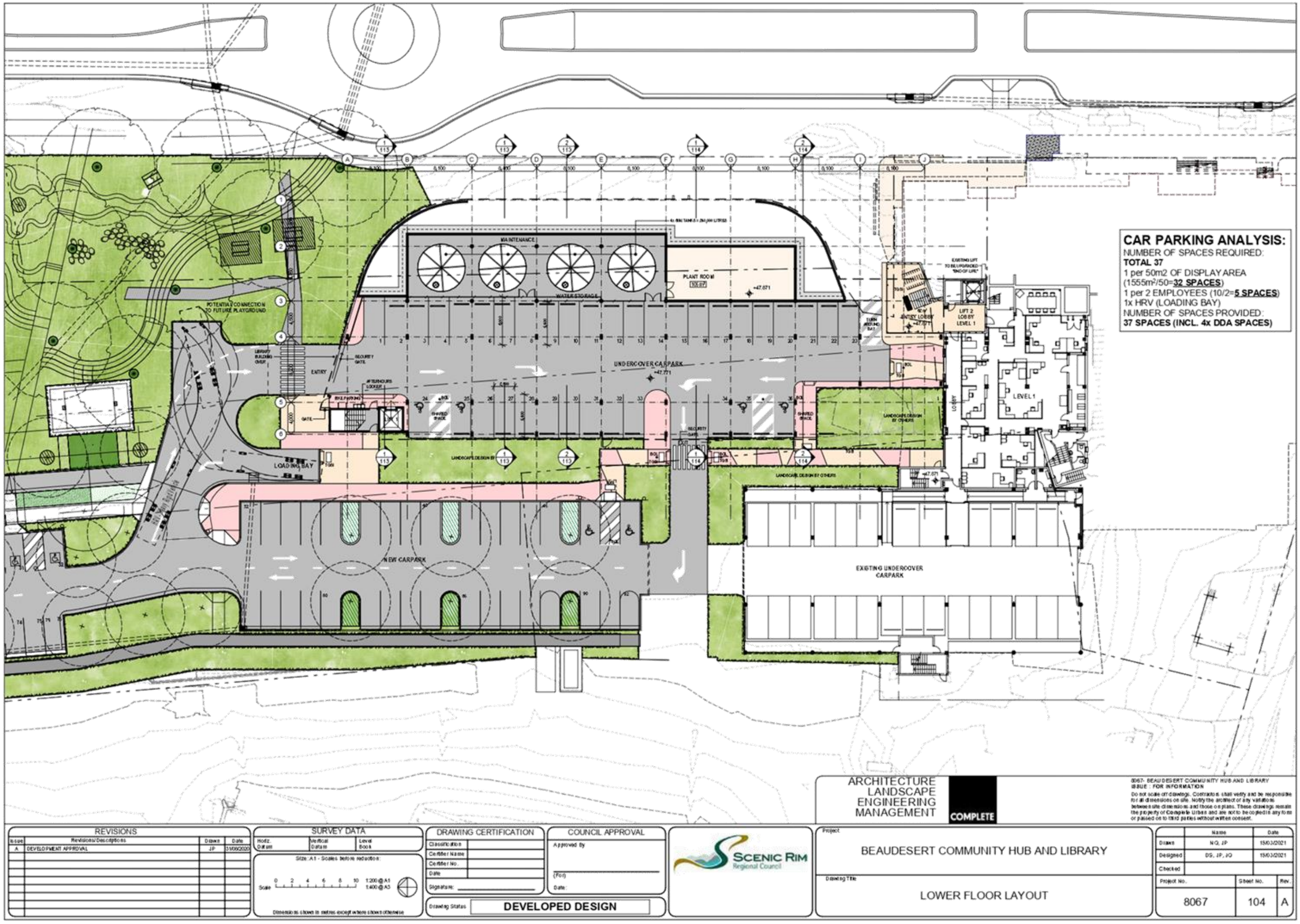
SCENIC RIM Regional Council

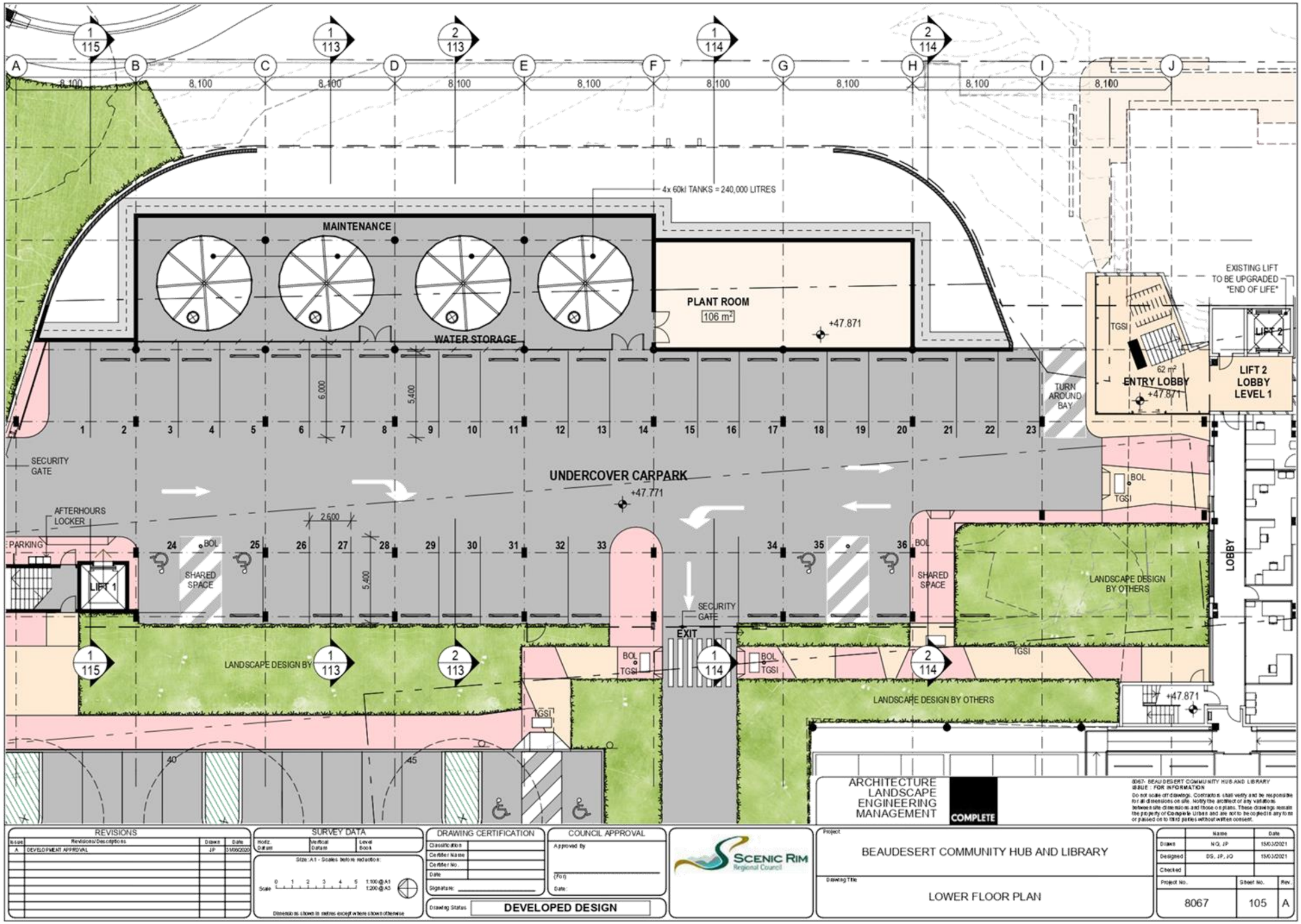
Project: BEAUDESERT COMMUNITY HUB AND LIBRARY

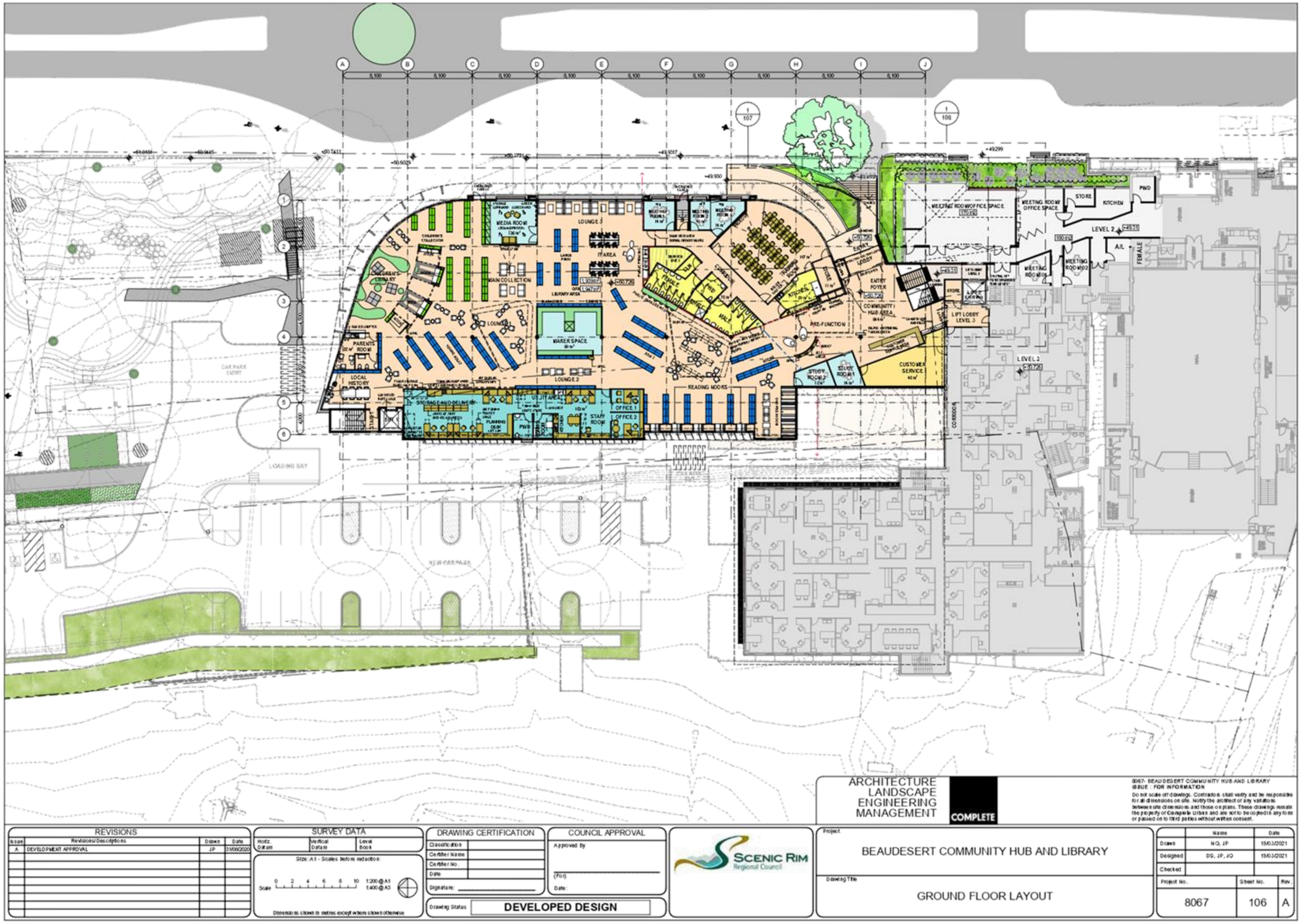
Drawing Title: EXISTING LEVEL 4+5 FLOOR PLAN

| | Name | Date |
|---|---|---|
| Drawn | NQ, JP | 15/03/2021 |
| Designed | DS, JP, JO | 15/03/2021 |
| Checked | | |

| Project No. | Sheet No. | Rev. |
|---|---|---|
| 8067 | 103 | A |


CAR PARKING ANALYSIS:
NUMBER OF SPACES REQUIRED:
TOTAL 37
1 per 50m2 OF DISPLAY AREA
(1555m²/50=32 SPACES)
1 per 2 EMPLOYEES (10/2=5 SPACES)
1x HRV (LOADING BAY)
NUMBER OF SPACES PROVIDED:
37 SPACES (INCL. 4x DDA SPACES)
UNDERCOVER CARPARK
NEW CARPARK
EXISTING UNDERCOVER CARPARK
LOADING BAY
ENTRY
PLANT ROOM
WATER STORAGE
MAINTENANCE
POTENTIAL CONNECTION TO FUTURE PLAYGROUND
LEVEL 1
LOBBY
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
8067- BEAUDESERT COMMUNITY HUB AND LIBRARY
ISSUE : FOR INFORMATION
REVISIONS
SURVEY DATA
DRAWING CERTIFICATION
COUNCIL APPROVAL
SCENIC RIM Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
LOWER FLOOR LAYOUT
Drawing Status
DEVELOPED DESIGN
Drawn NQ, JP 15/03/2021
Designed DS, JP, JO 15/03/2021
Checked
Project No. 8067
Sheet No. 104
Rev. A


MAINTENANCE
4x 60kl TANKS = 240,000 LITRES
WATER STORAGE
PLANT ROOM
106 m²
+47.871
EXISTING LIFT TO BE UPGRADED "END OF LIFE"
LIFT 2
LIFT 2 LOBBY LEVEL 1
ENTRY LOBBY
62 m²
+47.871
TURN AROUND BAY
UNDERCOVER CARPARK
+47.771
SECURITY GATE
AFTERHOURS LOCKER
PARKING
LIFT 1
SHARED SPACE
LANDSCAPE DESIGN BY
LANDSCAPE DESIGN BY OTHERS
EXIT
LOBBY
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
REVISIONS
SURVEY DATA
DRAWING CERTIFICATION
COUNCIL APPROVAL
SCENIC RIM Regional Council
BEAUDESERT COMMUNITY HUB AND LIBRARY
LOWER FLOOR PLAN
DEVELOPED DESIGN
8067
105
A


ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
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Revisions/Descriptions
Drawn
Date
A
DEVELOPMENT APPROVAL
JP
31/08/2020
SURVEY DATA
Horiz. Datum
Vertical Datum
Level Book
Size: A1 - Scales before reduction:
Scale 0 2 4 6 8 10 1:200 @ A1 1:400 @ A3
Dimensions shown in metres except where shown otherwise
DRAWING CERTIFICATION
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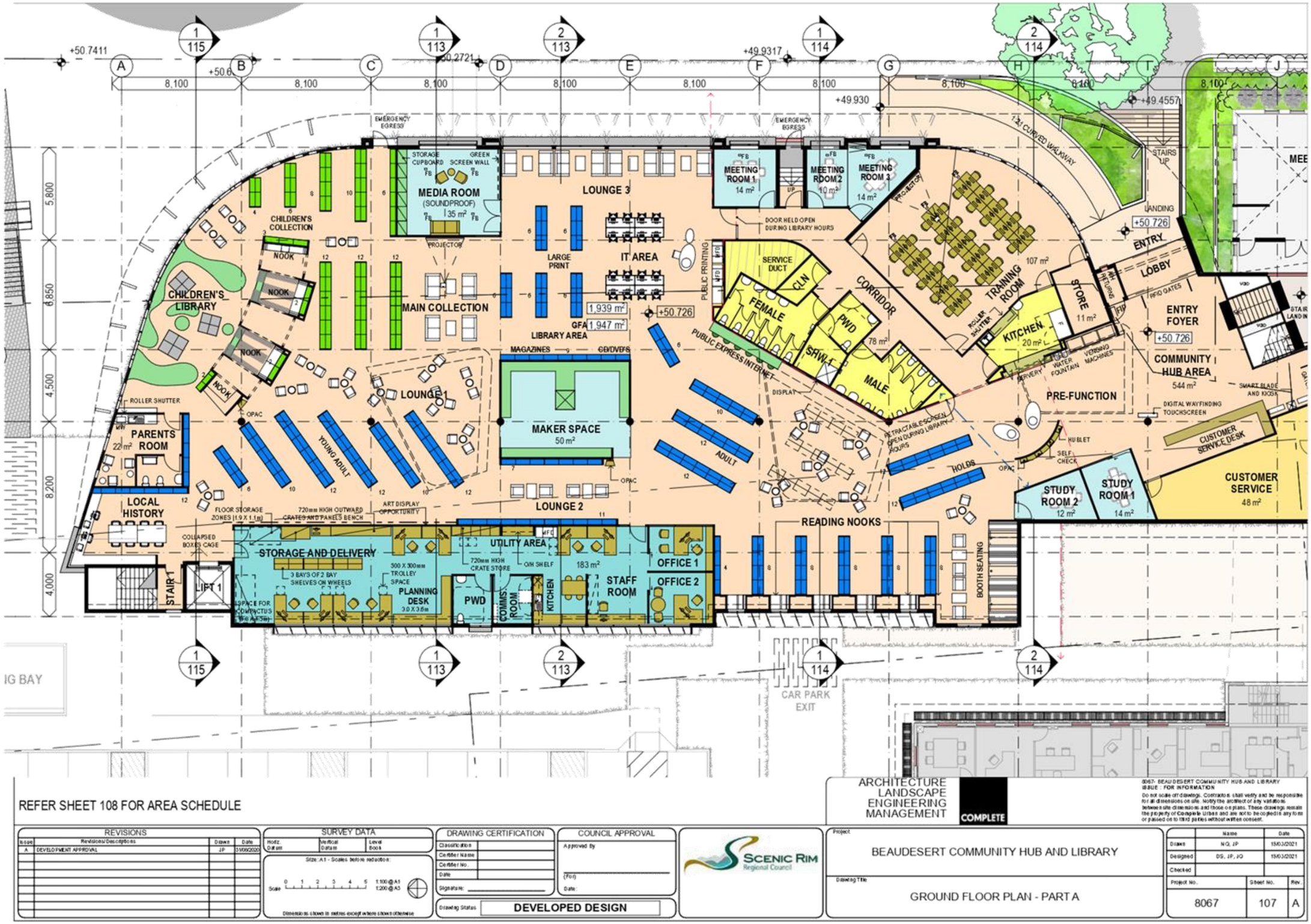
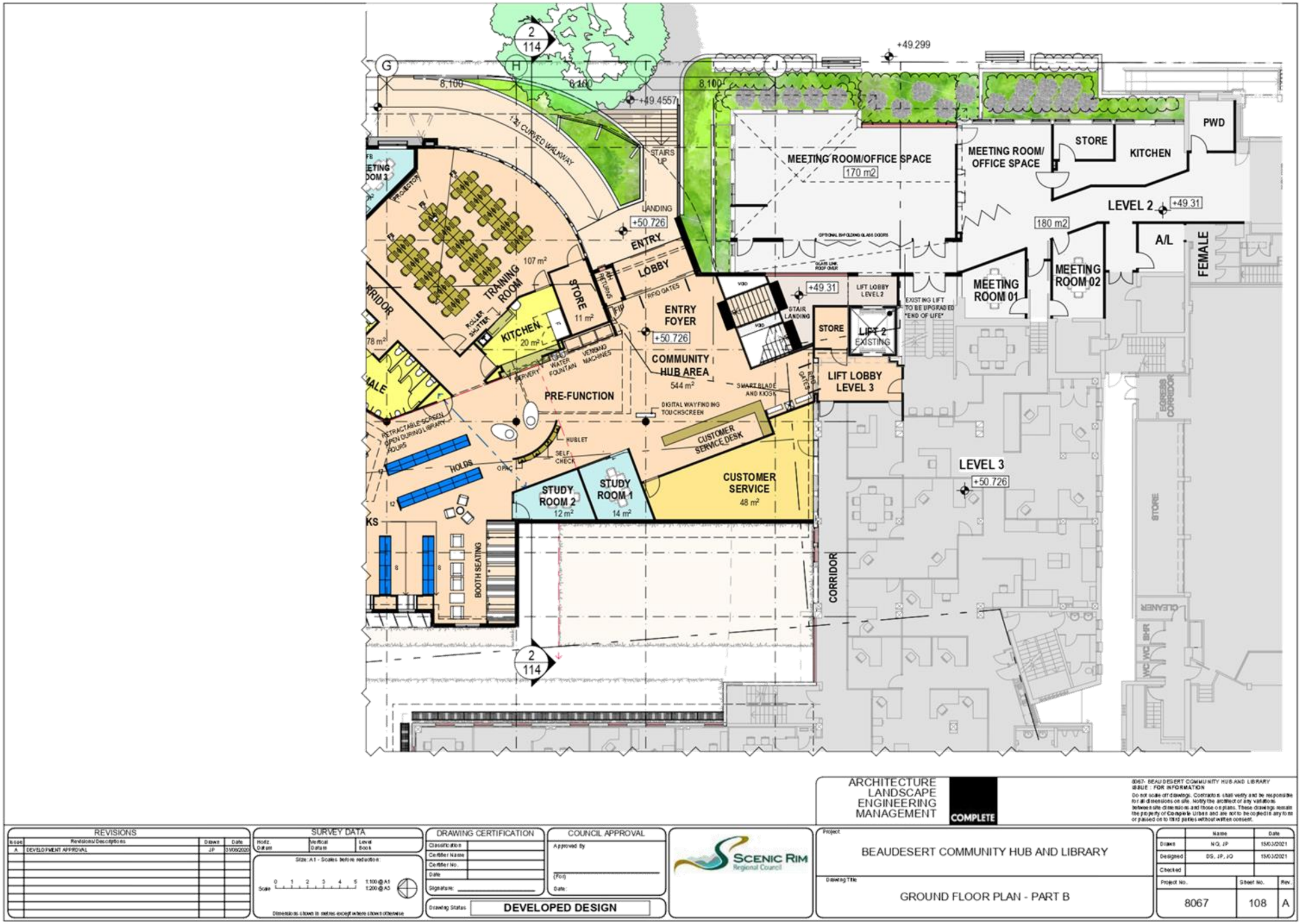
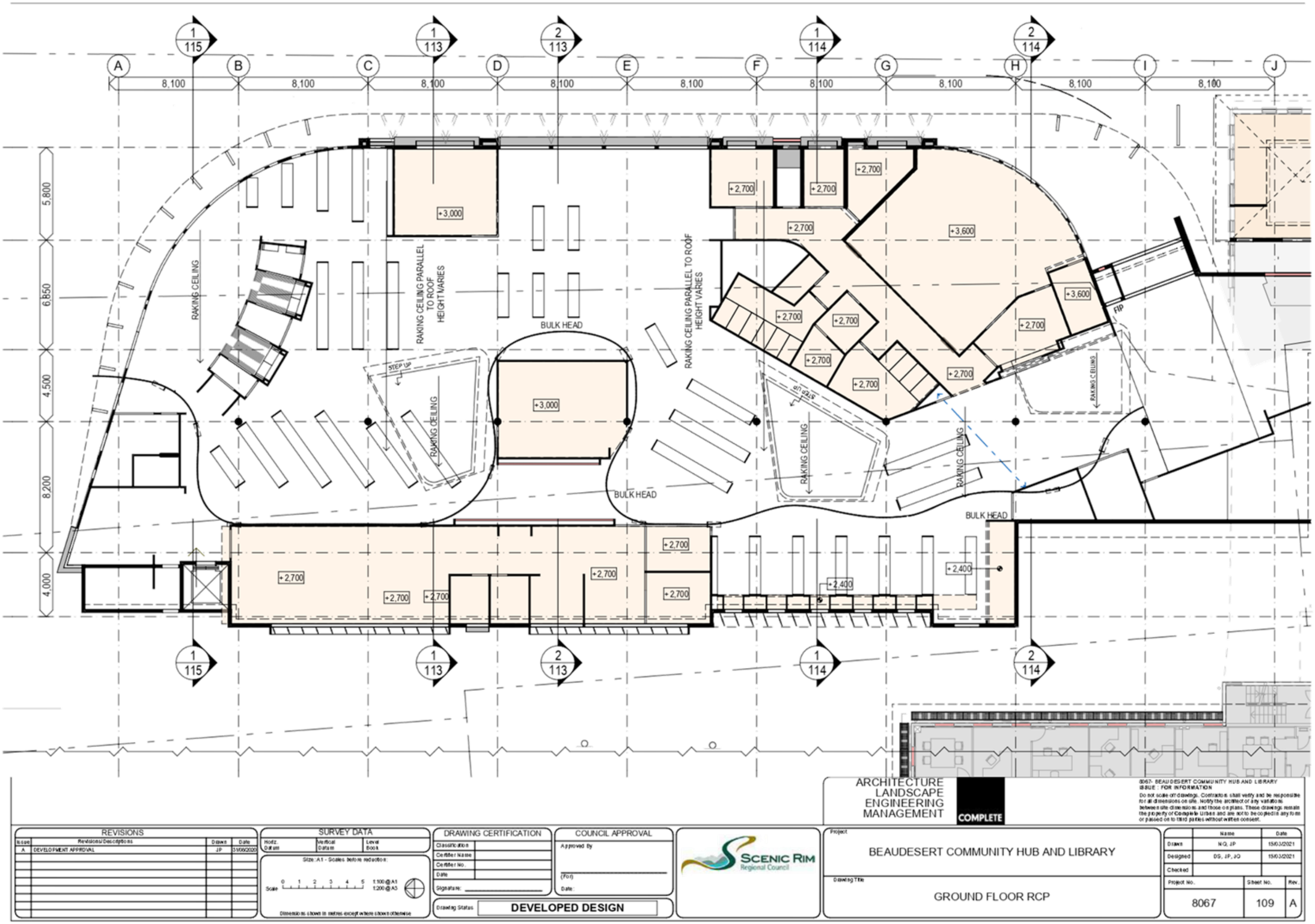
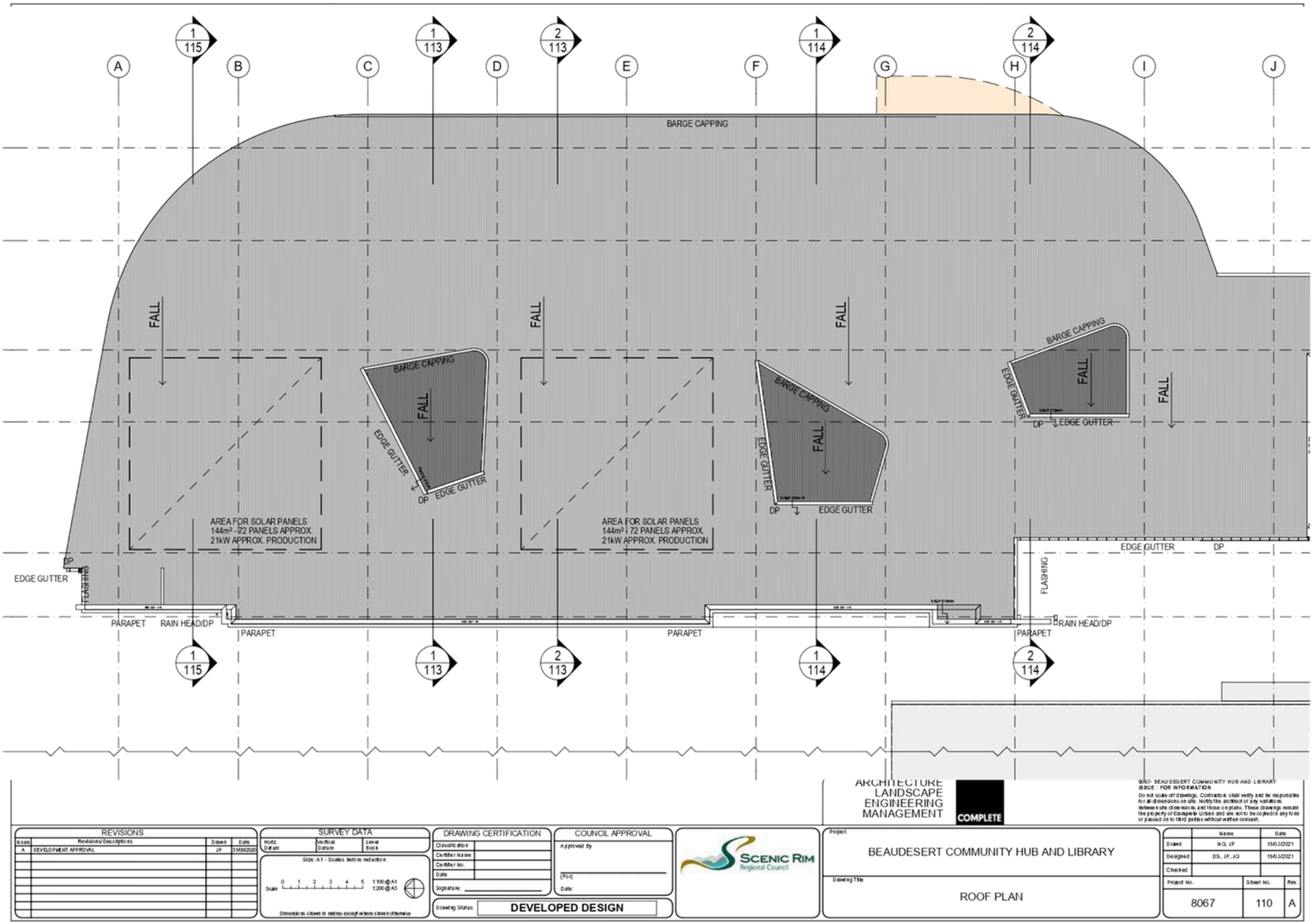
Certifier No.
Date
Signature:
COUNCIL APPROVAL
Approved By
(For)
Date:
Drawing Status
DEVELOPED DESIGN
SCENIC RIM
Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
GROUND FLOOR LAYOUT
Name
Date
Drawn
NG, JP
15/03/2021
Designed
DS, JP, JO
15/03/2021
Checked
Project No.
Sheet No.
Rev.
8067
106
A


MEDIA ROOM
(SOUNDPROOF)
LOUNGE 3
MEETING ROOM 1
MEETING ROOM 2
MEETING ROOM 3
CHILDREN'S COLLECTION
CHILDREN'S LIBRARY
NOOK
MAIN COLLECTION
LARGE PRINT
IT AREA
LIBRARY AREA
GFA 1,947 m²
1,939 m²
SERVICE DUCT
CLN
FEMALE
PWD
SHW 1
MALE
CORRIDOR
TRAINING ROOM
KITCHEN
STORE
ENTRY
LOBBY
ENTRY FOYER
COMMUNITY HUB AREA
544 m²
PRE-FUNCTION
CUSTOMER SERVICE DESK
CUSTOMER SERVICE
48 m²
STUDY ROOM 2
STUDY ROOM 1
LOUNGE 1
LOUNGE 2
MAKER SPACE
50 m²
PARENTS ROOM
LOCAL HISTORY
STORAGE AND DELIVERY
UTILITY AREA
PLANNING DESK
STAFF ROOM
OFFICE 1
OFFICE 2
READING NOOKS
BOOTH SEATING
STAIR 1
LIFT 1
CAR PARK EXIT
REFER SHEET 108 FOR AREA SCHEDULE
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
REVISIONS
SURVEY DATA
DRAWING CERTIFICATION
COUNCIL APPROVAL
SCENIC RIM Regional Council
BEAUDESERT COMMUNITY HUB AND LIBRARY
GROUND FLOOR PLAN - PART A
DEVELOPED DESIGN
8067
107
A


MEETING ROOM/OFFICE SPACE
170 m2
MEETING ROOM/ OFFICE SPACE
STORE
KITCHEN
PWD
LEVEL 2
+49.31
180 m2
A/L
FEMALE
MEETING ROOM 01
MEETING ROOM 02
TRAINING ROOM
107 m2
STORE
11 m2
KITCHEN
20 m2
ENTRY LOBBY
ENTRY FOYER
+50.726
COMMUNITY HUB AREA
544 m2
PRE-FUNCTION
STUDY ROOM 2
12 m2
STUDY ROOM 1
14 m2
CUSTOMER SERVICE DESK
CUSTOMER SERVICE
48 m2
LIFT LOBBY LEVEL 3
LIFT 2 EXISTING
LEVEL 3
+50.726
CORRIDOR
BOOTH SEATING
STORE
CLEANER
WC
WC
BAR
+49.299
+49.4557
STAIRS UP
LANDING
STAIR LANDING
LIFT LOBBY LEVEL 2
EXISTING LIFT TO BE UPGRADED "END OF LIFE"
RFID GATES
SMART BLADE AND KIOSK
DIGITAL WAYFINDING TOUCHSCREEN
SELF CHECK
HOLDS
OPAC
RETRACTABLE SCREEN OPEN DURING LIBRARY HOURS
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
8067- BEAUDESERT COMMUNITY HUB AND LIBRARY
ISSUE : FOR INFORMATION
Do not scale off drawings. Contractors shall verify and be responsible for all dimensions on site. Notify the architect of any variations between site dimensions and those on plans. These drawings remain the property of Conquest Urban and are not to be copied in any form or passed on to third parties without written consent.
REVISIONS
Issue | Revision/Descriptions | Drawn | Date
A | DEVELOPMENT APPROVAL | JP | 15/03/2021
SURVEY DATA
Horiz. Datum | Vertical Datum | Level Book
Size: A1 - Scales before reduction:
Scale 0 1 2 3 4 5 1:100 @ A1 1:200 @ A3
Dimensions shown in metres except where shown otherwise
DRAWING CERTIFICATION
Classification
Certifier Name
Certifier No.
Date
Signature:
Drawing Status DEVELOPED DESIGN
COUNCIL APPROVAL
Approved By
(For)
Date:
SCENIC RIM Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
GROUND FLOOR PLAN - PART B
Name | Date
Drawn NQ, JP 15/03/2021
Designed DS, JP, JQ 15/03/2021
Checked
Project No. 8067
Sheet No. 108
Rev. A


A B C D E F G H I J
8,100
5,800
6,850
4,500
8,200
4,000
+3,000
+2,700
+3,600
+2,400
RAKING CEILING
RAKING CEILING PARALLEL TO ROOF HEIGHT VARIES
BULK HEAD
STEP UP
FIP
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
8067- BEAUDESERT COMMUNITY HUB AND LIBRARY
ISSUE : FOR INFORMATION
REVISIONS
SURVEY DATA
DRAWING CERTIFICATION
COUNCIL APPROVAL
SCENIC RIM Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
GROUND FLOOR RCP
Drawn NQ, JP 15/03/2021
Designed DS, JP, JQ 15/03/2021
Checked
Project No. 8067
Sheet No. 109
Rev. A
Drawing Status DEVELOPED DESIGN


A
B
C
D
E
F
G
H
I
J
1 / 115
1 / 113
2 / 113
1 / 114
2 / 114
BARGE CAPPING
FALL
EDGE GUTTER
DP
AREA FOR SOLAR PANELS
144m² - 72 PANELS APPROX.
21kW APPROX. PRODUCTION
FLASHING
PARAPET
RAIN HEAD/DP
ARCHITECTURE
LANDSCAPE
ENGINEERING
MANAGEMENT
COMPLETE
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REVISIONS
Issue
Revisions/Descriptions
Drawn
Date
A
DEVELOPMENT APPROVAL
JP
31/08/2020
SURVEY DATA
Horiz. Datum
Vertical Datum
Level Book
Size: A1 - Scales before reduction:
Scale 0 1 2 3 4 5 1:100 @ A1 1:200 @ A3
Dimensions shown in metres except where shown otherwise
DRAWING CERTIFICATION
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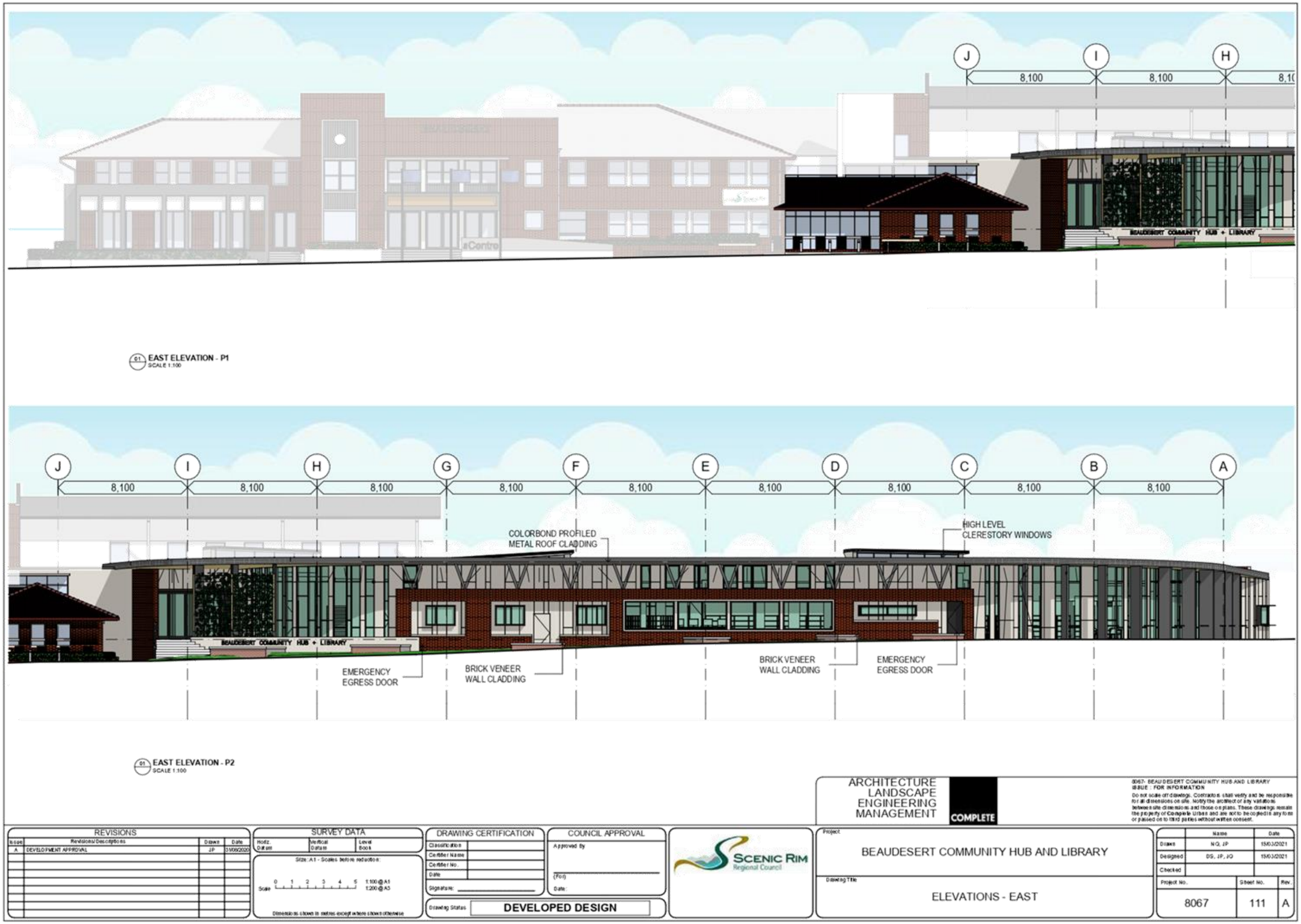
Certifier No.
Date
Signature:
COUNCIL APPROVAL
Approved by
(For)
Date:
Drawing Status
DEVELOPED DESIGN
SCENIC RIM
Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
ROOF PLAN
Name
Date
Drawn
NG, JP
15/03/2021
Designed
DS, JP, JO
15/03/2021
Checked
Project No.
Sheet No.
Rev.
8067
110
A


J
I
H
8,100
8,100
BEAUDESERT COMMUNITY HUB + LIBRARY
01 EAST ELEVATION - P1
SCALE 1:100
J
I
H
G
F
E
D
C
B
A
8,100
COLORBOND PROFILED
METAL ROOF CLADDING
HIGH LEVEL
CLERESTORY WINDOWS
BEAUDESERT COMMUNITY HUB + LIBRARY
EMERGENCY
EGRESS DOOR
BRICK VENEER
WALL CLADDING
BRICK VENEER
WALL CLADDING
EMERGENCY
EGRESS DOOR
01 EAST ELEVATION - P2
SCALE 1:100
ARCHITECTURE
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MANAGEMENT
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Dimensions shown in metres except where shown otherwise
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Classification
Certifier Name
Certifier No.
Date
Signature:
Drawing Status DEVELOPED DESIGN
COUNCIL APPROVAL
Approved By
(For)
Date:
SCENIC RIM
Regional Council
Project
BEAUDESERT COMMUNITY HUB AND LIBRARY
Drawing Title
ELEVATIONS - EAST
Name | Date
Drawn NQ, JP 15/03/2021
Designed DS, JP, JQ 15/03/2021
Checked
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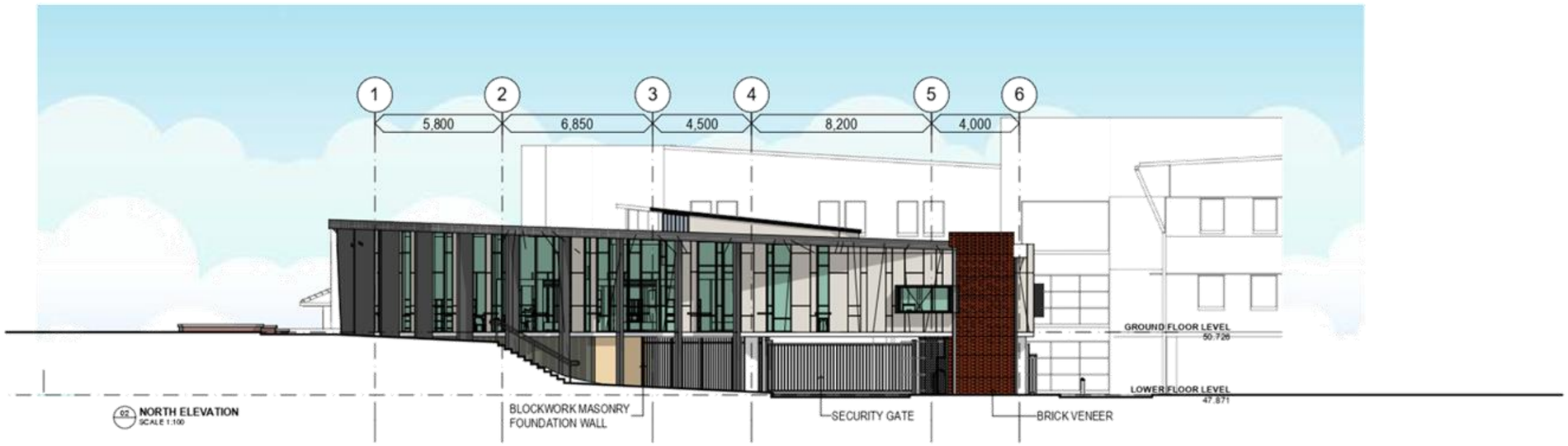


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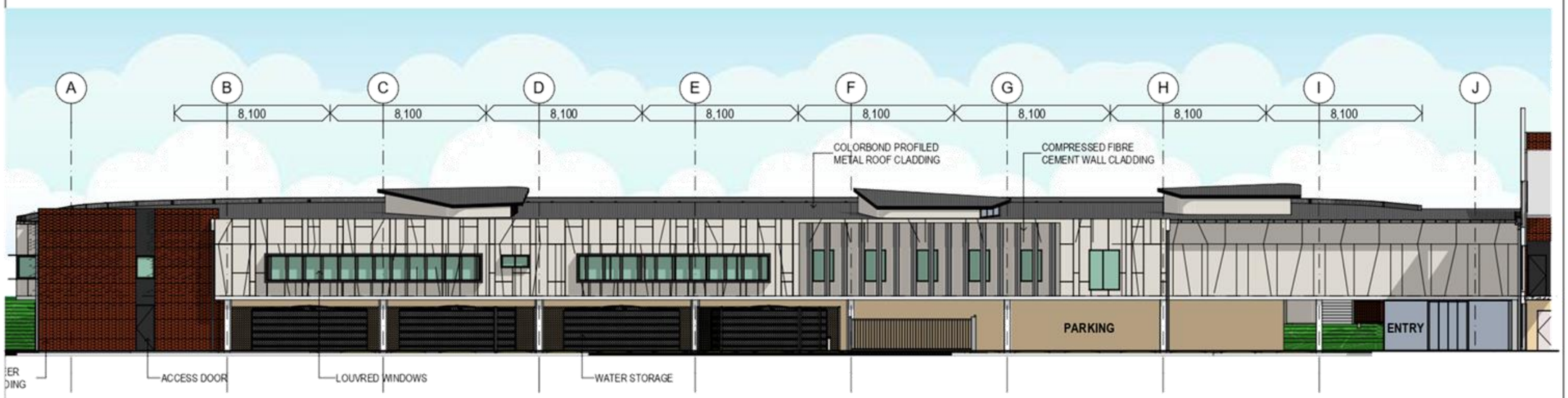


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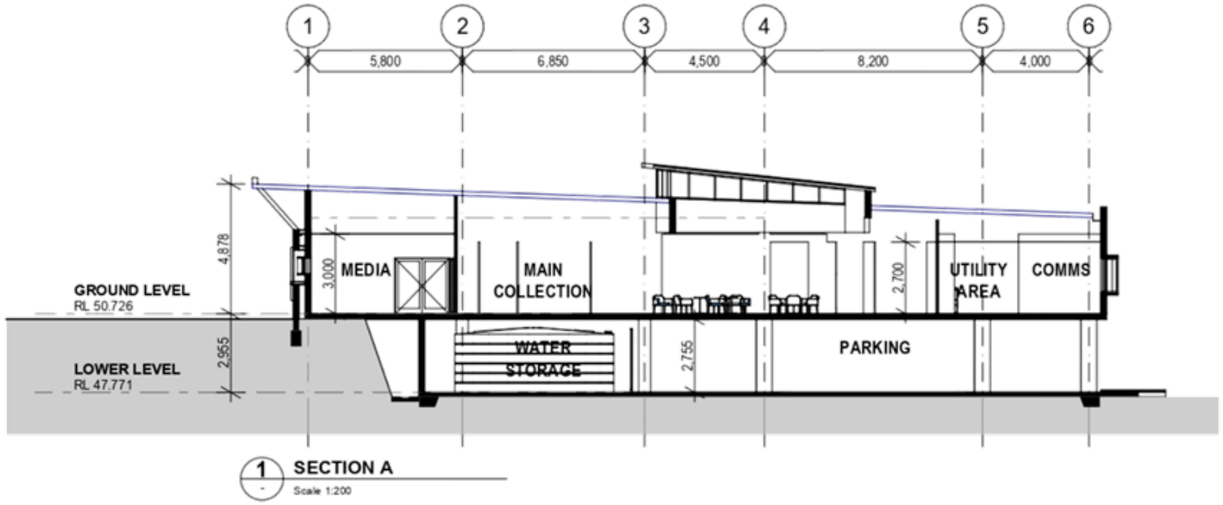


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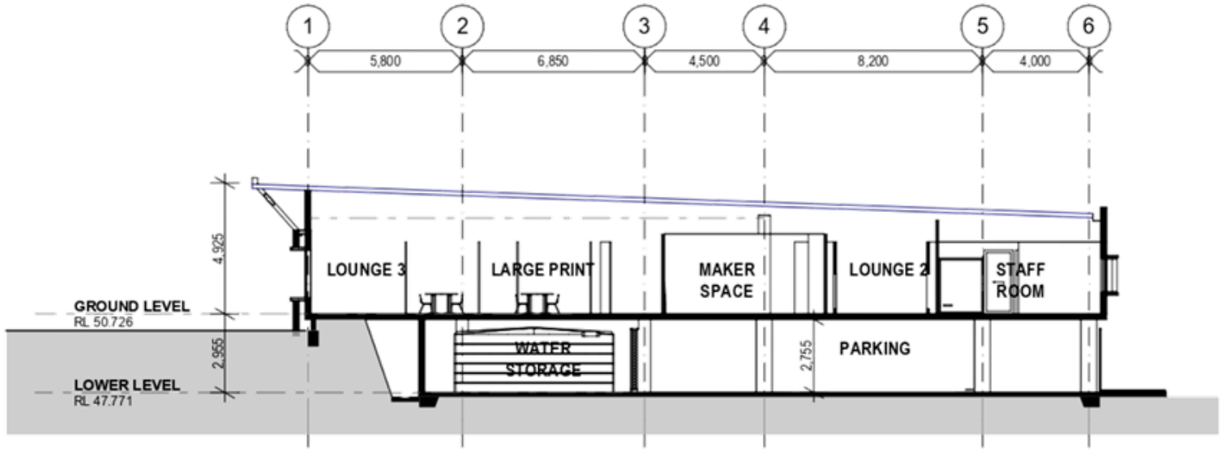


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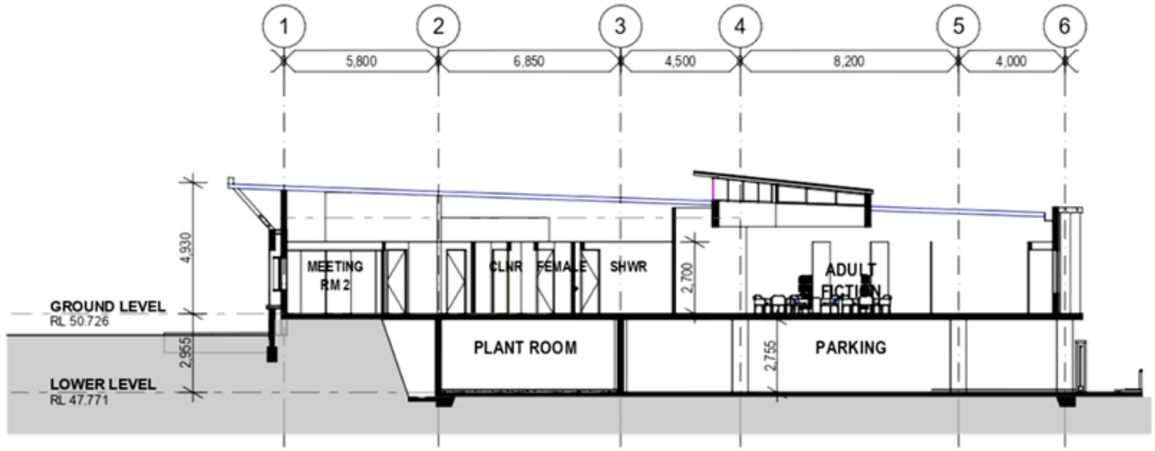


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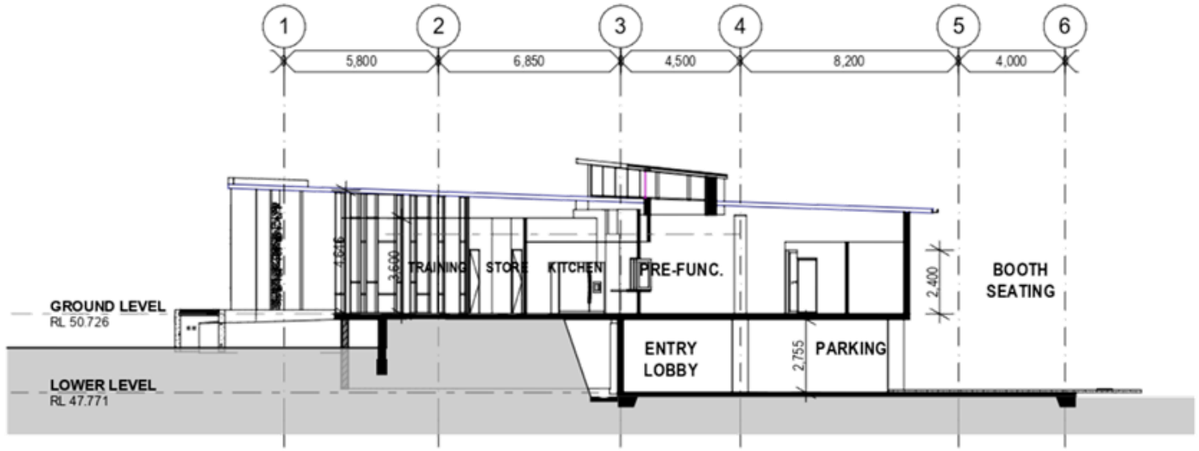


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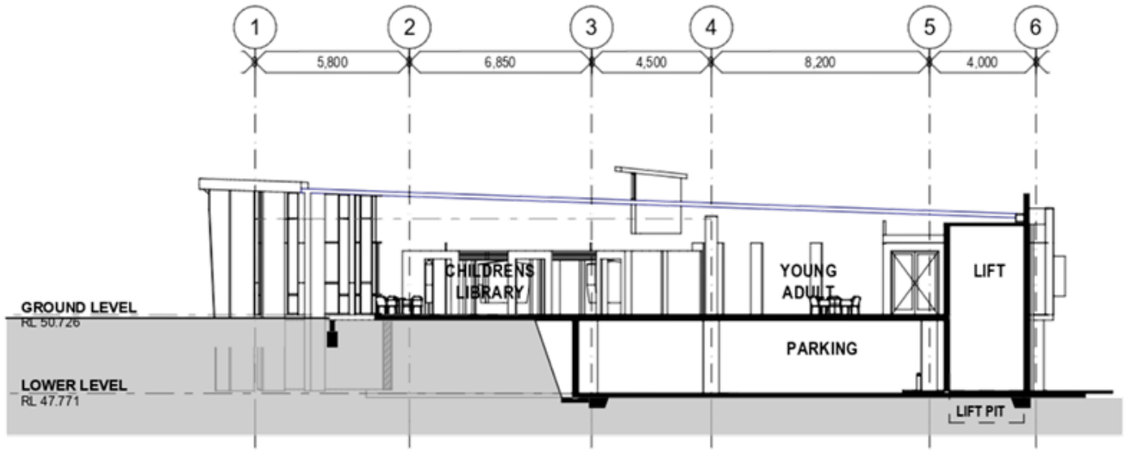


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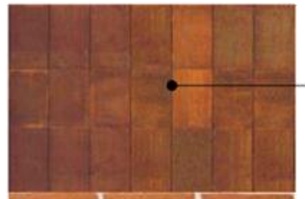

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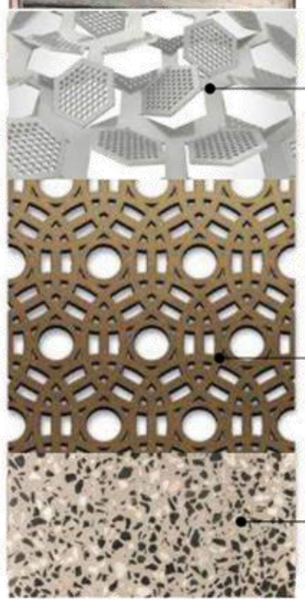
Location: External Wall
Material: 'Redcor' Corten steel
Colour: Natural rust

Application: Cladding
Location: External Wall
Material: Clay Brick
Colour: Austral Bowral - Shorthorn

Application: Wall Cladding
Location: External Wall Vertical Blades
Material: Reclaimed Timber. Class 1 durability (graded to RFG1). Grading classes TBA.
Colour: Blend of Natural Reds & Smokey Greys.



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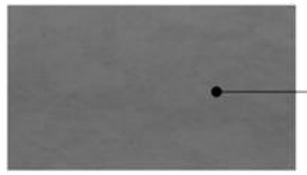
Location: External Wall, Screening
Material: Perforated Aluminium
Colour: Powdercoat

Application: Pavement
Location: External Footpaths and Forecourt
Material: Concrete - Washed aggregate
Colour: Geostone - Jabiru

Application: Cladding
Location: Roof
Material: Aluminium
Colour: Powdercoat Surfmist

Application: Window and Door Joinery
Location: External Wall
Material: Aluminium
Colour: Powdercoat Black



Application: Cladding
Location: External Wall
Material: Compressed Fibre Cement - Cemintel
Colour: Cemintel - Barestone, Ash

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SCENIC RIM
Regional Council

Beaudesert Community Hub and Library

# BEAUDESERT COMMUNITY HUB & LIBRARY

## Cost Benefit Analysis and Economic Impacts Assessment

PR143104-1
Beaudesert Community Hub
and Library Cost Benefit
Assessment
FINAL
March 2021

rpsgroup.com

REPORT

| Document status | | | | | |
|---|---|---|---|---|---|
| **Version** | **Purpose of document** | **Authored by** | **Reviewed by** | **Approved by** | **Review date** |
| DraftA | Draft for client review | MW | | MW | 31/10/2019 |
| Draft B | Draft including Complete Urban feedback | MW | DS (Complete Urban) | MW | 04/11/2019 |
| FINAL | Final draft including updated CBA Results | MW | DS (Complete Urban), Matt Creedy (SRRC) | MW | 07/11/2019 |
| Final v2.0 | Final report updated for BBRF submission | MW | EW, JP (Complete Urban) | MW | 1/03/2021 |

| Approval for issue | |
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| Mark Wallace | 1 March 2021 |

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# 1 INTRODUCTION

## 1.1 Background and Context

The public libraries of today are vibrant and dynamic community hubs that integrate a range of facilities and deliver programs that engage members of the community of every age, catering for diverse and broad interests. Public libraries are now considered to be destinations in themselves. With this in mind, the library will become a vibrant community hub that meets the needs of the community by offering a place to house library collections, meeting rooms, quiet and study spaces, children and youth areas, banks of computers and a technology hub, free internet provision, business incubator spaces, maker spaces and gathering places.

In 2016, Scenic Rim Regional Council engaged Peter Moeck to do a space review on the libraries in the Region. This review found that, to cater for the 2016 population, the current facility at Beaudesert needed to be three times the size of the current footprint and, by 2031, more than four times the size of the current footprint.

Within Council's 10 Year Capital Plan there is a budget allocation for a library to be constructed within the next five years.

## 1.2 Report Structure

RPS was engaged by the Complete Urban and Scenic Rim Regional Council to prepare a Cost Benefit Analysis and Economic Impact Assessment report in support of a Building Better Regions Fund Application.

This report is comprised of the following sections:

- ***Introduction*** – an overview of the background, scope and structure of the report;
- ***Project Context*** – outlining the key attributes and drivers of the project;
- ***Cost Benefit Analysis***– outlining the methodology and assumptions for the analysis, key benefits and costs of the project and the results of the assessment;
- ***Economic Impact Assessment –*** summarising the economic impact of the construction of the pool project on the regional economy;
- ***Conclusions and Recommendations*** – outlining the key conclusions and recommendations relating to the project.

## 1.3 Glossary and Abbreviations

| Term | Definition |
|---|---|
| ABS | Australian Bureau of Statistics |
| ASGS | Australian Statistical Geography Standard |
| AV | Audio Visual |
| BCR | Benefit Cost Ratios |

| | |
|---|---|
| EDQ | Economic Development Queensland |
| GFA | Gross Floor Area |
| IT | Information Technology |
| LGA | Local Government Area |
| NPV | Net Present Value |
| SA2 | Statistical Area Level 2 |
| SQM | Square Metres |

## 1.4 Service Catchment

A review of the accessibility local residents would need to travel 32 kilometres to reach 82 Brisbane Street, Beaudesert (in between the proposed subject sites). This equates to an average of 26 minutes of travel by car.

**Table 1 Travel distance and time to Subject Site by Town[1]**

| Town | Distance (km) | Travel time (minutes) |
|---|---|---|
| Boonah | 40 | 30 |
| Canungra | 26 | 25 |
| Lamington | 42 | 35 |
| Rathdowney | 32 | 24 |
| Tamborine | 21 | 17 |

Based on this accessibility, RPS has defined the Catchment to include the Beaudesert Statistical Area Level 2 (SA2). This geography is in line with the 2016 Australian Statistical Geography Standard (ASGS), as defined by the Australian Bureau of Statistics (ABS). As part of this assessment, wider region analysis was also undertaken for the Scenic Rim Local Government Area (LGA). These geographies are illustrated in the following figure.

[1] Travel distance and time based from Town Centre

Kilometres and metres have been rounded to the nearest whole number

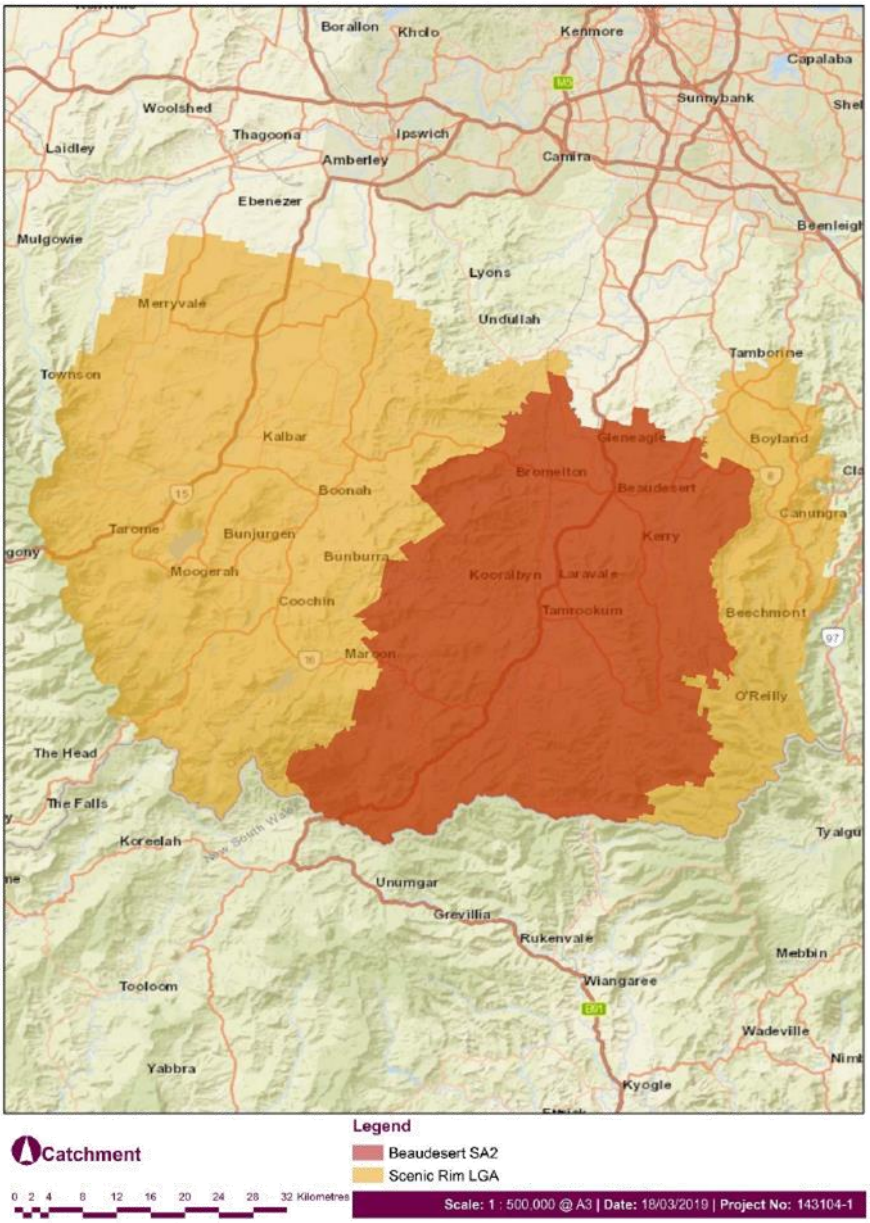


**Figure 1 Beaudesert SA2 and wider Scenic Rim LGA**

# 2 PROJECT OVERVIEW

This section summaries the options prepared by Complete Urban for the Beaudesert Community Hub and Library.

## 2.1 Summary of Option

Complete Urban and the Scenic Rim Regional Council identified a core development option as the preferred option for assessment. This option entails the construction of a new library and community hub facility at 86 Brisbane Street, Beaudesert on Davidson Park adjacent to the current Council administration office.

This option was preferred by Scenic Rim Regional Council as it provided the greater opportunity to facilitate the creation of a community and civic precinct of regional significance at the site and extract agglomeration and productivity benefits through the collocation of the facilities.

Key facilities and features of the Option include:

- Undercover and at grading carparking;
- Open plan library catalogue including dedicated children's library;
- Maker's Space
- Parent's Room and Toilets;
- IT Hotdesks;
- Lounge Areas;
- Three meeting rooms, media room and training room;
- Staff rooms, amenities, storage and kitchen;
- Connection between the Library and Community Hub and existing administration centre.

## 2.2 Service Need

### 2.2.1 Population

As of 30 June 2017, there were 14,519 people in Beaudesert SA2. This is up 3,205 people (or 28.3%) relative to 2006 and equates to an average annual growth rate of 2.3% over the assessed timeframe. The greater Scenic Rim Local Government Area has grown at a slightly slower rate of 1.8% per year since 2006 to reach the 2017 population of 41,753.

Strong population growth is projected over the coming decades, with the Catchment population set to surpass 32,000 by 2040, more than double the estimated residential population of 2017. The number of residents in the Scenic Rim LGA is due to increase around 25,000 in the same time frame, reflecting strong population growth in both the Catchment and the wider Scenic Rim region.

It is important to note that the Catchment is a strong driver of the wider population growth and is projected to account for a larger share of the Scenic Rim LGA over the coming years. In 2017 the Catchment accounted for 1 in 3 Scenic Rim residents (34.8%), which is due to reach almost 1 in 2 (48.1%) by 2041.

This growing share of Scenic Rim population represents the Beaudesert SA2 as a central hub of the Scenic Rim region.

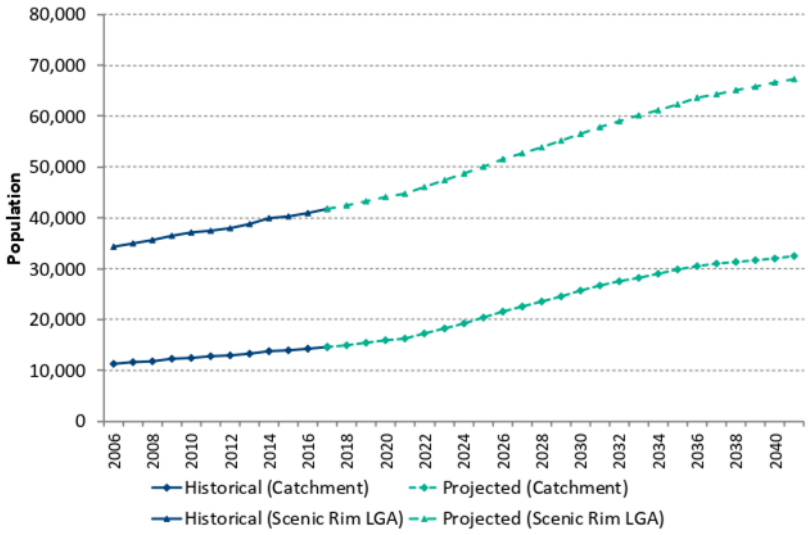


**Figure 2 Historical and Projected Population, Catchment and Scenic Rim, 2006 to 2041**[2]

### 2.2.2 Age Profile

In 2017, over a fifth (20.4%) of residents in the Catchment were aged 14 years and under. Residents aged 65 years and over formed the second highest proportion of shares (19.3%), followed by the 45 to 54 years (13.8%) and 55 to 64 years (12.8%) cohorts. Over a tenth of residents were in the 35 to 44 years (11.6%); 15 to 24 years (11.6%); and 25 to 34 years (10.3%) age groups.

Age proportions in the wider LGA were similar to the Catchment, however, Scenic Rim had a slightly older age profile.

[2] ABS (2018), Regional Population by Age and Sex, Australia, 2017, Cat. No. 3235.0, Australian Bureau of Statistics, Canberra

QGSO (2018), Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2016 to 2041, Queensland Government Statistician's Office, Brisbane

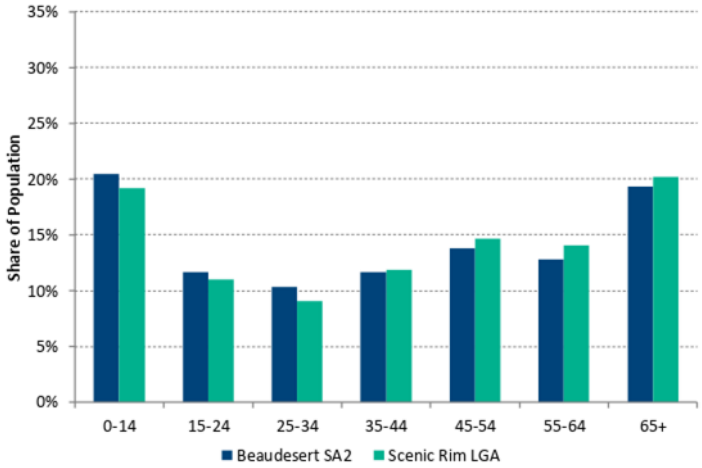


**Figure 3 Age Distribution, Catchment and Scenic Rim LGA, 2017**[3]

By 2041, approximately 3 in every 10 residents are expected to be aged 65 years and over in the Catchment and Scenic Rim LGA (29.4% and 29.2% respectively). The 14 years and under age group are expected to account for the second largest proportion of shares at the local level and wider region (17.0% and 15.8% respectively). Meanwhile, shares are lowest for the 25 to 34 age group in these areas (9.5% and 9.0% respectively).

[3] ABS (2018), Regional Population by Age and Sex, Australia, 2017, Cat. No. 3235.0, Australian Bureau of Statistics, Canberra

QGSO (2018), Projected population (medium series), by statistical area level 2 (SA2), SA3 and SA4, Queensland, 2016 to 2041, Queensland Government Statistician's Office, Brisbane

QGSO (2018), Projected population, by local government area, Queensland, 2016 to 2041, Queensland Government Statistician's Office, Brisbane

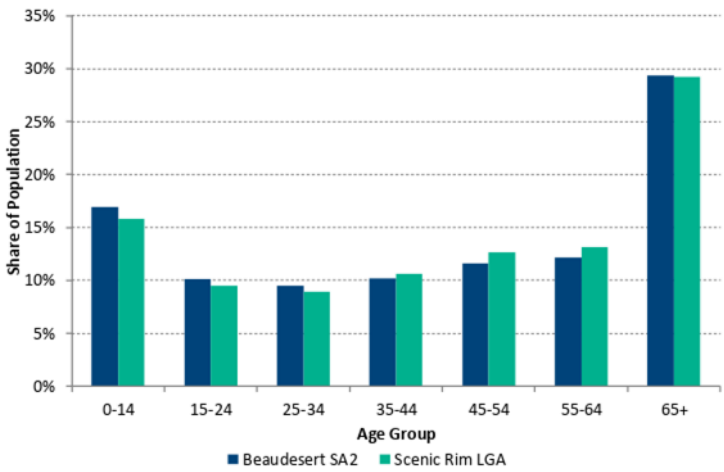


**Figure 4 Age Distribution, Catchment and Scenic Rim LGA, 2041**

Strong population growth will drive demand for library services. The Catchment is characterised by a marginally younger age profile relative to the wider region of Scenic Rim though older age groups remain significantly more prominent than in Queensland. This is reflected by the fact that couples without children households are the most common household type. Residents are highly mobile with two vehicle households being the most common in the Catchment (35.6%), owing to the lower density and more distributed nature of the population in the Scenic Rim and within the Catchment and the lack of a comprehensive public transport network.

## 2.3 Library and Community Centre Audit

To meet need in the local and wider community, focus must be afforded to the number of facilities needed, the timing of delivery and minimum land area requirements.

### 2.3.1 Rates of Provision

Population thresholds and benchmarks for libraries and community facilities have been derived from Economic Development Queensland (EDQ).

**Table 2 Economic Development Queensland Community Facilities Guidelines[4]**

| Facility or service | Number of facilities (population triggers) | Indicative site/facility area |
|---|---|---|
| Branch library | 1:15,000 – 30,000 | Minimum 150sqm |
| Central library | 1:30,000 – 150,000 | 37 - 49 sqm per 1,000 people |
| Community centre/multi-purpose hall | 1:6,000 – 10,000 | Site: 5,000sqm<br>(hall - 2,000sqm) |
| Multi-purpose community centre and/or neighbourhood centre | 1:20,000 – 50,000 | GFA: 1,000sqm<br>Site: 10,000sqm |
| Neighbourhood centre (Council/private) | 1:2,000 – 3,000 | GFA: 200 - 300sqm<br>Site: 500 - 750sqm |

It is important to note that these guidelines have been developed for urban greenfield areas within SEQ, particularly those subject to intensify developed within Priority Development Areas. As such, the results of this assessment need to be interpreted from a peri-urban perspective, where facilities service lower population density catchments over large geographies and travel times. Moreover, these guidelines assume a normalised population age profile and therefore need to be adjusted to account for facility demand in areas with higher than average shares of older residents.

[4] DILGP (2015), Community facilities, PDA guideline no. 11, May 2015, Economic Development Queensland, Brisbane

RPS has also sourced Desired Standards of Service from Beaudesert Local Government Infrastructure Plan.

**Table 3 Land for community facilities network[5]**

| Facility type | Facility hierarchy | Rate of provision (Facility-to-Population) | Minimum land size (Land area/Facility GFA) |
|---|---|---|---|
| **Community/Civic Facility** | | | |
| General community space | Local | 1:10,000 | Town Residential: 1,000sqm / 200sqm<br>Rural Residential: not applicable |
| Community centre | Region | 1:30,000 | Town Residential: 2,000sqm / 300sqm<br>Rural Residential: not applicable |
| **Cultural facility** | | | |
| Library | Region | 1:30,000 | Town Residential: 3,000sqm / 1,800sqm<br>Rural Residential: not applicable |
| Art gallery or dedicated art space | Region | 1:30,000 | 2,000sqm / 500sqm |
| Museum | Region | 1:30,000 | 4,000sqm / 1,200sqm |
| **Sporting facility** | | | |
| Indoor sports facility | Region | 1:30,000 | 4,000sqm / 500sqm |
| Aquatic centre | Region | 1:30,000 | 5,000sqm (land area) |

These Desired Service Standards are similar to those of other Council's in South East Queensland, namely Ipswich City Council which are directly referenced in the Infrastructure Plan. The Rates of Provision identified in the Desired Service Standards align with more urban parts of South East Queensland and therefore, like with the EDQ Guidelines, likely overstate the size of the population required to justify the facilities.

### 2.3.2 Applying the Rates

Utilising these population thresholds, RPS has identified what can be supported in both the Catchment and the wider Scenic Rim in the following table.

**Table 4 Facilities Requirement, Catchment and Scenic Rim LGA**

| Geography | Facility Type | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 |
|---|---|---|---|---|---|---|---|
| Beaudesert SA2 | Branch Library | 0.95 | 1.09 | 1.44 | 1.78 | 2.04 | 2.16 |
| | Central Library | 0.47 | 0.54 | 0.72 | 0.89 | 1.02 | 1.08 |
| | Community centre/multi-purpose hall | 2.37 | 2.72 | 3.60 | 4.46 | 5.10 | 5.41 |
| | Multi-purpose community centre and/or neighbourhood centre | 0.71 | 0.82 | 1.08 | 1.34 | 1.53 | 1.62 |

[5] SRRC (2018), Beaudesert Local Government Infrastructure Plan, accessed at http://www.scenicrim.qld.gov.au/documents/44179689/45033154/Amendment 10 Beaudesert Schedule 7 Local Government Infrastructure Plan 20 June 2018.pdf, on 20 February 2019

| Geography | Facility Type | 2016 | 2021 | 2026 | 2031 | 2036 | 2041 |
|---|---|---|---|---|---|---|---|
| Scenic Rim LGA | Branch Library | 2.73 | 2.99 | 3.43 | 3.86 | 4.24 | 4.49 |
| | Central Library | 1.37 | 1.49 | 1.72 | 1.93 | 2.12 | 2.25 |
| | Community centre/multi-purpose hall | 6.83 | 7.47 | 8.58 | 9.64 | 10.59 | 11.23 |
| | Multi-purpose community centre and/or neighbourhood centre | 2.05 | 2.24 | 2.57 | 2.89 | 3.18 | 3.37 |

Overall, the population in the Beaudesert catchment is sufficient to support:

- One branch size library (standalone or co-delivered with a general community space), growing to a central or regionally significant library by 2036;
- One general community space (standalone or co-delivered with a branch-size library), growing to a multi-purpose community centre/neighbourhood or community centre by 2036; and
- One combined art gallery or dedicated art space/museum growing to one of each facility (e.g. one art gallery and on museum) by 2036;
- One combined indoor sports/aquatic centre, growing to one of each facility (e.g. one indoor sports facility and one aquatic centre) by 2036.

These provision options reflects a number of factors:

- The peri-urban nature of the catchment justifies the earlier establishment of facilities than would be justifiable in more urban locations of South East Queensland, particularly in the absence of higher order, regional and State significant facilities as part of a broader network.
- Several facility types in the Desired Service Standards have demonstrated models of collocation and co-delivery that can facilitate earlier density of more significant facilities until such time as the population thresholds for larger standalone facilities can be justified. This approach is likely to be most relevant for the delivery of branch-size libraries with general community spaces as part of a combined offering but is also relevant to other types of community facilities.
- The definition of the Catchment of as the Beaudesert SA2 is somewhat arbitrary, driven as much by statistical geographical boundaries as road-based travel times. It is therefore possible and highly likely that the proposed facility will draw on demand from the wider Scenic Rim LGA beyond the defined catchment. This can assist to offset lower that necessary population levels in the catchment against several of the rates of provision, with the facility shifting to more meet local demand over time as the catchment population grows.

### 2.3.3 Current Supply

#### 2.3.3.1 Current Library Supply

Local residents currently have access to one library in the Catchment. Beaudesert Public Library is open Monday to Saturday and is closed on Sundays[6]. In addition, RPS identified three other library

[6] SLQ (2019), Beaudesert Library, accessed at https://www.slq.qld.gov.au/how-do-i/find-a-public-library/beaudesert-library, on 19 February

establishments within the wider Scenic Rim LGA, but not within the Catchment. These libraries fulfil local branch library functions as part of an integrated local library network. It is understood that all libraries have reciprocal borrowing policies with all other Queensland libraries under Queensland State Library policies.

**Table 5 Library Supply, Catchment and Scenic Rim LGA**

| Name | Address | Location |
|---|---|---|
| Beaudesert Public Library | 58 Brisbane Street, Beaudesert | Catchment |
| Boonah Library | 3 High Street, Boonah | Scenic Rim |
| Canungra Library | 12 Kindston Street, Canungra | Scenic Rim |
| Tamborine Mountain Library | Corner Main Street & Yuulong Road, Tamborine Mountain | Scenic Rim |

It is proposed that as part of the Library and Community Centre development, the current Beaudesert Public Library will be closed and either refurbished or relocated to one of the other two nominated sites. This means that the proposed library and community centre will not represent a net addition in terms of the aggregate number of libraries, instead providing a larger and more comprehensive and integrated library and community centre facility than current provided.

Consideration should also be given to the role that mobile libraries play in the library service network of the Scenic Rim. Identified mobile library sites are summarised in the following table.

**Table 6 Mobile Library Sites, Catchment and Scenic Rim LGA**

| Service Address | Location |
|---|---|
| Salisbury Avenue, Kooralbyn | Catchment |
| Collins Street, Rathdowney | Catchment |
| Cahill Park, Christmas Creek Road, Hillview | Catchment |
| Graceleigh Park, Beechmont | Scenic Rim |
| Corner Waterford-Tamborine Road & Beenleigh-Beaudesert Road, Tamborine | Scenic Rim |
| George Street, Kalbar | Scenic Rim |
| Memorial Park, Harrisville | Scenic Rim |
| Peak Mountain View Park, Peak Crossing | Scenic Rim |

### 2.3.3.2 Community Centres and Facilities Supply

RPS has reviewed current community centres and facilities supply using the Queensland Government's QSpatial data sets for Community Centres. This data covers a diverse range of social infrastructure. This has been supplemented by desktop research and analysis to identify other centres and facilities not necessarily captured in the QSpatial data.

All identified social infrastructure facilities within the defined Catchment are listed below.

**Table 7 Community Facilities, Catchment, Current as at 2019[7]**

| Name | Facilities Type |
|---|---|
| Beaudesert Community Arts And Information Centre | Tourist Information Centre |
| Beaudesert Seventh Day Adventist Church | Place Of Worship |
| Rathdowney Post Office | Post Office |
| Sacred Heart Church, Christmas Creek | Place Of Worship |
| Beaudesert Qcwa | Community Centre |
| Beaudesert Uniting Church | Place Of Worship |
| Beaudesert Post Office | Post Office |
| The Centre Beaudesert | Art Gallery |
| Uniting Church Beaudesert | Place Of Worship |
| Beaudesert Magistrates Court | Court House |
| Hillview Memorial Hall | Public Hall |
| Rathdowney Visitor Information Centre | Tourist Information Centre |
| St John's Church, Kerry | Place Of Worship |
| St James Catholic Church | Place Of Worship |
| Beaudesert Historic Museum | Museum |
| St Joseph's Church, Rathdowney | Place Of Worship |
| Gleneagles Gables Function Centre | Function Centre |
| Scenic Rim Regional Council Office | Local Government Chambers |
| The Beaudesert HUB | Community Centre |
| Beaucare | Community Centre |

As evident in the table, the majority of facilities are linked to religious institutions and facilities or Local Government service delivery functions. However, centres and facilities of relevance to the proposed Beaudesert Library project are listed below:

- Beaudesert Community Arts and Information Centre
- Beaudesert Qcwa
- The Centre Beaudesert
- Hillview Memorial Hall
- Beaudesert Historic Museum
- Gleneagles Gables Function Centre
- The Beaudesert HUB
- Beaucare

[7] QGSO (2019) QSpatial Community Facilities spatial datasets, provided upon request to QGSO, accessed and analysed against ABS ASGS spatial boundaries using ArcGIS.

Currently, the closest facility that fulfils the role of a community centre is The Centre Beaudesert. Located on Brisbane Street next to Council's administrative buildings, The Centre provides a range of spaces that are accessible to the general community and user groups. Facilities include:

- Regional gallery (Admission Free)
- Theatre
- Flexible raked seating for intimate or full auditorium mode
- A number of rooms suitable for meetings
- Workshop spaces available
- Full facilities for conferencing including large screens and data projection, whiteboards, internet etc.
- Online booking facilities for performances and events

Overall, the role and function of The Centre appears to be primarily that of a performing arts and conferencing venue. Such venues typically include provision of meeting rooms and workshop spaces which are similar to that of a community centre.

The other facilities appear to have a more specific and targeted role and function. They are either run by or used exclusively or predominantly by a single group or organisation or lack the capacity to be accessed on a fee-paying basis. This partly reflects the challenges in community centres and hub distinguishing between the operational characteristics of centre managers (which often deliver funded services through a centre they are managing) and the centre itself.

#### 2.3.3.3 Community Centre User Groups

Community centre capacity and spaces are typically drawn down by a number of different types of user groups. These include mothers and parents groups, child care and minding services, community health service providers, community groups and associations and clubs. Council's community directory includes details on a diverse range of associations by major categories[8]:

Sporting clubs and bodies feature prominently in the list. However, Service Clubs and Associations are the most common type of community group. This in part reflects the diversity of activities that fall within this category, but also reflects the depth of social capital within peri-urban locations such as Beaudesert and the wider Scenic Rim. This category includes business groups and associations (such as chambers of commerce) as well as non-sporting recreation-related community groups as well as volunteer and other philanthropic associations and entities. The diversity of this social capital is an important factor to consider when assessing the need for both library and community centre facilities and the model of delivery.

## 2.4 Key Findings

Strong population growth will drive demand for library services. The Catchment is characterised by a marginally younger age profile relative to the wider region of Scenic Rim though older age groups remain significantly more prominent than in Queensland. This is reflected by the fact that couples without children households are the most common household type. Residents are highly mobile with two vehicle

[8] Council's Community Directory is accessible at https://www.scenicrim.qld.gov.au/downloads/file/1922/community-directory-pdf

households being the most common in the Catchment (35.6%), owing to the lower density and more distributed nature of the population in the Scenic Rim and within the Catchment and the lack of a comprehensive public transport network.

# 3 COST BENEFIT ANALYSIS

This section summarises the Cost Benefit Analysis (CBA) methodology and assumptions.

## 3.1 Methodology

A CBA is the most commonly used, and most comprehensive, of the economic evaluation techniques. Essentially, a CBA compares the monetised benefits and costs of a project to evaluate the desirability of a project. A CBA provides little value if it is conducted without a base case in which with to compare options. For this study, the development option is therefore analysed based on only the incremental, or additional, benefits and costs with respect to a base case. This approach is the most appropriate to assess the net economic benefits that accrue from the two development options.

The CBA steps include:

1. Identify the quantifiable benefits that can be monetised;
2. Calculate the value (in monetary terms) of the quantified incremental benefits and capital costs in net present value (NPV) terms using the discount rates;
3. Calculate the benefit cost ratio (BCR) – the total present value of all net benefits compared to the present value of capital costs to determine the ratio to which incremental net benefits exceed (or undershoot) incremental costs related with the upgrade; and
4. Undertake a sensitivity assessment.

### 3.1.1 Discount Rates

Discounting is the reverse of adding (or compounding) interest. It reduces the monetary value of future costs and benefits back to a common time dimension – the base date. Discounting satisfies the view that people prefer immediate benefits over future benefits (social time preference) and it also enables the opportunity cost to be reflected (opportunity cost of capital). Recognising the potential for multiple audiences for the business cases, real discount rates of 3, 7.5 and 10% have been applied. This complies with Infrastructure Australia and other Commonwealth Government application requirements and meets the State Government preference for a 4-4.5% real discount rate plus risk measures (i.e. 7% and 10%). Modelling of quantifiable benefits and costs are developed over a 20-year timeframe (post construction phase).

### 3.1.2 Financial Cost Approach

The cost benefit assessment undertaken in this report represents a “financial cost” assessment. This approach focuses primarily on the up-front capital costs of the project with reduced consideration of ongoing costs (beyond basic operational cost impacts). The reason for this approach is twofold:

- Firstly, it reflects the stage of the project design and concept that the Cost Benefit Analysis is testing – early stage concepts typically have a capital cost estimate but may not have detailed cash flow or maintenance cost estimates. As such, the “financial” approach does not consider ongoing cashflow consideration which includes discounting any financial revenues that could be secured by the library to offset unknown maintenance costs;

- Secondly, this economic business case specifically seeks to develop or address the validity of potential capital investment in the project. As such, evidence is required, through the CBA, of the potential return on investment (in the form of economic and social benefits) to inform this capital decision.

This approach means that replacement and refurbishment costs associated with existing assets have not been included or considered as part of the analysis. This is regarded as a future responsibility/requirement of Scenic Rim Regional Council and not a part of this assessment.

### 3.1.3 Comparison with the Base Case

For the purpose of this report, RPS has undertaken a cost benefit assessment of the ***net additional benefits and costs*** above and beyond those generated by the current Beaudesert Community Hub and Library (located at 58 Brisbane Street). This approach is regarded as appropriate as the proposed development represents a relocation, redevelopment and expansion of an existing library capacity.

RPS has benchmarked the characteristics and attributes of the existing Beaudesert Community Hub and Library using Library and region-specific data for 2014/15 to 20178 from the State Library of Queensland. The main attributes sourced from this data include:

- Current size (floor space), facilities and assets of the Beaudesert Community Hub and Library; and
- Current library membership, facility and usage rates across all libraries in the Scenic Rim Region.

## 3.2 Assumptions

In addition to assumptions made as part of analysis in **sections 4.0 and 5.0** of this report, a series of assumptions as inputs into the cost benefit analysis have been made. The following reference table is provided for the purposes of transparency.

**Table 8 Cost Benefit Analysis Assumptions[9]**

| Assumption | Value |
|---|---|
| Assessment Period | 20 Years |
| Construction Phase | 2 years (2022/23 and 2023/24) |
| First year of operation | 2025 |
| Membership to Population Ratio | 59%[10] |
| Library Visits per Capita | 5.11 |
| Average duration of library visit | 45 mins |
| Membership Boost Due to Delivery of Expanded and New Facilities | 20% |
| Value of User per Hour | $15[11] |
| Non-User Willingness to Pay for a New and Expanded Library and Community Hub | $66 per year per Member[12] |
| Meeting Room Hours of Availability | 60 per week |
| Meeting Room Utilisation Rate | 50% |
| Commercial cost per Hour for Meeting Room | $30[13] |
| Per Visit Value for WIFI and Library Internet Usage | $10 |
| Travel Time Savings for Collocation Trip Linking by Visitors | 5 min (each way) savings for Beaudesert SA2 residents and 15 min savings for Rest of Scenic Rim residents. Valued at $15 per hour[14]. |
| Civic Collocation Productivity Benefits | Equivalent to 10% of operational costs for Library. |
| Asset Life | 30 years (10 year residual life value at end of the assessment period) |

## 3.3 Benefits

### 3.3.1 Identified Benefits

A range of direct economic, social and library visitor benefits of the Project have been identified. Those benefits which are capable of being monetised for inclusion in the CBA are outlined in the table below.

[9] Unless otherwise stated/references, all assumptions were developed and reviewed in partnership with SSRC, drawing on internal stakeholders and referencing current performance attributes of Beaudesert Community Hub and Library.

[10] State Library of Queensland (2019) Annual Reporting, Council and Public data from http://www.plconnect.slq.qld.gov.au/manage/statistics/annual-statistical-bulletins

[11] Based on time value of money estimates from ATAP Guidelines accessed at https://www.atap.gov.au/

[12] Value was estimated from State Library of Victoria and Public Library Victoria Network

[13] Based on a review of minimum costs of commercial for-hire meeting rooms across SEQ.

[14] Based on time value of money estimates from ATAP Guidelines accessed at https://www.atap.gov.au/

**Table 9 Profile of Benefits of the Beaudesert Community Hub and Library Project**

| Benefit | Description and Approach | Calculation Approach |
|---|---|---|
| Construction Supply Chain | The value to the supply chains of the construction costs. Based on the Indirect Type 1 construction industry benefits using an economic impact assessment methodology and a Scenic Rim specific input/output transaction table. | ABS, custom Scenic Rim transaction table input/output table. |
| Library User Leisure Time Value | The direct leisure value of members and users of the new and expanded Community Hub and Library. | Valued at the time value of money benchmarked against ATAP Guidelines. Applied only to net additional member and visitor numbers above and beyond current Beaudesert Community Hub and Library visitation rates. Applied from 2022 onwards. Based on projected membership estimates in the Beaudesert SA2 plus 10% of projected membership levels in the remainder of the Scenic Rim LGA. |
| Non-User Willingness to Pay (WTP) for Library Services | The willingness of non-library and community hub users in the Beaudesert and Scenic Rim catchments to pay for a new library and community hub. Reflects the value attributed to non-users of increased social infrastructure and capital availability, accessibility and capacity within the area. | WTP value sourced from previous national surveys and applied to membership numbers in line with the Library User Leisure Time Value benefit. |
| Meeting and Training Room Spaces Value | The proposed meeting and training room spaces represent additional capacity not currently offered in the Beaudesert Community Hub and Library. This provides flexible formal and informal space for community groups to meet and for early childhood and adult training and education programs to be run. | Shadow priced based on desktop research of the entry price per hour of commercial meeting room hire in South East Queensland. Assumes the 4 meeting/training rooms have an availability of 45hrs per week and a utilisation rate of 20%. |
| Internet and WIFI Access Benefit | The benefit to users and members of the availability of physical asset internet and WIFI access at the library. Identified as a major driver of library and community hub usage nationally. | Shadow priced based on desktop research of the hourly rate of internet cafes for internet access. Valued at $10 per hour excluding printing. Applied to all net additional members and users. |
| Trip Linking Opportunities | The benefit to users and visitors of the collocation of the community hub and library with both Council administration offices and open space. Represents trip timing savings benefits by providing trip linking opportunities. | Valued based on Australian Transport Assessment and Planning (ATAP) Guidelines methodology for the personal value of travel time savings. Savings assumed at 5mins each way for net additional members and visitors in the Beaudesert SA2 and 15 mins each way for Scenic |

| Benefit | Description and Approach | Calculation Approach |
|---|---|---|
| | | Rim additional members and visitors (10% only). |
| Civic Collocation Productivity Benefits | Benefits to Council and Library operations from the collocation and direct access connectivity. | Valued at 10% of assumed per sqm operational costs of the proposed community hub and library. |
| Residual Asset Value | Residual value of the library asset at the end of the assessment period. | Based on a linear residual value methodology (construction value divided by the life of the asset and then multiplied by the years remaining post the assessment period). |

### 3.3.2 Value of Benefits

The present value of benefits

**Table 10 Present Value of Benefits ($ million), by Discount Rate, 2020 to 2041, Beaudesert Community Hub and Library Project**

| Economic, Social and Environmental Benefits | Nominal (2022) | 3% | 7% | 10% |
|---|---|---|---|---|
| Construction Supply Chain | $3.45 | $3.3 | $3.1 | $3.0 |
| Library User Leisure Time Value | $15.32 | $10.7 | $6.9 | $5.1 |
| Non-User Willingness to Pay for Library Services | $11.65 | $8.2 | $5.3 | $4.0 |
| Meeting and Training Room Spaces Value | $4.08 | $3.0 | $2.0 | $1.6 |
| Internet and WIFI Access Benefit | $8.99 | $6.3 | $4.1 | $3.0 |
| Trip Linking Opportunities | $3.92 | $2.7 | $1.8 | $1.3 |
| Civic Collocation Productivity Benefits | $0.50 | $0.4 | $0.3 | $0.2 |
| Residual Asset Value | $4.21 | $2.4 | $1.2 | $0.7 |
| **Total Benefits** | **$52.1** | **$36.9** | **$24.7** | **$18.9** |

The largest contributors to this value is expected Library User Leisure Time and Non-User Willingness to Pay. Internet and WIFI access and Construction Supply Chain benefits are the next most prominent, each with 5% contribution to the present value of benefits.

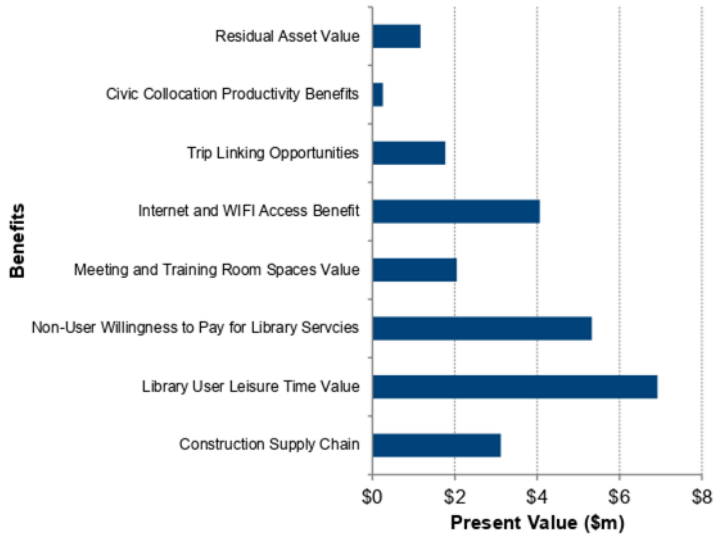


**Figure 5 Share of Benefit Present Value, Project Benefits, Beaudesert Community Hub and Library**

## 3.4 Costs

### 3.4.1 Capital Costs

Capital costs estimated are included in Appendix A of this report. At the time of this report, the project has an estimated capital cost of $12,637,393 (including contingencies). These capital costs are allocated evenly over the 2022/23 and 2023/24 financial years in line with an assumed 2 year construction phase.

### 3.4.2 Operational Costs

Operational costs have been estimated for the proposed project by the quantity surveyor. This is based on a per sqm unit cost of $145/sqm per year.

For the purposes of this net assessment, only the increase in operational costs above and beyond the current Beaudesert Community Hub and Library is included. For consistency, RPS has applied the same operational unit cost rate to the existing 480sqm of the Beaudesert Community Hub and Library (excluding external covered area).

The net additional annual operational costs for the project is therefore estimated at $223,500 per year.

### 3.4.3 Summary of Costs

The present value of capital and operational costs is illustrated in the figure below. The present value ranges from $15.0m at the 3% discount rate to $12.5m at the 10% discount rate. Construction phase capital costs account for the largest proportion of the project costs under all discount rates.

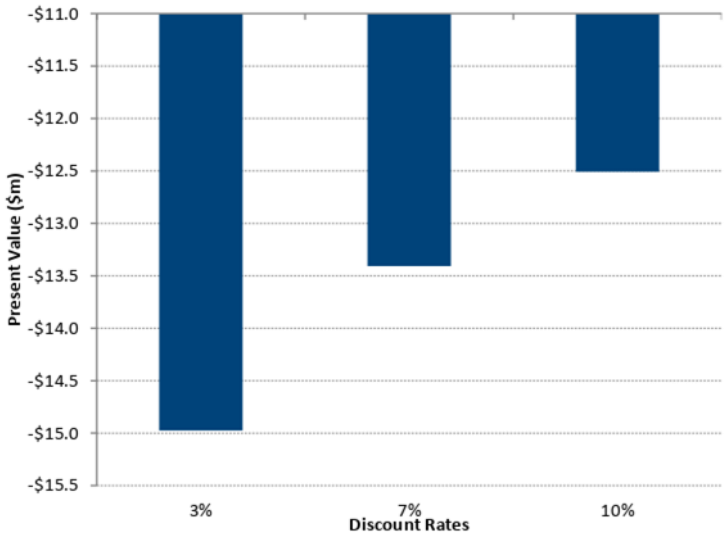


**Figure 6 Present Value, Capital and Operational Costs, Beaudesert Community Hub and Library**

## 3.5 Summary of Cost Benefit Analysis Results

Based on a comparison of the present values of the costs and calculated benefits, it is estimated that the Beaudesert Community Hub and Library project will have a positive Net Present Value under all discount rates, ranging from +$22.0 at the 3% discount rate to +$8.5m at the 3% discount rate over the 20 years assessment period.

Similarly, a review of the Benefit Cost Ratios reveals ratios are above 1.0 for all discount rates (1.0 is when benefits are equal with costs) and exceeds 2.0 under the Options 3% discount rate scenario.

**Table 11 CBA Results, by Discount Rate, 2022 to 2041, Beaudesert Community Hub and Library**

| Summary | Nominal | 3% | 7% | 10% |
|---|---|---|---|---|
| Costs | -$16.6 | -$15.0 | -$13.4 | $12.5 |
| Benefits | $52.1 | $36.9 | $24.7 | $18.9 |
| NPV | $35.5 | $22.0 | $11.3 | $6.4 |
| BCR | 3.14 | 2.47 | 1.84 | 1.51 |

BCRs for the project are illustrated in the figure below.

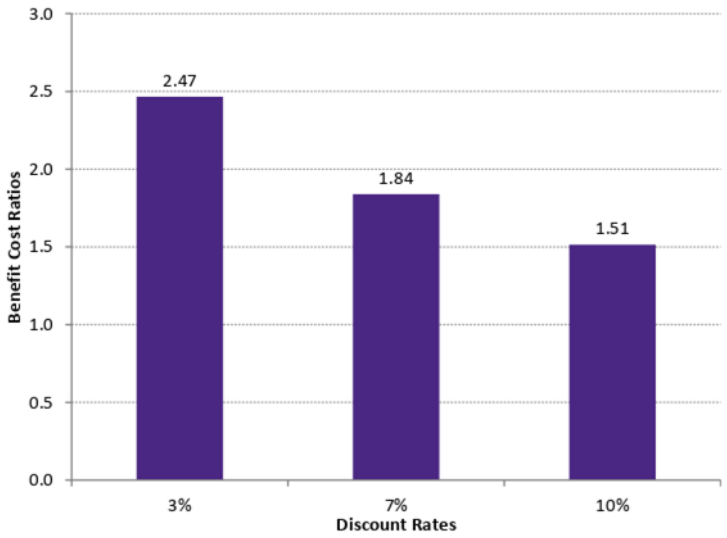


**Figure 7 Benefit Cost Ratios, by Discount Rate, Beaudesert Community Hub and Library, 2022 to 2041**

# 4 ECONOMIC AND EMPLOYMENT IMPACT ASSESSMENT

This section summarises the preliminary employment indicators and economic impact assessment results for the Project. This section also provides an outline of the methodology and assumptions associated with the preparation of these preliminary results.

## 4.1 Methodology and Approach

At the core of an Economic Impact Assessment is Input–Output (IO) tables. IO tables are part of the national accounts by the ABS and provide detailed information about the supply and use of products in the Australian economy, and the structure of and inter–relationships between Australian industries.

IO tables are converted, through statistical analysis, into a series of Economic Multipliers. These Multipliers represent the relationship between the direct activity (expenditure or production) associated with a Project and the wider economy.

The results of an EIA are generally presented as both direct effects, that is effects from the direct activity of the Project or event, and indirect effects, which are additional effects from further rounds of spending in the supply chain. A third or consumption effect, resulting from rounds of consumer spending generated by the additional income in the region can also be calculated.

There are two broad levels of Multipliers that can be utilised for Impact Assessments:

5. **Simple Multipliers** – including the Direct or Initial Effect, First Round and Industry Supply Chain effects;

6. **Total Multipliers** – including the Simple Multipliers plus subsequent Induced Production and Household Consumptions effects.

Impact Assessments can assess:

- **Output** - the actual dollar amount spent on the Project in the Region;
- **Income** - the amount of wages and salaries paid to labour;
- **Employment** - the full-time equivalent (FTE) per annum employment generated by the project; and
- **Value Added** - the value added to materials and labour expended on the project.

RPS has undertaken an Impact Assessment for the regional economy, focused solely on **Simple Multipliers**. For the regional economic impacts, this entailed the following tasks:

1. Transaction tables were developed from National IO tables for the regional economy. For the regional economy, the Regional Transaction Table was calculated by applying employment-based location quotients for the Region, based on the results of the 2016 Census of Population and Housing. This has the effect of excluding spending on imports to the Region since they generate no local economic activity.

2. Economic Multipliers were then generated for regional economy across 119 industry categories defined by the ABS;

3. Construction and operational expenditure and production associated with the development were allocated across 119 industry categories; and

4. Economic impacts associated with the Project are calculated.

### 4.1.1 Criticisms of Impact Assessments

Economic Impact Assessments based on IO-tables and Economic Multipliers have been criticised by Government and academia. RPS recognises Economic Multipliers are based on limited assumptions that can result in multipliers being a biased estimator of the benefits or costs of a project.

Shortcomings and limitations of Multipliers for economic impact analysis include:

- **Lack of supply–side constraints**: The most significant limitation of economic impact analysis using multipliers is the implicit assumption that the economy has no supply–side constraints. That is, it is assumed that extra output can be produced in one area without taking resources away from other activities, thus overstating economic impacts. The actual impact is likely to be dependent on the extent to which the economy is operating at or if it is near capacity.
- **Fixed prices**: Constraints on the availability of inputs, such as skilled labour, require prices to act as a rationing device. In assessments using multipliers, where factors of production are assumed to be limitless, this rationing response is assumed not to occur. Prices are assumed to be unaffected by policy and any crowding out effects are not captured.
- **Fixed ratios for intermediate inputs and production**: Economic impact analysis using multipliers implicitly assumes that there is a fixed input structure in each industry and fixed ratios for production. As such, impact analysis using multipliers can be seen to describe average effects, not marginal effects. For example, increased demand for a product is assumed to imply an equal increase in production for that product. In reality, however, it may be more efficient to increase imports or divert some exports to local consumption rather than increasing local production by the full amount.
- **No allowance for purchasers' marginal responses to change**: Economic impact analysis using multipliers assumes that households consume goods and services in exact proportions to their initial budget shares. For example, the household budget share of some goods might increase as household income increases. This equally applies to industrial consumption of intermediate inputs and factors of production.
- **Absence of budget constraints**: Assessments of economic impacts using multipliers that consider consumption induced effects (type two multipliers) implicitly assume that household and government consumption is not subject to budget constraints.
- **Not applicable for small regions**: Multipliers that have been calculated from the national IO table are not appropriate for use in economic impact analysis of projects in small regions. For small regions multipliers tend to be smaller than national multipliers since their inter–industry linkages are normally relatively shallow. Inter–industry linkages tend to be shallow in small regions as they usually do not have the capacity to produce the wide range of goods used for inputs and consumption, instead importing a large proportion of these goods from other regions.

### 4.1.2 Adjustments to Improve EIA Reliability

Despite this, IO tables and Economic Multipliers remain popular due to their ease of use and communication of results. RPS has undertaken a number of steps and made appropriate adjustments to the EIA methodology to address and mitigate these concerns.

***RPS has only used Simple Multipliers in the Assessment***. This has the effect of discounting Household Consumption impacts from the assessment. By doing so, only those industries with a first round or supply chain connection are considered. This has the effect of making the results of the EIA conservative and suitable to inform decision making.

RPS regards the use of Economic Multipliers as part of this Assessment as appropriate and reliable. The results of the assessment are conservative, defensible and suitable for informing decision making.

## 4.2 Summary of Results

The following tables provide a breakdown of the direct and indirect economic impacts of the Project during construction and operational phases.

### 4.2.1 Construction

To calculate construction impacts, RPS first established the local construction spend based on data provided by Proactive QS and Associates. RPS attributed 95% of the capital expenditure to the Non-Residential Construction sector. An allowance of 5% of total capital cost was made for allocation to Professional and Construction Services.

Direct and indirect economic impacts of construction of the proposed Project to the regional economy are summarised in the table below.

**Table 12 Construction Impacts ($m), Beaudesert Library and Community Hub**

| Total | Direct Impacts | First Round Impacts | Industry Support Impacts | Total Impacts |
|---|---|---|---|---|
| Output | $12.64 | $7.81 | $5.02 | **$25.47** |
| Income | $1.47 | $1.72 | $1.23 | **$4.41** |
| Jobs (FTEs) | 17.70 | 18.94 | 13.51 | **50.14** |
| Gross Value Added | $2.85 | $3.04 | $2.19 | **$8.08** |

| Annual Average | Direct Impacts | First Round Impacts | Industry Support Impacts | Total Impacts |
|---|---|---|---|---|
| Output | $6.32 | $3.91 | $2.51 | **$12.74** |
| Income | $0.73 | $0.86 | $0.61 | **$2.21** |
| Jobs (FTEs) | 8.85 | 9.47 | 6.75 | **25.07** |
| Gross Value Added | $1.43 | $1.52 | $1.10 | **$4.04** |

A total of 50.1 direct and indirect FTEs are estimated to be supported during the construction fees. Given the nature of the Project and the anticipated timeframe of construction completion, this construction job creation will be realised across both years (i.e. 25.1 FTEs supported over the 2 years).

A projected $4.4m of income is expected to stem from the Project, with overall direct and indirect GVA contribution projected to reach $8.08m (based on Simple economic multipliers).

### 4.2.2 Operational Activity

A range of ongoing expenditure-based activity is expected to be supported by the project once fully operational. This is based on the net additional operational expenditure associated with the project above and beyond current operational costs. Operational cost estimates are based on an average of $150/sqm/year in line with QS estimates.

For the purpose for this assessment, RPS has allocated the annual net operating expenditure across the following industry sectors:

- Other Repair and Maintenance
- Building Cleaning, Pest Control and Other Support Services
- Internet Service Providers, Internet Publishing and Broadcasting, Websearch Portals and Data Processing
- Public Administration and Regulatory Services

Each of these expenditure impacts have been identified and incorporated into the economic impact assessment.

**Table 13 Ongoing Impacts ($m), Annual and 20 Years, Beaudesert Library and Community Hub**

| Annual Impact | Direct Impacts | First Round Impacts | Industry Support Impacts | Total Impacts |
|---|---|---|---|---|
| Output | $0.24 | $0.05 | $0.02 | **$0.31** |
| Income | $0.06 | $0.01 | $0.01 | **$0.08** |
| Jobs (FTEs) | 1.11 | 0.15 | 0.07 | **1.33** |
| Gross Value Added | $0.09 | $0.02 | $0.01 | **$0.12** |

| 20 Year Impacts | Direct Impacts | First Round Impacts | Industry Support Impacts | Total Impacts |
|---|---|---|---|---|
| Output | $4.71 | $0.97 | $0.47 | $6.14 |
| Income | $1.27 | $0.30 | $0.13 | $1.69 |
| Jobs (FTEs) | 1.11 | 0.15 | 0.07 | 1.33 |
| Gross Value Added | $1.76 | $0.49 | $0.23 | $2.49 |

Based on RPS' analysis, the proposed Project will stimulate a total of $6.14m in Economic Output and over $2.49m in Gross Value added over the 20 year assessment period.

This relates only to the operation of the facility itself and does not include FTEs and budget impacts of the delivery of the library service itself.

# 5 CONCLUSIONS

Overall, the results of the evaluation of the Beaudesert Community Hub and Library is positive. The Benefit Cost Ratios are above 1.0 under all discount rates above 2.0 under the 3% discount rate. The 3% discount rate is regarded as most relevant in this instance as the proposed development is a form of publicly funded social infrastructure with no commercial or market elements.

This results is particularly positive considering the conservative nature of the assessment which has intentionally discounted the proportional benefits of the current library capacity being replaced by the new development. In reality, quality, accessibility and productivity improvements associated with the existing library capacity being relocated over to a new development would yield additional benefits to users. This has not been included in the results, suggesting actual economic, social and financial returns to Council and the community of the development could be higher.

Additionally, the proposed concept design may yield additional placing making benefits from the wider Civic precinct outside of the scope of this analysis. This includes administrative efficiency benefits of the design due to direct access and connections for Council officers and visitors between the proposed hub and existing administration centre,

**Recommendation:**

**The project generates positive Benefit Cost Ratios under all discount rates and is over 2.0 under the 3% discount rate. This rate is the most relevant for social infrastructure and indicates the project will generate a positive return to the community and the economy.**

REPORT

# Appendix A

## QS Costs

REPORT

**Scenic Rim Regional Council**

## QS Concept Design Budget - Summaries

*Project Description:*

Beaudesert Community Hub and Library

COMPLETE

18th February 2021

| | Category | Amount |
|---|---|---|
| 1 | **Purchase Costs** | $0.00 |
| 2 | **Relocation/Demolition Costs** | $200,000.00 |
| 3 | **Refurbishment Costs** | $550,000.00 |
| 4 | **Construction Costs** | $10,030,750.00 |
| 5 | **Professional Fees** | $539,037.50 |
| 6 | **Contingency** | $1,697,968.13 |
| | **Sub Total :** | **$13,017,755.63** |
| 7 | **Operating Costs** | $8,834,850.00 |
| | **Total :** | **$21,852,605.63** |

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REPORT

Scenic Rim Regional Council

QS Concept Design Budget - Detail

Project Description:

Beaudesert Community Hub and Library

18th February 2021

| Item No. | Item Description | Quantity | Unit | Rate | Amount |
|---|---|---|---|---|---|
| | **Community Hub and Library - Linked to Existing Council Buildings** | | | | |
| | This Indicative Concept Cost, consists of linking the new Community Hub and Library to the adjacent existing Council Buildings. | | | | |
| 1 | **Purchase Costs** | | | | |
| 1.1 | Land Purchase - Not Applicable | 1.00 | Item | $0.00 | $ - |
| | | | | *Purchase Costs - Total:* | $ - |
| 2 | **Relocation/Demolition Costs** | | | | |
| 2.1 | Relocate existing CWA Hall and Site clearing | 1.00 | Item | $150,000.00 | $ 150,000.00 |
| 2.2 | Demolish relevant Areas of existing Council Building | 1.00 | Item | $50,000.00 | $ 50,000.00 |
| | | | | *Relocation/Demolition Costs - Total:* | $ 200,000.00 |
| 3 | **Refurbishment Costs** | | | | |
| 3.1 | Refurbish relevant Areas of existing Council Building | 1.00 | Item | $550,000.00 | $ 550,000.00 |
| | | | | *Refurbishment Costs - Total:* | $ 550,000.00 |
| 4 | **Construction Costs** | | | | |
| 4.1 | Construct New Community Hub and Library | 2031.00 | $m^2$ | $3,250.00 | $ 6,600,750.00 |
| 4.2 | Cut/Backfill and Construct Retaining Walls | 1.00 | Item | $150,000.00 | $ 150,000.00 |
| 4.3 | Lifts (1 New and 1 Refurbished) | 1.00 | Item | $320,000.00 | $ 320,000.00 |
| 4.4 | Lower Floor - Carpark - 37 Cars, Water Tanks, Plant & Lobby | 1.00 | Item | $2,055,000.00 | $ 2,055,000.00 |
| 4.5 | Entry and Exit Roads | 1.00 | Item | $140,000.00 | $ 140,000.00 |
| 4.6 | Extend Entry and Exit Roads to Helen St | 1.00 | Item | | $ - |
| 4.7 | Brisbane St - Streetscaping, Landscaping and Public Art | 1.00 | Item | $765,000.00 | $ 765,000.00 |
| 4.8 | Link Work - Existing Building & New Hub & Library | 1.00 | Item | | $ - |
| | | | | *Construction Costs - Total:* | $ 10,030,750.00 |
| 5 | **Professional Fees** | | | | |
| 5.1 | Consultancy Fees - 5% | 0.05 | Item | $10,780,750.00 | $ 539,037.50 |
| | | | | *Professional Fees - Total:* | $ 539,037.50 |
| 6 | **Contingency** | | | | |
| 6.1 | Contingency - 15% | 0.15 | % | $11,319,787.50 | $ 1,697,968.13 |
| | | | | *Contingency - Total:* | $ 1,697,968.13 |
| 7 | **Operating Costs** | | | | |
| 7.1 | Operating Costs (over 30 Years based on $145/m²) | 2031.00 | $m^2$ | $4,350.00 | $ 8,834,850.00 |
| | | | | *Operating Costs - Total:* | $ 8,834,850.00 |

**Comments**

*This Costing is based on:*

- Relocating the existing CWA and clearing the Site
- A new 2031m² Library with parking for 37 Cars Underneath with Water Tanks and Plant Room
- Demolishing, Refurbishing and Linking relevant parts of the existing Council Building to the New Community Hub and Library
- No Planning Approval or additional Infrastructure Costs
- No Escalation or GST Costs

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## 10.2 Planning Appeal 55/21 - Child Care Centre, Brooklands Drive, Beaudesert

**Executive Officer:** Manager Regional Prosperity and Communications / Acting General Manager Customer and Regional Prosperity

**Attachments:** Nil

---

**Recommendation**

That:

1. Council acknowledge the filing of an Entry of Appearance to commence a defence of Planning Appeal 55/21; and
2. Pursuant to Section 240 of the *Local Government Act 2009*, Council authorise the Manager Planning and Development to:
   (a) give instructions and act as the authorised agent for the local government; and
   (b) sign all documents for the local government.

Moved: Cr Jeff McConnell
Seconded: Cr Duncan McInnes

That the Acting General Manager Customer and Regional Prosperity's recommendation be adopted

Carried unanimously

## 10.3 Adoption of a Minor Amendment to the Scenic Rim Planning Scheme 2020 to include the updated Flood Hazard Overlay mapping for the Canungra Township

**Executive Officer:** Manager Regional Prosperity and Communications / Acting General Manager Customer and Regional Prosperity

**Attachments:**

**1.** Proposed Scenic Rim Planning Scheme 2020 Amendment No.1

---

**Recommendation**

That Council adopt the proposed Minor Amendment to the *Scenic Rim Planning Scheme 2020* (described as Amendment No.1) for commencement on 16 April 2021, in accordance with Section 18 of the *Planning Act 2016* and Chapter 2, Part 2 of the Minister's Guidelines and Rules.

Moved: Cr Virginia West
Seconded: Cr Marshall Chalk

That the Acting General Manager Customer and Regional Prosperity's recommendation be adopted

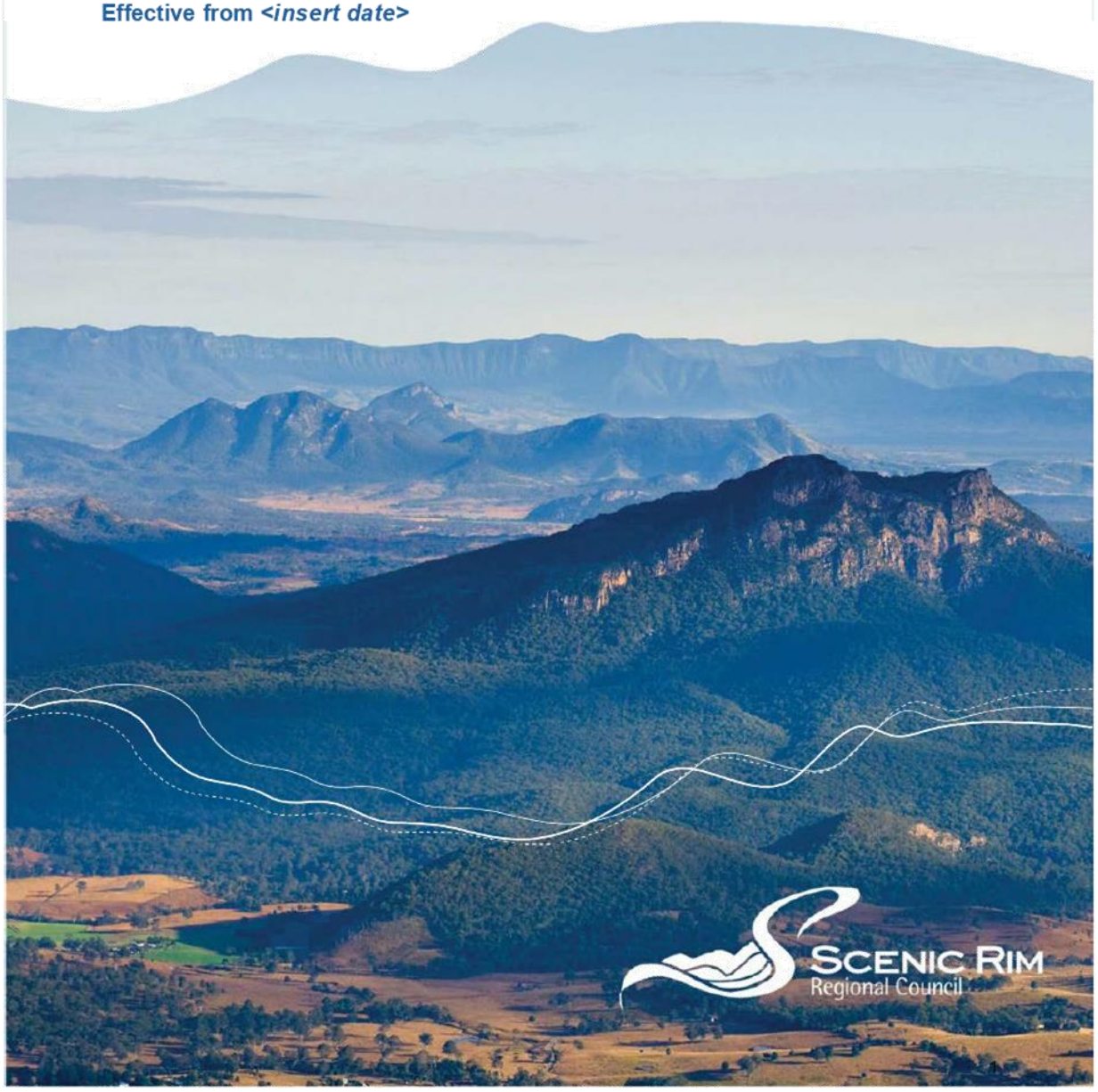
Carried unanimously

# Scenic Rim Planning Scheme 2020

## Amendment No.1

Minor Amendment to include updated Flood Hazard Overlay Mapping for the Canungra Township

**Effective from <*insert date*>**



SCENIC RIM REGIONAL COUNCIL

***Scenic Rim Planning Scheme 2020***
**AMENDMENT NO.1**

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 1 adopted on <insert date> and commenced on <insert date>.

Jon Gibbons
**CHIEF EXECUTIVE OFFICER**

2

## Contents

Preliminary ..... 4
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2 Purpose ..... 4
3 Application ..... 4
4 Amendments to the Planning Scheme ..... 5
***Item 1: Updated Flood Hazard Overlay (Hazard Area) Mapping for the Canungra Township Area ..... 5***
***Item 2: Updated Flood Hazard Overlay (Category Area) Mapping for the Canungra Township Area ..... 5***

## Preliminary

### 1 Short Title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No.1*.

### 2 Purpose

This Minor Amendment is made in accordance with Chapter 2, Part 2 of the Minister's Guidelines and Rules (Version 1.1) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Minor Amendment is to incorporate the updated flood mapping from the Refined Flood Study for the Canungra Township by Aurecon Pty Ltd adopted by Council on 23 February 2021. The Refined Flood Study for the Canungra Township applied a more detailed assessment to the Canungra township area and incorporated updated ground levels established by recent development to provide a more accurate indication of the flood risk over the land.

The revised flood study meets the criteria outlined in the Minister's Guidelines and Rules for a Minor Amendment because it seeks to include amended flood hazard mapping based on a localised flood study that has been undertaken by an RPEQ (Registered Professional Engineer Queensland) and includes climate change projections.

### 3 Application

This Minor Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

*Scenic Rim Planning Scheme 2020 (20 March 2020)*

## 4 Amendments to the Planning Scheme

### Item 1: Updated Flood Hazard Overlay (Hazard Area) Mapping for the Canungra Township Area

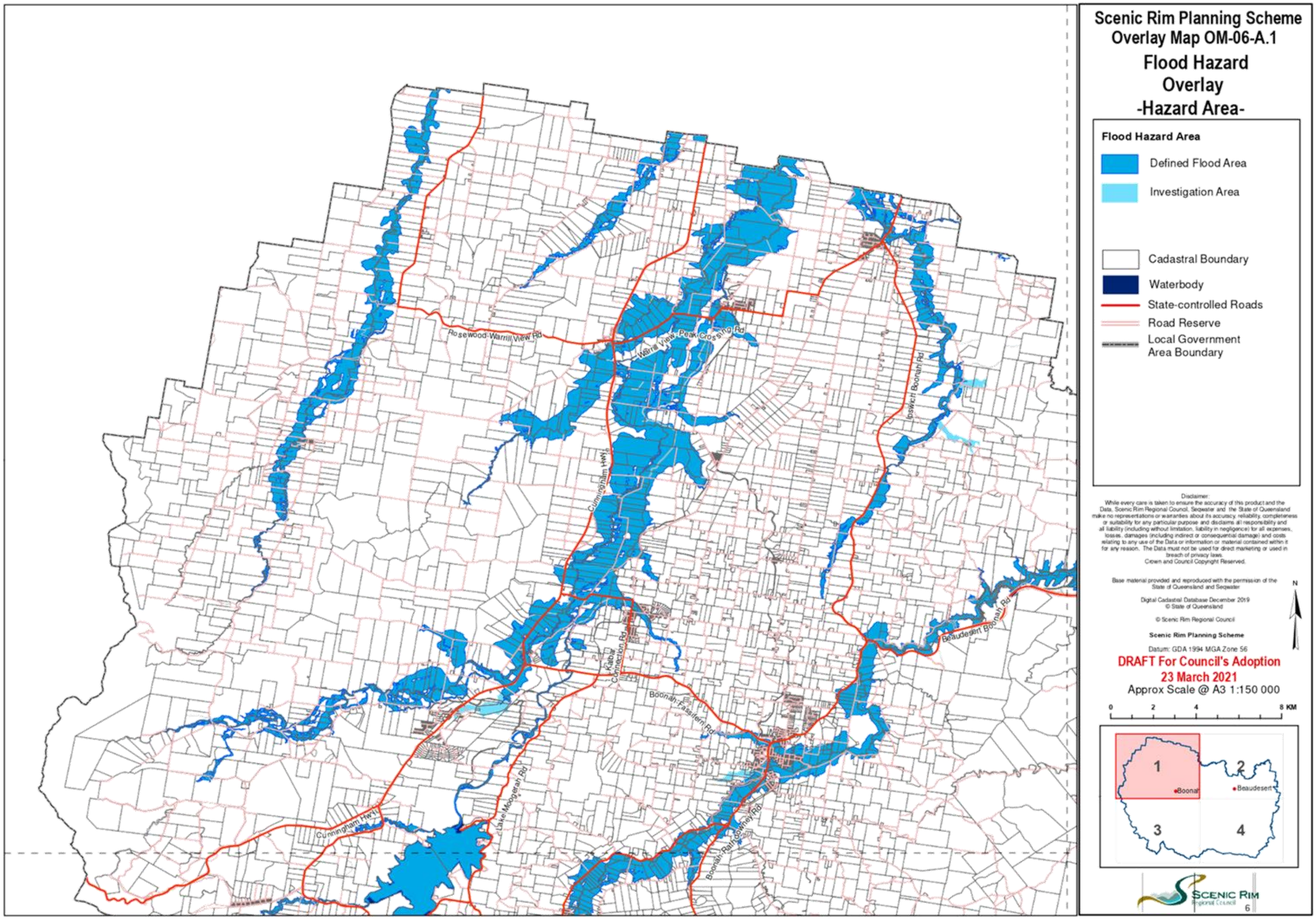
In Schedule 2, Overlay Maps, replace OM-06-A.1, OM-06-A.2, OM-06-A.3 and OM-06-A.4 with new Overlay Maps OM-06-A.1, OM-06-A.2, OM-06-A.3 and OM-06-A.4 to:

a) reflect the updated Defined Flood Area derived from the Refined Flood Study for the Canungra Township (applying to OM-06-A.2 and OM-06-A.4 only); and
b) provide a thinner blue line outlining the Defined Flood Area to improve the readability of the hard copy maps.

### Item 2: Updated Flood Hazard Overlay (Category Area) Mapping for the Canungra Township Area

In Schedule 2, Overlay Maps, replace OM-06-B.2 and OM-06-B.4 with new Overlay Maps OM-06-B.2 and OM-06-B.4 to reflect the updated hazard category mapping derived from the Refined Flood Study for the Canungra Township.

The attached maps provide the updated Overlay Mapping for the planning scheme applying to Items 1 and 2 above.


Scenic Rim Planning Scheme
Overlay Map OM-06-A.1
Flood Hazard
Overlay
-Hazard Area-
Flood Hazard Area
Defined Flood Area
Investigation Area
Cadastral Boundary
Waterbody
State-controlled Roads
Road Reserve
Local Government
Area Boundary
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Approx Scale @ A3 1:150 000
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Cunningham Hwy
Kalbar Connection Rd
Beaudesert Boonah Rd
Boonah-Fassifern Rd
Lake Moogerah Rd
Boonah-Rathdowney Rd
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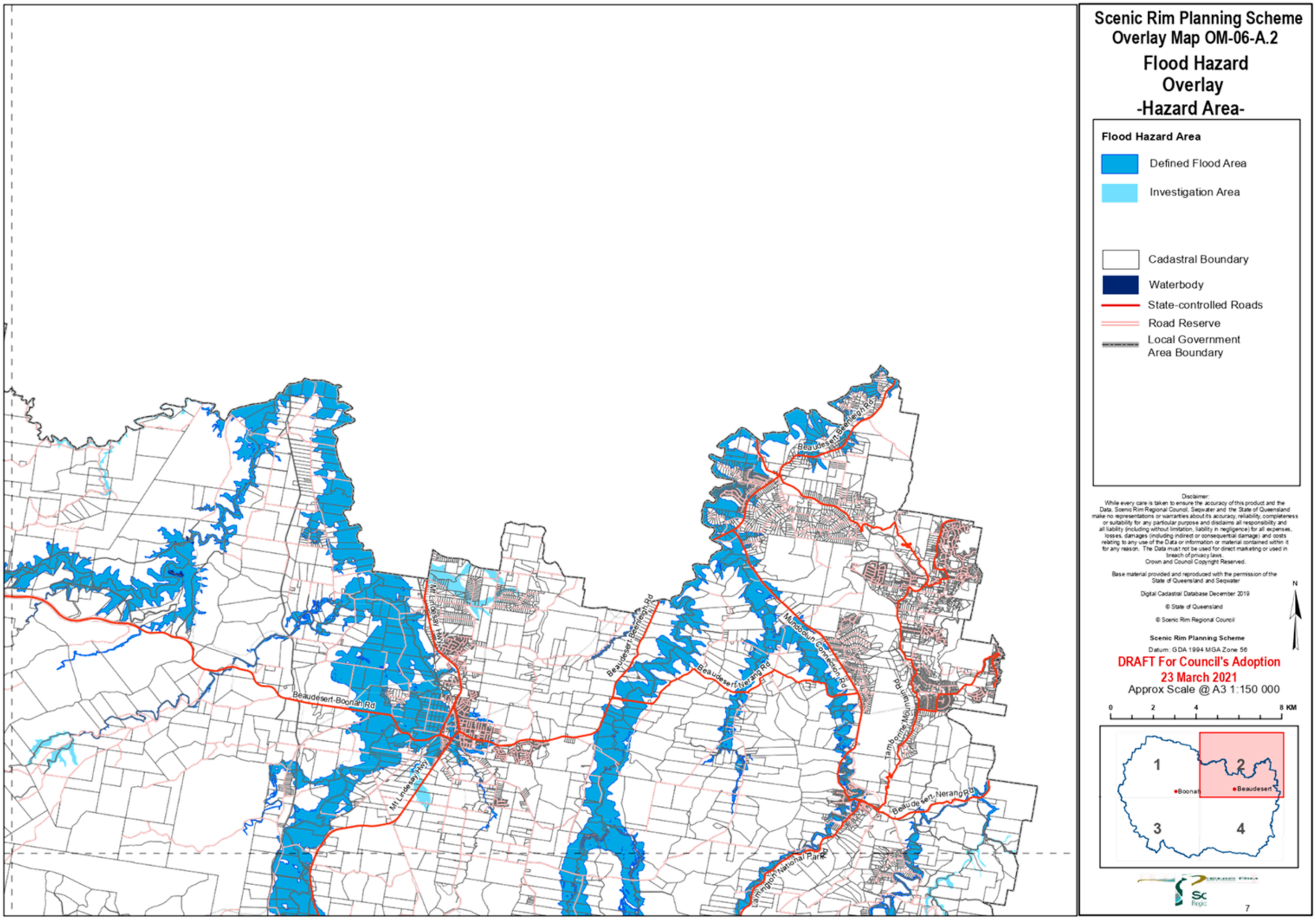
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Overlay Map OM-06-A.2
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Investigation Area
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Tamborine Mountain Rd
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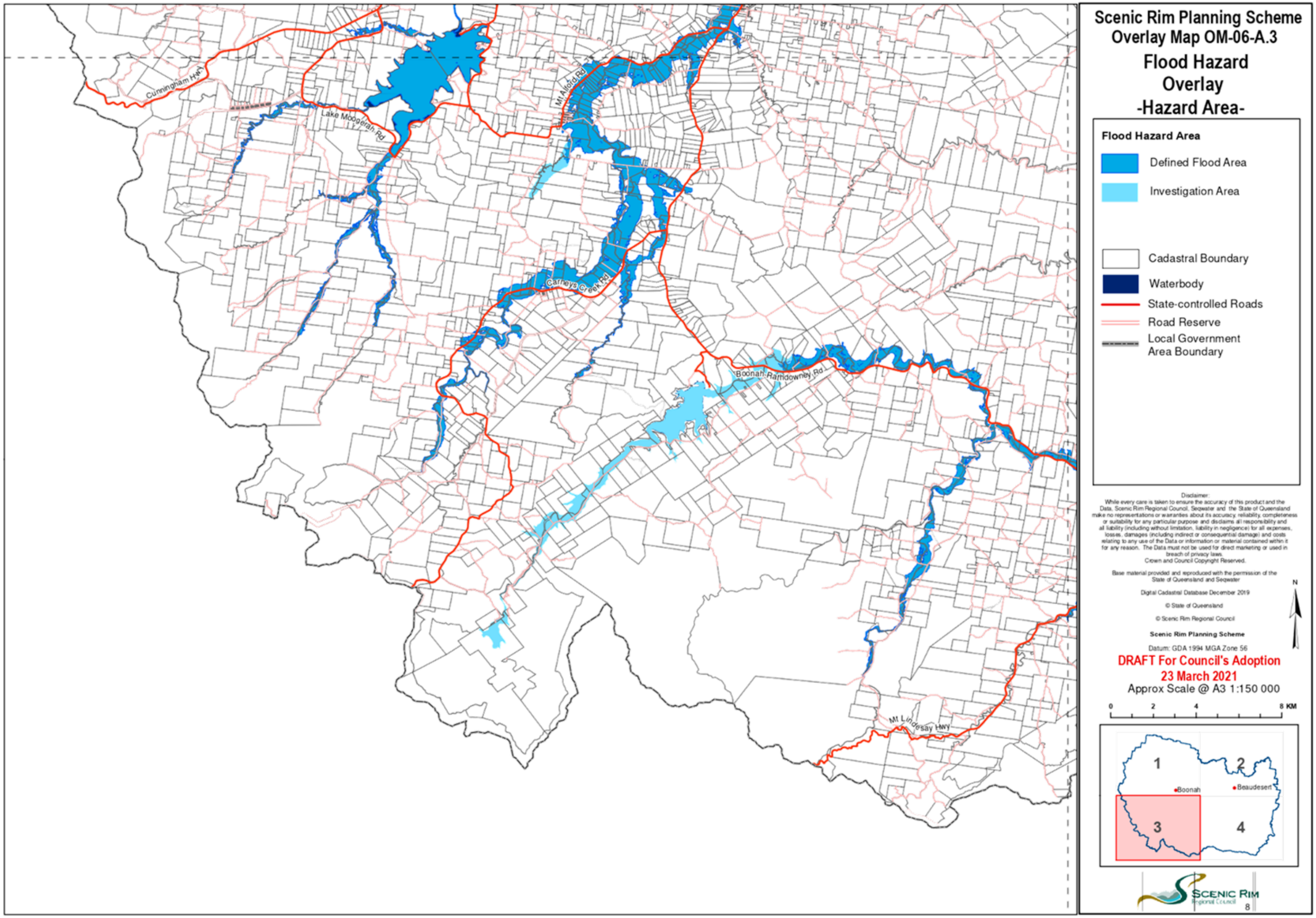
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Overlay Map OM-06-A.3
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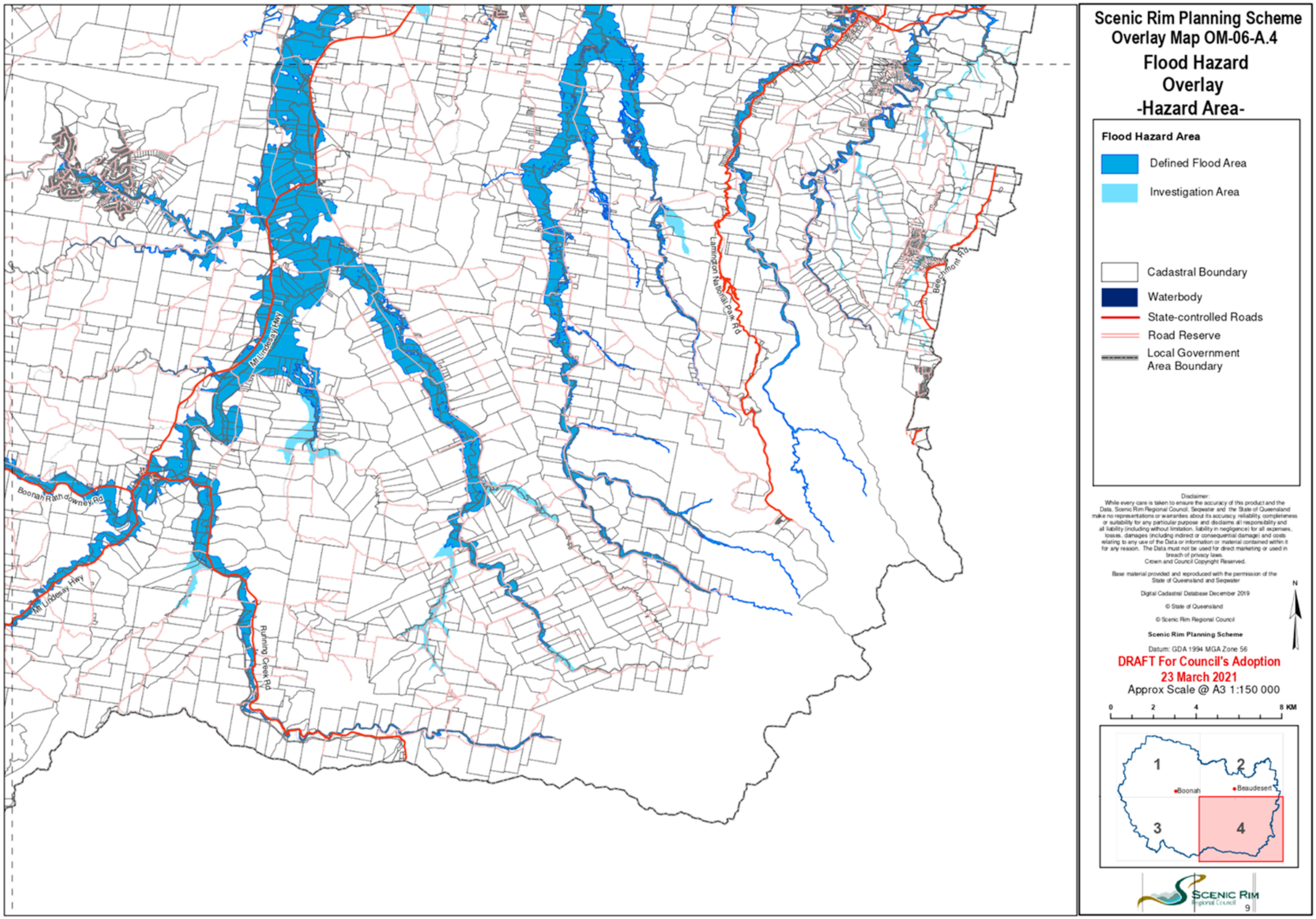
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Overlay Map OM-06-A.4
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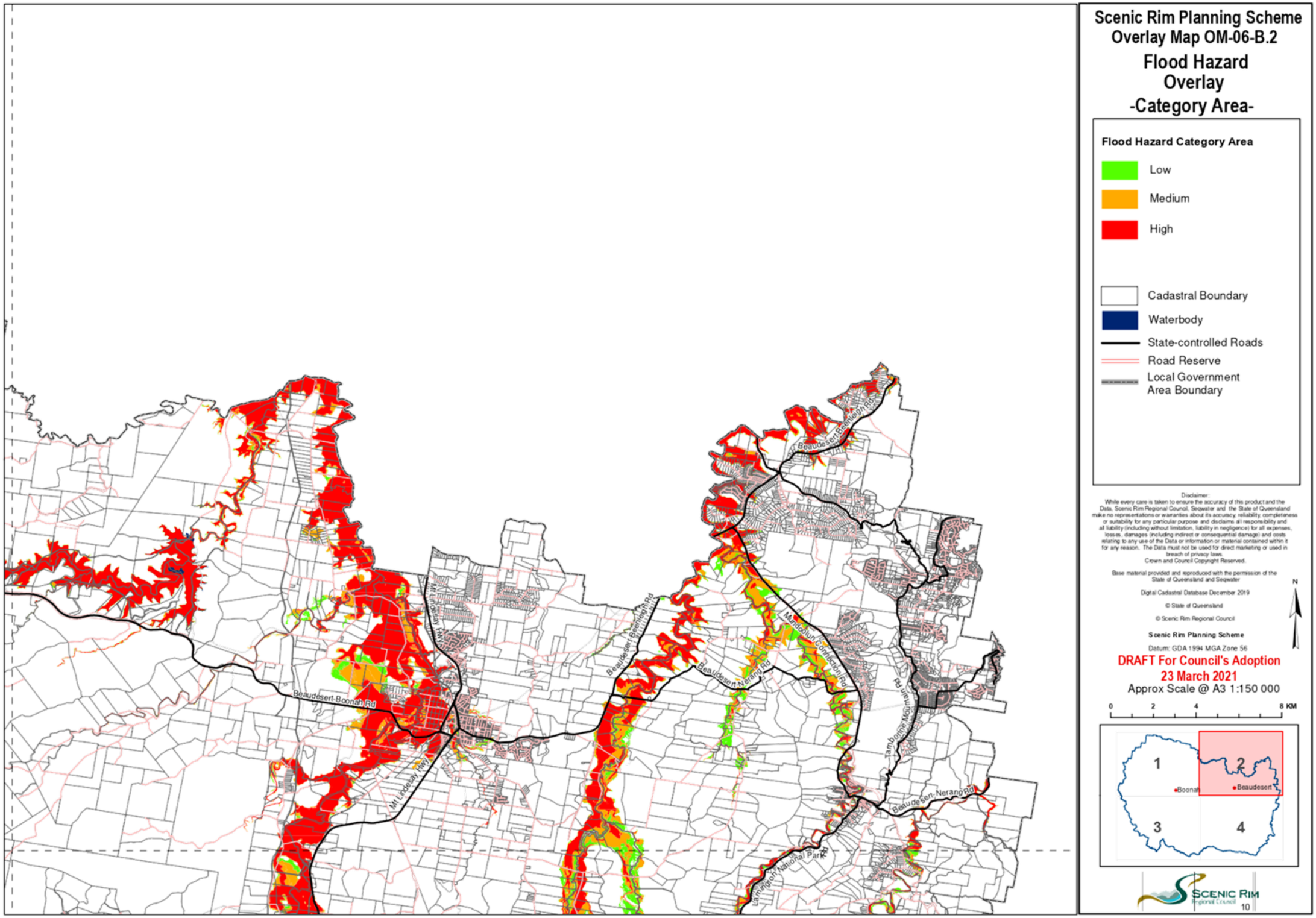
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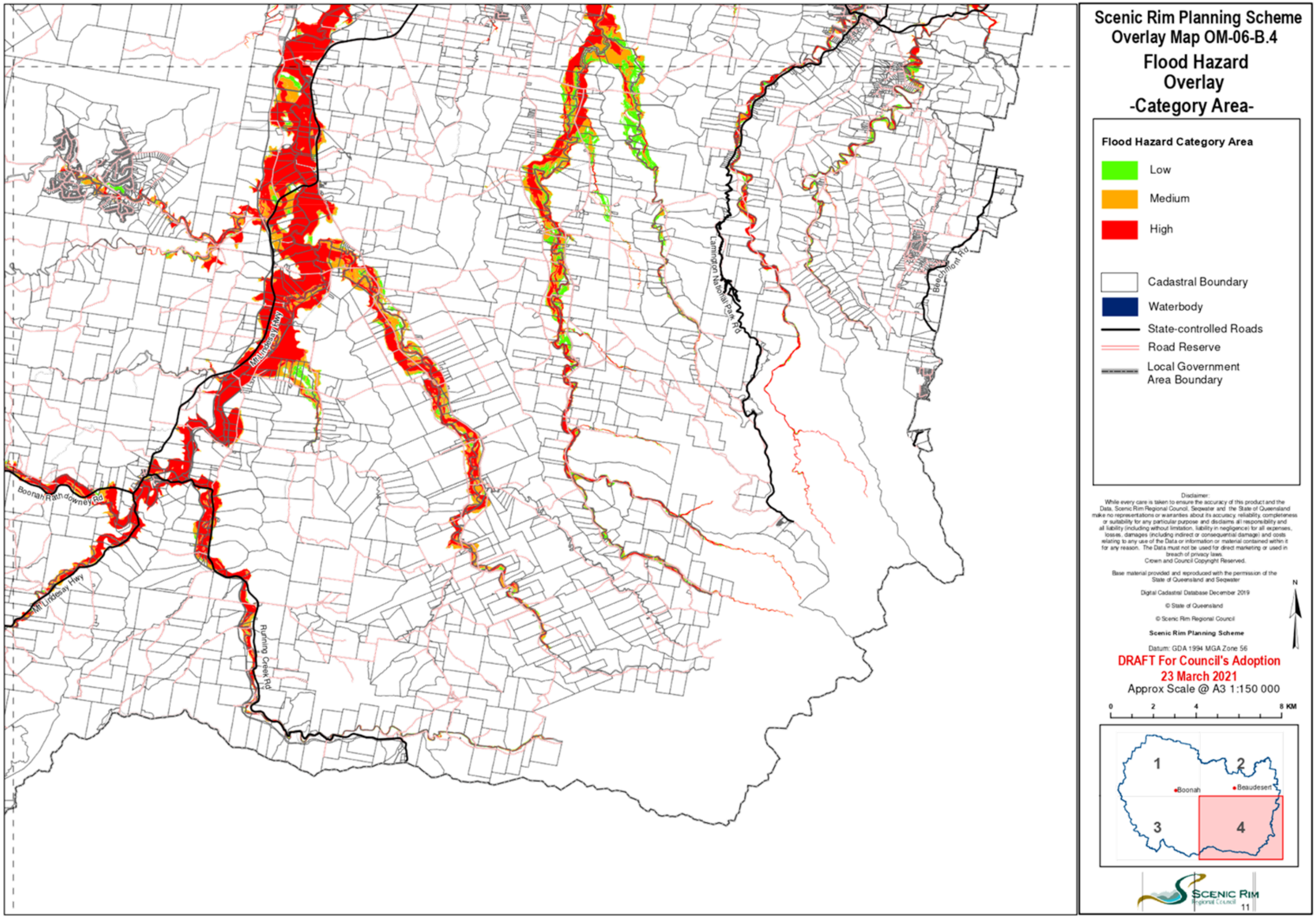
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Beechmont Rd
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## 10.4 Adoption of an Administrative Amendment to the Scenic Rim Planning Scheme 2020

**Executive Officer:** Manager Regional Prosperity and Communications /
Acting General Manager Customer and Regional Prosperity

**Attachments:**

**1.** Proposed Scenic Rim Planning Scheme 2020 Amendment No.2

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**Recommendation**

That Council resolve to adopt the proposed Administrative Amendment to the *Scenic Rim Planning Scheme 2020* (described as Amendment No.2) for commencement on 16 April 2021, in accordance with Section 18 of the *Planning Act 2016* and Chapter 2, Part 1 of the Minister's Guidelines and Rules.

Moved: Cr Michael Enright
Seconded: Cr Jeff McConnell

That the Acting General Manager Customer and Regional Prosperity's recommendation be adopted

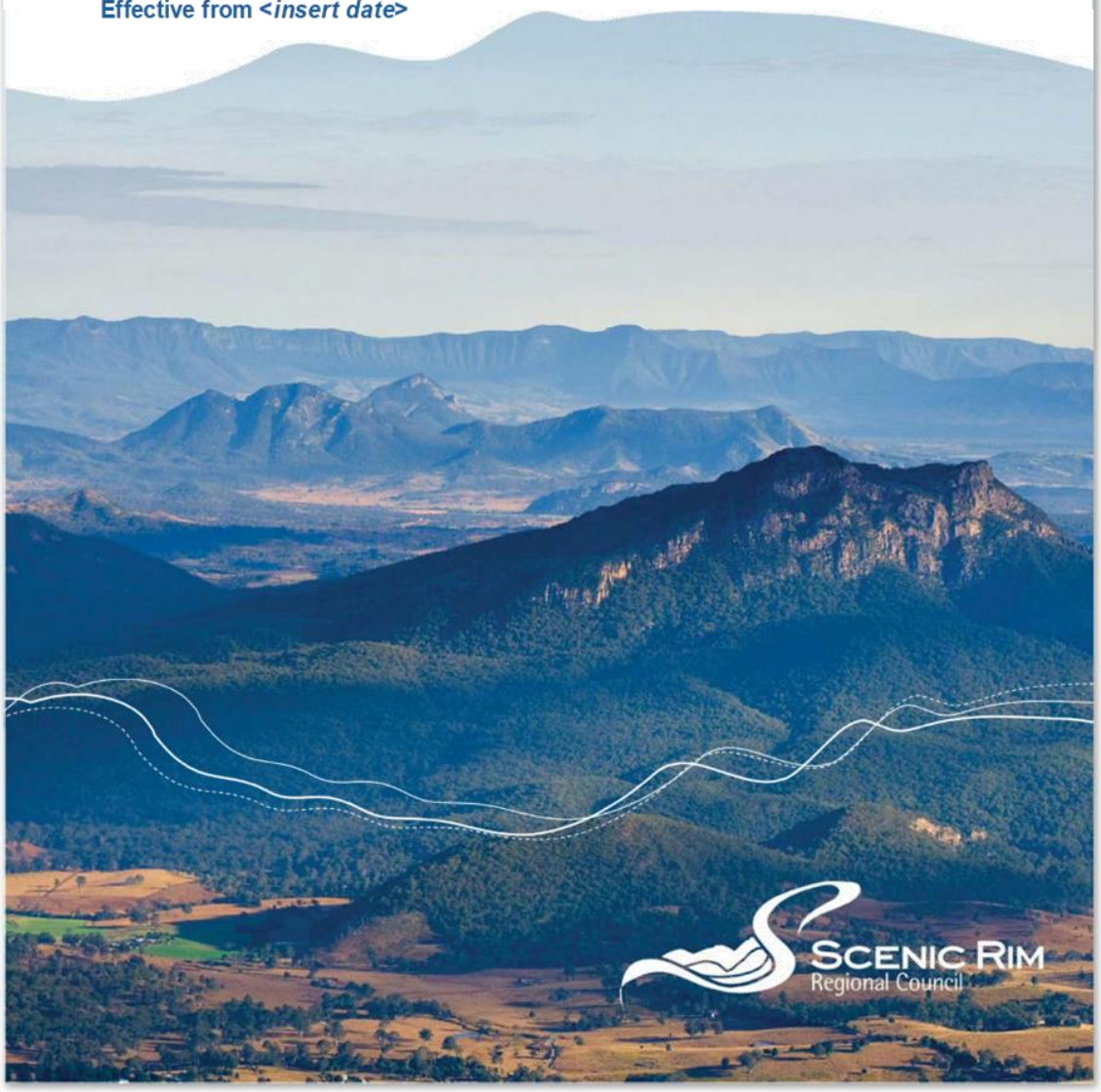
Carried unanimously

# Scenic Rim Planning Scheme 2020

## Amendment No. 2

Administrative Amendment made in accordance with Chapter 2, Part 1 of the Minister's Guidelines and Rules

**Effective from <*insert date*>**



SCENIC RIM REGIONAL COUNCIL

***Scenic Rim Planning Scheme 2020***
**AMENDMENT NO.2**

This is to certify that this is a true and correct copy of the *Scenic Rim Planning Scheme 2020* Amendment No. 2 adopted on <insert date> and commenced on <insert date>.

Jon Gibbons
**CHIEF EXECUTIVE OFFICER**

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# Preliminary

## 1 Short Title

This amendment may be cited as *Scenic Rim Planning Scheme 2020 Amendment No. 2*.

## 2 Purpose

This Administrative Amendment is made in accordance with Chapter 2, Part 1 of the Minister's Guidelines and Rules (Version 1.1) made under the *Planning Act 2016* and prescribed in the *Planning Regulation 2017*.

The purpose of this Administrative Amendment is to correct or change:

a) an explanatory matter about the planning scheme;
b) the format or presentation of the planning scheme;
c) a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme;
d) a factual matter incorrectly stated in the planning scheme;
e) a redundant or out-dated term in the planning scheme;
f) inconsistent numbering of provisions in the planning scheme; or
g) cross-references in the planning scheme.

The changes to the planning scheme meet the criteria for Administrative Amendments as described in Schedule 1 of the Minister's Guidelines and Rules.

## 3 Application

This Administrative Amendment applies to the following version of the Scenic Rim Planning Scheme 2020:

*Scenic Rim Planning Scheme 2020 (20 March 2020)*

## 4 Amendments to the Planning Scheme

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 1 | All tables contained within Planning Scheme | Amend borders of tables so that they are all consistently formatted. | To correct the format or presentation of the instrument |
| 2 | Part 5 - Tables of Assessment 5.1 - 5.4 | Change the reference at the bottom of the page from 5.01 - 5.04 to the correct numbering being 5.1 - 5.4. | To correct inconsistent numbering of provision in the planning scheme |
| 3 | Part 5 – Tables of Assessment 5.5.9 – Low Medium Density Zone | For Animal Keeping, amend numbering and indentation of subpoints to (a) and (b) instead of (2) and (3) to read as follows:<br>If:<br>(1) a cattery;<br>(a) not exceeding 10 cats; and<br>(b) not involving the boarding of cats; or<br>(2) an aviary. | To correct inconsistent numbering of provision in the planning scheme |
| 4 | Part 5 - Categories of Development and Assessment - Overlays - Table 5.10.1 - Overlays | Amend Table 5.10.1 by removing yellow highlighting over the word 'Vegetation' in 17 instances where appearing in the Environmental Significance Overlay, Landslide Hazard and Steep Slope Overlay and Water Resource Catchments Overlay. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 5 | Part 5 - Categories of Development and Assessment - Overlay Table 5.10.1 - Overlays | Amend all references to the mapping elements where a dash between 'Hazard' and '15' is apparent. For example, *Slope Hazard - 15.1-20%*, this is amended to *Slope Hazard 15.1 - 20%*. | To correct the format or presentation of the instrument |
| 6 | Part 5 - Tables of Assessment 5.5.13.2 - Mixed Use Zone - Commercial Industrial Precinct | In Column 3 opposite *Market* amend the spacing to be consistent with the rest of the table. | To correct the format or presentation of the instrument |
| 7 | Part 5 - Tables of Assessment 5.5.14.1 - Neighbourhood Centre Zone | Opposite the use *Shop*, italicise the word *supermarket* in two instances to indicate it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 8 | Part 5 - Tables of Assessment 5.5.14.1 - Neighbourhood Centre Zone | Opposite the use *Shopping centre*, italicise the word *supermarket* in two instances to indicate it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 9 | Part 5 - Tables of Assessment 5.5.15.1 - Recreation and Open Space | Correct table formatting to ensure consistent shading with the rest of the planning scheme. | To correct the format or presentation of the instrument |
| 10 | Part 5 - Tables of Assessment 5.5.18.1 - Special Purposes Zone - Bulk Water Storage Precinct | 1. Opposite the use *Market*, amend the spacing in cell for 'if not Accepted subject to requirements Assessment'; and<br><br>2. Opposite the use *Short Term Accommodation* amend 'Tourist' to 'Tourism' to correctly refer to the Tourism Uses Code. | To correct the format or presentation of the instrument |
| 11 | Part 6 - Zones - All Zone Codes | Italicise all instances of *Adjoining Premises* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 12 | Part 6 - Zones - Community Facilities Zone Code - Table 6.2.1.2.1 | Italicise every instance of a use where it is a defined use in Schedule 1 and is listed in the Community Facilities Zone Code Table 6.2.1.2.1. | To correct a cross-reference in the instrument |
| 13 | Part 6 - Zones - Community Facilities Zone Code - Table 6.2.1.3.1 and 6.2.1.3.2 | In Table 6.2.1.3.1 amend PO1 and AO1 and PO2 and AO2 by removing italics from 'Residential activity' and 'residential zone' as they are not a reference to a defined term in this instance.<br><br>In Table 6.2.1.3.2 amend PO2 to remove italics for 'residential zone' as it is not a reference to a defined term in this instance. | To correct a cross-reference in the instrument |
| 14 | Part 6 - Zones - Conservation Zone Code - 6.2.2 | Italicise every instance of a Use where it is a defined use in Schedule 1 in the Conservation Zone Code. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 15 | Part 6 - Zones - Conservation Zone Code - 6.2.2.2.1 | Amend the reference in 6.2.2.2.1 under 6.2.2.2(2)(b) Land Uses by replacing the existing (v) and (vi) with the following text to refer to Potentially consistent uses:<br><br>(v) are limited to:<br>(A) the uses listed as a consistent use in column 1 of Table 6.2.2.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone; or<br>(B) the uses listed as potentially consistent uses in column 2 of Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.<br><br>(vi) where not listed in Table 6.2.2.2.1 - Consistent Uses and Potentially Consistent Uses in the Conservation Zone are inconsistent uses and are not intended to occur in the zone. | To correct a cross-reference in the instrument |
| 16 | Part 6 - Zones - District Centre Zone Code - Table 6.2.3.2.1 | Remove italics from the text in brackets next to *Car wash* and *Major electricity infrastructure*. | To correct the format or presentation of the instrument |
| 17 | Part 6 - Zones - District Centre Zone Code - 6.2.3.2(2)(d)(iii) | Amend formatting for (iv) to (vii) which should be indented with new list numbering. | To correct inconsistent numbering of provision in the planning scheme |
| 18 | Part 6 - Zones - District Centre Zone Code- - Table 6.2.3.3.1 | In Table 6.2.3.3.1, PO2, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 19 | Part 6 - Zones - Limited Development Zone Code – Table 6.2.6.2.1 | 1. Amend the formatting in the table to be consistent with all other tables.<br><br>2. Remove italics from '(where proposed as underground infrastructure)' as the phrase does not include a reference to a defined term.<br><br>3. Add *other than as specified in column 1 underneath table to be consistent with all other tables. | To correct the format or presentation of the instrument and to correct a cross-reference in the instrument |
| 20 | Part 6 - Zones - Limited Development Zone Code - Table 6.2.6.2.3 | 1. Amend formatting in table to be consistent with all other tables.<br><br>2. Add *other than as specified in column 1 underneath table to be consistent with all other tables. | To correct the format or presentation of the instrument |
| 21 | Part 6 - Zones - Local Centre Zone Code - Table 6.2.7.2.1 | Amend Table 6.2.7.2.1 by removing italics from the text in brackets after *Major electricity infrastructure* as it does not include a reference to a defined term in Schedule 1. | To correct the format or presentation of the instrument |
| 22 | Part 6 - Zones - Local Centre Zone Code - Table 6.2.7.3.1 | Amend Table 6.2.7.3.1 in PO1 to italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 23 | Part 6 - Zones - Low Density Residential Zone Code – 6.2.8.2(2)(b)(ii)(C) | Italicise *centre zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 24 | Part 6 - Zones - Low Density Residential Zone Code – Table 6.2.8.2.1 | 1. Italicise *Industrial activities* and *higher order road* as they are defined terms in Schedule 1.<br>2. Remove the additional space under *Dual occupancy*. | To correct a cross-reference in the instrument and correct the format or presentation of the instrument |
| 25 | Part 6 - Zones - Low-Medium Density Residential Zone Code - Table 6.2.9.2(b)(ii) | Italicise *medium density residential activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 26 | Part 6 - Zones - Low-medium Density Residential Zone Code – Table 6.2.9.2.1 | Italicise *higher order road* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 27 | Part 6 - Zones - Low-medium Density Residential Zone Code - Table 6.2.9.3.2 | Amend AO5 to remove the line after 'Zone' and correct the formatting of the table including correcting the bolding of words to achieve consistency with the rest of the table. | To correct the format or presentation of the instrument |
| 28 | Part 6 - Zones - Major Centre Zone Code - 6.2.10.2(2)(d)(v) | Italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 29 | Part 6 - Zones - Major Centre Zone 6.2.10.3.1 | Amend Table 6.2.10.3.1 in PO1 and AO1 to remove the large space underneath the note. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 30 | Part 6 - Zones - Major Centre Zone Code - Table 6.2.10.3.1 | Italicise *residential zone* in two instances as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 31 | Part 6 - Zones - Major Tourism Zone Code - 6.2.11.2(2)(d)(iv) | Italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 32 | Part 6 - Zones - Major Tourism Zone Code – Table 6.2.11.3.1 | Amend Table 6.2.11.3.1, PO2 to italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 33 | Part 6 - Zones - Major Tourism Zone Code – Table 6.2.11.3.2 | Amend PO5 to italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 34 | Part 6 - Zones - Minor tourism zone – 6.2.12.2(2)(a)(iii) | Italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 35 | Part 6 - Zones - Minor Tourism Zone Code – 6.2.12.2.1 | In Table 6.2.12.2.1 remove italics for 'Main Western Road' after *Bar* and align bolded headings. | To correct the format or presentation of the instrument and correct a cross-reference in the instrument |
| 36 | Part 6 - Zones - Minor Tourism Zone Code – Table 6.2.12.3.1 | In PO3, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 37 | Part 6 - Zones - Minor Tourism Zone Code – Table 6.2.12.3.2 | In PO2, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 38 | Part 6 - Zones - Mixed Use Zone Code – 6.2.13.2(d)(v) | Italicise *residential activity* and *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 39 | Part 6 - Zones - Mixed Use Zone Code - Table 6.2.13.2.1 (3)(d) | Italicise *residential activities* and *residential zone* and *industrial activities* as they are defined terms in Schedule 1. | To correct a cross-reference in the instrument |
| 40 | Part 6 - Zones - Mixed Use Zone Code - Table 6.2.13.3.1 | In PO6 and PO7, italicise *residential activities* and *residential zone* as they are defined terms in Schedule 1. | To correct a cross-reference in the instrument |
| 41 | Part 6 - Zones - Mixed Use Zone Code - Table 6.2.13.3.2 | In PO2, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 42 | Part 6 - Zones - Neighbourhood Centre Zone Code -Table 6.2.14.3.1 | In PO1 and PO2, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 43 | Part 6 - Zones - Neighbourhood Centre Zone Code - Table 6.2.14.3.1 | 1. Amend the heading incorrectly numbered 6.2.6.3 to the correct numbering being 6.2.14.3 Assessment Benchmarks.<br><br>2. Amend the table heading from 6.2.6.3 to the correctly refer to Table 6.2.14.3.1 - Assessable Development. | To correct inconsistent numbering of provisions in the planning scheme and correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 44 | Part 6 - Zones - Neighbourhood Centre Zone Code - Table 6.2.14.3.1 | In PO7, AO7 and PO8, italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 45 | Part 6 - Zones - Neighbourhood Centre Code 6.2.14.2 (2)(d)(v) and (vii) | Italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 46 | Part 6 - Zones - Neighbourhood Centre Code 6.2.14.2 (2)(d)(vi) and (vii) | Amend alignment formatting to be consistent by reducing spacing. | To correct the format or presentation of the instrument |
| 47 | Part 6 - Zones - Neighbourhood Centre Zone - Table 6.2.14.2.1 | Italicise *Industrial Activities* in the last row as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 48 | Part 6 - Zones - Recreation and Open Space Zone Code - 6.2.15.2(d) (vi) | Italicise *sensitive receivers* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 49 | Part 6 - Zones - Recreation and Open Space Zone Code - 6.2.15.2(d) (vii) | Amend alignment and indents to correct formatting. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 50 | Part 6 - Zones - Recreation and Open Space Zone Code - 6.2.15.2(2) (b) (iii) | Italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 51 | Part 6 - Zones - Recreation and Open Space Zone Code - 6.2.15.2(3) (b) (iii) | Italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 52 | Part 6 - Zones - Recreation and Open Space Zone Code - Table 6.2.15.3.1 | In AO1 amend shading for setback table headings to be consistent with the formatting of the planning scheme. | To correct the format or presentation of the instrument |
| 53 | Part 6 - Zones - Recreation and Open Space Zone Code - Table 6.2.15.3.2 | Amend formatting by removing the white space to run the table straight after the previous table. | To correct the format or presentation of the instrument |
| 54 | Part 6 - Zones - Rural Residential Zone Code - Table 6.2.16.2.2 | Amend table formatting in Column 2 by deleting the white space above the Potentially Consistent Use for *Major electricity infrastructure*. | To correct the format or presentation of the instrument |
| 55 | Part 6 - Zones - Rural Residential Zone Code - Table 6.2.16.3.2 | In PO2, italicise *residential activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 56 | Part 6 - Zones - Rural residential Zone Code - Table 6.2.16.3.3 | In AO5 amend sentence to remove additional full stop in the second point (2). | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |
| 57 | Part 6 - Zones - Rural Zone Code - 6.2.17.2(2)(c) | Amend formatting to remove bold from text for 'consists of'. | To correct the format or presentation of the instrument |
| 58 | Part 6 - Zones - Rural Zone Code 6.2.17.2(2)(d)(ii) | Italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 59 | Part 6 - Zones - Rural Zone Code - Table 6.2.17.2.1 | In the row for Infrastructure Activities, Column 2, amend text to substitute a lower case "l" for Utility installation to be consistent with planning scheme formatting. | To correct the format or presentation of the instrument |
| 60 | Part 6 - Zones - Rural Zone Code 6.2.17.3(b)(i) | Italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 61 | Part 6 - Zones - Rural Zone Code 6.2.17.2.2(b)(v)(C) | Italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 62 | Part 6 - Zones - Rural Zone Code - Table 6.2.17.2.3 | In column 1 under Industrial Activities, italicise *heavy vehicles* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 63 | Part 6 - Zones - Rural Zone Code - Table 6.2.17.3.4 | In PO1 after '; and' correct formatting by including the missing no. (4) for the fourth point. | To correct an inconsistent numbering of provision in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 64 | Part 6 - Zones - Rural Zone Code - Table 6.2.17.3.6 | In PO3, italicise *screen landscaping* as it is a defined term in Schedule 1. | Inconsistent numbering of provision in the planning scheme |
| 65 | Part 6 - Zones - Township Zone Code - Table 6.2.19.2.1 | In Column 1 under the heading for Residential Activities, italicise *industrial activities* as it is a defined term in Schedule 1. | Inconsistent numbering of provision in the planning scheme |
| 66 | Part 6 - Zones - Township Zone Code - 6.2.19.2 (2)(c) | Amend text to remove "consists of" after the bolded word 'Character' to correct grammatical error. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |
| 67 | Part 6 - Zones - Township Zone Code - Table 6.2.19.2.2 | In column 1 under Residential Activities, italicise *industrial activities* and remove italics from text in brackets (where involving 10 bedrooms or less) for *Residential care facility* and *Retirement facility* to correctly reference terms defined in Schedule 1. | To correct a cross-reference in the instrument |
| 68 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.1 | Amend the shading of headings in AO1 to be consistent with the rest of the table. | To correct the format or presentation of the instrument |
| 69 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.1 | In PO1 and PO2 italicise *residential zone* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 70 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.2 | In AO6, italicise *buffer landscaping* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 71 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.2 | In PO7 remove italics for 'township' as it is not a defined term in Schedule 1. | To correct the format or presentation of the instrument |
| 72 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.2 | Amend the sentence in AO7 to include a full stop at the end. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |
| 73 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.4 | Amend PO2 to italicise *residential activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 74 | Part 6 - Zones - Township Zone Code - Table 6.2.19.3.4 | Amend text in PO4 and by replacing the wording "reticulated sewerage service catchment" with amended wording "wastewater connection area". | To correct an explanatory matter about the planning scheme |
| 75 | Part 8 - Overlays - Agricultural Overlay Code - Table 8.2.1.3.1 | Amend PO1 at point (2) to italicise *rural activities* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 76 | Part 8 - Overlays - Airport Overlay Code - Table 8.2.2.3.3 | Renumber PO3 to AO3 in the second column then correct subsequent numbering for PO4, AO4, PO5 and AO5. | To correct inconsistent numbering in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 77 | Part 8 - Overlays - Bushfire Hazard Overlay Code – Table 8.2.3.3.1 | In column two - AO1.1 amend the numbering of points as follows: "Development has a driveway from a constructed road with: (1) a minimum vertical clearance of 4.8m; and (2) a minimum formed width of 3.5m." | To correct inconsistent numbering in the planning scheme |
| 78 | Part 8 - Overlays - Bushfire Hazard Overlay Code - Table 8.2.3.3.1 | Amend AO1.1 and AO1.2 to:<br>1. Correct the spacing and gaps in the table and sentences.<br>2. Refer to the abbreviated 'm' rather than 'metres.<br>3. Amend title case for Queensland Fire and Emergency Services Document. | To correct the format or presentation of the instrument |
| 79 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | Amend PO2 to include the reference to Planning Scheme Policy in bold. | To correct the format or presentation of the instrument |
| 80 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | Amend AO10 to replace references to AO19.1 to correctly refer to AO19. | To correct inconsistent numbering in the planning scheme |
| 81 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | Amend AO10 to include semicolons after numbered requirements to achieve consistency with other parts of the table. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 82 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | Amend PO12 (note) to correctly reference Planning Scheme Policy and amend formatting of text in AO12 to be consistent with other parts of the table. | To correct a cross-reference in the instrument and to correct the format or presentation of the instrument |
| 83 | Part 8 - Overlays - Bushfire Overlay code - Table 8.3.1.3.2 | In AO14, italicise *Major electricity infrastructure* as it is a defined term in Schedule 1 and amend 'Electricity distribution' to lower case to achieve consistency with the rest of the planning scheme. | To correct a cross-reference in the instrument |
| 84 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | In AO15.1, use bold to reference Planning Scheme Policy. | To correct the format or presentation of the instrument |
| 85 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | In AO16.1 italicise *vulnerable use* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 86 | Part 8 - Overlays - Bushfire Overlay Code - Table 8.3.1.3.2 | Amend text in PO17 and PO19 to decrease the font size of 'note'. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 87 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend AO2(5) to correct the spacing and italicise the reference to the *Nature Conservation Act 1992*. | To correct the format or presentation of the instrument |
| 88 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend the second hyperlink in AO3.2 to correctly reference the webpage and ensure the text correctly describes the name of guideline for waterway buffers. | To correct a cross-reference in the instrument |
| 89 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Renumber AO5 to AO5.1 and change PO5.2 to AO5.2 to amend incorrect numbering. | To correct inconsistent numbering in the planning scheme |
| 90 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | In second column amend PO9.2 to correctly refer to AO9.2. | To correct inconsistent numbering in the planning scheme |
| 91 | Part 8 - Overlays - Environmental Significance Overlay Code – Table 8.2.4.3.1 | Amend the heading text for AO2 to increase the font size to achieve consistency with the rest of the table. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 92 | Part 8 - Overlays - Environmental Significance Overlay Code – Table 8.2.4.3 | Amend the Note in AO9.2 to correctly reference the document and update the hyperlink for guidance on waterway buffers. | To correct the format or presentation of the instrument |
| 93 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend PO9.2 to remove the plural word 'areas' and replace with singular word 'area'. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 94 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend the second column to amend PO15 to the correctly refer to AO15. | To correct inconsistent numbering in the planning scheme |
| 95 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | 1. Amend formatting and text in AO16.2 to correct spacing and colons.<br><br>2. Amend point two to include the word 'ensuring' and a comma after the word 'shape'. | To correct the format or presentation of the instrument and correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 96 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | 1. Amend AO16.2 to change 'there' to 'their' in point 2.<br><br>2. In point 3 in AO16.2 amend text to read: 'dedication as a conservation area in a private property or other conservation mechanism'. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 97 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend PO21 and AO22 to correct formatting by removing a dash and inserting a colon when leading into the numbered points. | To correct the format or presentation of the instrument |
| 98 | Part 8 - Overlays - Environmental Significance Overlay Code - Table 8.2.4.3.1 | Amend PO17, PO19, PO20, and PO21 to italicise *significant trees*. | To correct a cross-reference in the instrument |
| 99 | Part 8 - Overlays - Flood Hazard Overlay Code – Table 8.2.6.3.1 | Amend AO7.3 to AO7.4 to correct duplicated numbering. | To correct inconsistent numbering in the planning scheme |
| 100 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.1 | Amend AO1.11 as numbering is incorrectly written as *AO.11*. | To correct inconsistent numbering in the planning scheme |
| 101 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.1 | Amend AO8.1 by changing incorrect heading in column two from PO8.1 to AO8.1. | To correct inconsistent numbering in the planning scheme |
| 102 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.1 | Amend text at AO1.11 and PO1 to correct spacing and formatting. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 103 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.1 | Amend text at PO2 to correct spacing. | To correct the format or presentation of the instrument |
| 104 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.1 | Amend AO8.3 to italicise *defined flood event* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 105 | Part 8 - Overlays - Flood Hazard Overlay Code Table 8.2.6.3.2 | Amend text and bold all titles in grey cells and add title case to all titles to achieve consistency with the formatting of the planning scheme. | To correct the format or presentation of the instrument |
| 106 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.2 | Amend text to change symbol '+' to word 'plus' to correct formatting in all instances where it occurs. | To correct the format or presentation of the instrument |
| 107 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.2 | Amend text in Table 8.2.6.3.2, for Sporting facility, community centre, meeting hall to change the word 'uses' to 'used'. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |
| 108 | Part 8 - Overlays - Flood Hazard Overlay Code - Table 8.2.6.3.2 | Renumber to additional AO7.3 to 7.4. | To correct inconsistent numbering in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 109 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - 8.2.7.1 | Amend Editor's Note to remove the dash and use a colon and semicolon for the subsequent list. | To correct the format or presentation of the instrument |
| 110 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - Table 8.2.7.3.2 | Amend PO2 to remove numbering for Points 3-5 and include the points as subsets of point 2. | To correct inconsistent numbering in the planning scheme |
| 111 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - Table 8.2.7.3.2 | In AO8.2 to move the word 'and' at the end of Point (a) to the end of point (b). | To correct inconsistent numbering in the planning scheme |
| 112 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - Table 8.2.7.3.2 | In AO11 and PO11 to italicise *Community services activities* in both AO and PO as this is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 113 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - Table 8.2.7.3.2 | Amend AO1 to remove dot points and replace with correct numbering format for AO1. | To correct inconsistent numbering in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 114 | Part 8 - Overlays - Landslide Hazard and Steep Slope Overlay Code - Table 8.2.7.3.2 | In PO8 change the word to 'satiability' to 'stability' to correct typographical error. | To correct inconsistent numbering in the planning scheme |
| 115 | Part 8 - Overlays - Heritage Overlay Code - Table 8.2.8.3.1 | Correct all references to the Burra Charter in the code as follows:<br><br>The Australian International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural ~~Heritage~~ Significance. | To correct a cross-reference in the instrument |
| 116 | Part 8 - Overlays - Regional Infrastructure Overlay Code - Table 8.2.9.3.1 | In AO5.3 italicise *extractive industry* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 117 | Part 8 - Overlays - Regional Infrastructure Overlay Code - Table 8.2.9.3.1 | Amend AO6.2 to AO6 to correct numbering error. | To correct inconsistent numbering in the planning scheme |
| 118 | Part 8 - Overlays - Regional Infrastructure Overlay Code - Table 8.2.9.3.2 | Amend PO6 by adding a point 3 to correct inconsistent formatting. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 119 | Part 8 - Overlays - Regional Infrastructure Overlay Code - Table 8.2.9.3.2 | In AO13 italicise *sensitive land use* in points 1 and 2 as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 120 | Part 9 - Development Codes - Adult Store Code - Table 9.3.1.3.1 | In 9.3.1.2 and in Table 9.3.1.3.1 amend PO1 and AO1 to italicise *Adult Store, Childcare centre, Educational establishment and Place of worship* as they are defined terms in Schedule 1. | To correct a cross-reference in the instrument |
| 121 | Part 9 - Development Codes - Adult Store code -Table 9.3.1.3.1 | Amend AO1 to correct spacing between AO1 and the text. | To correct the format or presentation of the instrument |
| 122 | Part 9 - Development Codes - Animal Keeping Code - Table 9.3.2.3.3 | Amend the Column 4 heading to Title case so 'Boundary' has a capital letter B. | To correct the format or presentation of the instrument |
| 123 | Part 9 - Development Codes - Animal Keeping Code - Table 9.3.2.3.3 | Correct formatting so that whole table is moved over the page with column headings. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 124 | Part 9 - Development Codes - Animal Keeping Code Table - 9.3.2.3.3 | Correct the headings in columns 1 - 6 to remove the row with column numbering to be consistent with formatting in other tables. | To correct the format or presentation of the instrument |
| 125 | Part 9 - Development Codes - Animal Keeping Code - Table 9.3.2.2 (1) | Italicise *Environmental harm* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 126 | Part 9 - Development Codes - Caretakers Accommodation Code - 9.3.3.2 | Amend spacing between point 1 and 2 to achieve consistent formatting. | To correct the format or presentation of the instrument |
| 127 | Part 9 - Development Codes - Caretakers Accommodation Code - Table 9.3.3.3.1 | In PO1 to italicise *Caretakers accommodation* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 128 | Part 9 - Development Codes - Caretakers Accommodation Code - Table 9.3.3.3.1 | Amend numbering error by changing AO2.1 to AO2.1 to AO2. | To correct inconsistent numbering in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 129 | Part 9 - Development Codes -Dual Occupancy Code - Table 9.3.4.3.1 | Amend column one to correct the numbering by changing duplicated PO7 to PO8. | To correct inconsistent numbering in the planning scheme |
| 130 | Part 9 - Codes - 9.3.4 Dual Occupancy Table 9.3.4.3.1 | In AO2.2 remove italics from the text after the words Dual Occupancy as the words are not part of the defined use. | To correct a cross-reference in the instrument |
| 131 | Part 9 - Codes - 9.3.4 Dual Occupancy Table 9.3.4.3.1 PO6 | In PO6 and A06 amend the spelling of wastewater by removing the space between 'waste' and 'water'. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |
| 132 | Part 9 - Development Codes - Dual Occupancy Code - Table 9.3.4.3.1 | In AO2.2, italicise *Dual occupancy* and in A02.1 remove the capital letter O from Occupancy to correctly reference the defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 133 | Part 9 - Development Codes - Dwelling House Code - Table 9.3.5.3.1 | Italicise *building height* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 134 | Part 9 - Development Codes -Dwelling House Code - Table 9.3.5.3.1 | Italicise references to *secondary dwelling* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 135 | Part 9 - Development Codes - Dwelling house Code - Table 9.3.5.3.1 | Amend PO 4 to italicise *Adjoining premises* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 136 | Part 9 - Development Codes -Extractive Industry Code - Table 9.3.6.3.1 | Amend PO1 to correctly refer to the 'Rural Escarpment Protection Precinct'. | To correct a cross-reference in the instrument |
| 137 | Part 9 - Development Codes - Extractive Industry Code - Table 9.3.6.3.2 | Amend numbering to restart at PO1 and AO1 and correct the subsequent numbering references which are out of order. | To correct inconsistent numbering in the planning scheme |
| 138 | Part 9 - Development Codes -9.3.7 General Development Provisions Code - Table 9.3.7.3.1 | Amend typographical errors in AO3 Editor's note to read as follows:<br><br>*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 an acceptable outcomes can be achieved.* | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme. |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 139 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | Amend PO5 and AO5 by removing the space after PO5 to correct formatting. | To correct the format or presentation of the instrument |
| 140 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | In AO7.1 change reference from AO9.1(2) to A07.1(2) to correct numbering error. | To correct inconsistent numbering in the planning scheme |
| 141 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | Amend AO13 to italicise *Waste Reduction and Recycling Act 2011.* | To correct a cross-reference in the instrument |
| 142 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | In AO13 Point 2, remove the capital letter at the beginning of the sentence to achieve consistency with other points and change '…recyclables produced on site <u>are</u> managed…, rather than '…is managed'. | To correct the format or presentation of the instrument |
| 143 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | In Table 9.3.7.3.1 in AO14.3 amend the Note to reference AO14.3 rather than AO17.3. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 144 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | In PO15 amend text in Editor's Note, point 3 and change to 'reducing residential densities adjacent to impacting sites'; | To correct the format or presentation of the instrument |
| 145 | Part 9 - Development Codes - General Development Provisions Code - Table 9.3.7.3.1 | In PO17 italicise *wastewater connection area* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 146 | Part 9 - Development Codes - Home Based Business Code - Table 9.3.8.3.1 | Amend PO11, column 2 to refer to AO11 rather than SO11. | To correct inconsistent numbering in the planning scheme |
| 147 | Part 9 - Development Codes - Home Based Business Code - Table 9.3.8.3.1 | Amend PO6 and A06 (5) to delete the inconsistent reference to 'unit' rather than 'dwelling'. | To correct a cross-reference in the instrument |
| 148 | Part 9 - Codes - 9.3.9 Intensive Animal Industry Table 9.3.9.3.3 and 9.3.9.3.4 | Amend PO7 and Table 9.3.9.3.4 to include Editors note: # Editor's Note – Applies to the keeping of quail for egg or meat production. Local Laws regulate quail kept in aviaries as domestic animals including the number, lot size and keeping standards. | To correct an explanatory matter about the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 149 | Part 9 - Development Codes - Intensive Animal Industry - Table 9.3.9.3.3 | Amend PO4 and PO5 by removing italics for the words "receiving waters" as this is not a defined term. | To correct a cross-reference in the instrument |
| 150 | Part 9 - Codes - 9.3.9 Intensive Animal Industry Table 9.3.9.3.5 | Italicise *constructed road* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 151 | Part 9 - Codes - 9.3.10 Intensive Horticulture and Wholesale Nursery Table 9.3.10.3.1 and Table 9.3.10.3.2 | Italicise *constructed road* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 152 | Part 9 - Development Codes -Intensive Horticulture and Wholesale Nursery Table Code 9.3.10.3.2 | Amend PO1 and A01.1 - AO1.4 to correct the double up in numbering. | To correct inconsistent numbering in the planning scheme |
| 153 | Part 9 - Development Codes - Market Code - Table 9.3.11.3.1 | In AO1 capitalise the word *Market* to be consistent with other defined uses. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 154 | Part 9 - Codes - 9.3.12 Medium Density Residential Code Table 9.3.12.3.1 | Align PO6 to the left to correct formatting. | To correct the format or presentation of the instrument |
| 155 | Part 9 - Codes - 9.3.12 Medium Density Residential Code Table 9.3.12.3.1 | Correct right hand column at PO5 and AO5.1 and AO6.1 to correct text in right hand column so that the numbering refers to AOs rather than POs. | To correct inconsistent numbering in the planning scheme |
| 156 | Part 9 - Codes - 9.3.12 Medium Density Residential Code Table 9.3.12.3.5 | Amend the table formatting to align with top of cell. | To correct the format or presentation of the instrument |
| 157 | Part 9 - Development Codes - Roadside Stall Code - Table 9.3.13.3.1 | In AO2.3 - (1), amend spacing error for *1m2* and italicise *Roadside stall* as it is a defined term in Schedule 1. | To correct the format or presentation of the instrument and to correct a cross-reference in the instrument |
| 158 | Part 9 - Development Codes - Roadside Stall Code - Table 9.3.13.3.1 | In AO3 points 1-3, correct references to 'metres' by using the abbreviation 'm' for consistency with the planning scheme. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 159 | Part 9 - Development Codes - Roadside Stall Code - Table 9.3.13.3.1 | In AO4.1, remove the comma after 'or', between points (1) and (2). | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 160 | Part 9 - Development Codes - Roadside Stall Code - Table 9.3.13.3.1 | In PO4 to change heading to 'Parking and Access' to clarify the nature of the outcome. | To update an explanatory matter about the planning scheme |
| 161 | Part 9 - Development Codes - Sale Office Code - Table 9.3.14.3.1 | In PO1 amend the cell alignment to achieve consistent formatting. | To correct the format or presentation of the instrument |
| 162 | Part 9 - Development Codes - Tourism Park Code - Table Tables 9.3.18.3.2 and 9.3.18.3.1 | In AO4.1 amend the second instance of AO4.1 in the table to read as 4.2. | To correct inconsistent numbering in the planning scheme |
| 163 | Part 9 - Other Development Codes - Advertising devices code 9.4.1.2(2)(v) | Italicise *residential zones* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 164 | Part 9 - Other Development Codes - Advertising devices code Table 9.4.1.3 | In PO1 remove italics for the word 'A' in 'A third party billboard', as is not included in the defined term. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 165 | Part 9 - Other Development Codes - Advertising devices Code - Table 9.4.1.3 | In PO1, point 4, italicise the word *sign* where it appears after *third party billboard* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 166 | Part 9 - Other Development Codes - Advertising Devices Code - Table 9.4.1.3 | In PO4, amend points 1 - 6 for consistency in formatting and at point 6, italicise *commercial* or *industrial activity* as they are defined terms in Schedule 1. | To correct a cross-reference in the instrument and to correct the format or presentation of the instrument |
| 167 | Part 9 - Other Development Codes - Earthworks, Construction and Water Quality Code - Table 9.4.2.3.1 | In PO6 to italicise *sensitive receivers* and in PO8 italicise *sensitive receivers* and *environmental harm* as they are defined terms in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 168 | Part 9 - Other Development Codes - Earthworks Construction and Water Quality Code – Table 9.4.2.3.2 | In Table 9.4.2.3.2 opposite 'Erosion control', include the superscript 1 by adding it as a reference to the second Note at the bottom of the page. | To correct a cross-reference in the instrument |
| 169 | Part 9 - Other Development Codes - Landscaping Code - Table 9.4.4.3.1 | In Table 9.4.4.3.1 in AO1 italicise *AS 4970 2009.* | To correct a cross-reference in the instrument |
| 170 | Part 9 - Other Development Codes - Landscaping Code - Table 9.4.4.3.1 | Amend PO5 and corresponding AOs by renumbering the second AO5.2 to AO5.3. | To correct inconsistent numbering in the planning scheme |
| 171 | Part 9 - Other Development Codes - Landscaping Code - Table 9.4.4.3.1 | In AO15.4 italicise *suitably qualified person* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 172 | Part 9 - Other Development Codes - Landscaping Code - Table 9.4.4.3.1 | In PO16 amend numbering for point 1 to indent and amend sub points 1 and 2 to (a) and (b). | To correct inconsistent numbering in the planning scheme |
| 173 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.2 | In AO1.2 and AO2.2, italicise *heavy vehicle* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 174 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.2 | In AO4.5 amend formatting to shade and bold table heading to achieve consistency in formatting. | To correct the format or presentation of the instrument |
| 175 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.2 | In AO5 italicise *sensitive land use* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 176 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.2 | In AO10.1 italicise Austroads standards, *HB72 Design Vehicles and Turning Path Templates*. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 177 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.2 | In AO15.5 italicise the standard *AS2890.1:2004 - Parking Facilities - Part 1: Off-street Car Parking*. | To correct a cross-reference in the instrument |
| 178 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.3 | In the row opposite *Club* amend the formatting of cell in third column to be consistent with all other cells. | To correct the format or presentation of the instrument |
| 179 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.3 | In the row opposite *Function facility* amend formatting of the cell in the second column to be consistent with all other cells. | To correct the format or presentation of the instrument |
| 180 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.3 | Amend the table formatting by removing the blank row following *High Impact Industry* as it is not required. | To correct the format or presentation of the instrument |
| 181 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.3 | Amend the table formatting by removing the dashes from blank cells. | To correct the format or presentation of the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 182 | Part 9 - Other Development Codes - Parking and Access Code - Table 9.4.5.3.3 | In the row opposite *Multiple dwelling*, remove the reference to *student accommodation provisions* as this is not a defined use in the planning scheme and there are no student accommodation provisions in the car parking code. | To correct a factual matter |
| 183 | Part 9 - Codes - Reconfiguring a Lot Code - Table - 9.4.6.3.2 | In the second column opposite row for Local Centre Zone change the word 'give' to 'gives'. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 184 | Part 9 - Other Development Codes - Reconfiguring a Lot Code - Table 9.4.6.3.2 | In the second column opposite the row for Mixed Use Zone - Commercial Industrial Precinct, change the word 'give' to 'gives' and delete the duplicated word 'lot' in Point 1. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 185 | Part 9 - Other Development Codes - Reconfiguring a Lot Code - Table 9.4.6.3.2 | Amend the reference to the 'Rural Protection Escarpment Precinct' to 'Rural Escarpment Protection Precinct.' | To correct a factual matter |
| 186 | Part 9 - Other Development Codes - Reconfiguring a Lot Code - Table 9.4.6.3.1 | In PO 20, PO 21 and AO25.1 and AO25.2 and AO21.7, amend the numbering of the points to be consistent throughout the table. | To correct inconsistent numbering in the planning scheme |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 187 | Part 9 - Other Development Codes - Reconfiguring a Lot code - Table 9.4.6.3.1 | In PO7, amend the grammatical error by including the additional word in the Editor's note: (3) reducing residential densities adjacent to impacting sites. | To correct a spelling or grammatical error in the planning scheme that does not materially affect the remainder of the planning scheme |
| 188 | Part 9 - Other Development Codes - Reconfiguring a Lot Code - Table 9.4.6.3.1 | In AO19 amend text to italicise *suitably qualified person* as it is a defined term in Schedule 1. | To correct a cross-reference in the instrument |
| 189 | Schedule 1 Definitions - SC1.2. Administrative Definitions - Table SC1.2.2 | In Column 2, in the row opposite *Exempt Clearing* for Point (9)(b), italicise *native vegetation.* | To correct a cross-reference in the instrument |
| 190 | Schedule 1 Definitions - SC1.2. Administrative Definitions - Table SC1.2.2 | In column 2 in the row opposite *Domestic Animals* amend the text in Point (1) to remove italics for the words 'but not limited to' and italicise and capitalise *Animal keeping* and *Intensive animal industry*. | To correct the format or presentation of the instrument |
| 191 | Schedule 1 Definitions - SC1.2 Administrative Definitions - Table SC1.1.2 | Opposite *High Impact Industry* in Column 2 amend the text in the Note at bottom of definition to read 'SC1.1.4 Industry Thresholds'. | To correct a cross-reference in the instrument |

| Item | Planning scheme reference | Description of amendment | Nature of Administrative Amendment in accordance with Schedule 1 of the Minister's Guidelines and Rules |
|---|---|---|---|
| 192 | Schedule 1 Definitions - SC1.2 Administrative Definitions - Table SC1.1.2 | Amend the last entry in the third column, to separate *Minor utility installation* and create a new line for *native vegetation*. | To correct the format or presentation of the instrument |
| 193 | Schedule 1 - Use Definitions - Table SC1.1.2 | Amend the third column in the row next to *Short Term Accommodation* to delete the incorrect reference to *Hotel Accommodation.* A *Hotel* is a defined use and the use includes ancillary accommodation. | To correct a factual matter |

## 10.5 Urban Utilities Draft Water Netserv Plan 2020 Public Consultation and Council Submission

**Executive Officer:** Manager Regional Prosperity and Communication /
Acting General Manager Customer and Regional Prosperity

**Attachments:**

1. Draft Urban Utilities Water Netserv Plan 2020 (Part A) (under separate cover)
2. Bromelton SDA Future Connection Area Maps (under separate cover)
3. Council submission on Draft Water Netserv Plan 2020 (under separate cover)

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**Recommendation**

That Council note the submission made in support of the Urban Utilities Draft Water Netserv Plan 2020.

Moved: Cr Michael Enright
Seconded: Cr Marshall Chalk

That the Acting General Manager Customer and Regional Prosperity's recommendation be adopted

Carried unanimously

Meeting adjourned at 10.25am
Resumed at 11.10am

## Asset & Environmental Sustainability

### 10.6 Response to Draft Environmental Impact Statement for the Inland Rail Calvert to Kagaru Project

**Executive Officer:** General Manager Asset and Environmental Sustainability

**Attachments:**

**1.** Response to the Draft Environmental Impact Statement for the Inland Rail Calvert to Kagaru Project

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**Recommendation**

That Council retrospectively endorse the submission made to the Coordinator-General in response to the draft Environmental Impact Statement for the Inland Rail - Calvert to Kagaru project.

Moved: Cr Michael Enright
Seconded: Cr Marshall Chalk

That the General Manager Asset and Environmental Sustainability's recommendation be adopted

Carried unanimously

Enquiries:
Christopher Gray
Phone: 07 5540 5111
File Ref: 05/04/003; 08/003/001; 08/05/002

SCENIC RIM Regional Council

8 March 2021

Attention: The Coordinator-General
c/- EIS Project Manager, Inland Rail - Calvert to Kagaru project
Office of the Coordinator-General
PO Box 15517
CITY EAST QLD 4002

Email only sent to: inlandrailc2k@coordinatorgeneral.qld.gov.au

Dear Ms Power

**Response to Draft Environmental Impact Statement for the Calvert to Kagaru Inland Rail Project**

I refer to your letter of 16th December 2020 and thank you for your invitation for Scenic Rim Regional Council to provide feedback on the draft environmental impact statement report (EIS) for the Inland Rail – Calvert to Kagaru (C2K) project. Please find attached a report of Council's feedback.

The Scenic Rim region is set in the foothills of the Great Dividing Range and surrounded by World Heritage listed national parks. The region's primary businesses are agricultural / horticultural production, the equine industry and tourism / ecotourism and our population values the county lifestyle, natural environment and vibrant community.

This project will forever change the amenity and character of the areas where the rail will be built. Council is committed to preserving the region's natural assets and prime agricultural land while encouraging future growth, innovation, economic development and employment opportunities. Council holds a particular interest in the Inland Rail project to ensure we maintain a balance between promoting sustainable farms, businesses and industries that are compatible with our environment and lifestyle and providing rewarding employment and prosperity for residents.

While the full report attached details issues in many sections of the EIS, Council has strong concerns in four particular areas:

Level Crossings

Council and residents have strongly advocated for the use of bridges or road network realignments instead of level crossings. The EIS does not meet the Queensland Level Crossing Safety Strategy to 'add no further open level crossings to the network.' Only four of the eight crossings are bridges imposing increased risk of accidents including fatal accidents, unacceptable delays. risk of isolation to residents properties where crossing is the sole access. The long-term nature of this project requires a future proofed solution to allow for predicted future growth over 100 years.

Noise Mitigation

Council and residents remain concerned that the project will adversely affect their quality of lifestyle and that no allowances have been made to mitigate adverse impacts such as noise and air pollution. Community perceptions are that the EIS does not appropriately plan to

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mitigate against the negative impacts such as noise, air and visual amenity in residential and tourist sensitive areas, in particular the omission of acoustic profiling including the effects of topography and meteorology, and resultant mitigation requirements.

Construction Traffic

The assessment of the impacts of construction traffic has not appropriately assessed the impacts of construction traffic on the correct routes. A more thorough, onsite assessment of local roads is required to understand the impacts on local road network, road users and local residents and businesses. Multiplying traffic volumes, particularly heavy vehicles, on narrow, winding, hilly local roads requires infrastructure upgrades and other mitigations to avoid significant safety, efficiency and amenity impacts on residents and businesses. The proponent must gain Council's approval and accept the conditions imposed on use of local roads.

Flooding

The Scenic Rim region has been subject to seven major flood events in the last ten years, as well as numerous minor events. Characteristic of this region is localised, intense rainfall which results in high volume and speed flows, and significant downstream impacts. The Queensland and Australian Governments established the independent Flood Panel, and the proponent must incorporate the conclusions of the Flood Panel in the Project.

Thank you for the opportunity to provide a submission on the draft Environmental Impact Statement for this project. Should you require any further information, please contact Council.

Yours faithfully

Jon Gibbons
**CHIEF EXECUTIVE OFFICER**

Encl.

SCENIC RIM
Regional Council

# Inland Rail – Calvert to Kagaru

## Scenic Rim Regional Council Response to Draft Environmental Impact Statement

8 March 2021

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### Document Control

| Version | Prepared By | Approved By | Date |
|---|---|---|---|
| 1 | Richard Hancock | Chris Gray | 08/03/2021 |
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## Flora and Fauna

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| **Chapter 14** | **Survey Effort**<br>a. Ecological surveys undertaken for the EIS throughout the project area were not sufficient in size and / or scope to quantify the baseline conditions of environmental values:<br>i. Flora surveys were not sufficient in size (i.e. only covered 2.4% of the total ecology study area) or scope (e.g. not sufficiently comprehensive or compliant with the Qld NCA Flora Survey Guidelines – Protected Plants).<br>ii. Aquatic surveys were undertaken using the AUSRIVAS Physical Assessment Protocol for defined watercourses that are intersected by the project alignment. A total of only 16 waterway crossing sites were surveyed, despite the fact that the alignment intersects 34 waterways, seven of which will be crossed multiple times. Higher order / spring fed waterways were not surveyed.<br>iii. Targeted survey effort for *Phascolarctos cinereus* (Koala) were deficient in size and scope, being limited to active searches at terrestrial sampling sites located in areas with existing vegetation cover.<br>iv. Survey effort for Glossy black cockatoo (*Calyptorhynchus lathami* ssp. *lathami*) was limited and given this species highly specific feed tree preferences – feed tree mapping is required to quantify impacts | a. Prior to approval the proponent must undertake additional baseline ecological surveys consistent with the below requirements. Results of these surveys must be considered and quantified in the final impact assessment and also be used to verify suitable locations for fauna crossings.<br>i. Additional flora surveys that sufficiently cover the project area and are compliant with the QLD NCA Flora Survey Guidelines – Protected Plants. Survey efforts should have particular focus on regrowth and remnant areas of 12.9-10.7, given that this RE is known to harbour the endangered *Melaleuca irbyana*. Additional survey effort for groundwater dependent ecosystems is also required in areas where groundwater drawdown may occur (e.g. Teviot Range Tunnel).<br>ii. Additional flora, fauna and AUSRIVAS Physical Assessment Protocol surveys are required at all waterway crossings within the disturbance footprint to accurately assess baseline conditions and potential impacts.<br>iii. Further detailed Koala activity surveys (e.g. Spot Assessment Technique, Philips and Callaghan 2011, koala movement tracking (eg RFID) and / or thermal drone imaging), including in areas without contiguous vegetation cover, is required to provide a more comprehensive assessment of activity levels and movements of this species throughout the project alignment.<br>iv. Additional targeted Glossy black cockatoo (*Calyptorhynchus lathami* ssp. *lathami*) feed tree |

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| | and prescribe appropriate mitigation measures.<br>v. Targeted surveys for *Ornithorhynchus anatinus* (Platypus), listed as Special Least Concern under the Qld NCA, were not undertaken within the fauna surveys based on the lack of historical records in the project area. Platypus are generally underrepresented in historical record databases due to their cryptic nature, and their presence within the project area should not be discounted on this basis. | surveys and mapping should be undertaken to verify baseline conditions and impacts for this species.<br>v. Targeted Platypus surveys utilising the eDNA technique are to be undertaken in areas of high quality platypus habitat at the larger waterway crossings along the alignment. |
| **Section 11.5.2** | **Matters of Local Environmental Significance**<br>b. A number of MLES (as defined in the Scenic Rim Planning Scheme 2020) are mapped as occurring within the C2K disturbance corridor, specifically 4B Biodiversity (Core Corridor Areas) and 4E Local Watercourses. Although ARTC committed to the consideration of impacts on MLES, this commitment does not appear to have been carried through in the Draft EIS. | b. The proponent is required to assess impacts on MLES in the C2K corridor within the final Environmental Impact Statement to quantify any Significant Residual Impacts. Mitigation measures for impacts on MLES, consistent with the provisions of the Qld Environmental Offsets Policy, must also be described. |
| **Chapter 11** | **Koalas and Wildlife Corridors**<br>c. Chapter 11 of the EIS identifies that the project will result in a total unmitigated potential impact of 598ha of Koala habitat, as well as permanent severance of movement corridors for the Koala. The C2K project currently only proposes six (6) fauna crossings along the alignment, five (5) of which will be dedicated koala crossing structures. Fauna crossings do not generally align with existing areas or tracts of vegetation | c. The Qld Government Koala-sensitive Design Guideline (DES, 2019) recommends crossing structures be provided along transport infrastructure corridors at a maximum distance of 2km between crossings. Crossing design, locations and frequency should be re-assessed following further survey effort and should consider the disconnect to climate refuges and long-term species viability with restricted landscape movement. |

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| | acting as ecological corridors and don't seem to consider fauna movement through periods of stress, i.e. flood, drought, fire etc with the rail alignment trapping populations in such scenarios. Restriction of fauna access to climate refuges in the region has not seemingly been considered. | |
| **Section 11.9.2** | **Impacts on other MSES**<br>d. Feeding activity for the Vulnerable Glossy black cockatoo (*Calyptorhynchus lathami* ssp. *lathami*) was detected on the western slopes of the Teviot Range and the EIS predicts that approximately 50ha of habitat for this species will be impacted by the project. This species is known to be highly specific with feed tree selection with birds only preferring certain trees with the determinants for tree selection still unknown. They also have an isolated foraging range and slow breeding rates. The EIS fails to prescribe species-specific mitigation measures for the Glossy black cockatoo in Section 11.9.2. Mapping of preferred feed trees within the disturbance footprint is critical to mitigating impacts on this species. | d. The final EIS should include surveys to inform Glossy black cockatoo (*Calyptorhynchus lathami* ssp. *lathami*) feed tree mapping in the project disturbance footprint. Appropriate species-specific mitigation measures should be included in Section 11.9.2. Mitigation measures for this species typically include translocation of feed trees through harvesting of propagules and revegetation in protected areas. |
| **Appendix K** | **SRI Mitigation – Offsets**<br>e. The Environmental Offset Delivery Strategy (Appendix K part 4) is a high-level strategic document for the Inland Rail project in Qld and does not provide specific offset delivery details for the C2K project. It does state that the project will offset significant residual impacts on MNES, MSES and MLES as determined through the impact assessment process however, no further | e. The further studies recommended in the EIS to inform offset delivery requirements for MNES, MSES and MLES should be undertaken prior to finalising the EIS. |

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| | discussion or detail is provided on offset delivery mechanisms or commitments. Commitments are made to further project-specific studies to inform offset delivery requirements for MNES, MSES and MLES – however this assessment should be undertaken as part of the EIS to adequately quantify the SRI and Offset liabilities. | |
| **Chapter 23** | **Flora and Fauna Rehabilitation**<br>**f.** A high-level Draft Outline Environmental Management Plan (DOEMP) has been prepared in support of the EIS. Additional guidance within the document is required in regard to appropriate selection of species and planting objectives for the revegetation works. Additionally, the term 'endemic' is used erroneously within this document. | f. The proponent must include additional guidance within the DOEMP in regard to rehabilitation, specifically:<br>i. Plan showing location of rehabilitation works, in particular for areas where revegetation is required to enhance corridor function and connectivity;<br>ii. Species specific revegetation for example Glossy black cockatoo (*Calyptorhynchus lathami* ssp. *lathami*) feed tree translocation;<br>iii. Works are undertaken in accordance with the SEQ Ecological Restoration Framework;<br>iv. Works consider the preclearing regional ecosystem for reinstatement palettes; and<br>v. The use of the term 'endemic' is replaced with 'local native' or other more scientifically correct term.<br>g. Additional guidance regarding location, extent and design of fauna fencing, particularly around crossings, should be included in the DOEMP for construction and operational stages. |

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## Air Quality

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| 1. | **Dust Deposition**<br>a. The construction impacts on the air quality have been assessed only in terms of risk, with a medium risk of dust deposition impacts. The medium risk of dust deposition warrants more detailed quantitative assessment of the likely dust fallout in areas where sensitive receptors (e.g. dwellings with tank water supply) are located (e.g. Ivory's Rock Conference Facility). | a. Prior to any construction works being undertaken, the proponent must undertake a more detailed quantitative assessment of the likely dust fallout in areas proximate to sensitive receptors. Intensive dust suppression programmes must be developed in areas where the quantified risk of dust deposition is greatest. |
| | **Coal Wagon Dust**<br>b. The modelling of the fugitive emissions from the coal laden wagons have been carried out with consideration of as much as 75% reduction of coal dust emissions due to veneering applied at the loading point. In practice the coal wagons have extensive depositions of fine coal dust which tend to be released through other fugitive ways (e.g. through doors of loaded wagons and coal deposits on wagon bodies), including on empty returning wagons. | b. The proponent must confirm that their assessments have considered the reduced effectiveness of the veneering due to residual coal dust deposits on the wagons and associated fugitive emissions, as well as outline any additional specific mitigation measures that may be required. |
| | **Mitigation Measures**<br>c. The mitigations measures for prevention of impacts on air quality tend to be generic and rely on number of management measures which depend on specific activities to be carried out by the companies which are actively involved in the construction or operational activities on the project. | c. Reporting and management plans completed by the proponent must acknowledge SRRC's intended involvement and confirmation in the process of establishment of air quality monitoring stations and in the auditing of the complaints to dust and other emissions to air during construction and operation of the C2K Inland Rail. |

## Surface Water Quality

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| 1. | **Ongoing Monitoring During Operation**<br>a. The methodology proposed relies upon monitoring water quality in the receiving waters throughout the project construction but does not discuss ongoing water quality issues during the operational phase of the project. | a. Prior to construction, the proponent must revise reporting and management plans to specify how impacts on the water quality will be monitoring and managed during the operational phase of the project. At a minimum this must include best-practice stormwater management principles, such as:<br>i. Basic treatment of runoff from the track ballast via a vegetated or grassed swale;<br>ii. Any concentrated flows resulting from the construction should pass through a rock filter before entering receiving waters;<br>iii. Any major increase in peak discharge to drainage features be mitigated by detention basins; and<br>iv. Compliance with QDTMR guidelines for stormwater management. |
| | **Mitigation Measures During Construction**<br>b. The EIS fails to identify what action is to be taken in the event that monitoring during construction indicates deterioration of water quality in the receiving waters via sediment runoff. | b. Prior to construction, the proponent must revise reporting and management plans to provide details of proposed remedial measures in the event that water quality monitoring data is non-compliant with given standards. |
| | **Staging**<br>c. The EIS provides limited discussion on staging of works and in particular how the proposal can achieve IECA standards. | c. Prior to construction the proponent must revise reporting and management plans to provide a breakdown of staging considering erosion risk potential for the duration, time and season the works to occur. The project staging plans and controls must be CPESC certified. |

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| | **Erosion Risk**<br>d. Erosion risk and location are generally not considered within the EIS | d. Prior to construction, the proponent must consider submission and inclusion of soil type geology mapping and erosion potential for areas along the C2K alignment. Appropriate techniques for the reduction and mitigation of erosion should be tabled. |
| | **Water Reliability**<br>e. Considerable amounts of variable grade water are presented to be required during the project. Reliability of this water for the project, landscape, rural productivity and ecological functions (e.g. flora and fauna) has not been considered. | e. Within the EIS, the proponent must include a discussion tabling the impacts on the project, landscape, rural productivity and ecological functions should be better detailed with applicable standards and / or thresholds considered. Impacts of weather patterns, drought conditions and local water security are to be included within this discussion. |

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## Hydrology and Flooding

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| | **Draft Expert Panel Report**<br>a. The draft Expert Panel Report was critical of the hydrology and flooding studies done to date, noting that:<br>i. The flood study lacks detail, specifically regarding acceptable impacts and justification for acceptable outcomes during the design process (including increased flood levels);<br>ii. The assessment lacks detail regarding verification of model parameters and calibration of the model;<br>iii. The flood study fails to assess the impacts of local flood changes and confuses regional and local flooding;<br>iv. The flood models prepared for the EIS lack the required detail to be utilised in the detail design phase of the rail track;<br>v. The hydrology for some of the catchment is unreasonable and the flows at Purga Creek appear to be underestimated;<br>vi. The method for the setup of the models is not to an acceptable standard;<br>vii. The hydraulic impact risks have not been classified<br>viii. The hydraulic models prepared for the EIS are not suitable for assessing impacts on specific local infrastructure | a. The proponent must address all the concerns raised in the Expert Panel Report within reports and / or management plans prior to proceeding to the final design. In addition it is reasonable to request the authority to complete works generally in accordance with the Queensland Urban Drainage Manual Guidelines. (QUDM). |

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| | **Local Infrastructure**<br>b. There is a significant mismatch between the flood immunity of the proposed rail embankment (1% AEP) and the local roads which are likely to have a much lower flood immunity (possibly as low as 50% AEP). Council-owned infrastructure may not be adequately assessed in terms of change hydraulic condition. There has also been little consideration of the impacts in more frequent local flash flood events with low tailwater which will produce higher stream velocity, scour and potentially affect Council bridges culverts and cross-road flows. | b. The proponent must revise reporting to identify the existing infrastructure features that are potentially affected by the alignment of the rail embankment. Local catchment modelling must be utilised to address the impacts on existing Council infrastructure with the pre-development and post-development catchments mapped precisely. The proponent must also test for more frequent flood events with lower tailwater conditions which will yield higher velocities and scouring (i.e. local flood events). Post-development flood velocity at Council infrastructure must not increase by more than 20%. Where infrastructure is impacted, a risk and mitigation strategy must be prepared.<br>Any adverse changes to the hydraulic condition at local infrastructure external to the C2K must be mitigated with appropriate design in accordance with QUDM. |
| | c. The flood modelling does not appear to have included calibration against the 2017 flood event in the Scenic Rim, which was a significant event in the catchments where this project is located. | c. The proponent must incorporate calibration against the 2017 flood data in its modelling. |

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## Groundwater

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| Section 14.6.2.1 & 14.6.2.2 | **Groundwater Drawdown**<br>a. The EIS discusses that within the study area there are potentially 65 boreholes that will be impacted by groundwater drawdown. It is proposed to monitor these boreholes during the operation of the C2K, however monitoring of these boreholes will fail to prevent adverse impacts and will merely quantify the groundwater changes during the project operation.<br>Loss/damage to existing landholder bores and water resources from decreased water quality (notably salinity movement and local concentration in the landscape) is not clearly articulated. | a. Prior to construction the proponent must clearly identify which existing bores will be impacted by surface loading and groundwater levels and or quality will be affected. |
| Section 14.6 | **Salinity**<br>b. The Groundwater Monitoring and Management Plan (GMMP) fails to adequately describe the mechanisms and mitigation measures for managing groundwater impacts throughout the salinity prone areas. | b. The proponent must complete detailed geotechnical investigations at key salinity prone areas to ensure minimal impacts to mobility of salt in the groundwater landscape include salinity. Salinity must be documented as a clear topic and form part of GMMP in terms of affecting groundwater, mobilization or concentration of salt. |
| | c. Detail of the significance of figure 13.4 (salinity hazard rating) to the GMMP and groundwater management may be limited. | c. Assess the appropriateness to include Salinity Hazard (chapter 13) in Groundwater as an element to the EIS (chapter 14). |

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| | **Groundwater Sampling and Method**<br>d. The GMMP scope details that sufficient lead time is required prior to construction. Given the fluctuations in data and water parameters within the groundwater assessment, further details of what an appropriate study time is should be better described. | d. The proponent must provide details of appropriate pre-construction study periods to establish base line data for GMMP. Frequency of sampling needs to be considered as local groundwater quality and levels are anecdotally seasonal in natural and affected by weather/climatic conditions. Reporting annually is generally considered sufficient. |

## Noise and Vibration

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| Chapter 15 | **Invalid Background Noise Data**<br>a. Monitoring Location No. 10 appears to have very low background noise levels that may be invalid. | a. The proponent must provide additional details within their reporting justifying the particularly low background noise at Monitoring Location no. 10, including a description of the noise measurement equipment and photographs of the location of the noise loggers during the noise measurements. |
| | **Errors in road identification**<br>b. There are errors in the identification of road names and intersections. | b. The proponent must ensure correct road names and intersections are used. |
| | **High Existing Noise Amenity**<br>c. Because of the very low background noise levels (i.e. high existing noise amenity) it is recommended to extend the study area for the C2K EIS beyond the 2km buffer either side of the rail that was allowed for within the EIS. This is particularly relevant in the areas between Peak Crossing and Woolooman, where background noise levels are the lowest. | c. The proponent must provide revised reporting extending the study area beyond the 2km buffer either side of the railway line. |
| | d. The assessment does not appear to consider that this rural area does not feature any heavy agricultural uses which would generate a level of background noise. Typical uses are cattle grazing and specialist crop production. The background noise level is very low as a result, and features only minimal large vehicle noise, and very rarely at night. | d. The proponent must appropriately account for the very low existing noise levels in the assessment. |

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| | **Sensitive Receptors**<br>e. It is important to consider all sensitive receptors, including outdoor conference and camping facilities because these land uses are sensitive to railway noise emissions and rely on the high quality of its visual and acoustic amenity for its business viability | e. The proponent must provide a detailed construction and operational noise assessment that considers all sensitive receptors and the change in acoustic amenity caused by the project. This assessment must be able to demonstrate, under conservative assumptions about the construction and operational noise sources, that this important regional tourist centre is not affected negatively by both construction and operational noise. |
| | f. Establishment of sensitive land uses within at least 500m from the centreline of the rail track will be constrained due to noise and vibration constraints. | f. The proponent must consider both individual existing receptors and potential future zoning of land proximate to the rail alignment within noise and vibration impact assessments. |
| | **Operational Noise – Diesel Electric Locomotives**<br>g. The EIS acknowledges prominence of low-frequency noise from diesel-electric locomotives, although additional assessment is required. | g. The proponent must extend the zone of potential noise impact by at least 1km in areas of low background noise to account for the intrusiveness of low frequency noises, particularly during night-time. |
| | h. The assessment does not appear to include operational train noise such as the impact of long trains stopping and starting at the passing loops, horn noise or the additional noise caused when wagons experience wear. | h. The proponent must include assessment of all noise generators. |
| | **Operational Noise – Fixed Infrastructure**<br>i. The operational noise associated with the fixed infrastructure has not been sufficiently considered in the EIS. | i. The proponent must provide assessment of the sound pressure levels and characteristics of the noise emissions associated with the fixed infrastructure (i.e. jet fans, banana fans, pumps and generators) required for the operation of Teviot Tunnel. |

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## Social

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| Table 16.2 | **Liveable Communities**<br>a. Local residents and those who have moved to the Scenic Rim value the social amenity, spectacular scenery and rural aspects of the region which could be compromised, particularly with Rail/Road crossings at Peak Crossing and Washpool and possibly the tunnel crossing through the Teviot range. There is a need to preserve the region's rural elements and point of difference to other LGAs in Southeast Queensland | a. The proponent must consult with the community to create legacy projects that celebrate the local community. Invest in local projects that improve liveability, such as improve infrastructure at Peak Mountain View Park (eg skatepark/youth space for local youth or story board projects) to improve local and visitor experiences. |
| Section 16.2 | **Stakeholder Impacts Property Acquisition and Values**<br>b. The EIS proposes compensation for landholders next to the line for noise and inconvenience. Significant concerns exist regarding property values put forward by the EIS, and that landholders not directly impacted by the line may not be appropriately compensated | b. The proponent must ensure that all impacted landholders are considered, not just those directly on the line. The proponent must undertake community consultation and extend the scope to acknowledge real community concerns than those perceived. |
| Section 16.7.6.5 & 16.7.2.1 | **Community Services and Facilities / Amenity and Lifestyle**<br>c. The EIS is vague on the implementation of recreational projects that would be a sub-project of the C2K. | c. The proponent must ensure that recreational proposals such as the Boonah to Ipswich Trail are implemented as a celebration of the C2K. |

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| Section 16.9.4 | **Health and Wellbeing**<br>d. The EIS states that it working in partnership with the Darling Downs, West Moreton and South Brisbane Primary Health Networks to help support residence who are subjected to stress and anxiety associated with the introduction of the C2K. | d. The proponent must provide additional details involvement of Primary Health Networks including:<br>• Residents access to these networks;<br>• Local General Practitioners awareness of the Health and Wellbeing measures; and<br>• The Fassifern Community Centre Awareness of the Health and Wellbeing measures. |
| Section 16.7.4 | **Flinders-Karawatha Corridor**<br>e. The C2K will impact on access and ultimately useability of the Flinders-Karawatha Corridor. | e. The proponent must detail specifically how the useability of the corridor will be maintained during the operation of the C2K. |
| Section 16.7.6.1 | **Primary and Secondary Education**<br>f. The EIS has identified the early education centres within the Scenic Rim LGA, but has failed to identify any educational outcomes for the education of students associated with the C2K. | f. The proponent must work with Peak Crossing State School and Early Years Centre to identify key projects that will improve educational outcomes for Scenic Rim. |

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## Economics

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| **Section 17.3** | **Importance of Local Content in Tenders**<br>a. The Scenic Rim Regional Prosperity Strategy 2020-2025 sets a clear direction and roadmap for the Scenic Rim's future economic growth and sustainability. The EIS fails to include the Scenic Rim Regional Prosperity Strategy 2020-2025 in its assessment. | a. The proponent is required to update the economic assessment with reference to the Scenic Rim Regional Prosperity Strategy 2020-2025 and ensure that the economic strategy is in accordance with the Scenic Rim Strategy. |
| **Section 17.6.2.1, 17.6.2.2** | b. The EIS fails to identify local employment opportunities and does not mention how it will draw upon the local for workforce. | b. The proponent is to re-iterate the importance of local content to be included in tenders for project to ensure local employment outcomes. Additionally, the proponent must commit to promoting opportunities regarding training programs for upskilling individuals and preparing businesses to potentially tender for this work, maximising the benefits during the construction phase and also longer-term benefits. |
| | c. The EIS fails to identify opportunities for local business and secondary service and supply industries associated with the construction and operation of the C2K. | c. The proponent is to ensure that local content is included in the Sustainable Procurement Policy and ensure that businesses are aware of the opportunities, with programs run to increase their capability to maximise the opportunities presented to them in relation to this project, but also other projects of State / National significance. |
| **Section 17.6.2.2** | **Land use impacts**<br>d. Inland Rail has the potential to impact upon farm operations, with respect to access to water and transport routes as well as necessary acquisition of agricultural land. Isolated small lots may be created where the alignment cuts through lots. | d. The proponent must commit to the provision of appropriate planning, control measures and support to local producers to limit the impact on farm operations with respect to access to water and transport routes. In addition to this, remaining lots must be amalgamated to ensure the requirements of |

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| | | the SRRC Planning Scheme are met, as well as creating viable agricultural lots. |
| **Section 17.5.2.5** | **Beaudesert Enterprise Precinct**<br>e. This section has not identified the Beaudesert Enterprise Precinct. The Inland Rail will transform opportunities for light-to-medium industry by creating new, greenfield expansion opportunities. Providing alternative options to urban centres such as Brisbane or Gold Coast, it will also provide industrial support for Bromelton heavy industry. Scenic Rim Regional Council is currently developing the land, aided by a grant from the Queensland Government's Building Our Regions Fund, with a target completion date of June 2020. The expansion of the Beaudesert Enterprise Precinct provides new investment opportunities for businesses, ensuring that the region can accommodate a range of business and industries, thereby creating valuable employment for residents. | e. The proponent is to include details of the Beaudesert Enterprise Precinct within the EIS. |
| **Chapter 22** | **Cumulative Impacts**<br>f. Cumulative Impacts associated with economic development and social constraints have not been adequately addressed within this section. | f. The proponent is to ensure that programs are in place to ensure local labour force and businesses are aware of the opportunities in regard to the project to maximise their involvement during construction to supply goods and / or services. The proponent must also ensure that acquisition of agricultural land still allows for economically viable farming operations, with not significant impacts on access to required infrastructure (i.e. water and road transport). The proponent is to ensure changes to landscape and visual amenity does not significantly impact visitor experience when visiting the region for its natural beauty. As it has been identified the workforce will be sourced locally, if this expectation |

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| | | is met, it is not anticipated that there will be significant impact on availability of accommodation to visitors coming to the region. If this is not the case, the proponent must pay consideration to managing this will need to be addressed, due to the existing shortage of tourism accommodation in the region. |
| **Chapter 23** | **Draft Outline Environmental Management Plan**<br>g. Mitigation measures to limit impact on visitor experiences may result in negative impacts on tourism industry and / or local businesses who capitalise on the region's natural beauty as part of their operations if not managed properly. | g. The proponent must outline how these mitigation measures will be managed to ensure that the tourism industry and local businesses are not negatively impacted. |

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## Traffic, Transport and Access

| SECTION | DESCRIBE THE ISSUE | SUGGESTED SOLUTION |
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| 2. | **Road Safety**<br>a. No consideration to increased traffic volumes, heavy vehicles along existing narrow roads and introduction of hours of operation outside daylight hours (i.e. 24/7 operations). There is only a requirement to determine where road Safety Audits are required, not to perform the Audit and implement recommendations. | a. The proponent must include an assessment of increased traffic volumes and heavy vehicles along existing roads within the EIS. Road Safety Audits to be performed where traffic volumes increase by 5% including recommendations on mitigation measures such as road corridor improvements including geometric improvements, guardrail installation, lane widening, lane duplication and foliage removal. Detail design of all mitigation measures to be prepared before construction. The reporting must also address increased nuisance to community road users and residents due to 24/7 operations. |
| | **Road Link Capacity Impacts**<br>b. The analysis of the impacts of haulage vehicles includes roads that are identified as no-through roads and roads that have been prohibited for construction traffic as follows:<br>i. Undullah Road at Woolooman Creek. Closure will result in additional traffic on Kilmoylar Road and Wyatt Road.<br>ii. Brabazon Road closure at the railway line resulting in additional traffic on Beaudesert Boonah Road, Beaudesert Bypass, Mount Lindesay Highway and Allan Creek Road.<br>Roads prohibited to construction traffic include:<br>i. Bromelton House Road, between Boonah-Beaudesert Road and Allen Creek Road. This road is signed as no heavy vehicles except for local access. | b. The proponent must re-assess all impacts that will be incurred on the available road network by considering only and all roads that are available and re assigning the volumes to the remaining roads. Also the volume impacts of the construction traffic and workforce traffic must accurately reflect the number of trips including adopting the peak number of workforce as the worst case and allowance for the higher percentage of heavy vehicles in the construction traffic to determine the roads where the 5% increase occurs. Mitigation measures include increasing capacity of existing roads, pavement widening, shoulders widening or contributions to road widening or new roads. |

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| | ii. Thiedeke Road<br>iii. Il-bogan Road<br>This has resulted in roads which will be required to be accessed such as the Mount Lindesay Highway between Beaudesert Boonah Road and Allan Creek Road not being included in the assessment<br>The current assessment also underestimates the impacts from the increased traffic and haulage vehicle volumes on the road network. Comparing the workforce trips with the projects site work force, a constant number of trips has been adopted that does not correlate either with the peak site workforce or the average workforce throughout the construction period. The assessment does not allow for the increased composition of heavy vehicles estimated at 33% for the construction and workforce traffic compared to the existing 4-6% HV on the local roads.<br><br>**Intersection Performance**<br>c. The proponent has proposed traffic management plans and temporary roadwork arrangements as traffic mitigation measures throughout the construction of the inland rail. A LOS E is proposed for the intersection capacity performance which is not in accordance with standards. As the project will be constructed over several years, temporary roadworks and traffic management plans are not considered acceptable solutions for intersection safety and performance. Heavy vehicle turn movements at intersections will also result in wider swept paths. Estimated light and higher heavy vehicle | c. Prior to commencement of construction, the proponent must undertake permanent construction works incorporating intersections upgrades such as right or left turn auxiliary lanes, lane widening for heavy vehicles, increased auxiliary lane lengths, longer tapers, new or sealed shoulders or new intersections. |

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| | volumes including specific turning movements at intersections to accurately reflect the increase in traffic and turning movements | |
| | **Damage to Road Network**<br>d. Infrastructure based strategies are required for pavement structural capacity impacts on existing sealed and unsealed roads due to increased light and heavy vehicle volumes and axle loads. Standard Axle Repetitions for haulage to adopt one way fully laden vehicles instead of average values considering trips in both directions. | d. Prior to the commencement of construction, pre and post conditions surveys, including video and laser roughness rating, Falling Weight Deflectometer (FWD) analysis, gravel depth sampling and Dynamic Cone Penetrometer testing are required. The proponent to calculate monetary contributions for all affected SRRC roads or construction upgrades such as pavement reconstruction or rehabilitation required to maintain existing sealed and unsealed roads, along with ongoing monitoring and maintenance requirements or design and construct new roads prior to construction commencement at no cost to Council. |
| | **Inland Rail Level Crossings**<br>e. The proponent does not appear to have satisfied the requirement of the Terms of Reference to comply with the *Queensland Level Crossing Safety Strategy 2012*-2021 for new road/rail interfaces. In particular, Strategy 9. "*Eliminate level crossings where appropriate Explore opportunities for grade separation or closing level crossings and seek to minimise any proposals to construct a public level crossing on a greenfield site, with a clear objective to add no further open level crossings to the network.*" Only four of the eight crossings are grade separated imposing increased risk of accidents including fatal accidents, unacceptable delays due to projected 45 trains per day 1.8 km long by 2040, risk of isolation to residents properties where crossing is the sole access. The long- | e. The proponent must provide grade separated crossings at all crossing locations, either through construction of bridges or road network realignments. |

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| | term nature of this project requires a future proofed solution to allow for predicted future growth over 100 years | |
| | **Oversize and overmass vehicles**<br>f. Appendix U Section 5.9 states: "At this stage, no oversize vehicles are anticipated to be used during construction." This is clearly incorrect as Super-T girders have been specified for the bridges which are up to 32m long, and over standard mass. One 700m long bridge at Allenview will require over 20 of these girders. The girders will normally need to be moved at night to avoid impacts to road users. In addition cranes and pile drivers will be over mass, and also the tunnel boring equipment. Impacts will include disturbance to residents by noise and lights at night, as well as damage to the road pavement. | f. The proponent must assess the impact of movements of overmass and oversize vehicles and include mitigation measures. |
| | **Impact assessment**<br>g. The existing road network assessment has used the DTMR Guide to Traffic Impact Analysis, which is designed for State Controlled Roads, and is not appropriate to use as an assessment tool for local roads. The use of Level of Service models which focuses on queue length at intersections as a measure of efficiency is not valid on local roads, particularly rural roads where the volumes are low. The use of previous crash data as an analogue for safety is also not valid where the crash history is very low or zero. The baseline assessment has not identified that many of the roads are narrow, winding and hilly and are not designed to modern engineering | g. The proponent must assess the existing road network from first principles including site visits to assess the existing road geometry and condition. Safety must be assessed on site by a Road Safety Auditor, experienced in local road conditions. |

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| | standards. Many local roads require vehicles passing to pull off the sealed road on each side. | |
| | h. Further the level of service assessment appears to classify local roads in the same category as highways, for example, Wild Pig Creek Road is a mountainous, winding, hilly, narrow, gravel road which is classified as a 'Level' 'Two lane highway' in the Link Analysis, the same as the State Controlled Beaudesert-Boonah Road, both with an Ultimate Link Capacity of 2,280 pc/h/ln. | h. The proponent must assess the impact of increased traffic volumes, particularly increases in heavy vehicles, using a methodology appropriate to local roads, including rural and unsealed roads. |
| | i. The assessment of the impact of increases in traffic does not appear to consider that the majority of the increase in vehicles during the construction phase will be heavy vehicles, which will have an impact on road safety, network operation and on resident amenity. | i. The proponent must assess the increase in heavy vehicles specifically to identify impacts associated with heavy vehicles and provide appropriate mitigation measures. |
| | j. The Conclusion to Chapter 19 states: "37 local government roads have been identified that are expected to see construction traffic exceed 5 per cent of the background traffic; however, the impact to many of these roads is expected to be minimal as the high percentage of construction traffic is function of low existing traffic volumes."<br><br>Some roads show increases of up to 7 times the baseline traffic. in Scenic Rim, five roads show a doubling of traffic (Undullah Road 742.5%, Washpool Road 320.9%, Wild Pig Creek Road 306.4%). These roads are maintained by Council within a highly constrained budget to manage the existing traffic load. Any increase | j. The proponent must assess the full impact of increases of traffic, particularly of heavy vehicles, and identify mitigation measures which will avoid the impacts on the safety and operation of the local road network. This must include only using local roads which meet the Austroads standard for heavy vehicle routes (minimum 7m sealed pavement) as well as an onsite Road Safety Audit to identify and propose mitigation for hazards such as crests and curves. If local roads which do not meet these standards are to be used, the roads must be upgraded to meet the standard. |

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| | above the existing will have significant impacts on:<br>i. Road safety – narrow roads, blind bends and crests, increase in need for vehicles passing<br>ii. Network operation – increase in slow moving vehicles on grades, curves and intersections will reduce the efficiency of the road network, impacting on residents and businesses<br>iii. Resident amenity – residents choose to live in the region for its quiet rural environment. For the duration of the project, an increase in heavy vehicles 24 hours per day will significantly impact their ability to peacefully enjoy their homes.<br><br>k. Councils are the Road Managers for local roads under the Transport Operations (Road Use Management) Act 1995 and carry the responsibility for managing the local road network for the use of all road users. Councils also hold the local knowledge of the areas serviced by the roads including business operations, traffic flow patterns, seasonal use and hazards such as flooding. | k. The proponent must apply to the Council to use a local road as a construction traffic route in order that Council can manage its local road network safely and efficiently for all road users. Council may approve use of a road as a construction traffic route and may impose conditions on use of the local road including infrastructure upgrades, vehicle monitoring and maintenance requirements. |

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## Hazard and Risk

| SECTION | DESCRIBE THE ISSUE | SUGGESTED SOLUTION |
|---|---|---|
| **Chapter 20** | **Document Development**<br>a. Throughout Chapter 20, there has been mention of what will be undertaken, such as document development and Consolation, but no timeline has been provided. | a. The proponent is to revise reporting committing to specific timelines / hold points when the documentation will be provided. When documentation is available, it is to be submitted to Council for review. |
| **Section 10.9.4.2** | **Emergency Response**<br>b. The Scenic Rim LDMG activates to significant emergencies and disasters within the region, although the reporting does not define what incident level the Scenic Rim LDMG will be consulted with. It is acknowledged that LDMPs specify that response to 'Rail Accidents' is led by QPS, although this doesn't address accidents that may occur during construction and commission phases that may require communications with LDMGs. | b. The proponent is to revise reporting to describe what incident level the Scenic Rim LDMG will be consulted with. |
| **Section 20.9.4.4** | **Consultation**<br>c. The consolation report does not include Boonah Hospital and LDMGs | c. The proponent is to include Boonah Hospital and LDMGs within the consolation report and consult with these organisations as applicable. |
| **Section 20.11** | **Risk Assessment**<br>d. A Preliminary Risk Assessment has been undertaken by the proponent, but no plans for a Detailed Risk Assessment have been issued. | d. The proponent is to indicate whether or not there are plans for a detailed risk assessment to be undertaken and when during the project timeline this may occur. |

## Waste and Resource Management

| SECTION | DESCRIBE THE ISSUE | SUGGESTED SOLUTION |
|---|---|---|
| **Table 21.2** | **Recycling and Waste Reduction Act**<br>a. No reference to the Recycling and Waste Reduction Act is made | a. Although not directly applicable, the proponent should made reference to the Act and should consider end markets for waste, particularly packaging. |
| **Figure 21.1** | **Bromelton Waste Facility**<br>b. No reference is made to the SRRC Bromelton Waste Facility or Peak Crossing or Boonah Waste Transfer Stations | b. Proponent is to add Bromelton Waste Facility within the reporting and review other SRRC Waste Transfer Facilities and identify if these are relevant. |
| **Section 21.5.1** | **Waste Information**<br>c. Table 21.4 should include information at a local government and / or operator level as this would be more relevant to the impacts of the project given the location, i.e. a large portion of the waste accounted for in SEQ is generated in Brisbane. | c. The proponent is to use for more relevant data for this assessment. Waste levy reporting information provided to DES would be a more effective basis for understanding the impacts on the project study area. |
| **Table 21.4** | **Existing Waste Generation**<br>d. Table 21.6 residual as a proportion of existing waste generation is an unreasonable assessment as per the advice given above, i.e. this 'existing waste generation basis is flawed'. | d. The proponent is to use more relevant data for this assessment. Waste levy reporting information provided to DES would be a more effective basis for understanding the impacts on the project study area. |
| **Table 21.6** | **Reuse of Timber**<br>e. It is unclear why the assumption is made that sleepers are treated and regulated waste. Unclear why, if not treated, this material could not be reused within the project, e.g. grind / mulch and use for landscaping. Unclear why ballast is not considered possible to reuse within project, e.g. screen and grind for use in access roads, pads, etc. | e. The proponent is to re-assess the potential re-use of timber, ballast and other C&D wastes for construction purposes. Reporting and / or management plans are to be revised to reflect this. |

| SECTION | DESCRIBE THE ISSUE | SUGGESTED SOLUTION |
|---|---|---|
| Table 21.6 | **Construction Packaging Waste**<br>f. The reporting does not account for construction material packaging waste. | f. The proponent is to provide clear consideration of packaging waste from construction materials. |
| | **Concrete/Spent Pavement Reuse**<br>g. It is unclear why a portion of concrete / spent pavement etc. couldn't be reused on the project. | g. The proponent is to re-assess the potential re-use of concrete/spent pavement for construction purposes. Reporting and / or management plans are to be revised to reflect this. |
| | **Environmental Weeds**<br>h. Green waste management outlined throughout the reporting does not account for the potential need to manage / dispose of weeds of significance. | h. The proponent is to provide details outlining how environmental weeds will be controlled and managed throughout construction and operation of the inland rail. |
| | **Fire Ants**<br>i. No consideration of how to management fire ants has been provided. | i. The proponent is to include details fire ant management measures that will be employed and refer to coverage in Spoil Strategy, noting that restrictions will apply to green waste as well as spoil. Measures should include management of spoil, cleaning of all site vehicles and induction programs on recognition of fire ants, prevention of spread of fire ants and actions required on discovery of fire ants. |
| | **Contaminated Land**<br>j. Additional linkage to contaminated land preliminary outcomes is required. | j. The proponent is to include details of further linkage to contaminated land preliminary outcomes, i.e. if there are specific locations that are expected to generate contaminated spoil. |
| | **Proponent's Commitments** | |

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| SECTION | DESCRIBE THE ISSUE | SUGGESTED SOLUTION |
|---|---|---|
| **Appendix E** | k. Does not include reference to the waste hierarchy and spoil management plan/framework. | k. The proponent is to commit to waste management in accordance with waste hierarchy. |
| **Appendix V** | **Reuse Locations**<br>l. There is no inclusion of assessing whether there is a suitable location to reuse the material, this is a significant barrier to onsite and offsite reuse. While it may not be possible to identify suitable reuse locations at this point in the assessment is will be possible to identify a range of unsuitable locations. | l. The proponent is to include consideration of environmental constraints around reuse of materials. |
| | **Land Form Suitability**<br>m. Table 2.3 references area IDs, however this information does not relate to anything further in the section, therefore it's not possible to relate the reuse considerations to the current design, e.g. does not allow for consideration of land form suitability in the reuse options provided. | m. The proponent is to include a visual diagram of the cut and fill and include a similar table of the fill volumes. |

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## Council Sustainability

### 10.7 Council Monthly Financial Report for February 2021

**Executive Officer:** General Manager Council Sustainability

**Attachments:**

**1.** Council Monthly Financial Report for February 2021

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**Recommendation**

That Council endorse the Monthly Financial Report for February 2021.

Moved: Cr Duncan McInnes
Seconded: Cr Marshall Chalk
That the Coordinator Financial Management's recommendation be adopted

Carried unanimously

# Financial Performance and Position

## Progress Report

**FEBRUARY 2021**

SCENIC RIM Regional Council

scenicrim.qld.gov.au

C SFIN2021.0001

**Executive Summary**

Net operating surplus: $4.387 million ahead of budgeted expectations

Due to operating expenditure being $4.348 million below budget and revenue being higher than budget by $0.039 million.

Operating revenue: $0.039 million ahead of budgeted expectations

- Fees and charges are higher than expectations $0.262 million largely due to increased revenue from plumbing certification.
- Recoverable works are behind budgeted expectations by $0.281 million.

Operating Expenditure: $4.348 million below budgeted expectations

- Employee expenses are below budget due to staff vacancies (offset partially by a lower allocation to capital) and training and conference expenditure. Current month salaries, wages and overtime was $86 thousand above budget.
- Materials and services are lower than budget due to timing variances with respect to lower maintenance and operations costs, expenditure associated with grant funded programs, economic development and Fleet internal plant hire recoveries. Expected to be timing variances only.

Capital revenue: $1.942 million ahead of budgeted expectations

- Higher than anticipated revenue from infrastructure charges $1.817 million. Infrastructure charges have now exceeded annual expectations by $425 thousand.

Cash: $10.931 million higher than budgeted expectations

- Better than budgeted operating surplus
- Capital revenue ahead of budget
- Capital expenditure lower than budget
- Movement in payables and receivables.

Other Current Liabilities are higher than budget largely due to timing with the remittance of the state fire levy.

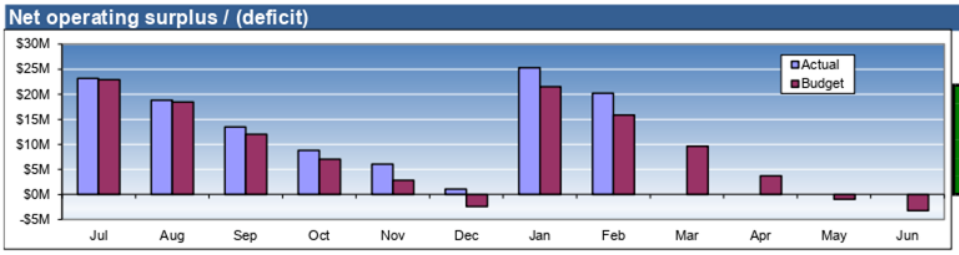
Capital Expenditure is $4.837 million behind budgeted expectations.

Other Outstanding Debtors amount to $2.4 million of which Recoverable Works represents $2.2 million.

** Note that at the time of preparing this report the December Budget Review had not yet been approved by Council at Ordinary Meeting. However, the December Budget Review has been used as the Revised Budget within this report as it is considered to be the most current and relevant comparative for measuring Council's performance.*

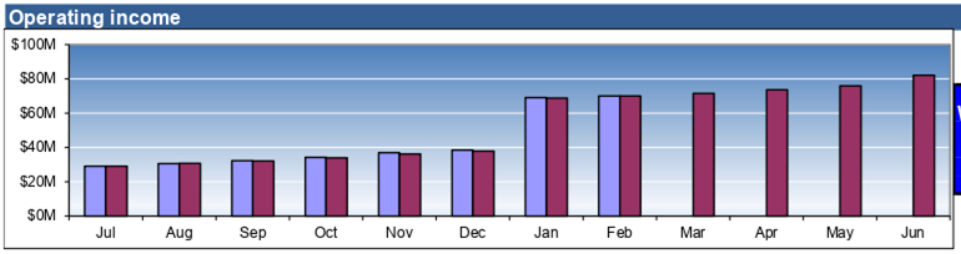
## 1. KEY PERFORMANCE INDICATORS

### Net operating surplus / (deficit)



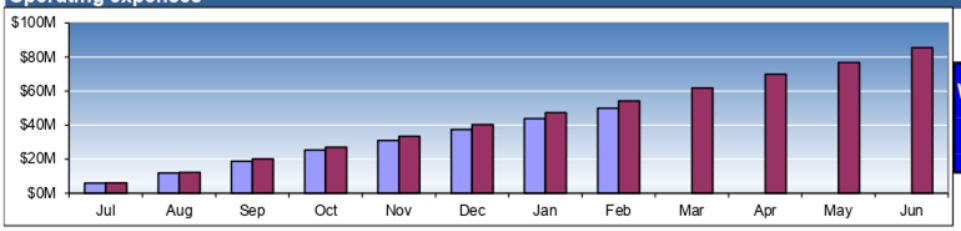

**Ahead of budgeted expectations by > 10%**
**Var. = $4.4M / 27.7%**

### Operating income



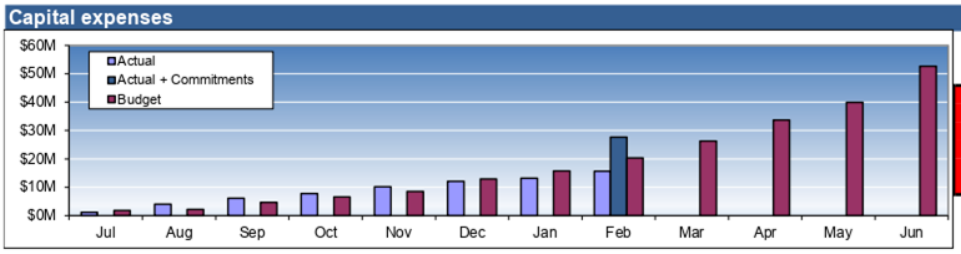

**Within 10% of budgeted expectations**
**Var. = $0M / 0.1%**

### Operating expenses



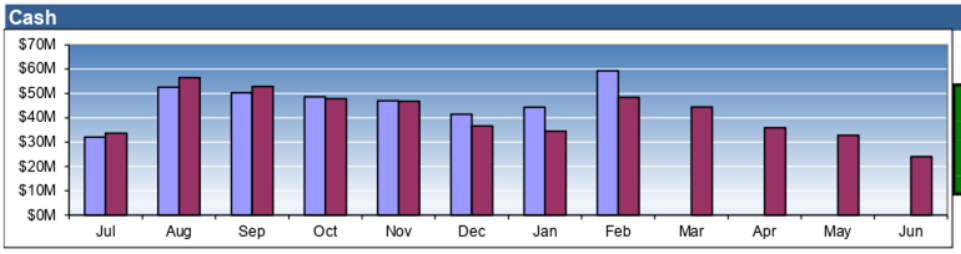

**Within 10% of budgeted expectations**
**Var. = $-4.3M / -8.0%**

### Capital expenses




**Behind budgeted expectations by > 20%**
**Var. = $-4.6M / -22.8%**

### Cash




**Ahead of budgeted expectations by > 10%**
**Var. = $10.9M / 22.6%**

**Legend:**

- Negative Variance > 20%
- Negative Variance > 10%
- Within tolerance
- Positive Variance > 10%

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## 2. STATEMENT OF COMPREHENSIVE INCOME

**STATEMENT OF COMPREHENSIVE INCOME**
**For the Period Ending 28-Feb-2021**

| | | 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 | $57,436 | $57,166 | $57,066 | $56,876 | ($190) |
| Discounts and pensioner remissions | | ($1,763) | ($1,803) | ($1,803) | ($1,824) | ($21) |
| Fees and charges | Note 2 | $4,818 | $5,033 | $3,385 | $3,648 | $262 |
| Interest received | | $1,593 | $1,190 | $703 | $722 | $19 |
| Recoverable works | | $4,614 | $5,004 | $3,224 | $2,942 | ($281) |
| Grants, subsidies, contributions and donations | | $6,899 | $9,039 | $4,295 | $4,425 | $130 |
| Share of profit from associates | | $1,889 | $1,889 | $0 | $0 | $0 |
| Other revenues | Note 3 | $4,943 | $4,687 | $3,164 | $3,284 | $121 |
| **Total Operating revenue** | | **$80,429** | **$82,205** | **$70,034** | **$70,073** | **$39** |
| **Operating expenditure** | | | | | | |
| Employee expenses | | $37,692 | $37,609 | $24,064 | $22,465 | $1,600 |
| Employee expenses allocated to capital | | ($5,506) | ($5,505) | ($3,626) | ($2,744) | ($882) |
| Net operating employee expenses | | $32,186 | $32,104 | $20,439 | $19,721 | $718 |
| Materials and services | Note 4 | $31,399 | $35,049 | $21,771 | $18,107 | $3,664 |
| Finance costs | | $1,278 | $1,278 | $677 | $684 | ($6) |
| Depreciation and amortisation | | $16,993 | $16,993 | $11,313 | $11,341 | ($28) |
| **Total Operating expenditure** | | **$81,856** | **$85,423** | **$54,200** | **$49,853** | **$4,348** |
| **NET OPERATING SURPLUS / (DEFICIT)** | | **($1,428)** | **($3,218)** | **$15,833** | **$20,220** | **$4,387** |
| **Capital revenue** | | | | | | |
| Capital grants, subsidies, contributions and donations | | $13,016 | $26,679 | $10,358 | $12,300 | $1,942 |
| **Total capital revenue** | | **$13,016** | **$26,679** | **$10,358** | **$12,300** | **$1,942** |
| **NET SURPLUS / (DEFICIT)** | | **$11,588** | **$23,460** | **$26,191** | **$32,520** | **$6,329** |

### 3. STATEMENT OF FINANCIAL POSITION

**STATEMENT OF FINANCIAL POSITION**
**As at 28-Feb-2021**

| | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|
| **Current assets** | | | | | |
| Cash and Investments | $26,098 | $23,995 | $48,404 | $59,335 | $10,931 |
| Receivables | $5,600 | $5,600 | $7,612 | $8,919 | $1,307 |
| Inventories | $900 | $900 | $900 | $1,128 | $228 |
| Other Current Assets | $690 | $690 | $0 | $0 | $0 |
| **Total current assets** | **$33,288** | **$31,185** | **$56,917** | **$69,381** | **$12,464** |
| **Non-current assets** | | | | | |
| Receivables | $14,676 | $14,676 | $14,676 | $14,676 | $0 |
| Other Financial Assets | $36,887 | $36,892 | $35,832 | $35,831 | ($1) |
| Property, Plant and Equipment and Intangibles | $948,097 | $938,572 | $894,675 | $890,029 | ($4,646) |
| **Total non-current assets** | **$999,660** | **$990,140** | **$945,182** | **$940,536** | **($4,646)** |
| **TOTAL ASSETS** | **$1,032,948** | **$1,021,325** | **$1,002,099** | **$1,009,917** | **$7,818** |
| **Current liability** | | | | | |
| Trade and Other Payables | $4,500 | $4,500 | $1,500 | $2,683 | ($1,183) |
| Borrowings | $2,270 | $2,270 | $0 | $0 | $0 |
| Provisions | $10,400 | $10,400 | $10,400 | $9,356 | $1,044 |
| Other Current Liabilities | $0 | $0 | $0 | $1,495 | ($1,495) |
| **Total current liability** | **$17,170** | **$17,170** | **$11,900** | **$13,533** | **$1,633** |
| **Non-current liability** | | | | | |
| Borrowings | $28,692 | $28,667 | $30,503 | $30,509 | ($6) |
| Provisions | $1,841 | $4,219 | $4,219 | $4,218 | $1 |
| **Total non-current liability** | **$30,533** | **$32,886** | **$34,722** | **$34,727** | **$5** |
| **TOTAL LIABILITIES** | **$47,703** | **$50,056** | **$46,622** | **$48,261** | **$1,639** |
| **NET ASSETS** | **$985,245** | **$971,269** | **$955,477** | **$961,657** | **$6,180** |

## 4. NOTES TO FINANCIAL STATEMENTS

### NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS
For the Period Ending 28-Feb-2021

| | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|
| **Rates and utility charges** | | | | | |
| General Rates | $43,489 | $43,219 | $43,119 | $42,961 | ($158) |
| Separate Charge Community Infrastructure | $6,974 | $6,974 | $6,974 | $6,974 | $0 |
| Waste Disposal Charge | $445 | $445 | $445 | $445 | ($0) |
| Waste Collection Charge | $6,528 | $6,528 | $6,528 | $6,496 | ($32) |
| **Total rates and utility charges** | **$57,436** | **$57,166** | **$57,066** | **$56,876** | **($190)** |

### NOTE 2 - FEES AND CHARGES ANALYSIS
For the Period Ending 28-Feb-2021

| | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|
| **Fees and charges** | | | | | |
| Development Assessment | $837 | $837 | $558 | $501 | ($57) |
| Plumbing Certification | $706 | $706 | $481 | $723 | $242 |
| Building Certification | $459 | $459 | $306 | $347 | $41 |
| Other Building and Property Related Revenue | $526 | $526 | $343 | $405 | $61 |
| Refuse Tipping Fees | $1,099 | $1,099 | $733 | $677 | ($56) |
| Animal Management Licences | $242 | $242 | $161 | $212 | $51 |
| Food Licences | $188 | $188 | $174 | $178 | $4 |
| Cemetery Fees | $278 | $278 | $155 | $164 | $9 |
| Moogerah Caravan Park Fees | $350 | $550 | $367 | $339 | ($28) |
| Other Fees and Charges | $133 | $148 | $106 | $102 | ($4) |
| **Total fees and charges** | **$4,818** | **$5,033** | **$3,385** | **$3,648** | **$262** |

### NOTE 3 - OTHER REVENUES ANALYSIS
For the Period Ending 28-Feb-2021

| | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|
| **Other revenues** | | | | | |
| Waste Charges for LCC Dumping at Central Landfill | $1,600 | $1,600 | $1,067 | $1,169 | $102 |
| Domestic Waste Levy - State Reimbursement | $1,398 | $1,398 | $1,048 | $962 | ($87) |
| Tax Equivalents - Urban Utilities | $694 | $694 | $405 | $557 | $152 |
| Other | $1,251 | $995 | $644 | $597 | ($47) |
| **Total other revenues** | **$4,943** | **$4,687** | **$3,164** | **$3,284** | **$121** |

SCENIC RIM Regional Council

**4. NOTES TO FINANCIAL STATEMENTS CONTINUED**

**NOTE 4 - MATERIALS AND SERVICES ANALYSIS**
**For the Period Ending 28-Feb-2021**

| | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|
| **Materials and services** | | | | | |
| Economic Development | $828 | $1,196 | $694 | $158 | ($536) |
| Fleet IPH Recoveries | ($8,384) | ($8,354) | ($5,389) | ($6,138) | ($749) |
| Grants | $365 | $408 | $290 | $267 | ($22) |
| Insurance | $436 | $436 | $434 | $502 | $68 |
| IT Systems Maintenance | $2,123 | $2,228 | $1,794 | $1,988 | $194 |
| Legal Expenses | $793 | $983 | $679 | $450 | ($228) |
| Office Expenditure | $583 | $519 | $353 | $278 | ($75) |
| Recoverable Works | $2,266 | $2,266 | $1,402 | $1,551 | $150 |
| Subscriptions | $291 | $296 | $262 | $218 | ($44) |
| Waste Collection Contract | $2,978 | $2,978 | $1,737 | $1,792 | $55 |
| Maintenance and Operations | $18,917 | $19,089 | $11,984 | $11,169 | ($815) |
| Transfer Station Operations | $695 | $695 | $423 | $238 | ($186) |
| Grant Funded Expenditure | $2,097 | $3,466 | $1,704 | $643 | ($1,060) |
| Other Material and Services | $7,410 | $8,841 | $5,404 | $4,989 | ($415) |
| **Total materials and services** | **$31,399** | **$35,049** | **$21,771** | **$18,107** | **($3,664)** |

**5. CAPITAL EXPENDITURE**

**CAPITAL EXPENDITURE**
**For the Period Ending 28-Feb-2021**

| | Commitments $000 | Annual Original Budget $000 | Annual Revised Budget $000 | YTD Revised Budget $000 | YTD Actual $000 | YTD Variance $000 |
|---|---|---|---|---|---|---|
| Council Wide Transactions | $0 | $1,089 | $0 | $0 | $0 | $0 |
| Information Services and Technology | $0 | $0 | $0 | $0 | $12 | $12 |
| Libraries | $93 | $258 | $317 | $172 | $141 | ($31) |
| Cultural Services | $65 | $194 | $317 | $0 | $124 | $124 |
| Facilities Maintenance | $728 | $786 | $4,395 | $708 | $690 | ($17) |
| Parks and Landscape Maintenance | $76 | $345 | $563 | $265 | $244 | ($20) |
| Waste Landfill - Central | $158 | $131 | $685 | $60 | $62 | $2 |
| Property Management | $40 | $1,500 | $2,000 | $1,500 | $1,374 | ($126) |
| Waste Transfer Stations | $5 | $125 | $258 | $10 | $14 | $4 |
| Vibrant and Active Towns and Villages | $2,883 | $1,566 | $13,549 | $3,259 | $3,169 | ($90) |
| Road Maintenance | $50 | $345 | $210 | $85 | $222 | $137 |
| Capital Works | $935 | $3,638 | $13,249 | $7,570 | $5,463 | ($2,106) |
| Structures and Drainage | $4,672 | $5,521 | $8,351 | $2,428 | $1,585 | ($843) |
| Fleet Management | $1,926 | $3,131 | $5,422 | $1,821 | $1,568 | ($252) |
| Grant-Bushfire Recovery Exceptional Assistance Pack | $129 | $676 | $676 | $0 | $72 | $72 |
| Grant-Building Drought Resilience in the Scenic Rim | $143 | $0 | $385 | $140 | $0 | ($140) |
| Reseals | $51 | $3,129 | $3,129 | $2,500 | $939 | ($1,561) |
| **Total capital expenditure** | **$11,954** | **$22,434** | **$53,506** | **$20,516** | **$15,679** | **($4,837)** |

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## 6. INVESTMENTS

**INVESTMENTS**
**As at 28-Feb-2021**

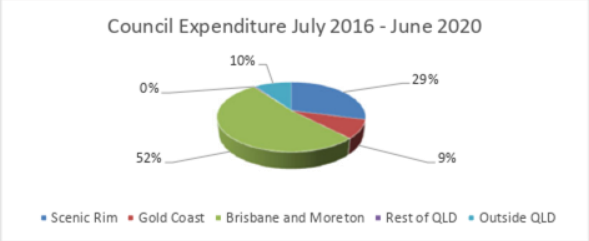
**INVESTMENTS HELD BY COUNCIL**

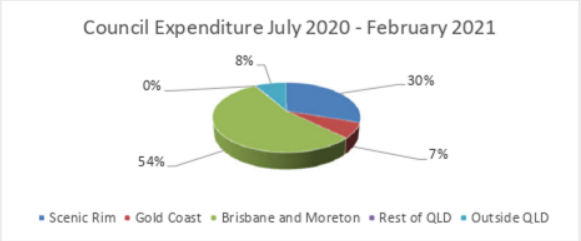
| Financial Institution | Type | Principal $'000 | Interest Rate | Maturity Date | Days to Maturity | S&P Short Term Rating |
|---|---|---|---|---|---|---|
| Queensland Treasury Corporation | On Call | $54,499 | 0.52% | 28/02/2021 | 0 | A1+ |
| Bendigo - Beaudesert/Canungra | Term Depo | $3,000 | 0.90% | 10/03/2021 | 10 | A2 |
| Queensland Country Bank Ltd | Term Depo | $2,000 | 0.90% | 13/04/2021 | 44 | A2 |
| Bendigo & Adelaide Bank - Canungra | Term Depo | $1,000 | 0.30% | 8/06/2021 | 100 | A2 |
| Bendigo & Adelaide Bank - Kalbar | Term Depo | $1,000 | 0.50% | 16/08/2021 | 169 | A2 |
| **Total investments** | | **$61,499** | | | | |
| Cash in bank accounts | On Call | $182 | 0.10% | 28/02/2021 | 0 | A1+ |
| **Total cash** | | **$182** | | | | |
| **TOTAL CASH AND INVESTMENTS** | | **$61,681** | Varies from Statement of Financial Position due to cash in Trust and reconciling items. | | | |

| INVESTMENT INTEREST RATE PERFORMANCE | |
|---|---|
| Weighted Average Interest Rate | 0.55% |
| Target Interest Rate (average QTC overnight cash rate) | 0.10% |
| Investment Policy Adhered to? | Yes |

## 7. 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 2020 | $78.6 | $23.3 | $140.8 | $1.2 | $26.0 | $269.9 |
| Council Expenditure 01 July 2020 to 28-Feb-2021 | $11.1 | $2.6 | $19.9 | $0.1 | $3.0 | $36.7 |

**HARDSHIP APPLICATIONS**

| | Financial | COVID | Drought | Bushfires |
|---|---|---|---|---|
| 2019-2020 Applications Approved | 12 | 0 | 17 | 2 |
| 2020-2021 Current Month | | | | |
| Applications Sent (excludes direct download from website) | 1 | 0 | 0 | 0 |
| Applications Received | 0 | 0 | 0 | 0 |
| Applications Approved | 1 | 0 | 0 | 0 |
| Applications Currently Under Review | 2 | 0 | 0 | 0 |
| Applications Ineligible / Withdrawn | 0 | 0 | 0 | 0 |

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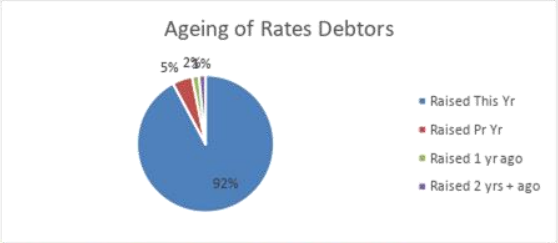
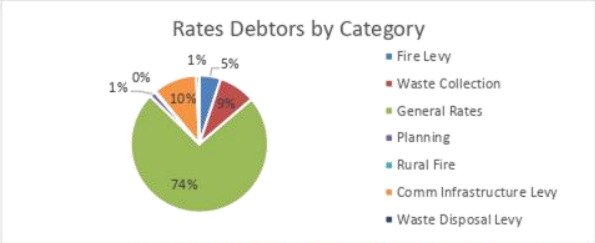
## 8. DEBTORS

### OUTSTANDING RATES DEBTORS



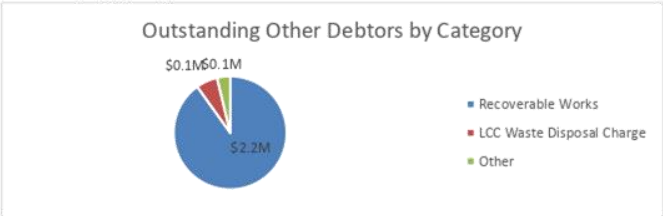

| Outstanding Rates Debtors by Category | As at 28-Feb-2021 Total Levy $'000 | As at 28-Feb-2021 Current Levy $'000 | As at 28-Feb-2020 Total Levy $'000 | As at 28-Feb-2020 Current Levy $'000 |
|---|---|---|---|---|
| Fire Levy | $356 | $254 | $369 | $284 |
| Waste Collection | $613 | $450 | $616 | $499 |
| General Rates | $5,208 | $3,792 | $4,430* | $3,349** |
| Planning - Infrastructure Charges | $95 | $0 | $154 | $154 |
| Rural Fire | $25 | $18 | $28 | $21 |
| Comm Infrastructure Levy | $726 | $536 | $672 | $525 |
| Waste Disposal Levy | $50 | $36 | $54 | $43 |
| **Total rates debtors outstanding** | **$7,074** | **$5,085** | **$6,324** | **$4,876** |

** General Rates total in Total Levy Arrears Feb 2020 includes $0.812M in prepayments offsetting totals*

*** General Rates total in Total Current Levy Arrears Feb 2020 includes $0.725M in prepayments offsetting totals*

### OUTSTANDING OTHER DEBTORS

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

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## 11 Confidential Matters

At 11.47am, Council resolved into closed session, in accordance with Council's Meetings and Other Forums Procedure relating to closed Council Meetings and the provisions of Section 254J(3) of the *Local Government Regulation 2012*, to discuss confidential items relating to:

(e) legal advice obtained by the local government or legal proceedings involving the local government including, for example, legal proceedings that may be taken by or against the local government

Moved: Cr Jeff McConnell
Seconded: Cr Virginia West

Carried unanimously

At 12.24pm, following discussion in closed session, Council resumed in open session for the proposal of resolutions.

Moved: Cr Virginia West
Seconded: Cr Marshall Chalk

Carried unanimously

### 11.1 LATE ITEM - 2032 Olympic and Paralympic Games State Government Delivery Partner Guarantee Deed [Closed s.275(1)(e)]

**Executive Officer:** General Manager Customer and Regional Prosperity

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**Recommendation**

That:

1. Council agree to enter into the Delivery Partner Guarantee Deed (March 2021 version) with the Queensland Government, concerning the potential for the region to be a host venue for certain competitions at the Brisbane 2032 Olympic Games proposed to be held in Brisbane/south-east Queensland;

2. Council delegate authority to the Chief Executive Officer to negotiate the final version of the Delivery Partner Guarantee Deed with the Queensland Government prior to signing; and

3. Council acknowledge that the Delivery Partner Guarantee Deed is required to be in place for Brisbane City to be able to present all of its required responses to the International Olympic Committee by 7 April 2021.

Moved: Cr Jeff McConnell
Seconded: Cr Marshall Chalk

That the General Manager Customer and Regional Prosperity's recommendation be adopted

Carried unanimously

The Ordinary Meeting ended at 12.29pm.

To be confirmed on 13 April 2021.

**Cr Greg Christensen**

**Mayor**