

Agenda

Ordinary Meeting

Wednesday, 17 April 2024

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

Scenic Rim Regional Council
Ordinary Meeting
Wednesday, 17 April 2024
Agenda

1	Opening of Meeting	3
2	Attendance and requests for leave of absence	3
3	Apologies	3
4	Prayers	3
5	Public Question Time	3
6	Declarations of Prescribed or Declarable Conflict of Interest by Members.....	3
7	Announcements / Mayoral Minutes	3
8	Reception of Deputations by Appointment / Presentation of Petitions	3
9	Confirmation of Minutes.....	3
10	Business Arising from Previous Minutes	3
11	Consideration of Business of Meeting.....	4
	Executive.....	4
11.1	Australian Local Government Association 2024 National General Assembly	4
11.2	Local Government Association of Queensland Policy Executive District Representative 2024-2028	28
11.3	Special Mayors' Forum and Training Program: Cr Tom Sharp, Mayor - Leave of Absence.....	41
	Customer & Regional Prosperity	45
11.4	2023-2024 Regional Arts Development Fund Grants - Big Ideas Round.....	45
11.5	MCU23/161 Development Application for Material Change of Use - Multiple Dwelling (eight dwellings) at 14-16 Eaglesfield Street, Beaudesert Lots 4 and 5 on RP76453	51
11.6	MCU23/174 Development Permit for Material Change of Use for Dual Occupancy at 272 Main Western Road Tamborine Mountain (Lot 211 SP149168)	88
	Council Sustainability	128
11.7	Council Monthly Financial Report for March 2024.....	128
12	Confidential Matters	143

- 1 Opening of Meeting**
- 2 Attendance and requests for leave of absence**
- 3 Apologies**
- 4 Prayers**
- 5 Public Question Time**
- 6 Declarations of Prescribed or Declarable Conflict of Interest by Members**
- 7 Announcements / Mayoral Minutes**
- 8 Reception of Deputations by Appointment / Presentation of Petitions**
- 9 Confirmation of Minutes**
Ordinary Meeting - 13 March 2024
Post Election Meeting - 5 April 2024
- 10 Business Arising from Previous Minutes**

11 Consideration of Business of Meeting

Executive

11.1 Australian Local Government Association 2024 National General Assembly

Executive Officer: Chief Executive Officer

Item Author: Executive Assistant to the Mayor

Attachments:

1. National General Assembly Registration Brochure 2024 [↓](#) 

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Australian Local Government Association (ALGA) National General Assembly (NGA) will be held from 2 - 4 July 2024 in Canberra.

Recommendation

That:

1. Council authorise an interested Councillor or Councillors to attend the Australian Local Government Association's National General Assembly, to be held in Canberra, from 2 - 4 July 2024;
2. Council consent to its authorised attendee/s exercising voting rights that reflect Council's adopted policies and strategies; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$2,360.00.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The 2024 NGA of Local Government, incorporating the Regional Forum, will be held from 2 - 4 July 2024 in Canberra.

The theme of the 2024 NGA is 'Building Community Trust', which acknowledges the critical importance of trust in democracy's different levels of government, its institutions, and amongst its citizens.

Should Council authorise a representative to attend, that would present an important opportunity to identify three specific goals that consider the interests of the people of this region and how they will be identified, elevated and advocated for.

Budget / Financial Implications

Expenses of this kind are funded through the Mayor and Councillor expenses - Ordinary Business provision in Council's 2023-2024 budget.

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

Estimated expenses per person attending onsite	
Early Bird NGA Conference Registration	\$945.00
Conference Dinner	\$175.00
Accommodation - three nights	\$265.00
Travel (incl flights) and Incidentals	\$700.00
Subtotal	
<u>Optional:</u> Regional Forum Registration	\$275.00
TOTAL	\$2,360.00

Strategic Implications*Operational Plan*

Theme: 2. Sustainable and Prosperous Economy

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

Legal / Statutory Implications

Not applicable.

Risks**Strategic Risks**

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

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

Risk Summary

Category	Explanation
Reputation, Community & Civic Leadership Missed opportunity to progress Council's interests	Attending and participating in local government conferences and summits provides the opportunity to represent Council's interests.

Human Rights Implications

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

Consultation

Not applicable.

Conclusion

Endorsement is sought an interested Councillor or Councillors to attend the ALGA NGA to be held from 2 - 4 July 2024 in Canberra.

OptionsOption 1

That:

1. Council authorise an interested Councillor or Councillors to attend the Australian Local Government Association's National General Assembly, to be held in Canberra, from 2 - 4 July 2024;
2. Council consent to its authorised attendee/s exercising voting rights that reflect Council's adopted policies and strategies; and
3. Council authorise payment of all reasonable costs incurred by the attendee/s in relation to attendance at this event, including travel, accommodation and incidentals, noting the estimated cost of attendance per person is \$2,360.00.

Option 2

That Council not authorise any Councillor/s to attend the Australian Local Government Association's National General Assembly, to be held in Canberra from 2 - 4 July 2024.



The poster is divided into three main color sections: green on the left, dark blue on the top right, and orange on the bottom right. The green section contains the text '2024 NGA' in large white letters, 'Building Community Trust' in smaller white letters, and 'National Convention Centre Canberra' at the bottom. At the bottom of the green section is a white line-art illustration of three houses. The dark blue section contains the Australian Local Government Association logo and name, a white line-art illustration of a cloud with a double-headed arrow, and the dates '2 - 4 JULY 2024'. The orange section contains the text 'Registration INFORMATION' and three large white question marks. A white line-art illustration of a cloud with a double-headed arrow is also present in the dark blue section.

2024 NGA

Building
Community
Trust

National Convention Centre
Canberra

AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

2 - 4
JULY
2024

Registration
INFORMATION

2024 SPONSORS

Foundation Sponsor



Gold Sponsor



Australian Government

**Department of Infrastructure,
Transport, Regional Development,
Communications and the Arts**



PRESIDENT WELCOME



Friends,

I am delighted to invite you to attend our Australian Local Government Association's 30th annual National General Assembly (NGA) of Local Government in Canberra.

Following on from the tremendous success of last year's annual Conference, this year promises to be our best yet.

I'm thrilled that we will once again be partnering with the Federal Government to host the Australian Council of Local Government (ACLG) immediately after our Conference, on Friday 5 July.

Last year's ACLG – secured by ALGA on your behalf – was the first held in more than a decade, and provided us with the opportunity to provide direct feedback to the Prime Minister and key Federal Ministers on what local governments need to thrive for the future.

This will be the last ACLG before the next Federal Election, and is a valuable opportunity for us to speak to the Federal Government with one voice about the policies and funding partnerships our communities need.

The theme of this year's NGA is "Building Community Trust". As the most trusted level of government, we know trust is an incredibly important foundation, and under threat in democracies around the world today.

Sadly, Australia has not been immune to a general decline in public trust over recent years, and many of you have witnessed the effects this has had on our communities firsthand.

We all know that if we are going to continue to deliver in the face of ongoing natural disasters, skills shortages and cost of living pressures, then trust in government, between governments, our institutions and our citizens is fundamentally important.

As the level of government closest to the community we have the best opportunity to bring people together at a grassroots level, and work collaboratively for the public good.

Local government has a crucial part to play in restoring trust in Australian democracy, and without question, investing in local government is an investment in our nation's future.

I look forward to hearing your ideas on the support we need to realise this opportunity, and welcoming you to our annual conference in Canberra this July.

Cr Linda Scott
ALGA President

KEY DATES & EVENT OUTLINE

TUESDAY 30 APRIL 2024

Call for Motions Closes

TUESDAY 2 - THURSDAY 4 JULY 2024

National General Assembly

FRIDAY 7 JUNE 2024

Close of Early Bird Registrations

FRIDAY 5 JULY 2024

Australian Council of Local Government (ACLG)

TUESDAY 2 JULY 2024

Regional Cooperation & Development Forum
National General Assembly | Listening Sessions



FULL PROGRAM

TUESDAY 2 JULY REGIONAL FORUM

8.00am	Registrations Open
9.00am - 3.00pm	Regional Forum (Additional registration required)

NATIONAL GENERAL ASSEMBLY | LISTENING SESSIONS

3.00pm	NGA Listening Sessions: Roads and Transport Energy Transition National Housing and Community Infrastructure Disaster Resilience and Recovery
5.00pm - 7.00pm	Welcome Reception & Exhibition Opening

WEDNESDAY 3 JULY NATIONAL GENERAL ASSEMBLY

8.00am	Registrations Open
9.00am	Opening Ceremony Welcome to Country Governor-General of the Commonwealth of Australia (invited)
9.40am	Minister Address The Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government (invited)
10.00am	Leader of the Opposition Address The Hon Peter Dutton MP, Leader of the Opposition (invited)
10.20am	ALGA President's Address Cr Linda Scott, ALGA President
11.00AM	MEAL BREAK ONE
12.00pm	Politics and Civic Engagement Anabelle Crabb, ABC Writer and Presenter
1.00pm	State of the Assets / Local Government Inquiry Update (TBC)
2.00PM	MEAL BREAK TWO
3.00pm	Debate on Motions
7.00pm - 11.00pm	General Assembly Dinner EPIC, Canberra

THURSDAY 4 JULY NATIONAL GENERAL ASSEMBLY

9.00am	Intergenerational Equity and Fairness Simon Kuestemacher, Director and Co-Founder, Demographics Group
10.00am	PANEL - Addressing Intergenerational Trust
11.00AM	MEAL BREAK ONE
12.00pm	Community Trust in the Built Environment Stephen Yarwood, Urbanist and Former Lord Mayor of Adelaide
1.00pm	For the Love of Community Engagement Becky Hirst, Author
2.00PM	MEAL BREAK TWO
3.00pm	Debate on Motions
5.00pm	Close

AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT | DINNER

7.00pm	ACLG Dinner
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FRIDAY 5 JULY AUSTRALIAN COUNCIL OF LOCAL GOVERNMENT

7.30am	Registrations Open
8.00am - 3.30pm	Australian Council of Local Government (ACLG)

The poster is divided into three main color sections: blue on the left, teal on the top right, and yellow on the bottom right. A large white arrow points from the blue section into the teal section. The text '2024 REGIONAL FORUM' is prominently displayed in white, with '2024' in the blue section and 'REGIONAL FORUM' spanning the teal and yellow sections. In the top right, the Australian Local Government Association logo and name are shown. The location 'National Convention Centre Canberra' and the website 'REGIONALFORUM.COM.AU' are in the blue section. A white house icon is in the bottom left, and a winding road graphic is in the bottom right. The date '2 JULY 2024' is in the yellow section.

**2024
REGIONAL
FORUM**

AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

National Convention Centre
Canberra

REGIONALFORUM.COM.AU

**2 JULY
2024**

GENERAL INFORMATION

REGISTRATION FEES

Forum Only Registration
\$475

**NGA Delegate Discount
Registration**
\$275

Register Online Now:
regionalforum.com.au

Dress Code: Smart Casual

PROVISIONAL PROGRAM

8.00am	REGISTRATIONS OPEN
9.00am	Welcome to Country
9.20am	Minister Address The Hon Kristy McBain MP, Minister for Regional Development, Local Government and Territories
9.40am	Shadow Minister Address The Hon Darren Chester MP, Shadow Minister for Regional Development, Local Government and Territories
10.00am	Regional Connectivity and Services
10.45am	MORNING TEA
11.15am	Keynote: State of the Regions Nicki Hutley, Economist
	Panel: State of the Regions
12.30pm	LUNCH ALGA President Press Club Address <i>live telecast</i>
1.30pm	Panel: Regional Housing
2.30pm	AFTERNOON TEA



REGIONAL FORUM SPEAKERS



THE HON KRISTY MCBAIN MP

Minister for Regional Development,
Local Government and Territories

Kristy McBain proudly grew up on the NSW Far South Coast, and she is the first woman to represent Eden-Monaro.

Since being elected in 2020, Kristy has built a formidable reputation as a plain spoken, hard-working local member who advocates with all levels of Government and all sides of politics to get results for her constituents.

A former Mayor of the Bega Shire Council, Kristy advocated day and night for people through the darkest days of the Black Summer Bushfires in 2019-20.

Kristy studied law at the University of Canberra and as the first person in her family to go to university, she is passionate that all kids get the chance to go to university or TAFE and have the opportunity to build their careers and lives in the regions as she has done.



THE HON DARREN CHESTER MP

Shadow Minister for Regional Development, Local Government and Territories

Darren Chester was born and educated in Sale.

He was elected to Federal Parliament as the Member for Gippsland on June 26, 2008, in a by-election following the retirement of the Hon Peter McGauran.

During his time in Parliament, Darren has served in multiple executive positions across both Government and Opposition such as Minister for Infrastructure and Transport, Minister for Veterans' Affairs and Defence Personnel, Assistant Minister for Defence and Shadow Parliamentary Secretary for Roads and Regional Transport.

Prior to entering Parliament, Darren worked as a newspaper and television journalist before becoming Chief of Staff to the Leader of The Nationals in Victoria.

Darren is a keen sportsman who enjoys boating, camping and running marathons. He lives in Lakes Entrance with his wife Julie and their four children.



NICKI HUTLEY

Economist

Nicki Hutley is a highly experienced economist, with broad-based expertise in both macroeconomics and microeconomic policy gained over more than three decades in financial and investment markets and in economic consulting. She is particularly interested in the intersection of economy, society and environment.

After many years in the corporate world of banking, investment and consulting, Nicki is now an independent economist and keynote speaker. Nicki helps her clients top measure the impact of policies, programs and projects using triple bottom line Cost Benefit Analysis. Nicki is also the Chief Economic Adviser to the Customer-Owned Banking Association and a member of JANA's sustainability advisory committee.

Nicki is also a highly sought-after keynote speaker on long and short term economic issues, with a lens on social and environmental influences. She is also a frequent commentator in the media, and a regular guest on both The Drum and The Project.

NGA INFORMATION

New NGA Program Format

This year's NGA will feature some changes to the format of conference sessions and breaks. Conference sessions have been extended in length to allow extra time for questions and answers. Break times have been rearranged so there are now two 60 minute breaks on each day of the NGA, rather than two 30 minute and one 60 minute break. These changes are designed to provide delegates greater value through better opportunities to ask questions in presentations, as well as more time to visit the exhibition hall, or conduct meetings during meal breaks.

Listening Sessions

Another change to the format of the NGA this year is the inclusion of four concurrent "Listening Sessions" being held immediately following the Regional Forum on the afternoon of Tuesday 2 July. These sessions have been designed to provide delegates the opportunity to engage directly with representatives from federal government departments about the issues being faced by councils. The sessions will focus on four key topics: Roads and Transport, Energy Transition, Disaster Resilience and Recovery, and National Housing and Community Infrastructure. All NGA delegates are invited to attend one of these sessions and will be asked to nominate which when registering their attendance.

Virtual Registration

If you can't make it to the 2024 National General Assembly take advantage of the Virtual Registration. As a virtual participant you will be able to view ALL National General Assembly Sessions from Tuesday through to Thursday.

The registration fee is \$739.00

President's Soccer Match

There will once again be a Local Government versus Parliament soccer match in the early morning on Wednesday 3 July

Join ALGA President Linda Scott at the Senate Oval next to Parliament House at 6:45am for a 7:00am start.

Social Functions

Welcome Reception & Exhibition Opening

Tuesday 2 July 2024

Venue: National Convention Centre Canberra

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

5:00pm - 7:00pm

\$50.00 per person for day delegates and guests. No charge for full registered delegates. No charge for registered accompanying partners.

Dress Code: Smart casual

General Assembly Dinner

Wednesday 3 July 2024

Venue: EPIC Canberra

The dinner is being held in The Budawang Pavilion

7:00pm - 11:00pm

\$175.00 per person

Dress Code: Formal/Cocktail

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

General Assembly Business Sessions

Wednesday 3 July 2024 - Thursday 4 July 2024

Venue: National Convention Centre Canberra

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

Dress Code: Smart casual

Exhibition

Wednesday 3 July 2024 - Friday 5 July 2024

Venue: National Convention Centre

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

Partner Tours

The partners meet at the National Convention Centre Canberra each morning to join the tour guide for their specialised trip around Canberra.

Canberra Cruise & Governor General Garden Tour Wednesday 3 July - 9.45am

We will start the morning with a Canberra Boat Cruise on Lake Burley Griffin, with a special garden tour visiting the Governor General's house.

At the end of the cruise, we will then enjoy a relaxing lunch at Snapper & Co whilst taking in the scenery of the lake.

To complete the day, we will show you the best sightseeing spots in the Canberra region. Your guide will share local knowledge with you and provide an insight into Canberra's culture and history.

Gold Creek Station & Murrumbateman Winery Thursday 4 July - 11:00am

Today we will get to explore Gold Creek station, a 400 hectare property that has been a sheep station since 1861. The tour will include a history of the station with an insight into the industry and a sheep shearing demonstration, followed by a hearty BBQ lunch.

Then on to a wine tasting at Murrumbateman Winery to experience their outstanding and award-winning Riesling and Shiraz

We will then finish the day with Murrumbateman Chocolate Co, a local shop with handcrafted artisan chocolates.

2024 SPEAKERS



THE HON CATHERINE KING MP
(INVITED)

Minister for Infrastructure, Transport,
Regional Development and Local
Government

Catherine King was born in Melbourne. She holds a Degree in Social Work and a Masters in Public Policy from the Australian National University and has recently completed a law degree from Deakin University.

First elected to Federal Parliament in 2001 to represent the electorate of Ballarat, Catherine has been re-elected as member at each subsequent Federal Election.

Following the 2019 election, Catherine was appointed to the role of Shadow Minister for Infrastructure, Transport and Regional Development in the Shadow Cabinet led by the Hon. Anthony Albanese.

Prior to entering Parliament, Catherine worked in the social welfare sector in Ballarat and later in the public sector in Canberra, as a director for the Commonwealth Department of Health and Aged Care and as a senior manager at KPMG's Health Consulting Practice.



THE HON PETER DUTTON MP (INVITED)

Leader of the Opposition

Peter Dutton is the Federal Member for Dickson and Leader of the Liberal Party.

For nine years, Peter served his community as a Police Officer. He worked in the National Crime Authority and Drug and Sex Offenders' Squads, with a focus on protecting women and children.

First elected to Parliament in November 2001, Peter was appointed to the Ministry in 2004. In January 2006, he became Peter Costello's Assistant Treasurer.

Peter is married to Kirilly and is the proud father of Rebecca, Harry and Tom and lives in Dayboro in the Dickson electorate.





ANNABEL CRABB

ABC Writer and Presenter

Annabel Crabb is an ABC writer and presenter who has covered Australian politics for nearly 25 years as a news reporter and columnist.

She is the creator and presenter of Ms Represented, presenter and writer for the ABC-wide Australia Talks project, and co-host of the initial and 2021 return series of Tomorrow Tonight. She has written and presented the documentary series on life inside parliament, The House, With Annabel Crabb. She created the political interview series Kitchen Cabinet, which she has presented for seven seasons on ABC TV, and for which she received two Logie nominations in 2013 including the Graham Kennedy Award For Most Outstanding New Talent and Most Popular New Female Talent.

Annabel is a regular face on ABC TV's election night and Budget broadcasts and has a long history of appearances on ABC's Insiders program, including a stint as acting host in 2019.



SIMON KUESTENMACHER

Co-Founder, Demographics Group

Simon Kuestenmacher is a Director and Co-founder of The Demographics Group based in Melbourne, Australia. He holds degrees in geography from leading universities in Berlin and Melbourne and worked for several years as a business consultant with KPMG Australia.

In 2017 Simon, with Bernard Salt, co-founded The Demographics Group. The group provides specialist advice on demographic, consumer and social trends for business. He has presented to numerous corporate and industry audiences across Australia and overseas on demographic trends, consumer insights and cultural change in Australia.

Simon's presentations and quirky observations are enjoyed by groups from the financial services, property, government, education, technology, retail and professional services industries, among others.

He is a columnist for The New Daily newspaper and a contributor to The Australian newspaper and he is a media commentator on demographic and data matters.

**STEPHEN YARWOOD****Urbanist**

Stephen Yarwood is a renowned Futurist, highly respected Urbanist, former Lord Mayor of Adelaide and an award-winning member of the Planning Institute of Australia. Serving as a catalyst for change for both corporate and community organisations, his passion extends beyond envisioning the future; he actively educates, motivates and empowers people to shape it.

With a strong skill set in cross-disciplinary strategic foresight, he is deeply fascinated by the dynamic interplay between people, places, technology, and change. Recognised as an international thought leader on “the future citizen,” Stephen is committed to collaborative leadership that aids corporate and community leaders in navigating the rapidly changing and complex social, environmental, and economic landscape, allowing them to explore possible futures and create preferred outcomes.

**BECKY HIRST****Author**

Becky Hirst is a well-respected leader in community engagement across the world. Beginning her career in the late nineties during the early-Blair years of social inclusion and community development, over two decades, Becky has worked with multiple communities, on multiple topics, across two continents. Her clients include countless local, state and federal Government agencies, as well as non-government organisations and private enterprise.

Becky is an energetic consultant, author, public speaker, trainer and mentor for those keen to develop their skills in engaging with people, groups and communities. In October 2021, Becky was awarded a Fellowship of the Royal Society for Arts, Manufactures and Commerce (FRSA), in recognition of her exhaustive work on social inclusion and development in the UK and Australia, her best-selling book on community and participation, and her empowering services toward engagement and bringing people together.

**CAMERON SULLINGS****Master of Ceremonies**

Cam Sullings is a long-time radio, video and online presenter in Canberra. He's been behind the mic, in front of a lens or presenting on stage for more than 30 years. He currently presents two hours of content driven radio on Mix106.3 each Saturday.

Cam hosts many of Canberra's top corporate events, gala evenings, awards nights and community gatherings. He is the on-screen presenter and ground announcer at Canberra Raiders home matches. He's presented at other venues outside of Canberra including Sydney's Olympic Stadium and the SCG.

Through the day Cam manages his business, Present with Impact. He combines his presenting roles with public speaking and media tuition.



Australian Council of
Local Government

ABOUT THE ACLG

The Australian Government will hold the sixth Australian Council of Local Government (ACLG) in Canberra on 5 July 2024 at the National Convention Centre. The ACLG showcases the important partnership the Australian Government has with local governments across Australia, and puts local government priorities front and centre.

As a trusted partner, local governments are fundamental to the development and delivery of policies and programs for all Australians. The ACLG provides an important opportunity for councils to engage with Ministers on opportunities and challenges in their areas.

The ACLG was first established as a formal meeting between senior leaders of local government and the Australian Government in 2008. The establishment of the ACLG in 2023 builds on the Australian Government's commitment to work with local governments to build liveable and socially equitable communities in Australia's cities and regions.

The Department of Infrastructure, Transport, Regional Development, Communications and the Arts is working with the Australian Local Government Association (ALGA) to deliver this important event. The ACLG will coincide with ALGA's National General Assembly (NGA) from 2 to 4 July 2024.

PROGRAM OUTLINE

Climate Change and Renewable Energy

An opportunity to explore with local governments the practicalities of securing social license and community engagement around renewable energy projects

Disaster Recovery and Resilience

A panel session designed to explore current support available for disaster events, resilience during and after disasters, telecommunications and future disaster mitigation challenges

Service Delivery Housing, Communications, Skills and Capacity

An opportunity to discuss service delivery including skills shortages across the local government sector, the Housing Accord and national homelessness plan and managing an ageing population.

Peri-Urban Councils and Regional Cities

An opportunity for a more open discussion to ascertain the experience and challenges of peri-urban councils and regional cities



THE ACLG DINNER

The ACLG Gala Dinner will be held on the evening of Thursday 4 July 2024 in the Great Hall of Australian Parliament House, Canberra.

At the Gala Dinner the Minister for Regional Development, Local Government and Territories, the Hon Kristy McBain will announce the winners of the National Awards for Local Government, and present each winning category with an award.



GENERAL INFORMATION

All Australian local governments are invited to send elected members and staff, and state and territory association representatives to attend the ACLG Forum, and ONE council-endorsed delegate to the ACLG Gala Dinner. There is limited seating at the dinner, however there is a waitlist available for non-council-endorsed delegates who wish to attend.

There is no cost to attend the ACLG Forum and the ACLG Gala Dinner.

There are no limits to the number of online attendees.

Detailed timings and other arrangements will be provided closer to the date.

REGISTRATION INFORMATION

Registration form available at [NGA24.COM.AU](https://nga24.com.au)

GENERAL ASSEMBLY REGISTRATION FEES		INCLUSIONS
Registration Fees — Early Bird Payment received by Friday 7 June 2024	\$945.00	— Attendance at all General Assembly sessions — Morning tea, lunch and afternoon tea as per the General Assembly program
Registration Fees — Late Payment received after Friday 7 June 2024	\$1045.00	— One ticket to the Welcome Reception & Exhibition Opening — General Assembly satchel and materials

VIRTUAL REGISTRATION FEES		INCLUSIONS
Full Virtual Registration	\$739.00	— Virtual access to all General Assembly sessions for day(s) selected
Virtual Day Registration (Wednesday or Thursday)	\$539.00	— Meeting hub to connect with other virtual attendees

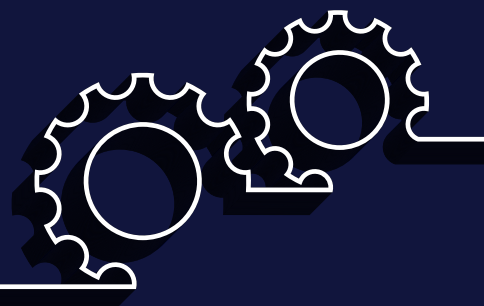
DAY REGISTRATION FEES		INCLUSIONS
Wednesday 3 July 2024	\$525.00	— Attendance at all General Assembly sessions on the day of registration
Thursday 4 July 2024	\$525.00	— Morning tea, lunch and afternoon tea as per the General Assembly program on that day — General Assembly satchel and materials

TUESDAY REGIONAL FORUM REGISTRATION FEES	
Forum Only Tuesday 2 July 2024	\$475.00
NGA Delegate Delegates attending the Regional Forum and the NGA are entitled to this discount	\$275.00

ACCOMPANYING PARTNERS REGISTRATION FEES		INCLUSIONS
Accompanying Partners Registration Fee	\$330.00	— 1 ticket to the Welcome Reception, Tuesday 2 July — Day tour Wednesday 3 July — Day tour Thursday 4 July

All amounts include GST

ACCOMMODATION OPTIONS



A by Adina

1 Constitution Avenue, Canberra

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

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

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

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

Studio Rooms: \$255 per night
— Single/twin/double

1 Bedroom Apartments: \$285 per night
— Single/double

2 Bedroom Apartments: \$475 per night
— Single/twin/double

Avenue Hotel

80 Northbourne Avenue, Canberra

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

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

Superior King Rooms \$305 per night
— Single/twin/double

1 Bedroom Apartments \$335 per night
— Single/double

Crowne Plaza

1 Binara Street, Canberra

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

Twin option at the hotel consists of two double beds.

City View Room \$360 per night
— Single/twin/double

Park View Room \$405 per night
— Single/twin/double

Mantra on Northbourne

84 Northbourne Avenue, Canberra

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

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

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

Nesuto Apartments

2 Akuna Street, Canberra

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

Twin option at the hotel consists of two single beds. Additional costs will apply if more than 2 guests are within the one room.

Studio Apartment \$275 per night
— Single/twin/double

1 Bedroom Apartments \$295 per night
— Single/twin/double

Qt Hotel

1 London Circuit, Canberra

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

Twin option at the hotel consists of two single beds.

King Room \$239 per night
— Single/twin/double

Superior King Room \$259 per night
— Single/twin/double

The Sebel Canberra Civic

197 London Circuit, Canberra

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

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

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

Superior rooms come with a queen bed, Executives are fitted with king beds.

Superior Room \$235 per night
— Single/double

Executive Room \$265 per night
— Single/double

CANCELLATION POLICY

STANDARD REGISTRATION TERMS

An administration charge of \$110.00 will be made to any participant cancelling before Friday 7 June 2024. Cancellations received after Friday 7 June 2024 will be required to pay full registration fees. However, if you are unable to attend, substitutes are welcome at no additional cost

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

Substitutions

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

No refund will be available to no shows.

ACCOMMODATION TERMS

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

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

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

No refund will be available to no shows.

GENERAL INFORMATION

Privacy Disclosure

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

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

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

Photographs

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

Car Parking

Parking for delegates is available underneath the National Convention Centre for a cost of approximately \$22.00 per day. Alternatively, voucher public parking is available 300m from the Centre at a cost of approximately \$19.00 per day. The voucher machines accept either cash or cards (Visa or MasterCard).

Coach Transfers

Welcome Reception and Exhibition Opening - Tuesday 2 July 2024
National Convention Centre

Coaches will collect delegates from all General Assembly hotels (except Crowne Plaza Canberra) at approximately 4:45pm. The return coaches will depart at 7:00pm.

Daily Shuttles to and from the National Convention Centre

A shuttle service between all General Assembly hotels (except Crowne Plaza Canberra) and the National Convention Centre will operate between 8:00am and 8:30am. Return shuttles will depart the National Convention Centre at 5:30pm.

General Assembly Dinner- Wednesday 3 July 2024
EPIC, Canberra

Coaches will collect delegates from all General Assembly hotels at approximately 6:30pm. A return shuttle service will operate between 10:30pm and 11:45pm.

ACLG Dinner- Thursday 4 July 2024
Parliament House, Canberra

Coaches will collect delegates from all General Assembly hotels at approximately 6:15pm. A return shuttle service will operate between 10:30pm and 11:00pm.

Payment Procedures

Payment can be made by:

Credit card
MasterCard and Visa

Cheque
Made payable to ALGA

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

ALGA ABN
31 008 613 876

Contact Details

Conference Co-ordinators
PO Box 905
Woden ACT 2606
Phone: 02 6292 9000
Email: nga@confco.com.au

All amounts include GST. Invoices are sent once a registration has been completed.

Canberra Weather in July

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

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






11.2 Local Government Association of Queensland Policy Executive District Representative 2024-2028

Executive Officer: Chief Executive Officer

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

Attachments:

1. Information Schedule [↓](#) 
2. Corporate Governance Charter [↓](#) 
3. Fees, Reimbursement and Insurance [↓](#) 

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

On 2 April 2024, the Chief Executive Officer received correspondence from the Local Government Association of Queensland (LGAQ) regarding the election of Policy Executive District Representatives for the period 2024-2028.

Council is requested to consider nomination of a candidate for that election.

Recommendation

That:

1. Council authorise an interested Councillor to nominate for the election of Local Government Association of Queensland Policy Executive District Representatives for the period 2024-2028;
2. As part of that consideration process, Council authorise the Chief Executive Officer to seek from the Local Government Association of Queensland, a review of the last 12 years' representation, input and achievements; and
3. Council authorise the Chief Executive Officer to submit the nomination to the Local Government Association of Queensland before the closing date of 1 May 2024.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

In accordance with Rule 5.4 of the LGAQ's Constitutions and Rules, nominations are now being called for the election of District Representatives to the Association's Executive for the period 2024 – 2028.

This is not an election for Local Government District Associations. In many cases, the District Local Government Association areas and the LGAQ Electoral Districts are not the same.

Councils within an Electoral District are entitled to nominate candidates for election from amongst elected members of the Councils within their District, however, in the case of the South-East District, Councils elect one representative per identified subregional area.

In the South-East District, if there is more than one nomination received in respect of any identified subregional grouping, an election by ballot will apply. In the South-East District, a "preferential" voting system will apply. Nominations close at 12:00pm, Wednesday, 1 May 2024.

Members elected at this time take up their position in June 2024 and, subject to the Rules, hold office until June 2028.

Councils within the South-East District and within Scenic Rim Regional Council's sub-regional area are:

Northern Region	Moreton Bay, Sunshine Coast, Noosa
Southern Region	Gold Coast, Logan, Redland
Western Region	Ipswich, Lockyer, Scenic Rim, Somerset

The following documentation provided by the LGAQ is attached for reference:

- Policy Executive Members Information Schedule;
- LGAQ Corporate Governance Charter; and
- Fees, Reimbursements and Insurance.

Budget / Financial Implications

Provision for expenses associated with Councillor representation on external committees and forums is made in Council's Annual Budget.

As noted in the Fees, Reimbursement and Insurance information (refer Attachment 3), it is anticipated there will not be any impact on Council's budget, as all costs for attendance are claimable for reimbursement from LGAQ.

Strategic Implications*Operational Plan*

Theme: 3. Open and Responsive Government

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

Legal / Statutory Implications

Not applicable.

RisksStrategic Risks

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

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

Risk Summary

Category	Explanation
Reputation, Community & Civic Leadership Risk that Council appears disinterested in consultation and engagement with other levels of government.	Participation in external committees and forums provides an opportunity to advocate for the interests of the Scenic Rim community at a State and Federal level.

Human Rights Implications

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

Consultation

Not applicable.

Conclusion

Council is requested to consider nomination of a candidate for the election of LGAQ Policy Executive District Representatives for the period 2024-2028.

OptionsOption 1

That:

1. Council authorise an interested Councillor to nominate for the election of Local Government Association of Queensland Policy Executive District Representatives for the period 2024-2028;
2. As part of that consideration process, Council authorise the Chief Executive Officer to seek from the Local Government Association of Queensland, a review of the last 12 years' representation, input and achievements; and
3. Council authorise the Chief Executive Officer to submit the nomination to the Local Government Association of Queensland before the closing date of 1 May 2024.

Option 2

That:

1. Council authorise the Chief Executive Officer to seek from the Local Government Association of Queensland a review of the last 12 years' representation, input and achievements; and
2. Council not authorise a Councillor to nominate for the election of Local Government Association of Queensland Policy Executive District Representatives for the period 2024-2028.



ATTACHMENT 1A

POLICY EXECUTIVE MEMBERS INFORMATION SCHEDULE**MEETING OBLIGATIONS**

The Executive currently has six (6) regular meetings each year, however this frequency can be varied by the Policy Executive. With the exception of one regional meeting and the meeting which precedes the Annual Conference, the Policy Executive meets at Local Government House in Brisbane. The dates, at present, are set from meeting to meeting but are generally as follows:

- 1) Early February (1 Day)
- 2) Early April (1 Day)
- 3) Late June (1 Day)
- 4) Mid to Late August (1 to 3 Days if intrastate travel is involved)
- 5) The day before Annual Conference (1 Day)
- 6) Early December (1 Day)

Special Meetings may be called as required. Meetings by way of telephone hook-up may also be held.

Policy Executive Members may also be appointed to represent the Association on statutory boards and committees as well as ad hoc bodies. These appointments are made by the Policy Executive following consultation with member councils.

Members elected at this time take up their positions in **June 2024**, and subject to the Rules, hold office until **2028**.

Day	Date	Time	Room	Action
Thursday	20-June-2024	8:30am to 4:00pm	Boardroom, 25 Evelyn Street, Newstead, Brisbane	PE Induction
Friday	21-June-2024	8:30am to 4:00pm	Boardroom, 25 Evelyn Street, Newstead, Brisbane	PE Meeting
Friday	23-August-2024	8:30am to 4:00pm	Location - TBC	PE Meeting
Sunday	20-October-2024	12:00pm to 4:30pm	Brisbane Convention and Exhibition Centre	PE Meeting
Friday	06-December-2024	8:30am to 4:00pm	Boardroom, 25 Evelyn Street, Newstead, Brisbane	PE Meeting

1 April 2024

P 07 3000 2222
F 07 3252 4473
W www.lgaq.asn.au

Local Government House
 25 Evelyn Street
 Newstead Qld 4006

PO Box 2230
 Fortitude Valley BC
 Qld 4006

Local Government Association Of Queensland Ltd.
ABN 11 010 883 293 **ACN** 142 783 917

Attachment 1B

CORPORATE GOVERNANCE CHARTER

FEBRUARY 2024



1 Background

The purpose of the Local Government Association of Queensland (LGAQ) is to be the peak body for local government in Queensland with a vision of strong and effective local government. Our mission is to strengthen the ability and performance of local government to better serve the community.

This Corporate Governance Charter defines the role, responsibilities and authorities of the Policy Executive and the Board of the LGAQ, along with the role and function of individual Executive Representatives and Directors.

LGAQ is committed to effective governance practices which reflect accountability, transparency, and professional integrity within an inclusive framework based on trust and intellectual honesty.

The Board approved 4 strategic objectives as part of the Strategic Plan

- ✖ Advocate for the collective interests of members, and action all endorsed annual conference motions.
- ✖ Advance members financial sustainability.
- ✖ Assist with the positive promotion of local government.
- ✖ Connect members with daily support services that help with matters of local concern or difficulty.

Together these elements provide the foundation for the Association's policy initiatives and activities.

This Charter is intended to assist the Policy Executive and Board by:

- ✖ Providing clear guidelines on roles, responsibilities and relationships of the Policy Executive, Board, Directors and Executive Representatives;
- ✖ Identifying key principles for effective corporate governance to allow “best practice” performance;
- ✖ Ensuring appropriate accountability of the Policy Executive and Board to LGAQ members;
- ✖ Ensuring that the link between the Association's corporate objectives and values and the activities of members of the Board and Policy Executive is identified and understood.

The Charter also provides valuable information for new Directors and Executive Representatives, facilitating the induction process. As stipulated in the LGAQ Constitution (Rule 6.7(17)), Directors and Executive Representatives are required to comply with this Charter.

2 Corporate Governance Principles and Structure

Within the private sector, corporate governance is regarded as the system by which companies are directed and managed. It influences how the objectives of the company are set and achieved, how risk is monitored and assessed, and how performance is optimised. Good corporate governance structures encourage companies to create value (through entrepreneurship, innovation, development and exploration) and provide accountability and control systems commensurate with the risks involved.

Corporate Governance for LGAQ is broadly defined as the processes used to represent member interests, including the way in which decisions are made on policies and strategies and how these are actioned to obtain an optimal return for members as the key stakeholders of the Organisation.

Corporate Governance arrangements for LGAQ include:

- ✖ The role of Annual Conference;
- ✖ The election of Executive Representatives;
- ✖ The role of the Policy Executive;
- ✖ The role of the President of the Board (“President”);
- ✖ The role of the Board;
- ✖ The role of the CEO.

Whilst Directors and Executive Representatives are encouraged to refer to the Constitution of LGAQ for details of the role of Annual Conference, the composition and election of the Policy Executive and Board, the powers and duties of the Policy Executive and Board, and the powers and functions of the CEO and other officers, the following is a brief summary of the key points.

LGAQ's Annual General Meeting of member councils (Annual Conference) is the Association's supreme decision-making body responsible for setting the overall policy direction of LGAQ and electing the President (Rule 6.3 of the Constitution). In a separate process, LGAQ's member councils elect 15 District Representatives (Rule 5.1 of the Constitution) who, together with the President, form the Association's Policy Executive. The President is the only member of the Policy Executive who does not represent a district.

The Policy Executive is responsible for: appointing three Directors to join the LGAQ President in forming the LGAQ Board; appointing the CEO; approving the annual budget of the Organisation; and determining the Association's policy on behalf of member councils (in line with the overall direction set at Annual Conference). The Policy Executive may delegate any of its powers to a Committee appointed out of its number (Rule 5.13 of the Constitution).

The LGAQ Board is responsible for the operation of the business of the company (Rule 6.7 of the Constitution). It is authorised to exercise all of the Organisation's powers that are not required to be exercised by Annual Conference. The Board is responsible for adopting a strategic plan before the end of each financial year. The Board may delegate any of its powers to a Committee appointed out of its number (Rule 6.15 of the Constitution).

The President is the highest elected official of the LGAQ and chairs General Meetings, including the Annual General Meeting, and meetings of the Board and Policy Executive.

The CEO is responsible for day-to-day management of the Organisation, subject to the Board's instructions (Rule 6.7 of the Constitution). The CEO's powers may only be exercised after full consultation with the President; and the President must be kept fully informed on an ongoing basis of all action taken pursuant to the CEO's powers. Consistent with normal corporate practices, the President and CEO are the official spokespersons for the Board, Policy Executive and LGAQ.

3 Director Role

The general qualification for becoming and remaining a Director is outlined in Rule 6.1 of the Constitution.

The powers and duties of the Directors are spelt out in detail in Rule 6.7 of the Constitution. In summary, the Directors:

- ✖ Are responsible for setting the strategic direction and monitoring of the business;
- ✖ Must adopt an annual strategic plan for the Association and ensure that LGAQ conducts its business in accordance with it;
- ✖ Are not directly involved in the day-to-day management of the Organisation but issue the CEO with instructions for the day-to-day management;
- ✖ Make decisions that are not items of day-to-day management of the Organisation;
- ✖ Must ensure that LGAQ maintains its property in good working order and condition, complies with all agreements to which it is a party, pays its debts as and when they fall due, maintains relevant insurance, complies with the requirements of all relevant legislation, maintains books and records, etc.;
- ✖ Have oversight of the financial management of LGAQ and are responsible for major financial decisions (although the annual budget is approved by the Policy Executive);
- ✖ May grant a power of attorney;

As Directors are appointed out of the ranks of the Policy Executive, a Director must have the skills and the time to be able to perform both roles.

To effectively perform their role, a Director requires:

- ✖ Competency in modern corporate and financial management standards and practices;
- ✖ An ability to provide a holistic focus on local government issues;
- ✖ An ability to put the interests of their own council behind those of the Association;
- ✖ Capacity to devote sufficient time to both Board and Policy Executive responsibilities;
- ✖ Legitimacy and confidence in the eyes of members and fellow Executive Representatives;
- ✖ Ability to exercise objective judgement on corporate affairs independent from management;
- ✖ Access to accurate, relevant and timely information.

A Director has a duty to:

- ✖ Act consistently in the best interests of LGAQ as a whole;
- ✖ Act honestly and in good faith;
- ✖ Not gain advantage by improper use of their position;
- ✖ Not misuse information;
- ✖ Act with due care and diligence;
- ✖ Disclose real or perceived conflicts between personal interests, or the interests of any associated person, and the interests of LGAQ to the other Directors in accordance with the LGAQ Conflict of Interest Policy;
- ✖ Not allow such interests to conflict with the interests of LGAQ.

A Director has no individual authority to participate in the day-to-day management of LGAQ, including making any representations or agreements with member councils, suppliers, customers, employees or other parties or organisations.

Directors are expected to regularly attend Board, Policy Executive, Committee and other meetings organised as part of the Director role. According to Rule 6.1(5) of the Constitution, a Director vacates that office at the conclusion of the third consecutive Board meetings that the person has failed to attend, without the Board's leave.

Directors are supported in their role by secretariat services provided by LGAQ.

4 Conduct of Board meetings

A Board meeting is the main opportunity for a Director to:

- ✖ Obtain and exchange information with the senior management team;
- ✖ Obtain and exchange information with each other;
- ✖ Make decisions.

A Director shall, in good faith, behave in a manner that is consistent with generally accepted procedures for the conduct of meetings. This will include, but not be limited to:

- ✖ Behaving in a business-like manner;
- ✖ Acting in accordance with policy resolutions of the Association;
- ✖ Addressing issues in a courteous manner;
- ✖ Using judgement, common sense and tact when discussing issues;
- ✖ Avoiding distractive behaviour such as email, text, chatter and irrelevant remarks during meetings;
- ✖ Ensuring that others are afforded a reasonable opportunity to put forward their views.

5 Review of Board’s Effectiveness and Training Needs of Director

The President shall conduct a biennial review of the Board’s effectiveness, one year and three years into the Board’s term. As part of the review, the President shall consult with each Director separately. The review thus provides an opportunity for each Director to discuss any concerns about the Board’s operation with the President. A report on the review must be prepared and submitted to the Policy Executive for consideration.

Directors are encouraged to raise any request or need for independent expert advice, training or guidance with the President at any time. Furthermore, the President shall discuss Directors’ training and professional development needs during the biennial review of the Board’s effectiveness and pass any needs identified to the secretariat for action.

6 Executive Representative Role

The General Qualification for becoming and remaining an Executive Representative is outlined in Rule 5.2 of the Constitution.

To be able to fulfill its role, it is important that the Policy Executive incorporates a breadth of experience. This requires capacity to present an appropriate balance of district, member-wide and external viewpoints.

The primary responsibility of an Executive Representative is to LGAQ members as a whole. In fulfilling this responsibility, an Executive Representative should, where appropriate, have regard to the interests of stakeholders, both internal and external. Policy Executive decisions will be distributed in the public realm unless the Policy Executive makes an express decision to keep the matter confidential.

An Executive Representative therefore requires an extensive knowledge of and connection to local government related issues. It is expected that an Executive Representative will develop an appreciation of the scope, policy and activities of the Association.

The key roles of an Executive Representative can be broadly defined as:

- ✖ Representing the overall interests of local government within Queensland;
- ✖ Representing each district’s interests on the Policy Executive;
- ✖ Contributing to Policy Executive decision-making;
- ✖ Assisting in relationships between councils at a district and regional level.

In representing, liaising with and informing member councils at a district level, the reasonable expectation of an Executive Representative as the District Representative is that they will:

- ✖ Attend and represent LGAQ at meetings of regional groupings of councils, such as District LGAs and/or ROCs (and/or, where appropriate, other relevant bodies;
- ✖ Undertake direct communication with member councils within their electoral district including on key issues and matters before the Policy Executive for consideration;
- ✖ Develop a full understanding of the scope and scale of the activities of the Association to enable referral of member councils to relevant solutions and support services;
- ✖ Familiarise themselves with and provide input into LGAQ segment1 plans and segment activities relevant to the councils within their district.

In order to be an effective District Representative, an Executive Representative is expected to engage in a process of two-way representation, i.e. reporting regional advocacy issues and council support needs and opportunities to the Policy Executive and reporting outcomes back to the district. Executive Representatives are instrumental in ensuring transparent and inclusive LGAQ decision-making on policy positions by feeding views from members in their district into the decision-making process and communicating the rationale behind the decision-making back to members.

It is up to each Executive Representative to identify and develop appropriate methods of engagement with the councils in their district. Where active District LGAs or ROCs exist, the meetings of these groupings provide an established platform for regional engagement in relation to LGAQ policy-making. Attending meetings of other regional groupings involving councils, may also be an option. Executive Representatives should also undertake regular one-on-one engagement with

individual councils in their district.

In recognition of the workload involved, Executive Representatives receive appropriate support from LGAQ in the conduct of their duties as District Representatives. Executive Representatives are supported by senior LGAQ officers who, whenever possible, accompany Executive Representatives to ROC and other regional meetings. LGAQ also has a Policy Executive Support Coordinator who acts as the central point of contact and clearing house for all communications material, information and enquiries related to Policy Executive activities and who coordinates and arranges attendance of Executive Representatives and senior LGAQ staff at meetings of regional groupings of councils.

There will also be a CEO Reference Group comprising the CEOs of Executive Representatives. This group will both support Executive Representatives and provide strategic advice and input to LGAQ. It is important that elected members who are considering nominating for the Policy Executive understand that their involvement on the Policy Executive will be supported by participation of their CEO in the CEO Reference Group.

To effectively perform their role, an Executive Representative requires:

- ✖ An ability to provide a holistic focus on local government issues;
- ✖ An ability to put the interests of their own council behind those of their electoral district and those of the Association;
- ✖ Capacity to devote sufficient time to Policy Executive responsibilities;
- ✖ Legitimacy and confidence in the eyes of members;
- ✖ Ability to exercise objective judgement on corporate affairs independent from management;
- ✖ Access to accurate, relevant and timely information.

An Executive Representative has a duty to:

- ✖ Act consistently in the best interests of LGAQ as a whole;
- ✖ Act honestly and in good faith;
- ✖ Not gain advantage by improper use of their position;
- ✖ Not misuse information;
- ✖ Act with due care and diligence;
- ✖ Disclose real or perceived conflicts between personal interests, or the interests of any associated person, and the interests of LGAQ to the other Executive Representatives in accordance with the LGAQ Conflict of Interest Policy;
- ✖ Not allow such interests to conflict with the interests of LGAQ

An Executive Representative has no individual authority to participate in the day-to-day management of LGAQ, including making any representations or agreements with member councils, suppliers, customers, employees or other parties or organisations.

Executive Representatives are expected to regularly attend Policy Executive, Committee and other meetings organised as part of the Policy Executive role. According to Rule 5.2(2)(d) of the Constitution, an Executive Representative vacates that office immediately upon the conclusion of the third consecutive Policy Executive meeting that the Executive Representative has failed to attend, without the Policy Executive's leave.

7 Conduct of Policy Executive Meetings

A Policy Executive (or Committee) meeting is the main opportunity for an Executive Representative to:

- ✖ Report to the Policy Executive on engagement with their district on LGAQ policy and advocacy issues;
- ✖ Obtain and exchange information with the senior management team;
- ✖ Obtain and exchange information with each other;
- ✖ Make decisions.

An Executive Representative shall, in good faith, behave in a manner that is consistent with generally accepted procedures for the conduct of meetings. This will include, but not be limited to:

- ✖ Behaving in a business-like manner;
- ✖ Acting in accordance with policy resolutions of the Association;
- ✖ Addressing issues in a courteous manner;
- ✖ Using judgement, common sense and tact when discussing issues;
- ✖ Minimising distractive behaviour such as email, text, chatter and irrelevant remarks during meetings;
- ✖ Ensuring that others are afforded a reasonable opportunity to put forward their views.

Unless prevented by extenuating circumstances, Executive Representatives are expected to attend Policy Executive meetings for the full duration of the meeting.

Executive Representatives should be forthright in Policy Executive meetings and have a right to question, request information, raise an issue, fully canvass all aspects of any policy issue confronting LGAQ and to cast their vote on any resolution according to their own judgment.

Outside Policy Executive meetings, an Executive Representative will support the spirit of all Policy Executive decisions in discussions with member councils, staff and other parties when acting in their capacity as an Executive Representative. Executive Representatives are expected to advocate the position of their district constituency at Policy Executive meetings and the position of LGAQ back to their district constituency. However, as mentioned earlier, the President and CEO are the official public spokespersons for the Policy Executive and LGAQ.

8 Ethical Practices

Directors and Executive Representatives will, at all times in the discharge of their duties and responsibilities, exercise honesty, objectivity and probity and not engage knowingly in acts or activities that have the potential to bring discredit to the Organisation.

Directors and Executive Representatives must also refrain from entering into any activity that may prejudice their ability to carry out their duties and responsibilities objectively and must at all times act in a proper and prudent manner in the use of information acquired in the course of their duties. Directors and Executive Representatives must not use Association information for any personal gain for themselves or their immediate families or in any manner that would be contrary to law or detrimental to the welfare and goodwill of the Association.

Further, Directors and Executive Representatives must not publicly comment on matters relative to activities of the Board or Policy Executive, other than as authorised by the Board or Policy Executive.

Finally, Directors and Executive Representatives must not engage in conduct, whether in the course of undertaking LGAQ business or otherwise, tending to bring the LGAQ or local government in the State of Queensland into disrepute or to cause damage to the public standing and reputation of either of them.

9 Code of Conduct

LGAQ has adopted a Code of Conduct and maintains service standards for the Association’s employees. Although not LGAQ employees, Directors and Executive Representatives are encouraged to familiarise themselves with this document and, in light of the leadership role and responsibility of the Board, lead by example in following it.

10 Use of Social Media



What is social media?
Social media is the use of on-line or internet based technologies to communicate interactively with other people. There are several well-known internet sites which are used for social media, including but not limited to, Facebook, Twitter and LinkedIn.

The LGAQ and social media
The LGAQ embraces the use of social media for the promotion, development and delivery of services and that of its members.

LGAQ encourages all Directors and Executive Representatives to communicate online in many ways, such as through social media, professional networking sites, blogs and personal web sites. However, all Directors and Executive Representatives need to use good judgment about what material appears online, and in what context.

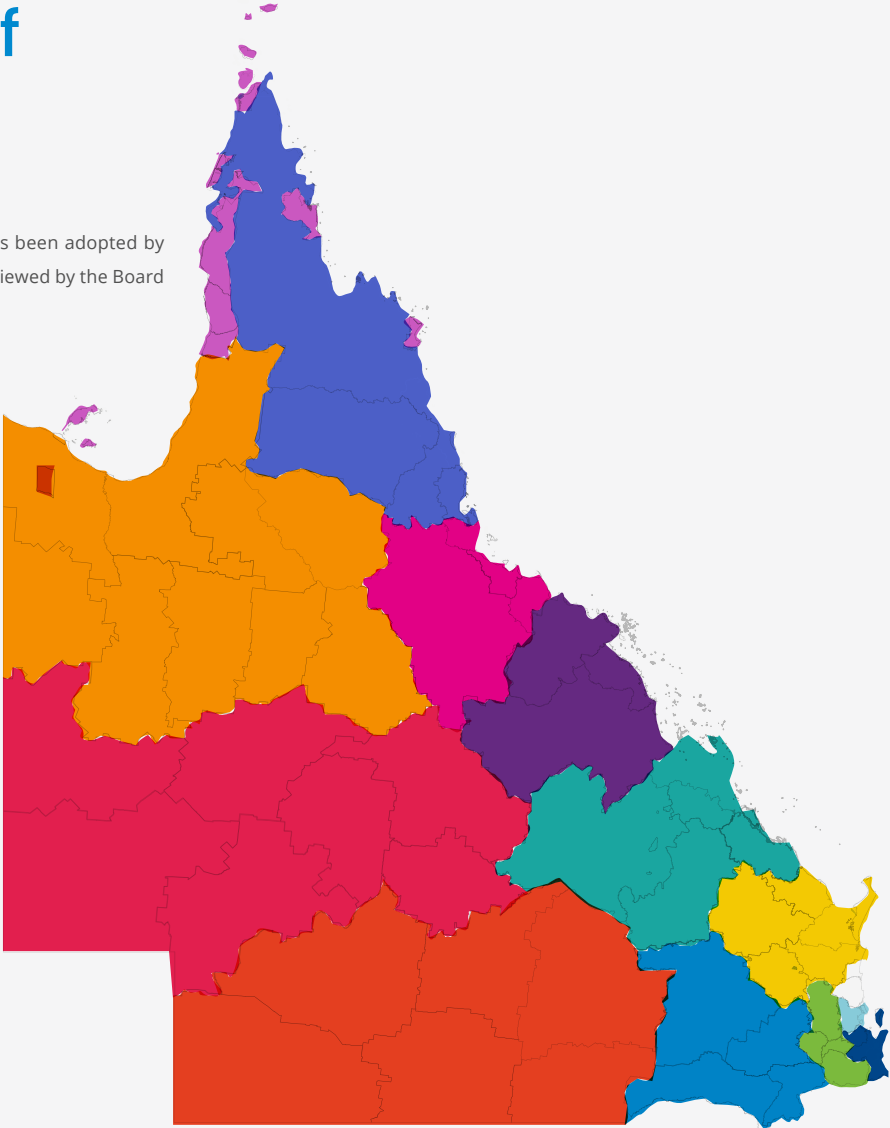
Information published on social media sites by Directors and Executive Representatives

Directors and Executive Representatives must behave in a manner which promotes and protects the interests of LGAQ. Directors and Executive Representatives must not publish information on social media which:

- ✗ In any way disparages or harms LGAQ’s business or reputation;
- ✗ Disparages or personally criticises fellow Directors, Executive Representatives or LGAQ employees;
- ✗ Includes any information which may offend or embarrass fellow Directors, Executive Representatives or LGAQ employees;
- ✗ Contains defamatory statements in relation to fellow Directors, Executive Representatives, LGAQ employees, elected representatives of members or employees of members;
- ✗ Breaches a Directors’ or Executive Representatives’ obligations to keep information confidential
- ✗ Breaches a Directors’ or Executive Representatives’ obligations with respect to Anti-Discrimination, Sexual Harassment or Bullying;
- ✗ Could be perceived as representing the viewpoint or official position of LGAQ on any issue, in circumstances where the Director or Executive Representative has no LGAQ authority to publish that information on the LGAQ’s behalf.

11 Review of Charter

This Corporate Governance Charter has been adopted by the LGAQ Board and will be formally reviewed by the Board on an annual basis.



Legend Key

- | | | | |
|------------------|------------|-------------|-------------|
| District 1 | District 3 | District 7 | District 11 |
| District 2 North | District 4 | District 8 | District 12 |
| District 2 South | District 5 | District 9 | |
| District 2 West | District 6 | District 10 | |



For all enquiries, call or text our
Members' Hotline on 1300 542 700

Local Government House
25 Evelyn St, Newstead QLD 4006

**Local Government Association
of Queensland**

www.lgaq.asn.au



ATTACHMENT 1C

FEES, REIMBURSEMENTS AND INSURANCE

The current payments to Policy Executive Members attending Policy Executive and Committee Meetings and other approved meetings, for which payment is not made by the outside board, committee, or body, are as follows:

Daily Allowance	\$560.00
Accommodation Allowance	\$283.00

Travel Costs – Actual airfare (economy class), and/or motor vehicle expenses at current ATO rate ie 85c a kilometre, and/or actual taxi fares, and/or actual parking fees.

These rates are reviewed each year in the Budget in May. Payment of fees and reimbursements is usually made at the meeting attended upon completion of a claim form.

A personal accident insurance scheme operates for all Policy Executive Members whilst travelling or involved in Association activity.

1 April 2024

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Qld 4006

Local Government Association Of Queensland Ltd.
ABN 11 010 883 293 **ACN** 142 783 917

11.3 Special Mayors' Forum and Training Program: Cr Tom Sharp, Mayor - Leave of Absence

Executive Officer: Chief Executive Officer

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

Attachments: Nil

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Mayor, Cr Tom Sharp, has advised the Chief Executive Officer that he:

- is unable to attend the Ordinary Meeting on 17 April 2024 as he has registered to attend a Special Mayors' Forum to be held in Brisbane on 17 April 2024; and
- has registered to attend the Department of Housing, Local Government, Planning and Public Works Training Program for Returning and Incoming Mayors in Brisbane on 18 and 19 April 2024.

Recommendation

That:

1. Council grant the Mayor, Cr Tom Sharp, leave of absence from the Ordinary Meeting on 17 April 2024, to enable him to attend the Special Mayors' Forum in Brisbane;
2. Council authorise the Mayor, Cr Tom Sharp, to attend the Department of Housing, Local Government, Planning and Public Works Training Program for Returning and Incoming Mayors in Brisbane on 18 and 19 April 2024; and
3. Council authorise payment of all reasonable costs incurred by the Mayor, Cr Tom Sharp, in relation to his attendance at these events, including travel, accommodation and incidentals.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Special Mayors' Forum

In acknowledgement of the 2024 Local Government elections, the Local Government Association of Queensland (LGAQ) has organised a Special Mayors' Forum to be held in Brisbane on 17 April 2024.

This event is designed to provide an opportunity for Mayors to meet with their colleagues from around the state along with senior members of the State Government and Opposition.

A dedicated session for newly elected Mayors will provide an opportunity for the Association to lend additional support to their introduction to local government and induction.

The program is as follows:

Special Mayors Forum: Wednesday 17th April 2024	
Undumbi Room: Parliament House, Brisbane	
Newly Elected Mayors + Accompanying CEO's	From 10:00am
Returning Mayors + Accompanying CEO's	From 12:30pm (For lunch)
Networking Function: Mayors, Accompanying CEO's & Invited Guests	From 5:30pm (Speakers Green)

Training Program for Returning and Incoming Mayors

The Department of Housing, Local Government, Planning and Public Works (the Department) is supporting returning and incoming Mayors by providing a bespoke training program to enhance skills in the areas of Leadership, and Strategy and Risk. This is one element of a suite of support being offered to councils which also includes the LG Leaders Program and Inductions for Councillors commencing in April 2024.

The program was designed by the Department in conjunction with the Australian Institute of Company Directors and will cover the areas of leadership, relationship management and governance issues. The draft program of learning is as follows:

- Day 1 - The role of the Chair
- Day 2 - Strategy and Risk: Issues for Councillors, and Leadership: The Councillor's Role.

The training will be held in Brisbane, and has been scheduled to coincide with the LGAQ's Special Mayors Forum on Wednesday 17 April so that travel time and costs can be managed effectively.

The Mayor will attend this two day in-person training program on Thursday, 18 April 2024 and Friday, 19 April 2024.

Budget / Financial Implications

As Council is a member of the LGAQ, there is no cost to attend the Special Mayors' Forum other than any travel, accommodation and incidental expenses.

As the Department has funded Mayoral attendance at the Training Program, the costs to be incurred are for travel, accommodation and incidental expenses associated with attendance.

Provision for Elected Members to attend meetings and forums relevant to their roles has been made in Council's 2023-2024 Budget.

Strategic Implications

Operational Plan

Theme: 3. Open and Responsive Government

Key Area of Focus: Ongoing integrity of Council's practice and processes

Legal / Statutory Implications

Not applicable.

Risks

Strategic Risks

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

SR46 Inadequate or lack of Governance (including procurement) Framework (systems, policies, procedures, delegations and controls) in place to ensure compliance by Council's Councillors and Officers with all relevant State and Federal legislation and regulations.

Risk Assessment

Category	Explanation
Governance, Risk & Compliance	Councillor taking reasonable steps to advise Council of his leave of absence prior to the Council meeting.
Failure to notify Council of a leave of absence	

Human Rights Implications

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

Consultation

The Mayor was consulted in the preparation of this report.

Conclusion

It is requested that Council grant Cr Sharp leave of absence from the Ordinary Meeting on 17 April 2024 to attend the Special Mayors' Forum, authorise his attendance at the Training Program for Returning and Incoming Mayors on 18 and 19 April 2024, and authorise payment of associated expenses.

OptionsOption 1

That:

1. Council grant the Mayor, Cr Tom Sharp, leave of absence from the Ordinary Meeting on 17 April 2024, to enable him to attend the Special Mayoral Forum in Brisbane;
2. Council authorise the Mayor, Cr Tom Sharp, to attend the Department of Housing, Local Government, Planning and Public Works Training Program for Returning and Incoming Mayors in Brisbane on 18 and 19 April 2024; and
3. Council authorise payment of all reasonable costs incurred by the Mayor, Cr Tom Sharp, in relation to his attendance at these events, including travel, accommodation and incidentals.

Option 2

That:

1. Council grant the Mayor, Cr Tom Sharp, leave of absence from the Ordinary Meeting on 17 April 2024, to enable him to attend the Special Mayoral Forum in Brisbane;
2. Council authorise the Mayor, Cr Tom Sharp, to attend the Department of Housing, Local Government, Planning and Public Works Training Program for Returning and Incoming Mayors in Brisbane on 18 and 19 April 2024; and
3. Council not authorise payment of all reasonable costs incurred by the Mayor, Cr Tom Sharp, in relation to his attendance at these events.

Option 3

That:

1. Council not grant the Mayor, Cr Tom Sharp, leave of absence from the Ordinary Meeting on 17 April 2024, for his attendance at the Special Mayoral Forum in Brisbane;
2. Council not authorise the Mayor, Cr Tom Sharp's attendance at the Department of Housing, Local Government, Planning and Public Works Training Program for Returning and Incoming Mayors in Brisbane on 18 and 19 April 2024; and
3. Council not authorise payment of all reasonable costs incurred by the Mayor, Cr Tom Sharp, in relation to his attendance at these events.

Customer & Regional Prosperity**11.4 2023-2024 Regional Arts Development Fund Grants - Big Ideas Round**

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

Item Author: Principal Specialist Cultural Services

Attachments: Nil

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report advises Council of the applications received for the 2023-2024 Scenic Rim Regional Arts Development Fund (RADF) - Big Ideas Grants. Applications have been assessed by the Scenic Rim Arts Reference Group (ARG) and their recommendations for the distribution of the funds are submitted to Council for consideration.

Recommendation

That Council approve the allocation under the 2023-2024 Scenic Rim Regional Arts Development Fund Program - Big Ideas Grant, as recommended by the Scenic Rim Arts Reference Group, for a total of \$56,069 in grant funding towards six projects as outlined in the table below:

Individual/Group	Project	Amount Allocated
Tamborine Mountain Arts Collective	Tamborine Mountain Open Studios and Arts Trail	\$14,000
Elise Greig	Florence - Pop-up Concerts	\$11,000
Luca Charles	Global Asset EP album development	\$8,000
Kuweni Dias Mendis	Running Rivers People of Place artwork	\$11,069
Ryan Gittoes	Mountain Mates Disability Support Service Documentary	\$6,000
William Smith	First Nations hosted Q&A music and art sessions at Tamborine Mountain Library	\$6,000

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 7 February 2023, it was resolved that Council approve the updated Art Reference Group Terms of Reference. The update included that in 2023-2024, the Big Ideas Grant will change from two rounds to one round per year.

At the Ordinary Meeting held on 6 June 2023, it was resolved that Council approve the allocation under the 2022-2023 Scenic Rim Regional Arts Development Fund Program - Grant Round Two, as recommended by the Scenic Rim Arts Reference Group, for a total of \$24,800 in grant funding towards seven projects totalling \$120,375.

Report / Background

RADF supports the professional development and employment of arts and cultural workers in regional Queensland. A partnership between the Queensland Government, through Arts Queensland, and Scenic Rim Regional Council, the program provides funding for one-off, short term projects that offer professional arts, cultural and heritage opportunities.

For 2023-2024, local artists and cultural workers applied to RADF under the following four curatorial themes:

- Supporting First Nation artists
- Valuing young people
- Supporting local artists
- Enhancing our towns and villages

Applications were assessed by the ARG against criteria in the RADF Program guidelines, Arts Queensland key performance outcomes and the Creative Together 2022-2030 Strategy.

Outlined below is the process conducted for the Big Ideas Grant:

- A two-stage application process opened on 8 November 2023 and closed on 24 January 2024 for projects commencing after 1 April 2024.
- The Cultural Officer - Heritage RADF and Public Art provided assistance and information to potential applicants through one-on-one sessions, prior to the closing date of the grant round.
- Eight stage one snapshot applications were received through the SmartyGrants portal for grants totalling \$71,723.
- Applications were reviewed by the ARG with six applicants shortlisted for stage two - full applications.
- Stage two full applications were received by the due date and were assessed on 29 February 2024.
- The stage two assessment process was completed by the ARG with recommendations for distribution of the grants. The following applications were successful during the stage two assessment process:

Individual/Group	Strategic Theme	Artform	Total Project Value	Amount Requested	Amount Allocated
Tamborine Mountain Arts Collective	Supporting local artist	Visual Arts	\$45,141	\$14,988	\$14,000
Description: Tamborine Mountain Open Studios Arts Trail presents a curated art trail that spans from Tamborine Mountain to Canungra. This flagship event promotes and celebrates Tamborine Mountain as a premier arts destination, offering an intimate glimpse into the talents of local artists and artisans through exclusive visits to their private studios amid the scenic beauty of the area.					

Individual/Group	Strategic Theme	Artform	Total Project Value	Amount Requested	Amount Allocated
Elise Greig	Supporting local artist	Performing Arts	\$50,312	\$17,000	\$11,000
Description: Elise Greig, in partnership with Voices FTP and local artists, including Margy Rose, will rehearse, produce and present pop-up concerts and a semi-staged production of the new music theatre work, Florence. This is an adaptation of Helen O'Neill's nationally and internationally acclaimed, award-winning book, Florence Broadhurst, Her Secret and Extraordinary Lives.					
Luca Charles	Valuing young people	Music	\$19,798	\$9,670	\$8,000
Description: The project will support local musicians, Global Assets, to access a professional studio to record and launch their first EP and hold a series of public performances of the music.					
Kuweni Dias Mendis	Supporting local artist	Visual Arts	\$40,014	\$11,500	\$11,069
Description: To create a ritual installation and performance artwork inspired by the Back Creek/ Coomera River that speaks to the multicultural influence of contemporary Australia using marks, voice and movement.					
Ryan Gittoes	Enhancing our towns and villages	Film	\$15,000	\$10,000	\$6,000
Description: To create a compelling documentary that captures the remarkable journey of the 'Mountain Mates,' a disability support service on Tamborine Mountain. This documentary will showcase the inspiring evolution of the Mountain Mates, from its inception to becoming an integral part of the Tamborine Mountain community. We will highlight their award-winning events and the profound impact of inclusion, shedding light on the power of community support and solidarity.					
William Smith	First Nation arts	Music	\$64,000	\$10,000	\$6,000
Description: First Nations hosted stories and songs: Performance and Q&A sessions in collaboration with Tamborine Mountain Library is a monthly question and answer series hosted by First Nations musician Russell Smith (Pitjantjatjara / Kokotha) who will interview local musicians to discuss their songs and lyrics, and local artists to discuss their art. The project also aims to increase interaction in the library space.					
Totals			234,265	\$73,158	\$56,069

Budget / Financial Implications

Through the RADF Program, Council received a \$41,475 funding allocation from the Queensland Government through Arts Queensland. A requirement of the partnership agreement with Arts Queensland is Council's matched contribution of \$30,500.

A balance of \$1,280 of grant funds were carried over from 2022-2023 as well as \$2,814 in returned funds, bringing the total allocation of funds for the 2023-2024 RADF Program to \$76,069.

In 2023-2024, the RADF program funded the following initiatives:

- \$56,069 - Big Ideas Grant;
- \$5,000 - Express Lane Quick Response Grants;
- \$5,000 - Launch Pad Young Creatives Grant;
- \$10,000 - Strategic Initiative - a Council initiated, community-run professional development program for local artists, cultural and arts workers.

Strategic Implications*Operational Plan*

Theme: 5. Vibrant Towns and Villages

Key Area of Focus: Partnerships with community to develop and deliver initiatives that drive vibrant towns and villages

Legal / Statutory Implications

Not applicable.

RisksStrategic Risks

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

- SR47 Inadequate or lack of an appropriate Financial Management Framework (including systems, policies, procedures and controls) in place to adequately minimise risk of fraudulent action and to maximise financial sustainability.
- SR54 Ineffectively managing the political and government departmental relationships/partnerships, resulting in Council not achieving its major strategic objectives.

Risk Summary

Category	Explanation
Financial/Economic Inadequate systems in place to minimise risk	Manage through up to date policies and procedures and transparent and documented assessment processes and outcome reports.
Reputation, Community & Civic Leadership Community Members are dissatisfied with grant outcomes	Manage through community consultation represented by the Arts Reference Group members and clear, transparent and documented assessment processes.
Political Failure to comply with State Government or State Agency funding agreements	Comply with objectives of funding agreement. Transparent communication and reporting of assessments and outcomes by applicants and Council.

Human Rights Implications

Freedom of expression

You have the right to: share your ideas and opinions - such as through art, writing, public speaking and social media - whilst being respectful to other people.

Consultation

In 2023-2024, the ARG was chaired by the former Cr Michael Enright, as appointed by Council, and seven to nine community representatives who assessed the grant applications against criteria based on the RADF Program Guidelines, Arts Queensland Key Performance Outcomes and the Creative Together 2022-2030 Strategy. Council's Cultural Officer - Heritage, RADF and Public Art is secretariat.

Both the Chair and the Cultural Officer - Heritage, RADF and Public Art are non-voting members.

The voting members review all applications at both the stage one snapshot applications and stage two - full applications processes and present their recommendations to Council for consideration.

Conclusion

The ARG recommendations are presented to Council for consideration and approval of the allocation under the 2023-2024 Regional Arts Development Fund - Big Ideas Grant for a total \$56,069 in grant funding towards six projects totalling \$234,265, as outlined in the table in this report. These projects represent an excellent return on investment for the community, Council and Arts Queensland.

Options**Option 1**

That Council approve the allocation under the 2023-2024 Scenic Rim Regional Arts Development Fund Program - Big Ideas Grant, as recommended by the Scenic Rim Arts Reference Group, for a total of \$56,069 in grant funding towards six projects as outlined in the table below:

Individual/Group	Project	Amount Allocated
Tamborine Mountain Arts Collective	Tamborine Mountain Open Studios and Arts Trail	\$14,000
Elise Greig	Florence - Pop-up Concerts	\$11,000
Luca Charles	Global Asset EP album development	\$8,000
Kuweni Dias Mendis	Running Rivers People of Place artwork	\$11,069
Ryan Gittoes	Mountain Mates Disability Support Service Documentary	\$6,000
William Smith	First Nations hosted Q&A music and art sessions at Tamborine Mountain Library	\$6,000

Option 2

That Council not approve the allocation under the 2023-2024 Scenic Rim Regional Arts Development Fund Program - Big Ideas round, as recommended by the Scenic Rim Arts Reference Group.

11.5 MCU23/161 Development Application for Material Change of Use - Multiple Dwelling (eight dwellings) at 14-16 Eaglesfield Street, Beaudesert Lots 4 and 5 on RP76453

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

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

Attachments:

1. Appendix A - Conditions of Approval [↓](#) 
2. Updated Plans [↓](#) 

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to Division 4.

Executive Summary

Council is in receipt of a development application for a Development Permit for a Material Change of Use for a Multiple Dwelling (eight dwellings) over a property located at 14-16 Eaglesfield Street, Beaudesert and described as lots 4 and 5 on RP76453.

The subject site is located in the Low-Medium Density Residential Zone. Under the Scenic Rim Planning Scheme 2020, within the Low-Medium Density Residential Zone, a development proposal for a Multiple Dwelling exceeding six total dwellings is Impact Assessable.

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

The application was publicly notified for 15 business days in accordance with the requirements of the *Planning Act 2016*, with one properly made submission and no 'not properly made' submissions being received.

It is recommended the proposed development for a Material Change of Use involving Multiple Dwelling (eight dwellings) over a property located at 14-16 Eaglesfield Street, Beaudesert and described as Lots 4 and 5 on RP76453, be approved, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council note the report titled "MCU23/161 Development Application for Material Change of Use - Multiple Dwelling (eight dwellings) at 14-16 Eaglesfield Street, Beaudesert (Lots 4 and 5 on RP76453)";
2. Council approve development application MCU23/161, and grant a Development Permit for Material Change of Use for Multiple Dwelling, subject to imposition of the reasonable and relevant conditions in Appendix A; and
3. Council note that any subsequent request for a negotiated decision notice and/or change of application to the approval (MCU23/161) will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Eaglesfield Pty Ltd
Owner(s)	Eaglesfield Pty Ltd
Site Address	14-16 Eaglesfield Street, BEAUDESERT
Real Property Description	Lots 4 and 5 on RP76453
Site Area	Total of 2871m ² , consisting 1323m ² (Lot 4) and 1,548m ² (Lot 5)
Relevant Zone and Precinct	Low-Medium Density Residential Zone
Proposal	Multiple dwelling (eight units)
Assessment Level	Impact
Approval Type	Material Change of Use
Public Notification	Public notification undertaken for 16 business days, between 25 January 2024 and 16 February 2024
Submissions Received	One properly made submission
Date Application Deemed Accepted	13 November 2023

Development History

Not applicable.

Proposal

The applicant proposes a multiple dwelling development totalling eight units on the site via the construction of individual detached dwellings, with proposed units 1-4 located along the western boundary of the site and units 5-8 located along the eastern boundary of the site (refer Figure 1). The new dwellings are proposed to share a centrally-located common driveway off Eaglesfield Street.

The primary units that are visible from the site's frontage, proposed Units 1 and 5, presents an articulated frontage to the street with the site's primary pedestrian access point and windows from bedrooms and the units' living rooms (refer Figures 2 and 3).

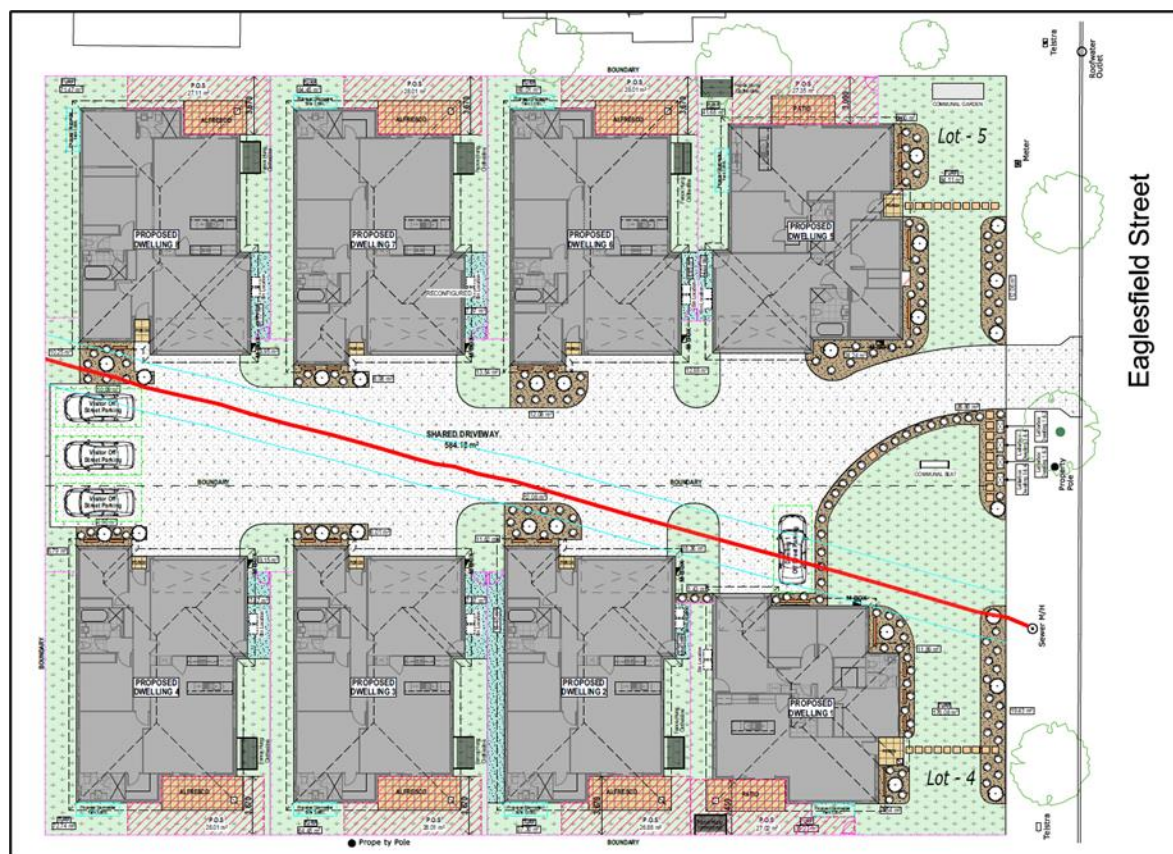


Figure 1 - Site Plan

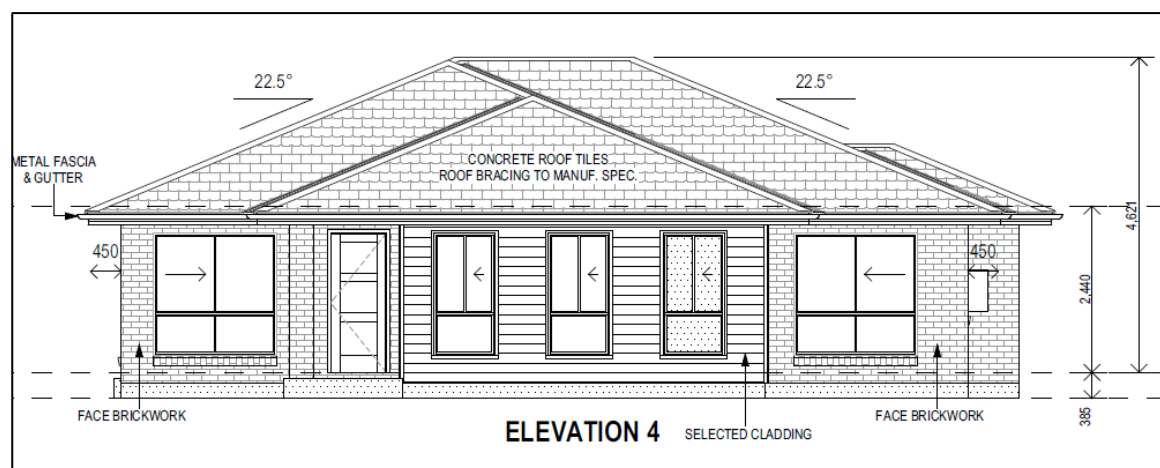


Figure 2 - Elevation of Proposed Unit 1 from Eaglesfield Street

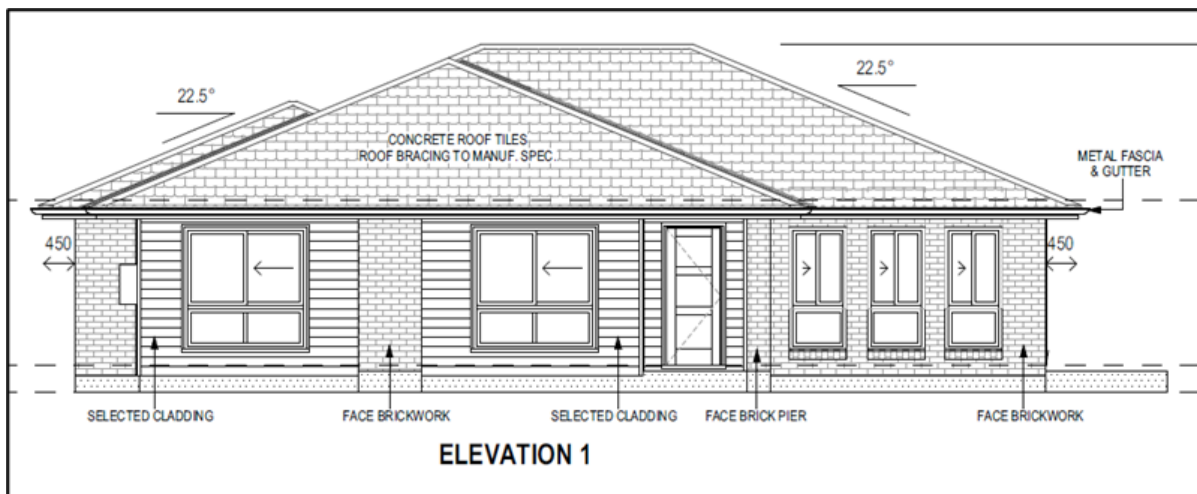


Figure 3 - Elevation of Proposed Unit 5 from Eaglesfield Street

Site Visit Evaluation

The site is located in the low-medium density residential zone and fronts Eaglesfield Street on the site's southern boundary. The frontage of the site is located to the north-east of a T-intersection with O'Shea Street and to the west of an existing four-way roundabout. Both of the subject lots are currently vacant, with a significant tree located in the rear of the site which is proposed to be removed as part of the proposal. Refer Figure 4 below for an aerial photo of the subject site and its immediate surrounds.



Figure 4 - Aerial Photo (Source - Queensland Globe)

Site Context

The site is located in the low-medium density residential zone and fronts Eaglesfield Street on the site's southern boundary. The subject site is located at the immediate periphery of sites within the 'Major Centre Zone', which provides for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Refer Figure 5 below for a photo of the zoning of the subject site and its immediate surrounds, with key local services and facilities spatially-nominated as follows:

- Area 1 - Woolworths-anchored shopping centre;
- Area 2 - Coles-anchored shopping centre;
- Area 3 - Beaudesert Hospital;
- Area 4 - Beaudesert State School; and
- Area 5 - Jubilee Park



Figure 5 - Zoning Map (Source - Scenic Rim Planning Scheme 2020)

Framework for Assessment

Categorising Instruments for Statutory Assessment

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

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

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

Assessment Benchmarks Pertaining to the *Planning Regulation 2017*

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

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

State Planning Policy

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

- Nil

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

ShapingSEQ South East Queensland Regional Plan 2017

The subject site has been identified within the Urban Footprint of the South East Queensland Regional Plan 2017. The proposed development does not trigger the regulatory provisions.

Assessment Benchmarks Pertaining to the Planning Scheme

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

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low-Medium Density Residential Zone
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	<u>Zone Code</u> <ul style="list-style-type: none"> • Low-Medium Density Residential Zone Code <u>Development Codes</u> <ul style="list-style-type: none"> • Medium Density Residential Uses Code • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code • Landscaping Code • Parking and Access Code

Strategic Framework

The Strategic Framework considers the following matters:

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

The application has been assessed against each of the matters above and found to be generally consistent with each matter.

3.3 Strategic Vision – Beaudesert

Beaudesert remains the major centre of the region. The town has experienced significant urban growth. The use of place based design principles is encouraged to support connections between residential, community, recreation and commercial activities.

The proposal is considered consistent with the strategic visions for Beaudesert by:

1. Contributing towards providing a diverse range of attractive, affordable housing that caters for the needs of residents with convenient access to the major centre, recreation and other services; and
2. Contributing towards housing choice, catering for a wide range of households with residents having their housing needs met as they move through their life cycle.

In particular, as the proposed development will provide multiple dwellings within 500m of the commercial area of Beaudesert.

3.4 Strategic Vision – Urban Areas

Beaudesert is identified as an "Urban Area" under the Planning Scheme's Strategic Framework Map SFM-01: Communities and Character.

They contain many of the key commercial, cultural, civic, recreation and community services and facilities of the region.

Urban Areas are anticipated to have a well-designed, attractive, functional, safe and accessible built environment to enhance the physical and social wellbeing of people. They are intended to provide for a range of dwelling types to meet the housing needs of the community.

This is further expanded on in the context of the proposed development located within the Low medium density residential zone, under Strategic Outcome 3.4.2 - Urban Areas, which states: -

- "1. *Urban Areas only accommodate those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.*
- ...
6. *Land included in the Low-medium Density Residential Zone provides for a range and mix of low and medium density residential activities to cater for the diverse housing needs of the community.*
- ...
8. *Medium density residential activities including Multiple dwellings, Residential care facilities and Retirement facilities are supported in the Low-medium Density Residential Zone where development:*
- is consistent with the neighbourhood amenity and residential character of the zone;*
 - ensures that any interface with low density residential activities achieves integration in terms of height and scale; and*
 - has convenient access to centre activities or areas of public open space areas."*

The strategic direction identified in the above provisions is further confirmed in the lower order provisions of the planning scheme. Notwithstanding, the proposal is considered to achieve abovementioned Strategic Outcomes, in that:

- It provides a housing type located within 500m of the commercial area of Beaudesert;
- It is single storey height, provides sufficient setbacks from road frontage, and includes a broken up built form with dwellings 1 and 5 orientated to address the street to ameliorate any amenity impacts; and
- Provides suitable setback to reduce amenity and privacy impacts on adjoining residents.

As a 'potentially consistent' use and based on the resulting design, the proposed development is considered to achieve the Strategic Outcomes sought under the Planning Scheme, with no identified areas of conflict.

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with or can be conditioned to comply with each.

The applicant has submitted the following supporting documentation which satisfies the assessment criteria under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023):

Development Plans, prepared by Avondale Hones, dated 31/01/2024
Engineering Services Report, prepared by Friends Civil Engineering, as dated 27/10/2023

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

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

The proposal complies with all the Low-Medium Density Residential Zone Code's Acceptable Outcomes and Performance Outcomes.

b) Compliance with the Medium Density Residential Uses Code

The proposal complies with all the Medium Density Residential Uses Code's Acceptable Outcomes and Performance Outcomes, apart from the following:

Performance Outcomes	Acceptable Outcomes	Officer's Assessment
Communal Open Space and Facilities		
PO9 Multiple dwelling and Rooming accommodation involving 5 or more dwellings provides a communal open space area that: <ol style="list-style-type: none"> 1. is accessible, useable and safe for the recreational use of all occupants of the development; and 2. provides outdoor recreational areas required to service the open space needs of residents of the development. 	AO9 Development provides a minimum of 10% of the site area for communal open space which: <ol style="list-style-type: none"> 1. is in addition to private open space areas; 2. has a minimum length and width of 10 metres; 3. is readily accessible to all residents; 4. has a maximum gradient not exceeding 1 in 10; and 5. is clearly delineated from any private areas of the site 	<p>The subject development proposal proposes to provide dedicated areas of communal open space located at the frontage of the site adjacent to proposed Units 1 and 5 (refer Figure 1), with the total area of communal open space measuring 260.19m² (which consists 9.1% of the site area).</p> <p>As detailed within the presented <i>Landscaping Plan</i>, the two (2) defined areas of communal open space are considered to be accessible, useable and safe for the expected occupants of the development, with opportunities for passive and limited active recreational pursuits being available based on the respective dimensions of the subject areas.</p> <p>Accordingly, the proposal is considered to comply with the requirements set out in PO9.</p> <p>Notwithstanding the above, the development is within close proximity (approx. 250m) of Davidson Park.</p>

c) Compliance with the Parking and Access Code

The proposal complies with all the Parking and Access Code's Acceptable Outcomes and Performance Outcomes, apart from the following:

Performance Outcomes	Acceptable Outcomes	Officer's Assessment
Parking Provision Rates		
PO1 Development provides for sufficient vehicle and service vehicle parking on site to satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to the particular circumstances of the premises including the:	AO1 Development provides the number of vehicle and service vehicle parking spaces on site identified in Table 9.4.5.3.3 - Car and Service Vehicle Parking.	<p>The subject development proposal proposes to provide three (3) visitor parking spaces in lieu of the required provision of four (4) visitor spaces as detailed under AO1. As detailed on the proposed Site Plan, the three (3) proposed visitor parking spaces are located at the rear of the subject development.</p> <p>As detailed in the 'Site Context' section of this report, the site possesses direct proximity to an array of services and facilities.</p>

Performance Outcomes	Acceptable Outcomes	Officer's Assessment
1. nature, intensity and hours of operation of the use; and 2. the existing and expected future traffic conditions in the surrounding area.	<p>Note - Car parking for people with disabilities must be addressed in accordance with the provisions of the National Construction Code, Volume 1, Part D3.5 Accessible Carparking.</p> <p><u>General requirement</u></p> <ul style="list-style-type: none"> • 1 space per 1 bedroom unit; • otherwise 2 spaces per unit; and • 1 visitor space per 2 units; and • Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street. 	<p>Accordingly, the demand for visitor parking is likely to be reduced based on the ability for visitors to walk and cycle to and from the site.</p> <p>Further, as detailed within the applicant's further response, the existing carriageway of Eaglesfield Street provides sufficient space for the provision of a minimum of five (5) spaces in the case that overflow parking is required from the subject development.</p> <p>Accordingly, the proposal is considered to comply with the requirements set out in PO1.</p>

d) Other development codes

The proposal has been deemed to comply, with all other Acceptable Outcomes and Performance Outcomes for the following codes:

- Earthworks Construction and Water Quality Code
- General Development Provisions Code
- Infrastructure Design Code
- Landscaping Code

Advertising

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*, with one properly made submission received during this period.

Budget / Financial Implications

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

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

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

Legal / Statutory Implications

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

Risks

Strategic Risks

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

SR53 Inadequate sustainable economic growth plans in place to appropriately maximise opportunities, resulting in increased pressures on Council and State infrastructure and social environmental cohesiveness.

Risk Summary

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

Human Rights Implications

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

Consultation

Development Assessment (Engineering)

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

Public Notification

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*, with the public notification being undertaken for 16 business days between 25 January 2024 and 16 February 2024.

During this period, one 'properly made submission' and no 'not properly made submissions' were received.

Name	Address	Date Received	Issues Raised
Lindsay & Adrienne Bennett	5 Eaglesfield Street, Beaudesert QLD 4285	14 February 2024	<ul style="list-style-type: none"> Density of the project Design of the open space areas for each unit Impacts of overflow parking on the street Design of the units and relationship to existing character of the area Proximity of parks and schools for future residents of the complex

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

Issues Raised	Officer Comments				
Density of the project	<p>Examining the proposed density of the project, the proposal is required to comply with the Low-medium Density Residential Zone Code from the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). The primary extract of the code that is relevant to this matter is PO7 and AO7, which read as follows:</p> <table border="1"> <thead> <tr> <th>Performance Outcomes</th><th>Acceptable Outcomes</th></tr> </thead> <tbody> <tr> <td> PO7 <i>Development involving a Multiple dwelling or Dual occupancy:</i> <ol style="list-style-type: none"> is consistent with the low-medium density residential character of the zone; and caters for a mix of household sizes to meet the diverse housing needs of the community. </td><td> AO7.1 <i>Development involving a Multiple dwelling has the following minimum land area requirements:</i> <ol style="list-style-type: none"> 300m² for each 3 or more bedroom unit; 270m² for each 2 bedroom unit; and 250m² for each 1 bedroom unit. </td></tr> </tbody> </table> <p>The proposal incorporates eight proposed dwelling units across the total site area of 2871m², which equates to a gross density of 1 dwelling unit per 359m² of site area. The design of the proposal promotes the provision of detached housing evenly apportioned across the overall parcel of land.</p>	Performance Outcomes	Acceptable Outcomes	PO7 <i>Development involving a Multiple dwelling or Dual occupancy:</i> <ol style="list-style-type: none"> is consistent with the low-medium density residential character of the zone; and caters for a mix of household sizes to meet the diverse housing needs of the community. 	AO7.1 <i>Development involving a Multiple dwelling has the following minimum land area requirements:</i> <ol style="list-style-type: none"> 300m² for each 3 or more bedroom unit; 270m² for each 2 bedroom unit; and 250m² for each 1 bedroom unit.
Performance Outcomes	Acceptable Outcomes				
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Issues Raised	Officer Comments				
	Accordingly, it is considered that the proposal complies with the requirements of the Low-medium Density Residential Zone Code from the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).				
Design of the open space areas for each unit	<p>Examining the design of private open space areas for the project, the proposal is required to comply with the Medium Density Residential Uses Code from the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). The primary extract of the code that is relevant to this matter is PO8 and AO8.1, which read as follows:</p> <table border="1" data-bbox="411 488 1315 1014"> <thead> <tr> <th data-bbox="411 488 863 548">Performance Outcomes</th><th data-bbox="863 488 1315 548">Acceptable Outcomes</th></tr> </thead> <tbody> <tr> <td data-bbox="411 548 863 1014"> <p>PO7</p> <p><i>Development provides sufficiently sized and useable private open space to meet the recreation needs of residents.</i></p> </td><td data-bbox="863 548 1315 1014"> <p>AO8.1</p> <p><i>For development involving a Multiple dwelling or Rooming accommodation, all ground floor dwellings have an area of private open space which:</i></p> <ol style="list-style-type: none"> <i>has a minimum area of 25m²;</i> <i>has a minimum width of 3 metres;</i> <i>is directly accessible from a living area; and</i> <i>has a maximum gradient of 1 in 10.</i> </td></tr> </tbody> </table> <p>As detailed within the applicant's <i>Landscape Plan</i>, the proposed areas of private open space each measure in excess of 25m² in size, possess dimensions exceeding the minimum width of 3 metres, are all accessible from the units' living areas and have gradients not exceeding 1 in 10.</p> <p>Accordingly, it is considered that the proposal complies with the requirements of the Medium Density Residential Uses Code from the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).</p>	Performance Outcomes	Acceptable Outcomes	<p>PO7</p> <p><i>Development provides sufficiently sized and useable private open space to meet the recreation needs of residents.</i></p>	<p>AO8.1</p> <p><i>For development involving a Multiple dwelling or Rooming accommodation, all ground floor dwellings have an area of private open space which:</i></p> <ol style="list-style-type: none"> <i>has a minimum area of 25m²;</i> <i>has a minimum width of 3 metres;</i> <i>is directly accessible from a living area; and</i> <i>has a maximum gradient of 1 in 10.</i>
Performance Outcomes	Acceptable Outcomes				
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Impacts of overflow parking on the street	<p>The proposed development incorporates two dedicated resident parking spaces for each proposed dwelling unit and three spaces to be utilised by visitors. As discussed in the Code assessment section of the report, this is considered sufficient given the context of the site and proximity to Beaudesert town centre.</p> <p>It is also noted the existing carriageway of Eaglesfield Street provides sufficient space for the provision of a minimum of five spaces, should the development result in any form of overflow parking.</p>				
Design of the units and relationship to existing character of the area	<p>The presented proposal is of a scale, form and intensity intended for the development of a Multiple Dwelling within the Low-medium Density Residential Zone, with setbacks, site coverage and building heights being in accordance with relevant codes.</p> <p>As detailed within Figures 2 and 3 of this report, the proposed development is considered to appropriately address the streetscape through the provision of dedicated pedestrian access points that connect directly to the street and extensive glazing that promotes overlooking of the public domain.</p> <p>Accordingly, the design of the proposed units are considered to be of a scale, form and intensity to accord with both the existing and intended character of the area.</p>				

Issues Raised	Officer Comments
Proximity of parks and schools for future residents of the complex	<p>As detailed within the Site Context section of this report, the subject site is located at the immediate periphery of sites within the 'Major Centre Zone', which provides for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.</p> <p>As detailed within Figure 5, the subject site is in direct proximity to key local services and facilities, including a Woolworths-anchored shopping centre, a Coles-anchored shopping centre, the Beaudesert Hospital, Beaudesert State School and Jubilee Park.</p> <p>Accordingly, it is considered that future residents of the proposed residential complex possess appropriate proximity to requisite services, infrastructure and facilities.</p>

Conclusion

It is recommended the proposed development for a Material Change of Use involving Multiple Dwelling (eight dwellings) over a property located at 14-16 Eaglesfield Street, Beaudesert and described as Lots 4 and 5 on RP76453, be approved, subject to reasonable and relevant conditions.

Options

Option 1

That:

1. Council note the report titled "MCU23/161 Development Application for Material Change of Use - Multiple Dwelling (eight dwellings) at 14-16 Eaglesfield Street, Beaudesert (Lots 4 and 5 on RP76453)";
2. Council approve development application MCU23/161, and grant a Development Permit for Material Change of Use for Multiple Dwelling, subject to imposition of the reasonable and relevant conditions in Appendix A; and
3. Council note that any subsequent request for a negotiated decision notice and/or change of application to the approval (MCU23/161) will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2

That:

1. Council note the report titled "MCU23/161 Development Application for Material Change of Use - Multiple Dwelling (eight dwellings) at 14-16 Eaglesfield Street, Beaudesert (Lots 4 and 5 on RP76453)";
2. Council not approve development application MCU23/161 to grant a Development Permit for Material Change of Use, for reasons presented.

APPENDIX A - CONDITIONS OF APPROVAL

Real Property Description:	Lots 4 and 5 on RP 76453
Address of property:	14-16 Eaglesfield Street BEAUDESERT
Site area:	Total of 2871m ²
Proposal:	Multiple dwelling

1. Currency Period of Approval

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

2. Conditions of Approval:

- a) A Development Permit is given for Material Change of Use for a Multiple Dwelling (8 dwellings), subject to the following conditions:

No.	Condition	Timing																																																							
1.	<p>APPROVED PLANS AND DOCUMENTS</p> <p>Undertake development generally in accordance with the approved plans of development and/or documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plans or document.</p> <p>Approved Plans</p> <table><tr><th>Plan Name</th><th>Issue</th><th>Sheet No.</th><th>Date</th><th>Author</th></tr><tr><td>Site Plan</td><td>4</td><td>2 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Landscaping Plan</td><td>4</td><td>3 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Miami 165 Floor Plan</td><td>4</td><td>4 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Miami 165 Elevations</td><td>4</td><td>5 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Palm 163 Floor Plan</td><td>4</td><td>6 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Palm 163 Elevations</td><td>4</td><td>7 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Elmwood 140</td><td>4</td><td>8 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Elmwood 140 Elevations</td><td>4</td><td>9 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Waverly 158</td><td>4</td><td>10 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr><tr><td>Waverly 158 Elevations</td><td>4</td><td>11 of 11</td><td>31/01/2024</td><td>Avondale Homes</td></tr></table> <p>Approved Documents</p> <p>Engineering Services Report, prepared by Friends Civil Engineering, as dated 27/10/2023</p>	Plan Name	Issue	Sheet No.	Date	Author	Site Plan	4	2 of 11	31/01/2024	Avondale Homes	Landscaping Plan	4	3 of 11	31/01/2024	Avondale Homes	Miami 165 Floor Plan	4	4 of 11	31/01/2024	Avondale Homes	Miami 165 Elevations	4	5 of 11	31/01/2024	Avondale Homes	Palm 163 Floor Plan	4	6 of 11	31/01/2024	Avondale Homes	Palm 163 Elevations	4	7 of 11	31/01/2024	Avondale Homes	Elmwood 140	4	8 of 11	31/01/2024	Avondale Homes	Elmwood 140 Elevations	4	9 of 11	31/01/2024	Avondale Homes	Waverly 158	4	10 of 11	31/01/2024	Avondale Homes	Waverly 158 Elevations	4	11 of 11	31/01/2024	Avondale Homes	At all times
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No.	Condition	Timing
2.	DEFINITION COMPLIANCE AND EXCLUSION The approved use and associated ancillary activities must at all times comply with the definition of <i>Multiple Dwelling</i> as identified under Schedule 1 of the <i>Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)</i> .	At all times.
3.	INTENSIFICATION OF APPROVED USE A material increase in the intensity or scale of the use of the premises as approved may constitute a material change of use and require further development approval.	At all times
4.	CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how the development will: <ul style="list-style-type: none"> (i) How traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding amenity; and (ii) Mitigate potential adverse impacts associated with dust, noise and lighting emissions. 	Prior to commencement of construction
5.	COMMENCEMENT OF CONSTRUCTION WORKS Work must NOT commence on the construction of any works described within until: <ul style="list-style-type: none"> a. A pre-start meeting has been completed and approval to commence has been issued for the Works. b. The Principal Contractor has accepted the contract in writing and has been appointed as such within the provisions of the <i>Workplace Health and Safety Act 2011</i>. c. Acceptance of Principal Contractor by Council as advised prior to the pre-start meeting. d. A copy of the Principal Contractor's Work Cover and Public Liability insurance are submitted to Council. 	Prior to the commencement of works
6.	DAMAGE TO ASSETS Any damage to Council assets or any other services is to be made good by the Applicant at the Applicant's expense.	As soon as practically possible

No.	Condition	Timing
7.	<p>PERMISSION FOR WORKS</p> <p>For any works on land under other private ownership, written permission for the works shall be obtained and forwarded to Council prior to the works being undertaken within the property. Similarly, written acceptance of those works by the property owner shall be obtained after the works are completed and forwarded to Council prior to Practical Completion.</p>	At all times
8.	<p>APPROVED PLANS</p> <p>This approval is based on the information, reports, plans and other information supplied for assessment by the Applicant and/or their Consultants or authorised representatives:</p> <ol style="list-style-type: none"> Works must be undertaken generally in compliance with the submitted and accepted reports and other supporting documents as listed in Condition 1 of this approval. If, after approval is issued, errors, omissions, or insufficient details are noted on the construction plans, such deficiencies are to be made good during construction and Council reserves the right to withhold acceptance of construction until such remedies are complete. It does not extinguish or diminish the responsibility of the Applicant and/or RPEQ Engineer in regard to be wholly responsible for the designs, plans, reports or specifications in complying with any legal, government or Council requirements, or any omissions in this regard. 	At all times
9.	<p>NUISANCE</p> <p>Undertake the works so that there is no environmental nuisance or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.</p>	At all times
10.	<p>MANAGEMENT OF VEGETATION</p> <p>Any cleared vegetation must be chipped and used onsite where possible, milled or may be transferred for use offsite. Incineration of vegetation or waste at the site is not permitted.</p>	At all times

No.	Condition	Timing
11.	EROSION AND SEDIMENT CONTROL Erosion and sediment control measures in compliance with the endorsed Erosion and Sediment Control Plan and provisions of "Principles of Construction Site Erosion and Sediment Control" published by Catchments and Creeks, and "Best Practice Erosion and Sediment Control" published by International Erosion Control Association (IECA) Australasia Chapter, are to be implemented before construction commences and maintained until such time that vegetation cover is effective in preventing further soil erosion and/or soil/sediment transfer or result in water contamination.	At all times
12.	EROSION AND SEDIMENT CONTROL MONITORING Install, monitor and amend where necessary erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.	At all times
13.	DOCUMENTATION All completed forms, certifications and As-Constructed engineering drawings are to be submitted to Council as a complete package.	Prior to Practical Completion
14.	CERTIFICATION OF WORKS Certification must be submitted to Council by the supervising RPEQ certifying that the works have been constructed in accordance with Council's Planning Scheme Policies and in compliance with the approved plans and specifications. Council's "Consulting engineer's certificate and as-constructed certification" form must be duly completed. The RPEQ must undertake the necessary inspections of all constructed assets to make this certification. a. As constructed drawings must be submitted to Council and approved, a minimum of two (2) weeks prior to Practical Completion inspection. As Constructed information is to be submitted as one set of A3 drawings and/or in electronic PDF format on GDA 94 coordinates. b. An Audit Checklist demonstrating compliance with the conditions of the Development Approval, is to be included in the submission, prior to Practical Completion.	Prior to Practical Completion

No.	Condition	Timing
15.	PRACTICAL COMPLETION Undertake a successful practical completion inspection with Council.	Prior to the commencement of use.
16.	BUILDING NEAR INFRASTRUCTURE Submit to Council and receive agreement in writing for the building near infrastructure for any buildings or structures within 3m of the infrastructure. <u>Note</u> All plans to be signed, as sighted, by a suitably qualified Registered Professional Engineer of Queensland (RPEQ).	Prior to the commencement of use.
17.	SERVICES (GENERAL) The development must demonstrate connection to services (reticulated water, sewer and electricity). Documented evidence of this will be in the form of a Connection Certificate issued by Urban Utilities, Certificate of Supply from Energex, etc.	Prior to the commencement of use.
18.	OPERATIONAL WORKS (STORMWATER) Submit to Council and receive Operational Works approval for stormwater drainage. <u>Note</u> All plans are to be signed, as sighted, by a suitably-qualified Registered Professional Engineer of Queensland (RPEQ). <u>Technical Note</u> Council has not yet supported the proposed connection to the stormwater main, as per the plans provided.	Prior to the commencement of use.
19.	ADVERSE DRAINAGE IMPACT (GENERAL) Drainage from the development works / building works must not adversely impact upon adjacent properties and Council's infrastructure. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.	At all times

No.	Condition	Timing
20.	<p>STORMWATER DISCHARGE AND DISPOSAL</p> <p>The development must make provision for the discharge of stormwater drainage flows to a legal point of discharge. The applicant must provide all necessary stormwater drainage, with such drainage works to be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM). The works must be generally in accordance with the strategy outlined in the Stormwater Management Layout Plan prepared by Friends Civil Engineering Pty Ltd with Ref. No. FE23070 - dwg DA03 Issue 01 dated 10/23. Detailed design must be provided within the submission seeking Operational Works approval for stormwater drainage.</p> <p>The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice.</p>	Prior to the commencement of the use
21.	<p>STORMWATER QUALITY</p> <p>Prior to controlled discharge of any water from the site during construction, the following water quality objectives must be achieved:</p> <ol style="list-style-type: none"> Total suspended solids (maximum 50mg/L, TSS); Turbidity (measured in NTUs maximum of 60 NTU); Water pH between 6.5 and 8.5 unless otherwise conditioned by Council; and All site monitoring data including rainfall records, dates of water quality testing, testing results and records of controlled water releases from the site, must be kept in an on-site register. The register is to be maintained up to date for the duration of the approved works and be available on-site for inspection by Council Officers on request. All data is to be included in the Practical Completion package. 	At all times.

No.	Condition	Timing
22.	<p>DRIVEWAY CROSSOVER</p> <p>Submit to Council an application for Property Access Location Approval for a minimum 5.5m wide, for the proposed lots accessing a Council controlled road is to be lodged for approval of any existing and/or any proposed accesses and submitted to Council to evaluate the safety of the location. Any construction or upgrading of accesses conditioned by this approval will be assessed upon inspection and are to comply with current Council standards. The access provisions must be maintained in good condition for the lifetime of the proposed use.</p> <p><u>Note</u> This assessment would form part of an application under <i>Subordinate Local Law 1.15 Carrying out works on a road or interfering with a road or its operation 2011</i>.</p> <p>Should the local law permit prescribe an alternative standard, this condition will also be considered met.</p>	Prior to the commencement of the use
23.	<p>CAR PARKING AND DRIVEWAYS</p> <p>All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Planning Scheme. The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes. The car parking provisions must be available prior to the commencement of the use and must be maintained in good condition for the lifetime of the proposed use.</p>	Prior to the commencement of the use
24.	<p>CAR PARKING NUMBERS</p> <p>The development must provide a minimum of 16 resident parking spaces, plus a minimum of three (3) visitor parking spaces.</p> <p>The car parking spaces must be made available prior to the commencement of the approved use.</p>	At all times
25.	<p>VEHICULAR ACCESS</p> <p>All vehicular ingress and egress to and from the site is to occur in a forward gear.</p>	At all times

No.	Condition	Timing
26.	VEHICLE LOADING / UNLOADING All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted at all times from within the curtilage of the site. The requirements of this condition are to be adhered to for the lifetime of the approved use.	At all times.
27.	EARTHWORKS OPERATIONS (CAR PARKING AREAS, ACCESS DRIVEWAYS AND ALLOTMENT FILLING) All earthworks and allotment filling is to be undertaken in accordance with Council's <i>Earthworks, Construction and Water Quality Code</i> . Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 "Guidelines for Earthworks on commercial and residential developments". The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.	At all times
28.	ELECTRICITY The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the proposed dwelling units, or production of evidence of satisfactory arrangements for such supply having been made, such supply to be on normal supply tariffs.	Prior to the commencement of the use
29.	SCREENING OF SERVICES & MECHANICAL PLANT Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.	At all times

No.	Condition	Timing
30.	<p>REFUSE STORAGE AREAS</p> <p>Provide separate waste storage areas for each dwelling to accommodate the permanent storage of waste and recyclable items in standard waste containers.</p> <p>Alternatively, a shared waste storage area over which each dwelling has control via access rights or ownership may be provided.</p> <p>The waste storage area/s must be:</p> <ul style="list-style-type: none"> • Designed and located to not cause nuisance to neighbouring properties; and • Screened from any road frontage or adjoining property. 	Prior to commencement of use and at all times thereafter.
31.	<p>WASTE REMOVAL</p> <p>All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring premises.</p>	At all times.
32.	<p>WASTE STORAGE CONTAINERS</p> <p>Waste storage containers must be returned to an approved refuse storage area within 24 hours of collection, where collected from the road verge.</p>	At all times.
33.	<p>AMENITY - OUTDOOR LIGHTING</p> <p>Any lighting provided to driveways, property entrances, pathways, communal service areas, car-parking areas, lobbies, stairwells, steps and ramps, must comply with AS4282:1997 - Control of the obtrusive effects of outdoor lighting.</p>	At all times
34.	<p>AMENITY - PRIVACY</p> <p>Any habitable room windows directly facing another habitable room within 10 metres or a public / communal area with 3 metres must have:</p> <ul style="list-style-type: none"> a) a fixed obscure glazing in any part of the window below 1.5m above floor level; OR b) privacy screens that cover a minimum of 50% window. 	At all times

No.	Condition	Timing
35.	LANDSCAPING (COMMUNAL OPEN SPACE) Install and maintain a shade tree within the southern area of communal open space so as to provide shade to the proposed seating structures, in accordance with Planning Scheme Policy 2 – Landscape Design.	Prior to commencement of use and at all times thereafter.
36.	LANDSCAPING (FRONTAGE) Install landscape areas on the street frontage to Eaglesfield Street, in front of the proposed new dwellings and on either side of the proposed driveway. These landscaped areas will serve as a visual buffer to the vehicle manoeuvring areas in front of the proposed dwellings and are to be a minimum 0.5m in depth. The plantings associated with these landscaped areas are to be installed and maintained in accordance with Planning Scheme Policy 2 – Landscape Design.	Prior to commencement of use and at all times thereafter.
37.	LANDSCAPING (MAINTENANCE) Ensure the landscaped areas include a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme.	At all times
38.	AMALGAMATION OR STATUTORY COVENANT Amalgamate Lots 4 and 5 on RP 76453 into one allotment. The Survey Plan providing for the amalgamation must be registered prior to any approval of Operational.	As per condition

No.	Condition	Timing
39.	<p>COMMUNITY TITLE SCHEMES</p> <p>Ensure that any Community Management Statement submitted to Council for endorsement is consistent with any lawful requirement of, or development approval granted by, Council. Without limiting the content of the Community Management Statement, it must:</p> <ul style="list-style-type: none"> (i) Include any obligations, responsibilities or controls imposed on the Body Corporate in a condition of any relevant development approval; and (ii) Include equal access to all visitor car parking spaces, communal recreation areas, access driveways and the like intended to be available to all lots in the Community Titles Scheme. 	At lodgement of a Community Management Statement

3. Referral Agency Conditions

Not applicable.

4. Advisory Notes

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

- (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).

e) **APPROVAL LAPSES AT COMPLETION OF CURRENCY PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The currency period is six (6) years from the date the approval takes effect. The currency period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the currency period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the currency period is about to lapse.

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

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

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

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

5. Further approvals are required for:

- a) An Operational Works approval is required for stormwater management works.
- b) A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- c) A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing work on the subject property.
- d) A Property Access Permit and Road Corridor Use Permit Applications must be lodged with Council prior to undertaking any access/road construction works.

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

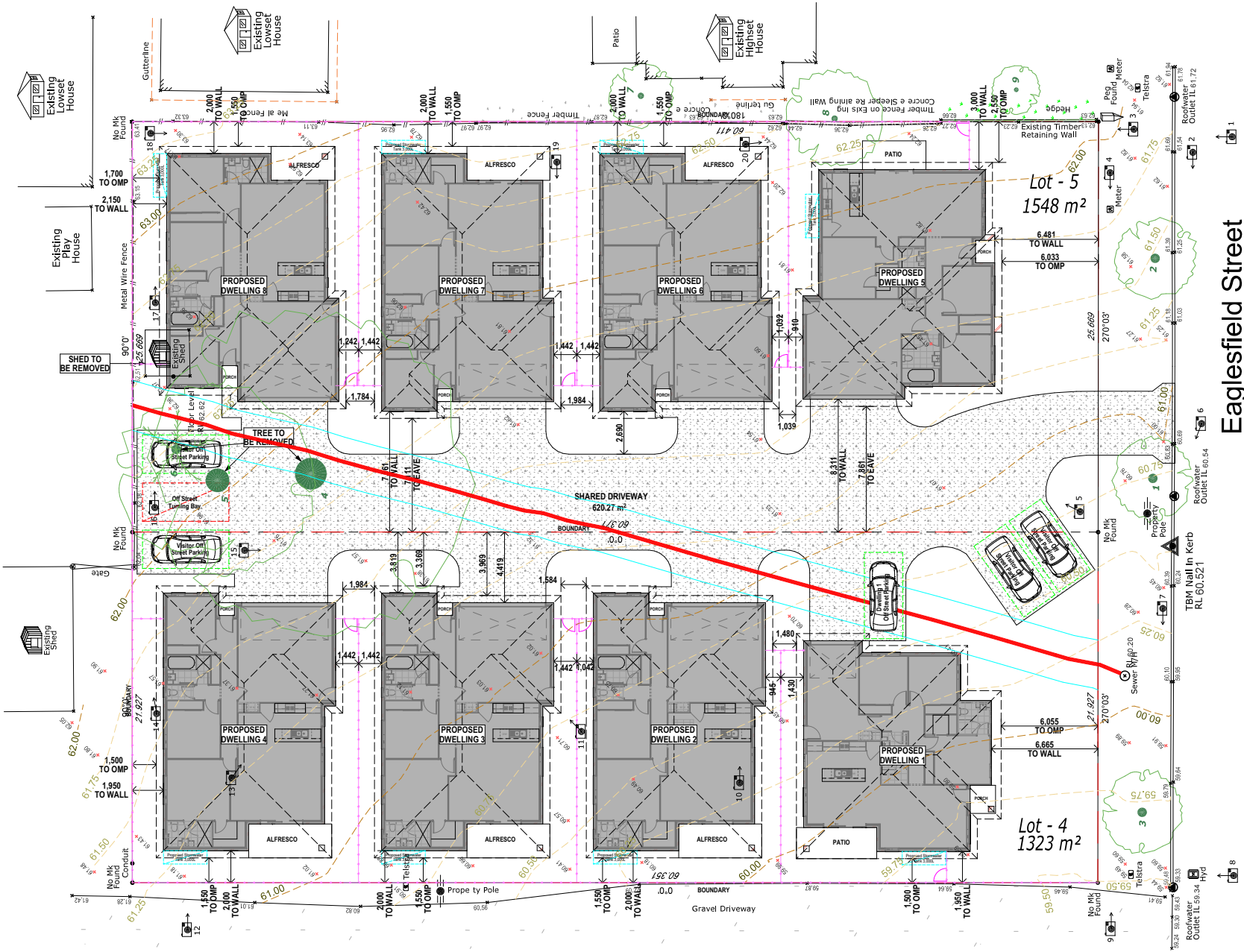
SITE PLAN

NOTE: The Contour plan cut, fill and batters are indicative only and are subject to final design & excavation on site.

NOTE: Proposed Dwellings 2, 3, & 4 are Identical.

NOTE: Proposed Dwellings 6 & 7 Identical.

DA DRAWINGS



Eaglesfield Street

LOT 5 SITE NOTES

LOT: 5
RP: 76453
COUNTY: Scenic Rim
AUTHORITY: Scenic Rim RC

AREA: 1323m²
SITE COVERAGE: 49.70%

LOT 4 SITE NOTES

LOT: 4
RP: 76453
COUNTY: Scenic Rim
AUTHORITY: Scenic Rim RC

AREA: 1323m²
SITE COVERAGE: 47.65%

AVONDALE HOMES

BY Q COAST HOMES
PO Box 63
MERMAID BEACH QLD 4218
P: 07 5647 3708
info@avondalehomes.com.au
www.avondalehomes.com.au
Q Coast Homes Pty Ltd, ABN 74 604 426 137
QBCC Act Licence No. 1317177

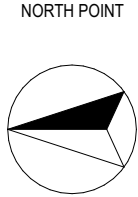
ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION
1	TB	22/09/2023	JOB 14 & 16S COMBINED TO ONE SET OF DA PLANS.
2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.

NOTE	
Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise	
FIRE ANT ZONE:	
BAL LEVEL:	
ACOUSTIC LEVEL:	

DA DRAWINGS	
PLEASE READ CAREFULLY THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.	
OWNER/S.....	DATE.....
OWNER/S.....	DATE.....

PROPOSED RESIDENCE Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD
HOUSE DESIGN: Miami, Palm, Elmwood & Waverly
FACADE: Custom
DATE & CURENT ISSUE: Issue 2- 20/12/2023

JOB NO. 14-16ES	SCALE: 1:300	SHEET SIZE A3
SHEET NO. 2 of 11	SITE AREA: 1323m²	WIND RATE.
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LANDSCAPING PLAN

Proposed Landscaping Layout.

1. Final Layout to be determined onsite.
2. Plant selection to be taken from Landscaping Plant Palette.
3. Final plant selection subject to plant availability and when in Season.
4. No allowance has been made for any watering or sprinkler system.

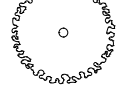
NOTE: Proposed Dwellings 2, 3, & 4 are Identical.

NOTE: Proposed Dwellings 6 & 7 Identical.

LANDSCAPING LEGEND- LANDSCAPE DWARF SHRUBS		
TREE SYMBOL	Table 22.3(c) Landscape Dwarf Shrubs - 1 to 1.5 metres	
	Native Species	Exotic Species
	<i>Acacia limbinata</i> 'dwarf'	<i>Azalea grandifolia</i>
	<i>Azalea 'Mini Pilly'</i>	<i>Cupressus lydasifolia</i>
	<i>Agrostis flexuosa</i> 'nana'	<i>Euryops pectinatus</i>
	<i>Austromyrtus dulcis</i>	<i>Gamotopis chrysanthemoides</i>
	<i>Baeckea virgata</i> 'dwarf'	<i>Gardenia species</i>
	<i>Baeckea la petite</i>	<i>Hebe species</i>
	<i>Callistemon captain cook</i>	<i>Juniperus species</i>
	<i>Callistemon Hinchbrook</i>	<i>Lagerstroemia 'little chief'</i>
	<i>Callistemon little john</i>	<i>Nadina domestica</i> 'nana'
	<i>Graptophyllum exesum</i>	<i>Plumbago species</i>
	<i>Graptophyllum ilicifolium</i>	<i>Rhaphiolepis species</i> 'dwarf'
	<i>Grevillea coconut ice</i>	<i>Rosemarinus species</i>
	<i>Grevillea forest rambler</i>	<i>Russelia equisetiformis</i>
	<i>Grevillea liliane</i>	<i>Spiraea cationensis</i>
	<i>Grevillea olympic flame</i>	<i>Thuja species</i>
	<i>Grevillea robyn gordon</i>	<i>Trachytospermum jasminoides</i>
	<i>Leptospermum faveolens</i>	
	<i>Leptospermum pink beauty</i>	
	<i>Leptospermum cascade</i>	
	<i>Melaleuca incana</i> 'nana'	
	<i>Melaleuca claret tops</i>	
	<i>Melaleuca snowflake</i>	
	<i>Melaleuca snowstorm</i>	
	<i>Melaleuca thymifolia</i>	
	<i>Syzygium cultivars</i>	
	<i>Westringia jervis gem</i>	
	<i>Westringia zena</i>	

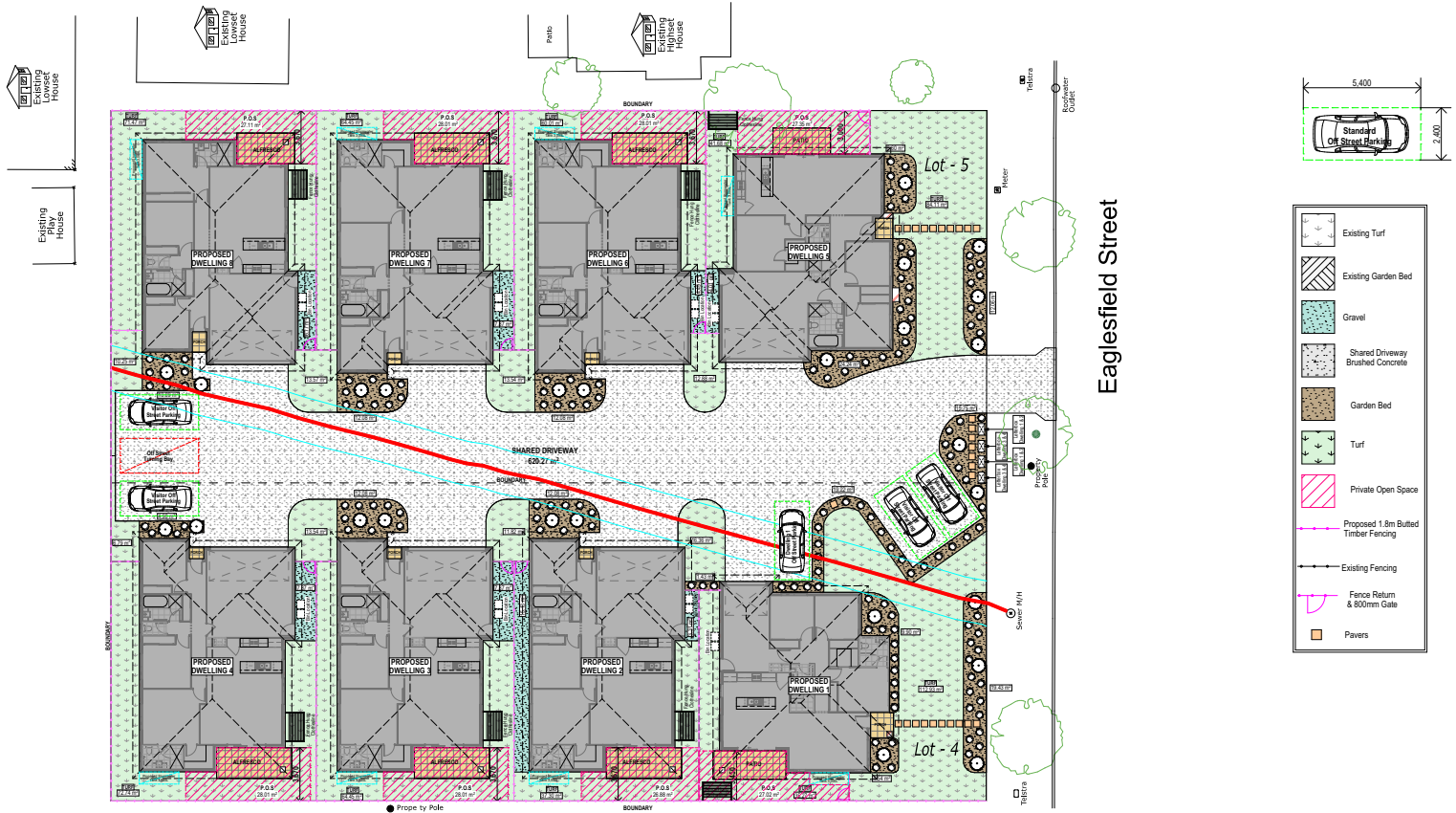
TOTAL: 142


NOTES:
1. FINAL LAYOUT TO BE DETERMINED ONSITE.
2. PLANT SELECTION TO BE TAKEN FROM LANDSCAPING PALETTE.
3. FINAL PLANT SELECTION SUBJECT TO AVAILABILITY.
4. NO ALLOWANCE HAS BEEN MADE FOR WATERING OR SPRINKLER SYSTEM.

LANDSCAPING LEGEND- LANDSCAPE TREES			
TREE SYMBOL	Table 22.3 Landscape Species		
	Table 22.3 (a) Landscape Trees		
	Botanical Name	Common Name	Common Name
	Botanical Name	Common Name	Common Name
	<i>Acacia species</i>	Wattles	
	<i>Azalea smithii</i>	Lilly Pilly	
	<i>Allocasuarina littoralis</i>	Black She Oak (Glossy Black Cockatoo food trees)	
	<i>Allocasuarina torulosa</i>	Forest Oak (Glossy Black Cockatoo food trees)	
	<i>Alphitonia excelsa</i>	Red Ash	
	<i>Aurantiocarpus rhombifolia</i> (formerly known as <i>Pittosporum rhombifolium</i>)	Diamond-leaved Pittosporum	
	<i>Backhousia citriodora</i>	Lemon-scented Myrtle	
	<i>Backhousia myrtifolia</i>	Grey Myrtle	
	<i>Banksia integrifolia</i>	Coastal Banksia	
	<i>Buckinghamia celsissima</i>	Ivory Curl	
	<i>Callicoma serratifolia</i>	Callicoma	
	<i>Callistemon salignus</i>	White Bottlebrush	
	<i>Callistemon viminalis</i>	Weeping Bottlebrush	
	<i>Casuarina cunninghamiana</i>	River Oak	
	<i>Casuarina glauca</i>	Swamp Oak	
	<i>Commersonia bartramia</i>	Brown Kurratrap	
	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	
	<i>Eucalyptus curtipal</i>	Plunkett Mallee	
	<i>Eucalyptus microcarpa</i>	Tallowood	
	<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood	
	<i>Eucalyptus robusta</i>	Swamp Mahogany	
	<i>Eucalyptus tessellans</i>	Moreton Bay Ash	

TOTAL: 26

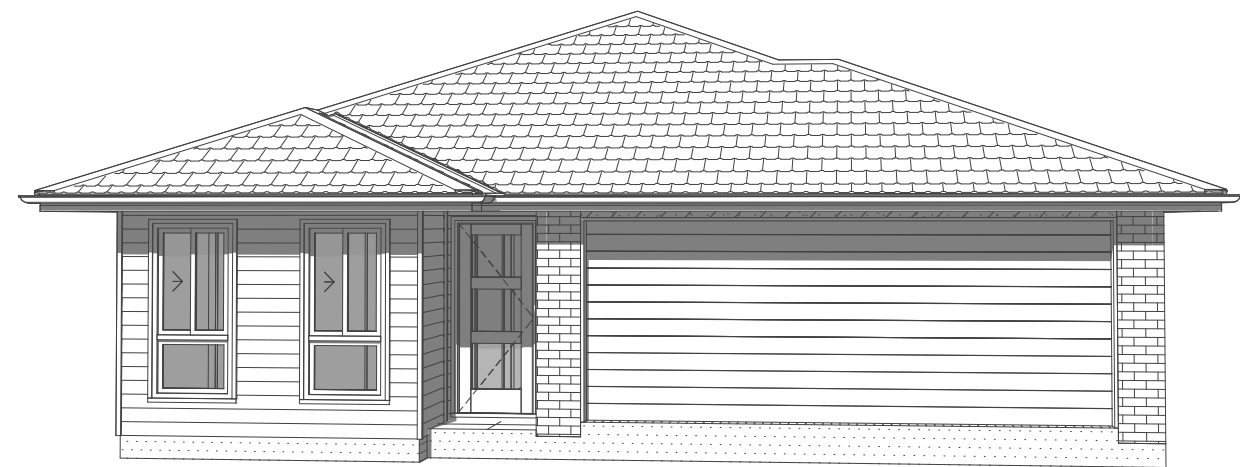
NOTES:
1. FINAL LAYOUT TO BE DETERMINED ONSITE.
2. PLANT SELECTION TO BE TAKEN FROM LANDSCAPING PALETTE.
3. FINAL PLANT SELECTION SUBJECT TO AVAILABILITY.
4. NO ALLOWANCE HAS BEEN MADE FOR WATERING OR SPRINKLER SYSTEM.



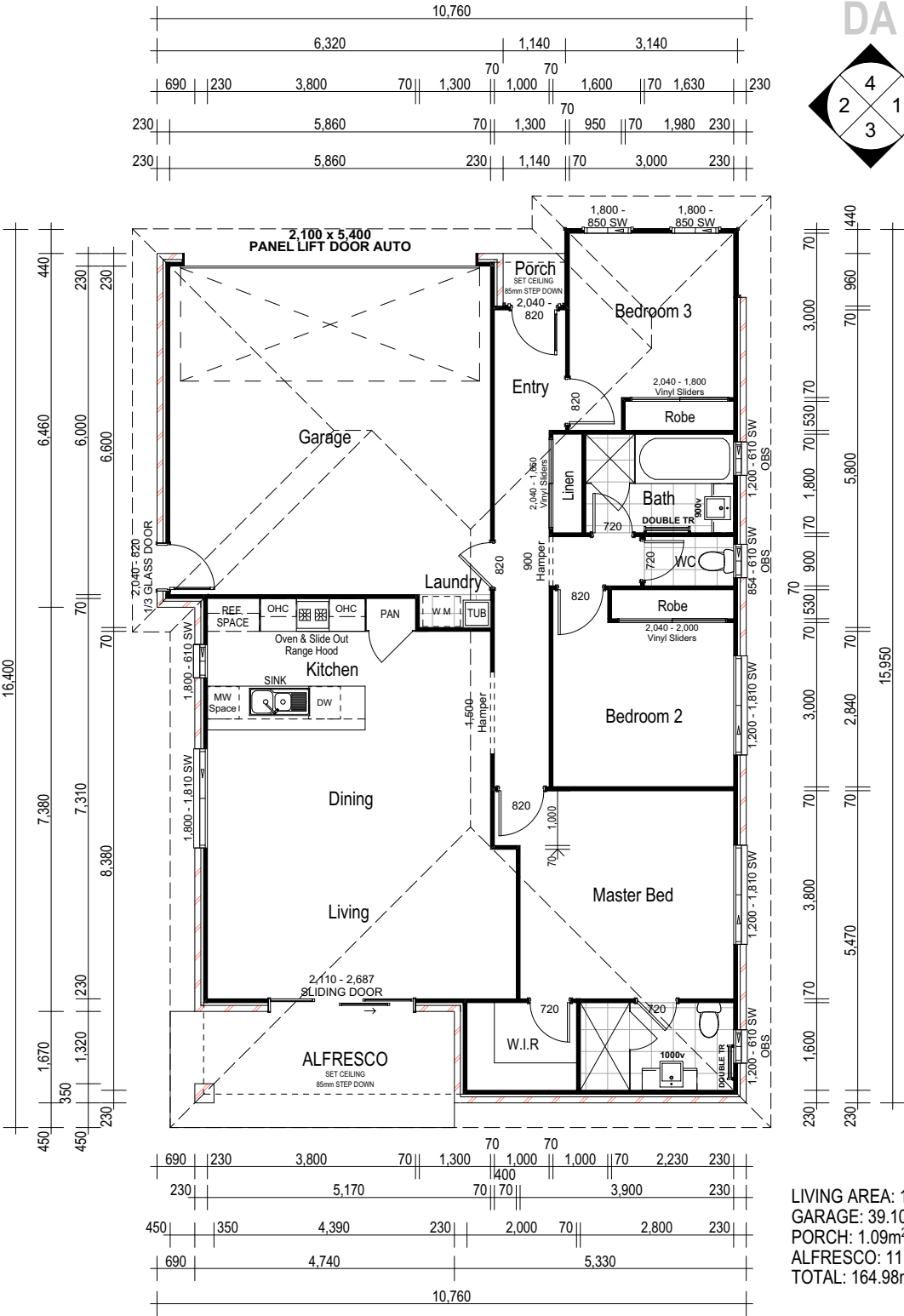
AVONDALE HOMES				ISSUE #		BY	DATE	ISSUE REVISION DESCRIPTION		NOTE		DA DRAWINGS		PROPOSED RESIDENCE		JOB NO.	SCALE:	SHEET SIZE	NORTH POINT	
BY O COAST HOMES PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au O Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177				1	TB		22/09/2023	JOB 14 & 16ES COMBINED TO ONE SET OF DA PLANS.		Internal Door Sizes 2040mm Internal Hammer Sizes 2040mm Unless Nominated Otherwise		PLEASE READ CAREFULLY		Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beauport QLD		14-16ES	1:300	A2		
				2	TB		20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.		FIRE ANT ZONE:		THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFter MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.		HOUSE DESIGN: Miami, Palm, Elmwood & Waverly FACADE: Custom		3 of 11	1323m²	WIND RATE:		
										BAL LEVEL:		OWNER/S.....DATE.....		DATE & CURRENT ISSUE: Issue 2: 20/12/2023		© 2023 Property Of Avondale Homes & O Coast Homes Reproduction in Part or Whole is strictly forbidden.		SOIL CLASS:		
										ACOUSTIC LEVEL:		OWNER/S.....DATE.....								

MIAMI 165 FLOOR PLAN

NOTE: Proposed Dwellings 2, 3, 4, 6 & 7 are Identical.



FACADE 3D VIEW



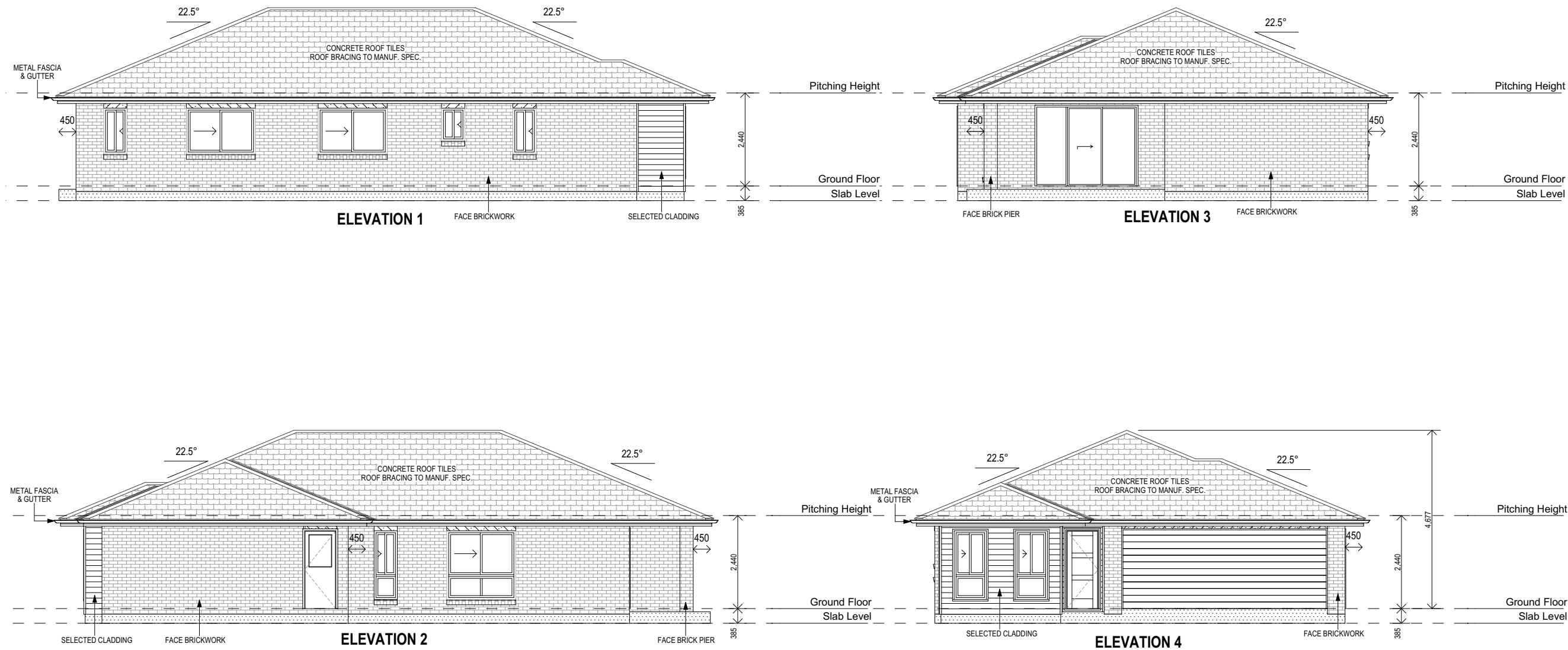
LIVING AREA: 113.79m²
GARAGE: 39.10m²
PORCH: 1.09m²
ALFRESCO: 11.00m²
TOTAL: 164.98m²

<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	NOTE		DA DRAWINGS		PROPOSED RESIDENCE Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD	JOB NO. 14-16ES	SCALE: 1:100	SHEET SIZE A3	<div>NORTH POINT</div> <div></div>	
	1	TB	22/09/2023	JOB 14 & 16S COMBINED TO ONE SET OF DA PLANS.	Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise		PLEASE READ CAREFULLY THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.		HOUSE DESIGN: Miami, Palm, Elmwood & Waverly FACADE: Custom DATE & CURENT ISSUE: Issue 2- 20/12/2023	SHEET NO. 4 of 11	SITE AREA: 1323m²	WIND RATE.		
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.	FIRE ANT ZONE:									OWNER/S.....DATE.....
				BAL LEVEL:		OWNER/S.....DATE.....								
				ACOUSTIC LEVEL:										

MIAMI 165 ELEVATIONS

NOTE: Proposed Dwellings 2, 3, 4, 6 & 7 are Identical.

DA DRAWINGS



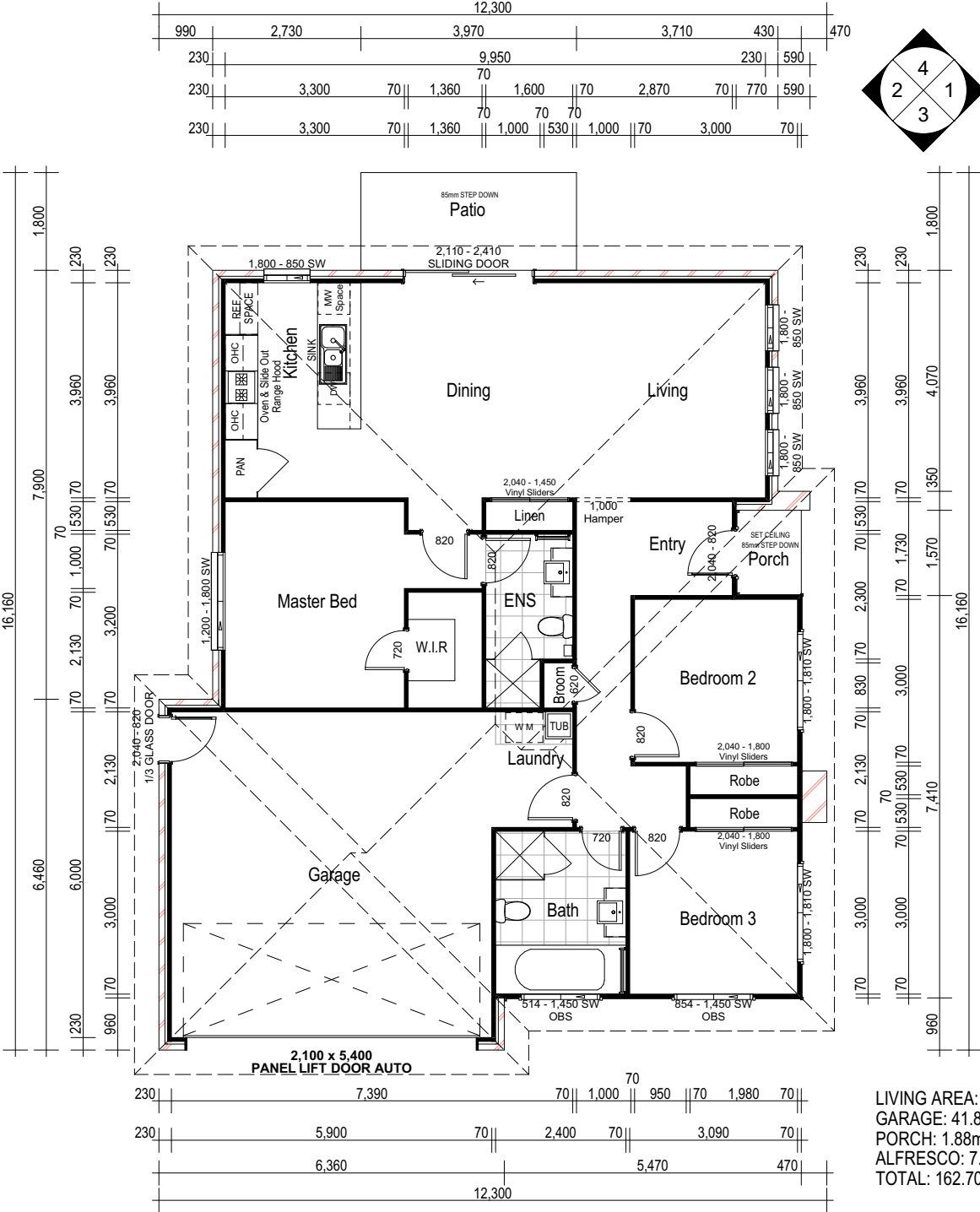
<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	<div>NOTE</div> <div>Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise</div>	<div>DA DRAWINGS</div> <div>PLEASE READ CAREFULLY</div> <div>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.</div> <div>OWNER/S.....DATE.....</div>		<div>PROPOSED RESIDENCE</div> <div>Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD</div>	JOB NO.	SCALE:	SHEET SIZE	<div>NORTH POINT</div> <div></div>
	1	TB	22/09/2023	JOB 14 & 16S COMBINED TO ONE SET OF DA PLANS.		FIRE ANT ZONE:				14-16ES	1:100	
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.	BAL LEVEL:							
					ACOUSTIC LEVEL:							
								<div>HOUSE DESIGN:</div> <div>Miami, Palm, Elmwood & Waverly</div> <div>FACADE:</div> <div>Custom</div> <div>DATE & CURENT ISSUE:</div> <div>Issue 2- 20/12/2023</div>	<div>SHEET NO.</div> <div>5 of 11</div>	<div>SITE AREA:</div> <div>1323m²</div>	<div>WIND RATE.</div> <div></div>	<div>SOIL CLASS.</div> <div></div>

PALM 163 FLOOR PLAN

DA DRAWINGS



FACADE 3D VIEW

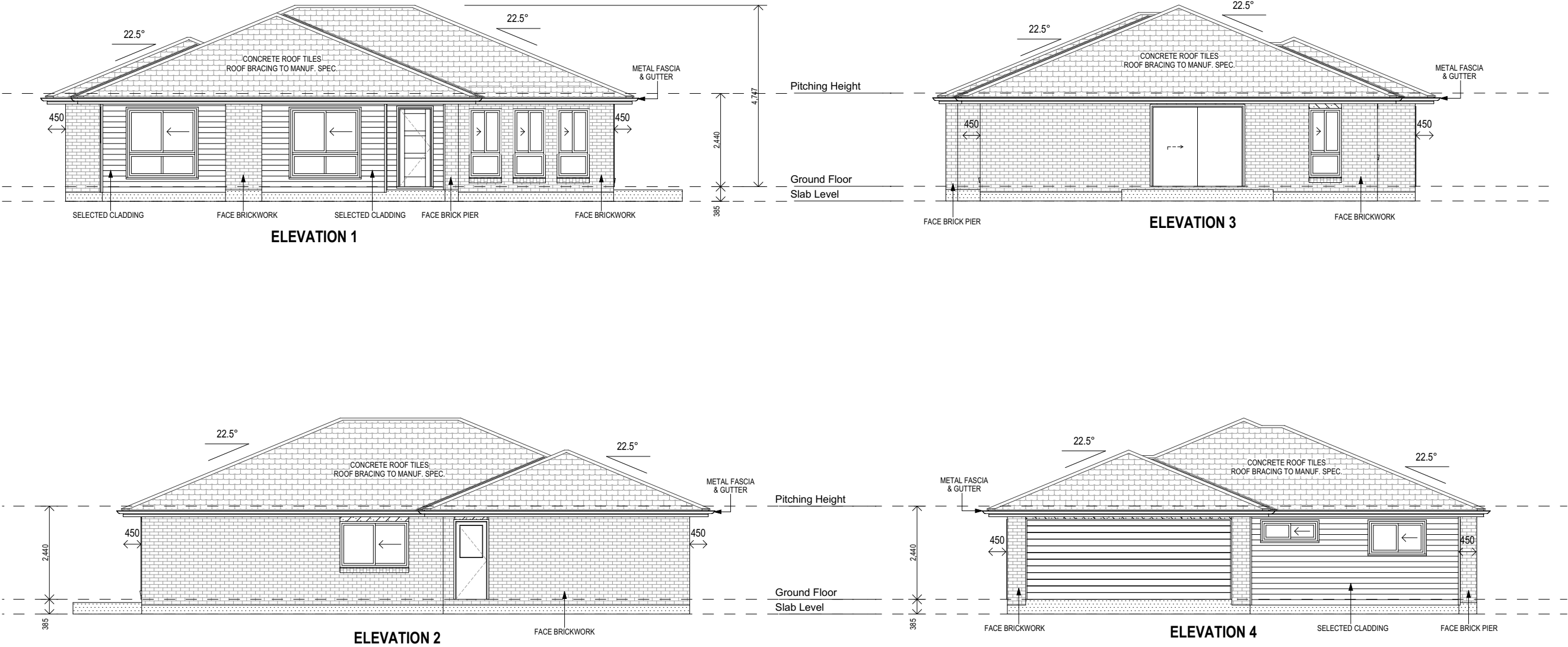



LIVING AREA: 111.86m²
GARAGE: 41.81m²
PORCH: 1.88m²
ALFRESCO: 7.15m²
TOTAL: 162.70m²

<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	<div>NOTE</div> <div>Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise</div> <div>FIRE ANT ZONE:</div> <div>BAL LEVEL:</div> <div>ACOUSTIC LEVEL:</div>	<div>DA DRAWINGS</div> <div>PLEASE READ CAREFULLY</div> <div>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.</div> <div>OWNER/S.....DATE.....</div> <div>OWNER/S.....DATE.....</div>	<div>PROPOSED RESIDENCE</div> <div>Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beauresert QLD</div> <div>HOUSE DESIGN:</div> <div>Miami, Palm, Elmwood & Waverly</div> <div>FACADE:</div> <div>Custom</div> <div>DATE & CURENT ISSUE:</div> <div>Issue 2- 20/12/2023</div>	JOB NO.	SCALE:	SHEET SIZE	<div>NORTH POINT</div> <div></div>
	1	TB	22/09/2023	JOB 14 & 16ES COMBINED TO ONE SET OF DA PLANS.				14-16ES	1:100	A3	
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.				SHEET NO.	SITE AREA:	WIND RATE.	
								6 of 11	1323m ²		
								© 2023 Property Of Avondale Homes & Q Coast Homes Reproduction in Part or Whole is strictly forbidden.		SOIL CLASS.	

PALM 163 ELEVATIONS

DA DRAWINGS



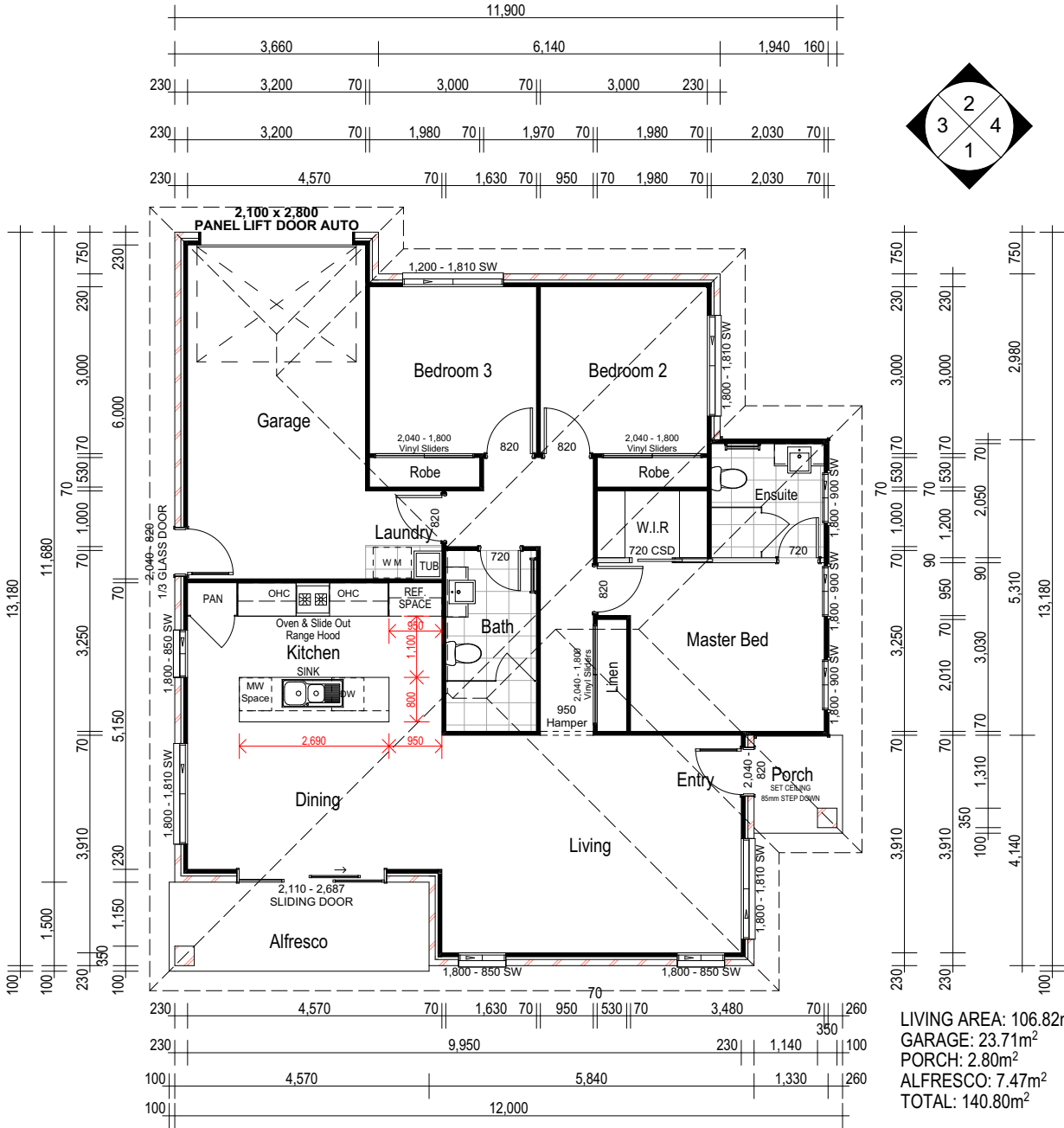
<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	NOTE		DA DRAWINGS		PROPOSED RESIDENCE Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD		JOB NO.	SCALE:	SHEET SIZE	NORTH POINT 
	1	TB	22/09/2023	JOB 14 & 16ES COMBINED TO ONE SET OF DA PLANS.	Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise		PLEASE READ CAREFULLY THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.				14-16ES	1:100	A3	
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.			OWNER/S.....DATE.....		HOUSE DESIGN: Miami, Palm, Elmwood & Waverly FACADE: Custom		SHEET NO.	SITE AREA:	WIND RATE.	
							OWNER/S.....DATE.....				7 of 11	1323m²		
							OWNER/S.....DATE.....		DATE & CURENT ISSUE: Issue 2- 20/12/2023		© 2023 Property Of Avondale Homes & Q Coast Homes Reproduction in Part or Whole is strictly forbidden.		SOIL CLASS.	
					FIRE ANT ZONE:									
					BAL LEVEL:									
					ACOUSTIC LEVEL:									

ELMWOOD 140

DA DRAWINGS



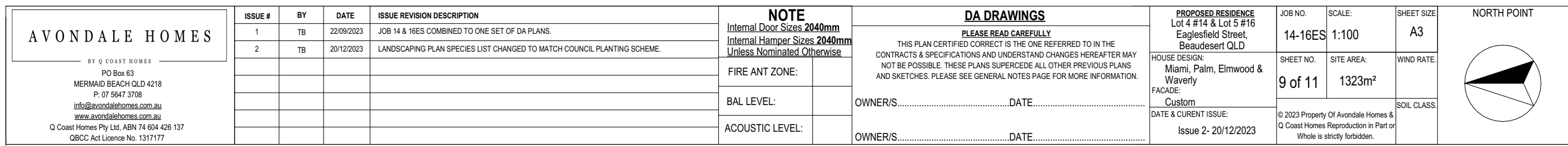
FACADE 3D VIEW



LIVING AREA: 106.82m²
GARAGE: 23.71m²
PORCH: 2.80m²
ALFRESCO: 7.47m²
TOTAL: 140.80m²

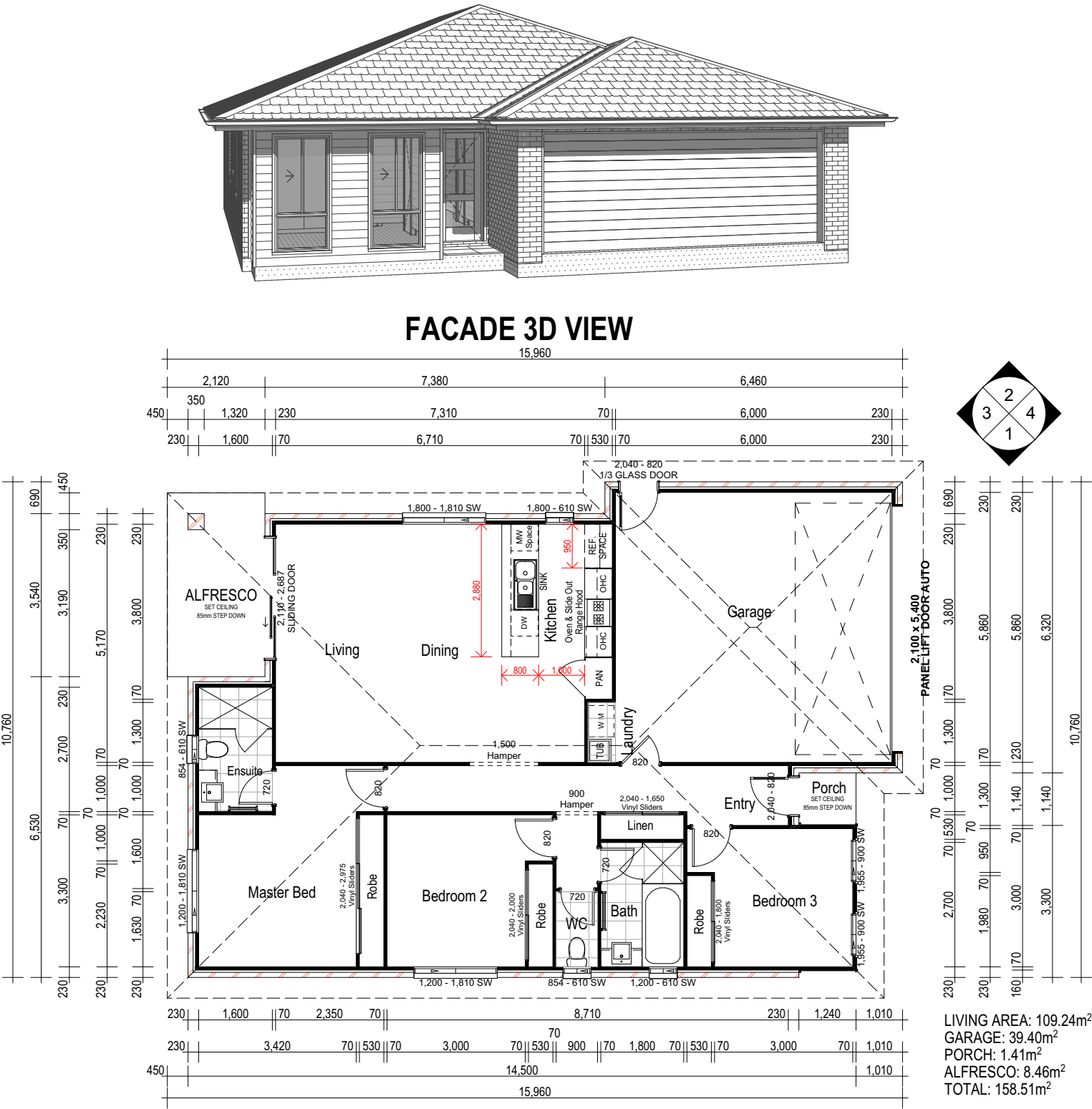
<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	NOTE		DA DRAWINGS		PROPOSED RESIDENCE Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD	JOB NO.	SCALE:	SHEET SIZE	<div>NORTH POINT</div> <div></div>
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	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.						SHEET NO.	SITE AREA:	WIND RATE.	
					FIRE ANT ZONE:					8 of 11	1323m²		
					BAL LEVEL:					© 2023 Property Of Avondale Homes & Q Coast Homes Reproduction in Part or Whole is strictly forbidden.		SOIL CLASS.	
					ACOUSTIC LEVEL:								

DA DRAWINGS



WAVERLY 158

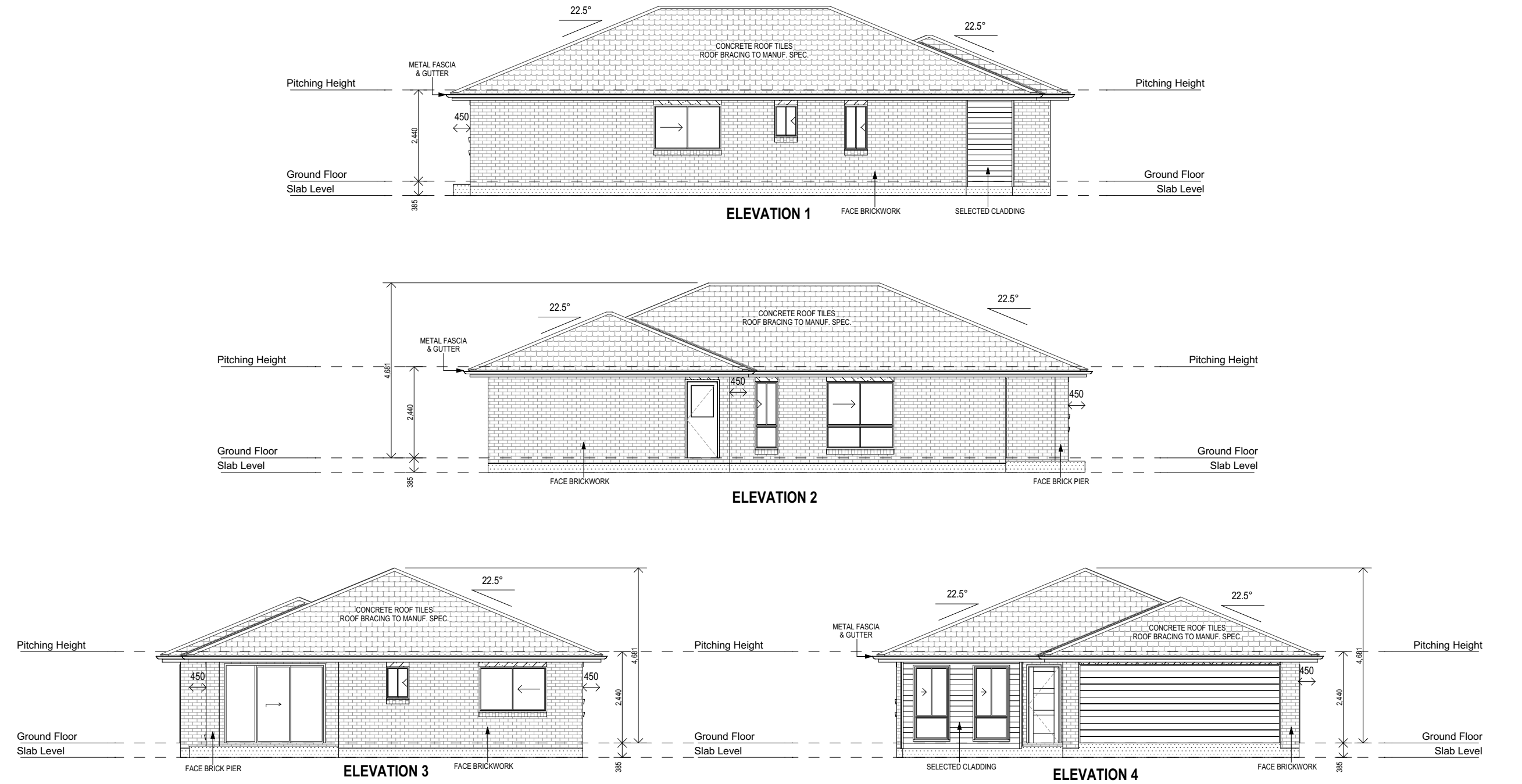
DA DRAWINGS



<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	<div>NOTE</div> <div>Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise</div> <div>FIRE ANT ZONE:</div> <div>BAL LEVEL:</div> <div>ACOUSTIC LEVEL:</div>	<div>DA DRAWINGS</div> <div>PLEASE READ CAREFULLY</div> <div>THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.</div> <div>OWNER/S.....DATE.....</div> <div>OWNER/S.....DATE.....</div>	<div>PROPOSED RESIDENCE</div> <div>Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD</div> <div>HOUSE DESIGN:</div> <div>Miami, Palm, Elmwood & Waverly</div> <div>FACADE:</div> <div>Custom</div> <div>DATE & CURENT ISSUE:</div> <div>Issue 2- 20/12/2023</div>	JOB NO.	SCALE:	SHEET SIZE	<div>NORTH POINT</div> <div></div>
	1	TB	22/09/2023	JOB 14 & 16ES COMBINED TO ONE SET OF DA PLANS.				14-16ES	1:100	A3	
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.				SHEET NO.	SITE AREA:	WIND RATE.	
								10 of 11	1323m²		
										SOIL CLASS.	

WAVERLY 158 ELEVATIONS

DA DRAWINGS






<div>AVONDALE HOMES</div> <div>BY Q COAST HOMES</div> <div>PO Box 63 MERMAID BEACH QLD 4218 P: 07 5647 3708 info@avondalehomes.com.au www.avondalehomes.com.au</div> <div>Q Coast Homes Pty Ltd, ABN 74 604 426 137 QBCC Act Licence No. 1317177</div>	ISSUE #	BY	DATE	ISSUE REVISION DESCRIPTION	NOTE		DA DRAWINGS		PROPOSED RESIDENCE Lot 4 #14 & Lot 5 #16 Eaglesfield Street, Beaudesert QLD	JOB NO.	SCALE:	SHEET SIZE	<div>NORTH POINT</div> <div></div>			
	1	TB	22/09/2023	JOB 14 & 16S COMBINED TO ONE SET OF DA PLANS.	Internal Door Sizes 2040mm Internal Hamper Sizes 2040mm Unless Nominated Otherwise		PLEASE READ CAREFULLY THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACTS & SPECIFICATIONS AND UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS AND SKETCHES. PLEASE SEE GENERAL NOTES PAGE FOR MORE INFORMATION.			14-16ES	1:100	A3				
	2	TB	20/12/2023	LANDSCAPING PLAN SPECIES LIST CHANGED TO MATCH COUNCIL PLANTING SCHEME.	FIRE ANT ZONE:		OWNER/S.....DATE.....		HOUSE DESIGN: Miami, Palm, Elmwood & Waverly FACADE: Custom DATE & CURENT ISSUE: Issue 2- 20/12/2023	SHEET NO. 11 of 11	SITE AREA: 1323m²	WIND RATE.				
				BAL LEVEL:		OWNER/S.....DATE.....										
				ACOUSTIC LEVEL:												
									© 2023 Property Of Avondale Homes & Q Coast Homes Reproduction in Part or Whole is strictly forbidden.		SOIL CLASS.					

11.6 MCU23/174 Development Permit for Material Change of Use for Dual Occupancy at 272 Main Western Road Tamborine Mountain (Lot 211 SP149168)

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

Item Author: Team Leader Development Assessment / Acting Principal Specialist
Development Assessment and Engineering

Attachments:

1. Appendix A - MCU23/174 Conditions of Approval [↓](#) 
2. MCU23/174 Proposal Plans [↓](#) 
3. MCU23/174 Effluent Disposal Report [↓](#) 

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to Division 1.

Executive Summary

Council is in receipt of a development application, for a Development Permit for a Material Change of Use for a Dual Occupancy over the property located at 272 Main Western Road, Tamborine Mountain, formally described as Lot 211 on SP149168.

The subject site is located in the Tamborine Mountain Rural Precinct of the Rural Zone under the Scenic Rim Planning Scheme 2020. Within the Rural Zone, the proposed Dual Occupancy requires an Impact Assessable development application.

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

As such, it will be recommended that Council approve the proposed development for a Development Permit for a Material Change of Use for Dual Occupancy, subject to reasonable and relevant conditions.

Recommendation

That:

1. Council note the report titled "MCU23/174 - Development Application for Material Change of Use (Development Permit) Dual Occupancy at 272 Main Western Road Tamborine Mountain (Lot 211 SP149168)";
2. Council approved development application MCU23/174, and grant a Development Permit for Material Change of Use for Dual Occupancy, subject to imposition of the reasonable and relevant conditions in Appendix A; and
3. Council note that any subsequent request for a negotiated decision notice and/or change of application to the approval (MCU23/174) will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

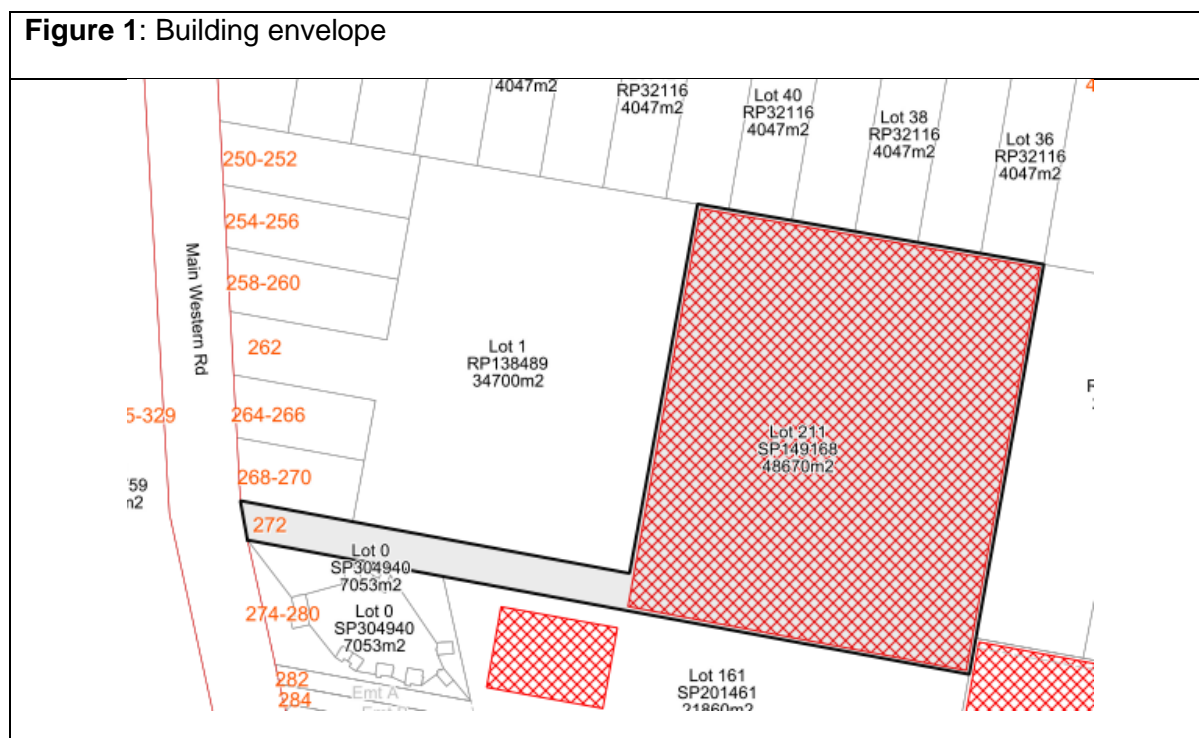
Not applicable.

Report / Background

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020
Applicant	Ms S L Woodroffe
Owner(s)	Ms S L Woodroffe, Ms M J Rossell, Mr B Woodroffe
Site Address	272 Main Western Road, TAMBORINE MOUNTAIN
Real Property Description	Lot 211 SP149168
Site Area	48,670m ² (4.867 ha)
Relevant Zone and Precinct	Rural Zone TMR – Tamborine Mountain Rural Precinct
Proposal	Dual Occupancy
Assessment Level	Impact
Approval Type	Development Permit for Material Change of Use
Public Notification	Public Notification commenced on 18 January 2024 for 15 business days.
Submissions Received	One Submission was received during public notification.

Development History

The lot was subject to a historic subdivision of which a building envelope was registered (Figure 1).



The proposal is contained entirely within the building envelope, and the historic approval has no over enduring requirements of relevance.

Proposal

The subject site is comprised of one lot (Figure 2). The lot is an existing 'hatchet' lot, with an access handle connecting the allotment to Main Western Road. A building envelope has been approved over the allotment.

The subject site is located within the Tamborine Mountain Rural Precinct of the Rural Zone (Figure 2). The site is surrounded by land within the Rural Zone or the Rural Residential Zone.

The applicant is proposing to establish a Dual Occupancy that will comprise the reuse of the existing dwelling house and one new detached dwelling. The new dwelling will be located approximately 70m west of the existing dwelling on the subject site. The second dwelling will be setback approximately 260m from Main Western Road.

The existing access to Main Western Road (State-controlled road) will be retained and a common driveway will provide access for both dwellings.

Figure 2: Subject site aerial image



Figure 3: Zoning

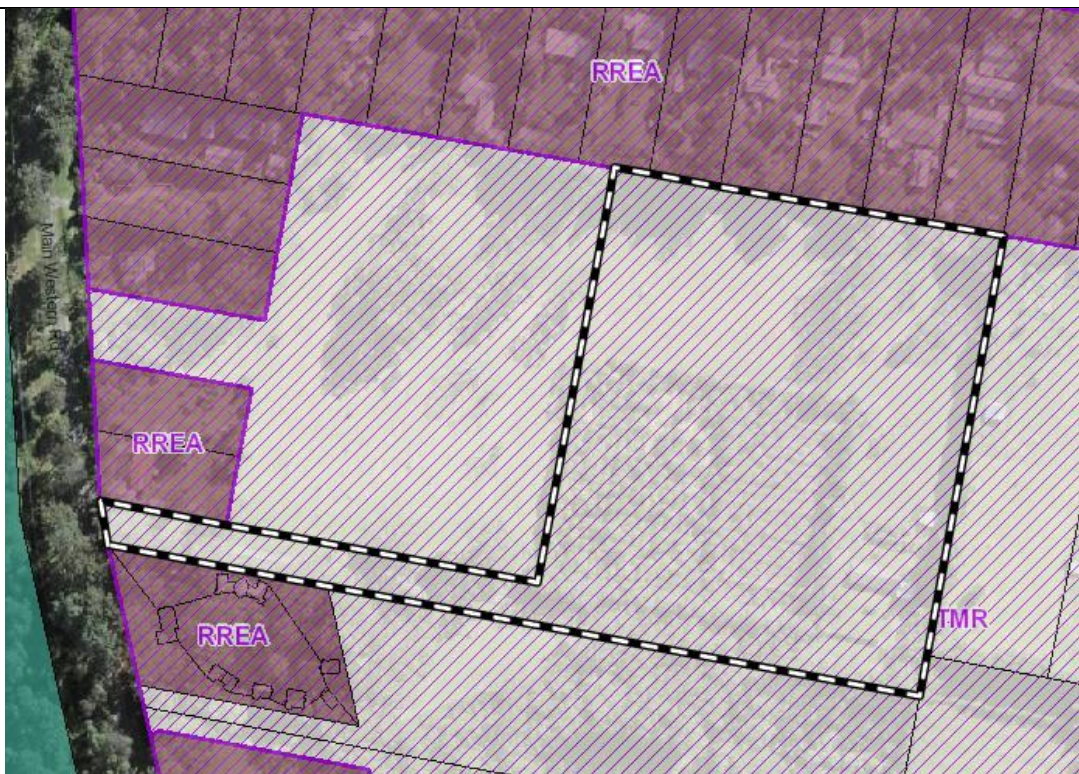
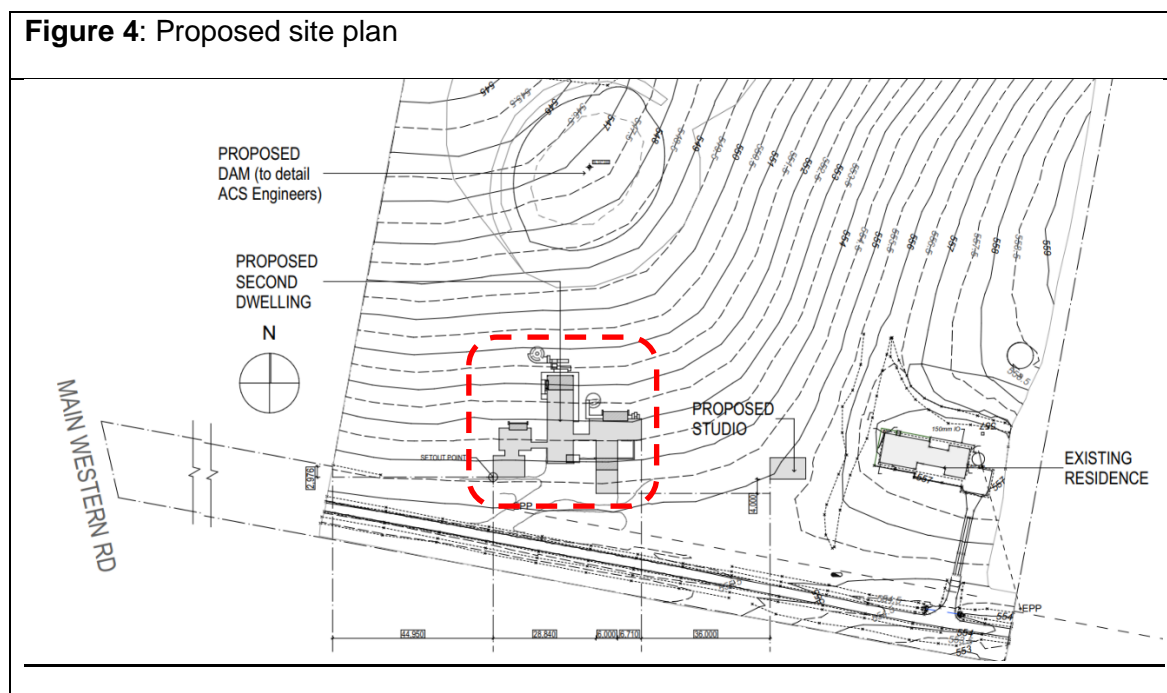


Figure 4 (below) provides an overview of the proposed site plan which shows the proposed second dwelling (highlighted in red).



As illustrated within Figure 4, the second dwelling features the following boundary setbacks:

- Northern boundary setback: 260m (approx.)
- Eastern boundary Setback to Existing Dwelling House: 70m (approx.)
- Southern boundary setback to Existing Driveway: 24m (approx.)
- Western boundary setback: 45m (approx.)

The setbacks for the existing dwelling (the former dwelling house) will be retained. These setbacks are approximately:

- Northern boundary setback: 170m (approx.)
- Eastern boundary setback: 11m (approx.)
- Southern boundary setback: 47m (approx.)
- Western boundary setback: 150m (approx.)

Note, vehicle access will continue to be provided by a driveway to Main Western Road, servicing both the existing dwelling and the proposed dwelling.

The development will result in a total site coverage of 1.49% (including the existing dwelling on site).

The second dwelling includes a gross floor area of 427.2m² (internal living areas and linkways), an external area of 80.75m² (patio, garage and porch) and two car parking spaces in form of a garage (Figure 5).

The second dwelling is limited to one storey and a maximum building height of approximately 5.00m above ground level and will be constructed from feature vertical timber cladding, natural stone cladding and groove wall cladding (Figure 6 & 7).

Figure 5: Proposed Residence – Ground Floor Plan

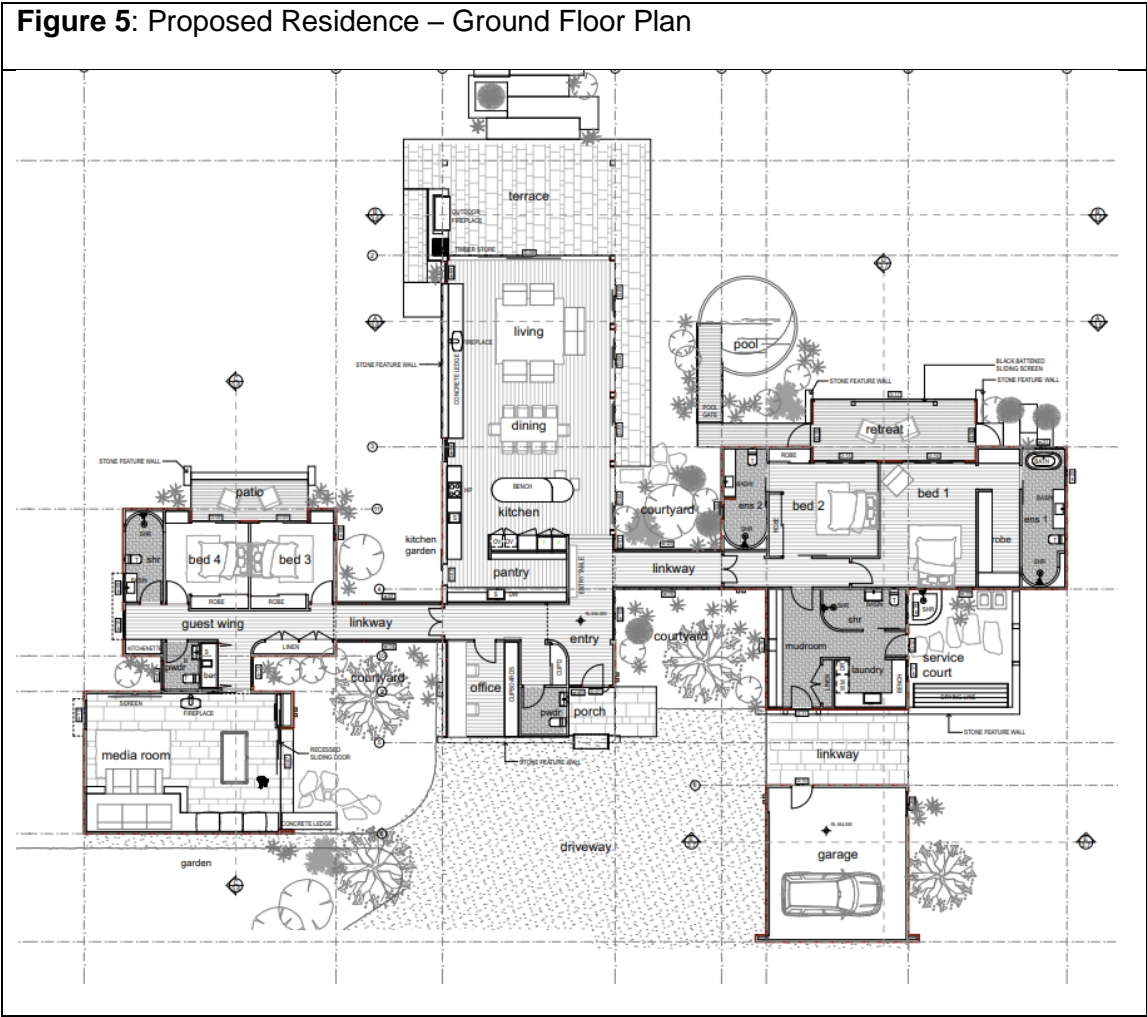


Figure 6: Proposed Elevations

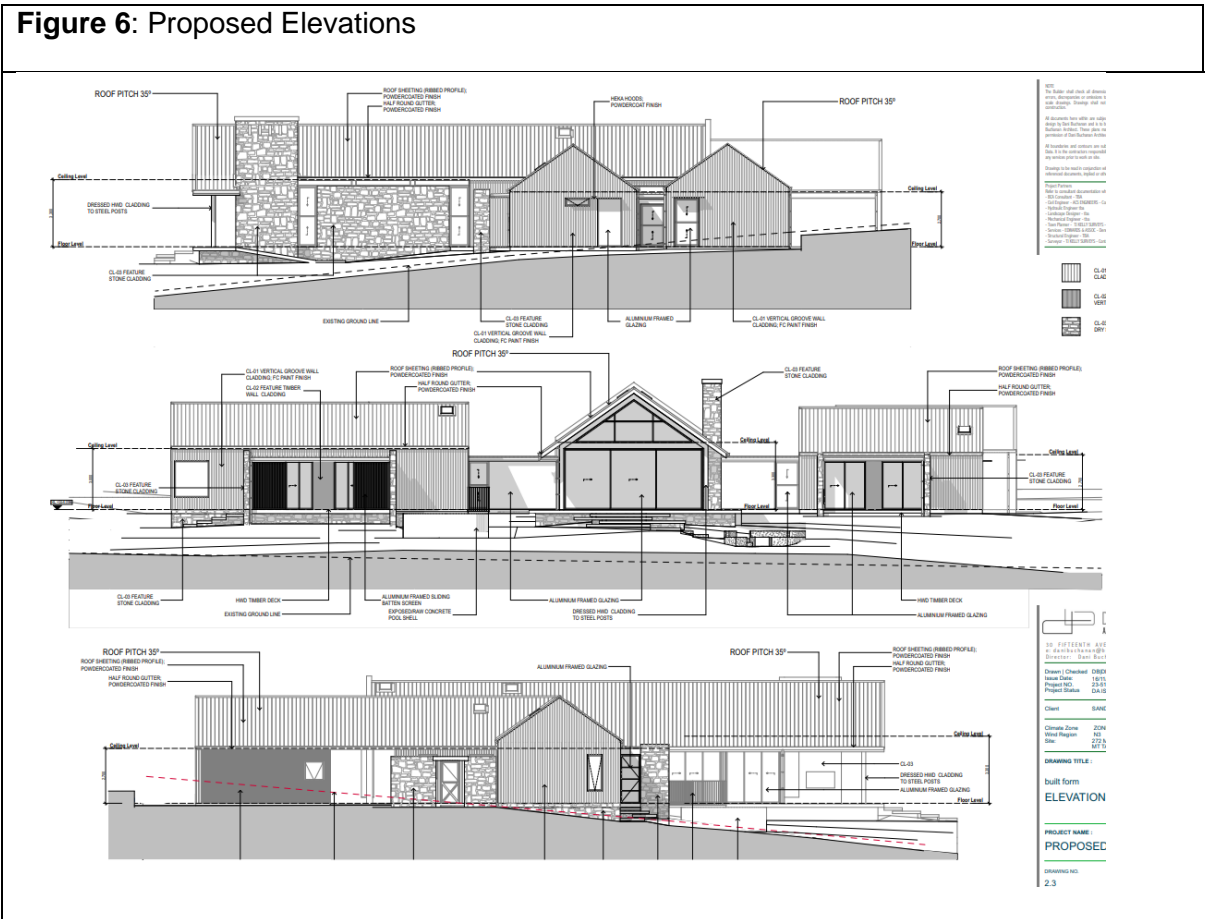
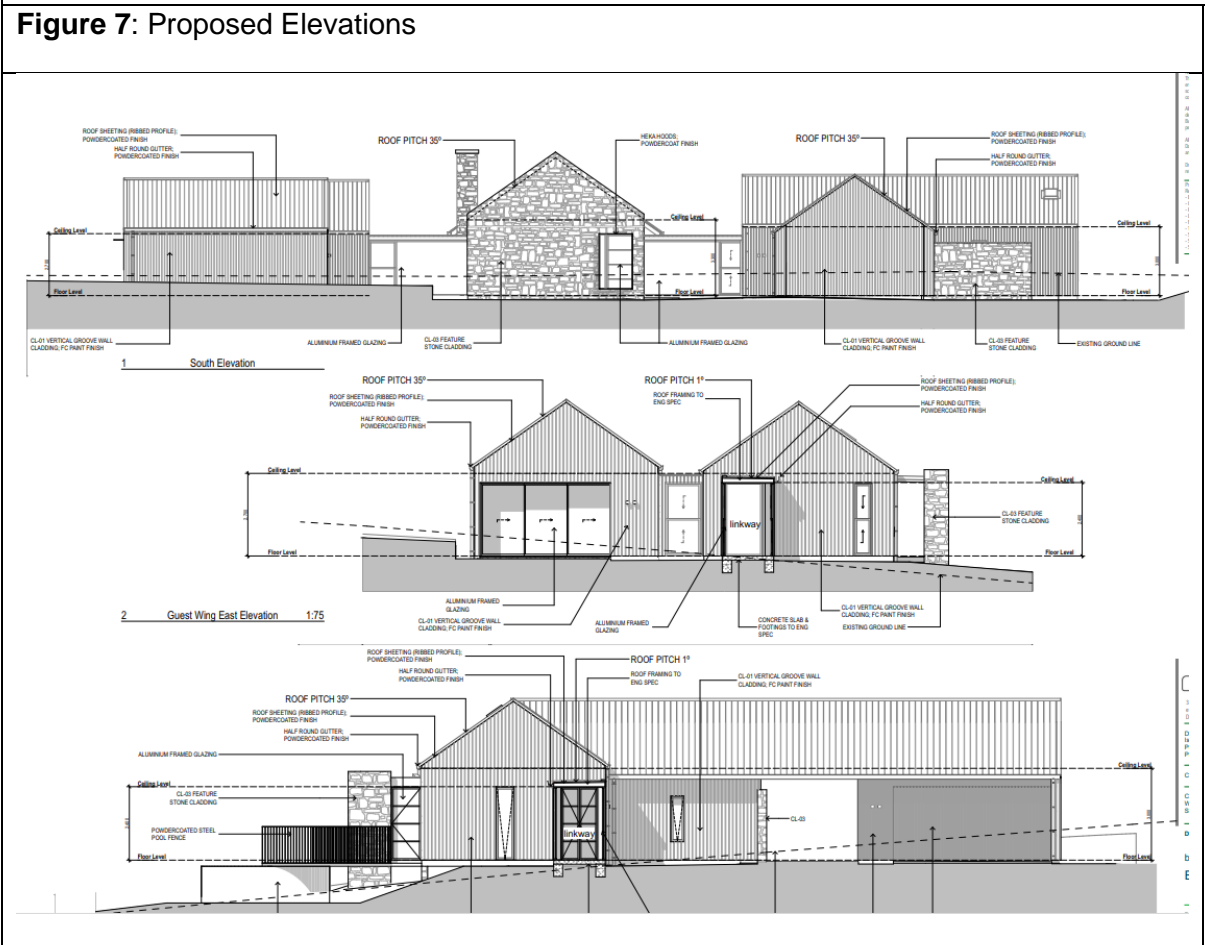


Figure 7: Proposed Elevations



The wastewater generated from the proposed development will be collected, treated, and managed in accordance with the recommendations of the Site Evaluation – Effluent Disposal Report prepared by Edwards & Associates Waste Water Consultants. A summary of the recommendations is provided below.

- Effluent Disposal - The proposed method for effluent disposal involves surface irrigation onto grassland area.
- Effluent Disposal Facility - The effluent disposal facility for the proposed dwelling house will be a HSTP (Home Sewage Treatment Plant) using Taylex ABS. Regular maintenance is to be conducted quarterly.
- Landscape Maintenance - The grass within the Land Application Area (LAA), including any retention and diversion mounds, should undergo regular mowing. Furthermore, structures and objects need to be kept clear from the designated field.
- System Flushing and Maintenance - The service provider is responsible for quarterly flushing and maintenance of the Land Application Area (LAA) and maintaining the irrigation system.

Site Visit Evaluation

A desktop assessment of the subject site has been completed. Based on that review, it is noted that:-

- The subject site is a 'hatchet' allotment, with a ~215 metre long access handle connecting the allotment to Main Western Road.
- Aerial imagery shows the subject site has been largely cleared of vegetation, with select trees retained in the north-eastern corner of the allotment.
- Council mapping shows that the site falls approximately 5-10 metres from the eastern (rear) boundary toward the Main Western Road frontage. The change in elevation occurs over of approximately 400 metres.
- The subject site is surrounded by very low residential development, primarily in the form of single storey detached houses, on land within the Rural Zone or Rural Residential Zone.

Framework for Assessment

Categorising Instruments for Statutory Assessment

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

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

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

Assessment Benchmarks Pertaining to the Planning Regulation 2017

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

PLANNING REGULATION 2017 DETAILS	
Assessment Benchmarks:	SPP mapping layers: <ul style="list-style-type: none"> • Nil applicable
ShapingSEQ South East Queensland Regional Plan 2017 Designation:	Regional Landscape and Rural Production Area

State Planning Policy

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

- Agriculture
 - Agricultural Land Classification – Class A and B
- Biodiversity
 - MSES – Regulated Vegetation (Intersecting a Watercourse)
- Natural Hazards Risk and Resilience
 - Flood Hazard Area – Local Government Flood Mapping Area*
 - Bushfire Prone Area

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

ShapingSEQ South East Queensland Regional Plan 2017

The development application was lodged at the time that the South East Queensland Regional Plan 2017 was in effect. Under that plan, the subject site is located within the Regional Landscape and Rural Production Area.

For the purposes of Schedule 10, Division 5, Section 27B of the *Planning Regulation 2017*, a material change of use of premises for a Dual Occupancy is an ‘exempt material change of use’ where both dwellings are on contained on a single lot. To this end, the proposed development is not prohibited development.

Further, the proposed development aligns with the intent outlined for land located within the Regional Landscape and Rural Production Area under the South-east Queensland Regional Plan 2017, where capitalising on natural assets, regional landscape values, and scenic amenity. The proposal also contributes to strengthening rural communities and rural economic growth, whilst maintaining a very low residential density.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is Scenic Rim Planning Scheme 2020.

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Rural Zone TMR – Tamborine Mountain Rural Precinct
Consistent/Inconsistent Use:	Dual Occupancy is outlined as a ' Potentially Consistent Use ' within the Rural zone under Table 6.2.17.2.3 of the planning scheme.
Assessment Benchmarks:	The Strategic Framework Rural Zone Code Dual Occupancy Code Agricultural Land Overlay Code Bushfire Hazard Overlay Code Environmental Significance Overlay Code

Strategic Framework

The Strategic Framework considers the following matters:

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

The application has been assessed against the strategic provisions relevant to a dual occupancy development on an unconstrained site, being the Communities and Character theme, and has been found to be generally consistent with the matter.

Communities and Character

The subject site is categorised under the Strategic framework mapping SFM-01 Communities and Character, as forming part of the Tamborine Mountain Community.

Tamborine Mountain Community is described under the Strategic framework as capturing the Tamborine Mountain plateau and its surrounding escarpment areas. It acknowledges and supports a residential development pattern of unique villages characterised by a high level of amenity and distinctive character, and rural residential areas set amongst a semi-rural landscape.

This is further expanded on under the Strategic Outcomes sought under section 3.4 Communities and Character, which states:

- (1) *The Tamborine Mountain Community only accommodates those land uses identified in the 'Table of Consistent Uses and **Potentially Consistent Uses**' for each zone unless it is demonstrated that the development complies with the Strategic Framework.*

- (2) *Development is consistent with the predominant built form, scale and intensity, streetscape, landscape character and natural environment values that contribute to the setting, character and identity of the Tamborine Mountain plateau and escarpment, which provides the locality with a strong sense of place.*
- ...
- (4) **Dual occupancies are supported** in the Mountain Residential Precinct of the Low Density Residential Zone, Rural Residential Zone, Rural Escarpment Protection Precinct and **Tamborine Mountain Rural Precinct of the Rural Zone** where located **on large lots** to maintain the low density residential character and high level of amenity of the Tamborine Mountain plateau and escarpment and where designed **to give the appearance of a single dwelling when viewed from the street.**
- (5) *The Tamborine Mountain Rural Precinct of the Rural Zone supports a mix of low impact rural production, **semi-rural living**, tourism and rural enterprise opportunities that complements the existing semi-rural and natural landscape setting and character of the zone. Development in the Tamborine Mountain Rural Precinct:*
- a) is low rise, small scale and of a low intensity;*
- ...
- c) avoids impacts on the amenity and privacy of nearby properties;*
- d) protects or enhances the semi-rural and natural landscape values of the precinct; and*
- ..."

The proposal generally complies with the strategic vision of Tamborine Mountain and the strategic outcomes for Tamborine Mountain Community. Notably, the proposed use is for a Dual Occupancy and is identified in the 'Table of Consistent Use and Potentially Consistent Uses' for the rural zone. The significance of the proposal being identified as 'potentially consistent' in the underlying zone means the proposal starts from a position of positive intent for this land use outcome. However, whilst it contemplates such uses occurring in this zone, it is for the applicant to demonstrate that the design, scale, and operation is appropriate in the context of the site and without impact on nearby properties.

Council officers are of the view that the development is of a consistent scale and built form within the area. The site coverage of the proposed dual occupancy is approximately 1.49% and maintains a low-density residential character which addresses the Strategic Outcome. The development is located within a hatchet lot with no visibility from the street. As such, it is considered to not result in any adverse impact on the streetscape. Ample separation distance from the neighbouring dwelling addresses privacy concerns and ensures the amenity and views are retained. The scale/intensity and position of the proposed development are seen to align with the landscape character and natural environment value of the surrounding area and does not undermine scenic viewing experiences.

In summary, the proposed development is seen to achieve the strategic outcomes sought under the 3.4 Communities and Character, in that the development:

- Is of a small scale and low intensity and will have negligible impact on the natural landscape character and scenic amenity values of the area;
- Is low rise and does not exceed the predominant height of the vegetation canopy;
- Avoids impacts on the amenity and privacy of nearby properties; and
- Will not result in any adverse impact on the streetscape character.

The strategic direction identified in the above provisions are further confirmed in the lower order provisions of the planning scheme, specifically the Dual occupancy code and Rural zone code (Tamborine Mountain Rural Precinct).

Planning Scheme Codes

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

Compliance with the Relevant Zone Code

The proposal complies with all the Zone Code's Acceptable Solutions and Performance Criteria. With respect to Table 6.2.17.3.6, PO4, it is considered that the development complies with the performance outcome because:

- due to the nature of the existing allotment, the development will not be readily visible to Main Western Road, as it is setback approximately 260 metres from the road frontage and behind two other allotments.
- the proposal involves two dwellings on a site area of 4.86 hectares, which represents a very low residential density.
- the development involves a residential use and is significantly setback from external boundaries. As such, the development is unlikely to detract from amenity at surrounding properties, having regard to noise, odour or visual amenity.
- the development is single storey and significantly setback from adjoining residences, as such, it is unlikely to impact the privacy at adjoining premises.

Compliance with the Relevant Overlay Codes

The proposal complies with the Agricultural Land Overlay Code and Environmental Significance Overlay Code Acceptable Solutions and Performance Criteria.

With respect to PO1/AO1.1 of the Bushfire Hazard Overlay Code, the development application did not provide an assessment against the Bushfire Hazard Overlay Code, on the basis that the only the access handle is mapped within a potential hazard area.

To achieve compliance with AO1.1 of the Bushfire Hazard Overlay Code, a condition is proposed that requires an all-weather driveway access to be maintained with a minimum formed width of 3.5 metres.

Compliance with the Use Codes

The proposal complies with the Acceptable Solutions and Performance Criteria within the Dual Occupancy Use Code.

Advertising

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

Submissions

One submission was received from Mr & Mrs DJ and KM Gardner who reside adjacent to the subject site at 37/39 Lahey Road, Mount Tamborine. This submission has been summarised below.

No.	Submitters	Address	Issues Raised	Date of Submission	Properly Made
1	Mr and Mrs DJ and KM Gardner	37/39 Lahey Road, Mount Tamborine	<ul style="list-style-type: none"> • Size Discrepancy and Intended Usage. Specifically, this concern is associated with the description of the new dwelling as a 'studio'. • Distance from Existing House. Specifically, this concern is associated with the proposed 'Studio' • Long-term Use. Specifically, concerns surrounding the potential for the proposed dwellings to be used as a long- or short-term rental. • Concerns about impact of proposed use on the rural function of the property. Specifically, concerns surrounding further development applications associated with dwelling houses on the subject site. • Environmental Impact and Location near Cedar Creek. Specifically, sewerage and other run off to Cedar Creek. 	11/02/2024	Yes

The submission has been reviewed and responses to the issues raised is provided below. Overall, it is considered that the submitted development application material addresses the issues raised in the submission or, alternatively, conditions can be imposed on the development that address the grounds included in the submission.

With respect to the proposed 'studio', the development application material states that approval is sought for a Dual Occupancy. The 'studio' is related to the second (proposed) dwelling and is intended to operate as a rehabilitation/exercise room for the future residents. The 'studio' is consistent with the requirements of a domestic outbuilding, which is permitted under the Dual Occupancy definition.

A condition of development has been recommended, which requires the proposed development to operate as a Dual Occupancy. The development approval does not authorise the use of the dwellings, including the 'studio' for Short-Term Accommodation. Further the potential for additional dwellings or subdivision, as foreshadowed by the submission, is likely to represent prohibited development under the *Planning Regulation 2017*.

Whilst it is acknowledged that the development is included within the Rural Zone, it is considered that the development will maintain the low density, semi-rural residential nature of the locality.

With respect to wastewater treatment, the applicant has submitted an Effluent Disposal Report. A condition has been recommended that requires the applicant to submit a detailed design, demonstrating compliance with the relevant standards, as part of a subsequent Plumbing and Drainage application.

Budget / Financial Implications

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

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

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

Legal / Statutory Implications

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

Risks

Strategic Risks

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

SR43 Inadequate or ineffective planning, delivery and maintenance of infrastructure resulting in risk to public and staff safety and potential financial implications.

SR50 Failure to manage Environmental Sustainability (including climate change) through inappropriate and/or inadequate planning and operational considerations of impacts to the natural environment.

Risk Summary

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

Human Rights Implications

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

Consultation*Referral Agencies*

Not applicable.

Internal Referrals

Councils Planning Department – Development Assessment (Engineering) have assessed the application and have no objections to the Applicant's proposal subject to the inclusion of the engineering conditions (dated 13 December 2023).

Public Notification

The application was publicly notified for 15 days in accordance with the requirements of the *Planning Act 2016*. One properly made submissions and no not properly made submissions were received.

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

ISSUES	COMMENTS
Size Discrepancy and Intended Usage	The development application material clearly states that approval is sought for a Dual Occupancy. The 'studio' is related to the second (proposed) dwelling and is intended to operate as a rehabilitation/exercise room for the future residents. The 'studio' is consistent with the requirements of a domestic outbuilding, which is permitted under the Dual Occupancy definition. It is not considered that approval of a Dual Occupancy establishes a precedent for additional dwellings to locate on-site, particularly given the subject is in the SEQ Regional Landscape and Regional Production Area and, therefore, additional subdivision or a multiple dwelling is likely prohibited development under the <i>Planning Regulation 2017</i> .
Distance from Existing House	The development application material clearly states that approval is sought for a Dual Occupancy. The 'studio' is related to the second (proposed) dwelling and is intended to operate as a rehabilitation/exercise room for the future residents. The 'studio' is consistent with the requirements of a domestic outbuilding, which is permitted under the Dual Occupancy definition.
Long-term Use	The development application is for a Development Permit for Material Change of Use for Dual Occupancy. For the proposed development to be used as an AirBnb or similar, this would constitute a further Material Change of use, considered against the relevant provisions of the planning instrument.
Zoning	A Dual Occupancy within the Rural Zone – Tambourine Mountain Rural Precinct is a potentially consistent use.
Environmental Impact and Location near Cedar Creek	A Site Evaluation – Effluent Disposal Report was prepared by Edwards & Associates Waste Water Consultants which details a number of suitable measures and wastewater management strategies which are in accordance with Council standards.

Conclusion

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

Options

Option 1

That:

1. Council note the report titled "MCU23/174 - Development Application for Material Change of Use Dual Occupancy (Development Permit) at 272 Main Western Road, Tamborine Mountain (Lot 211 SP149168)";
2. Council approve development application MCU23/174, and grant a Development Permit for Material Change of Use for Dual Occupancy, subject to imposition of the reasonable conditions in Appendix A; and
3. Council note that any subsequent request for a negotiated decision notice and/or change application to the approval (MCU23/174) will be processed via delegated authority where the changes would not significantly alter the original decision.

Option 2

That:

1. Council note the report titled :MCU23/174 - Development Application for Material Change of Use Dual Occupancy (Development Permit) at 272 Main Western Road, Tamborine Mountain (Lot 211 SP149168)"; and
2. Council not approve development application MCU23/174, for reasons presented.

APPENDIX A - CONDITIONS OF APPROVAL

Real Property Description: Lot 211 SP 149168
Address of property: 272 Main Western Road TAMBORINE MOUNTAIN
Proposal: Development Permit for Material Change of Use Dual Occupancy

1. Currency Period of Approval

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

2. Conditions of Approval:

- a) A Development Permit is given for Material Change of Use (Dual Occupancy) to the following conditions

No.	Condition	Timing																																																								
1.	<p>PLANS AND DOCUMENTS</p> <p>Undertake development generally in accordance with the following plans and/or documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plans:</p> <table><tr><th>Plan Name</th><th>Drawing No.</th><th>Prepared By</th><th>Plan/ Revision Date</th></tr><tr><td>Proposed Site Plan</td><td>1.2 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Ground Floor</td><td>2.1 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Roof Plan</td><td>2.2 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Elevations</td><td>2.3 - Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Elevations</td><td>2.4 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Sectional Elevations</td><td>2.5 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Sections A, B & C</td><td>2.6 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Sections D & E</td><td>2.7 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Studio Plans</td><td>2.8 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Existing Residence</td><td>2.9 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Existing Residence Elevations</td><td>2.10 – Revision DA 01</td><td>Dani Buchanan Architecture</td><td>16 November 2023</td></tr><tr><td>Effluent Disposal Plan</td><td>231033</td><td>Edwards & Associates Wastewater Consultants</td><td>28 October 2023</td></tr><tr><td>Domestic Wastewater Disposal</td><td>231033</td><td>Edwards & Associates Wastewater Consultants</td><td>28 October 2023</td></tr></table>	Plan Name	Drawing No.	Prepared By	Plan/ Revision Date	Proposed Site Plan	1.2 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Ground Floor	2.1 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Roof Plan	2.2 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Elevations	2.3 - Revision DA 01	Dani Buchanan Architecture	16 November 2023	Elevations	2.4 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Sectional Elevations	2.5 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Sections A, B & C	2.6 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Sections D & E	2.7 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Studio Plans	2.8 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Existing Residence	2.9 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Existing Residence Elevations	2.10 – Revision DA 01	Dani Buchanan Architecture	16 November 2023	Effluent Disposal Plan	231033	Edwards & Associates Wastewater Consultants	28 October 2023	Domestic Wastewater Disposal	231033	Edwards & Associates Wastewater Consultants	28 October 2023	At all times.
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No.	Condition	Timing
	<div>System Site & Soil Evaluation Spray Irrigation</div> <div>Associated Reports</div> <div>Site Evaluation – Effluent Disposal Report prepared by Edwards & Associates Wastewater Consultants dated 10 October 2023.</div>	
LAND USE		
2.	DEFINITION COMPLIANCE AND EXCLUSION The approved use and associated ancillary activities must at all times comply with the definition of a <i>Dual Occupancy</i> as identified under Schedule 1 – Dictionary, Part 1: Defined Uses of the <i>Scenic Rim Planning Scheme 2020</i> . <i>Note:</i> The proposed 'studio' at all times must be used in association with the Dual Occupancy, unless otherwise approved. The development approval does not authorise the use of the dwellings, including the 'studio' for Short-Term Accommodation.	At all times.
AMENITY		
3.	SITE MANAGEMENT The site shall be maintained in a clean and orderly state.	At all times.
ELECTRICAL WORKS		
4.	ELECTRICITY The development must be connected to electricity supply from the State electricity grid through State authorised supplier (Energex) to the dual occupancy or production of evidence of satisfactorily arrangement for such supply having been made, such supply to be on normal supply tariffs.	The works required by this condition are to be completed prior to the occupation of the dual occupancy.
WATER		
5.	MINIMUM WATER STORAGE The development must provide a minimum of 45,000 litres of on-site water storage for domestic purposes for each dwelling, prior to the commencement of the approved use.	Prior to the commencement of the use, and then at all times.
EARTHWORKS		
6.	ALLOTMENT EARTHWORKS All allotment earthworks will be undertaken in accordance with the <i>Earthworks, Construction and Water Quality Code</i> of the <i>Scenic Rim Regional Councils Planning Scheme 2020</i> . The works required by this condition are to be completed prior to the commencement of the use. <i>Note: This development approval for a Material Change of Use does not authorise the 'Proposed Dam' shown on the Proposed Site Plan. As required, obtain a Development Permit for Operational Works.</i>	Prior to the commencement of the use.

7.	RETAINING WALLS The design and construction of any retaining wall greater than 1.0 metre in height is to be structurally certified by a Registered Professional Engineer Queensland. Any retaining wall higher than 1.0 metre will require approval under a Building Application.	At all times.
WASTE DISPOSAL & STORMWATER MANAGEMENT		
8.	ADVERSE DRAINAGE IMPACT - GENERAL Drainage from the development works / building works shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.	At all times.
9.	MINIMISE EROSION The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of the development works / building works.	At all times.
10.	STORMWATER DISCHARGE AND DISPOSAL The development must make provision for the discharge of stormwater drainage flows to a legal point of discharge. The Developer shall provide all necessary stormwater drainage; such drainage work shall be designed and constructed in accordance with the Queensland Urban Drainage Manual (QUDM).	At all times.
11.	ON-SITE SEWERAGE TREATMENT FACILITY The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the "Queensland Plumbing and Wastewater (QPW) Code" and AS1547-2012. On-Site Domestic Wastewater Management and the recommendations of the Site & Soil Wastewater Evaluation Report prepared by Country-Wide Water Pty Ltd dated 19 April 2023. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a Development Application for Plumbing and Drainage Works.	Prior to the commencement of use.
ACCESS		
12.	ACCESS DRIVEWAY – GRAVEL The development must provide an all-weather internal access driveway with a minimum formed width of 3.5 metres. The internal access driveway must be designed and constructed to a minimum gravel standard or approved equivalent standard. The driveway must be trafficable in all weather conditions and maintained in good condition for its lifetime. The works required by this condition are to be completed prior to the commencement of the use.	To be completed prior to the commencement of the use.

3. Referral Agency Conditions

Not Applicable.

4. Advisory Notes

- a) **VEGETATION MANAGEMENT ACT 1999 AND THE CULTURAL HERITAGE ACT** - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- b) **DEVELOPMENT APPROVAL CONDITIONS ATTACH TO LAND** - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.
- c) **WHEN DEVELOPMENT APPROVAL TAKES EFFECT** - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
- (i) From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - (ii) From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - (iii) Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- d) **APPROVAL LAPSES AT COMPLETION OF CURRENCY PERIOD** - This Development Approval will lapse if the Material Change of Use does not happen before the end of the currency period. The currency period is six (6) years from the date the approval takes effect. The currency period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the currency period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the currency period is about to lapse.
- e) **BIOSECURITY QUEENSLAND** should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.
- It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.
- The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.
- f) **COMPLIANCE WITH CONDITIONS** - The land owner/developer, is required to ensure the development and any associated conditions within the development approval are complied with prior to the commencement of the approved land use or prior to endorsement of survey plans for subdivision approvals. Failure to comply with the conditions of approval are deemed to be a breach of Section 164 the *Planning Act 2016* and as such Council may undertake formal enforcement action/s such as statute notices or prescribed infringement notices.

5. Further approvals are required for:

- a) A Building Works Approval is required for all building works associated with the proposed development; prior to undertaking any building works on the subject property.
- b) A Plumbing and Drainage Approval is required for all/any plumbing and drainage work associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject site.
- c) A Property Access Permit and Road Corridor Use Permit Applications are to be lodged with Council prior to undertaking any access/road construction works within Council's Road Reserve.

PROPERTY DESCRIPTION

LOT NO	211
PLAN NO	SP149168
AREA OF LOT	
LGA	SCENIC RIM REGIONAL COUNCIL
ADDRESS	272 MAIN WESTERN RD
LOCALITY	TAMBORINE MOUNTAIN

SCHEDULE OF AREAS

MAIN FLOOR AREA	389.89m²
PORCH	3.99m²
GARAGE	39.60m²
LINKWAY	19.26m²
PATIO	28.50m²
RETREAT	18.08m²
B3 & 4 PATIO	8.66m²
TOTAL RESIDENCE	507.98m²
PROPOSED STUDIO	60.00m²
OVERALL TOTAL	535.83m²

NOTE
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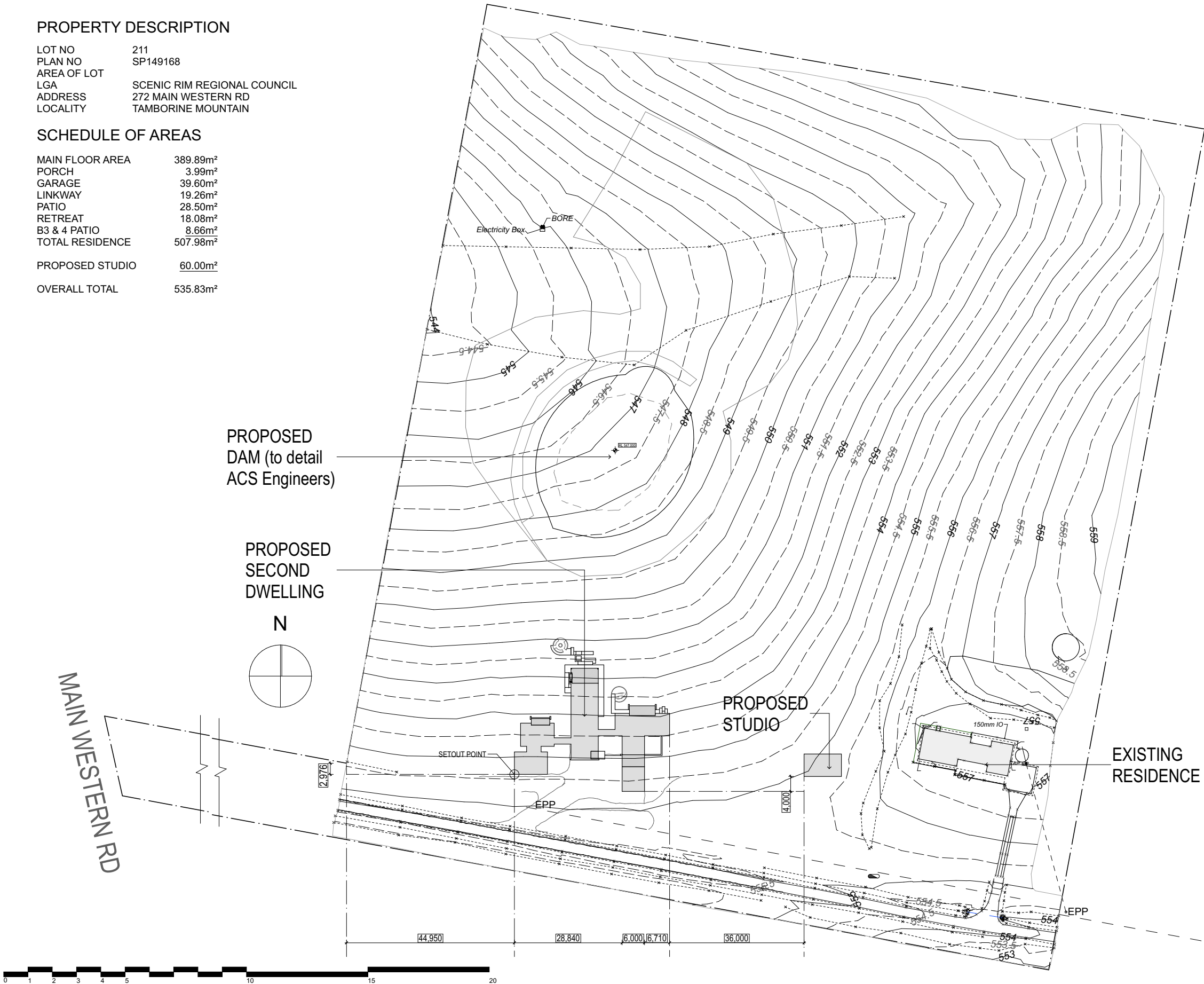
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- Landscape Designer - tba
- Mechanical Engineer - tba
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Director: Dani Buchanan raia BOAQ 3746

Drawn Checked	DB/DB
Issue Date:	16/11/2023
Project NO.	23-519
Project Status	DA ISSUE

Client SANDRA AND BRUCE WOODROFFE

Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :

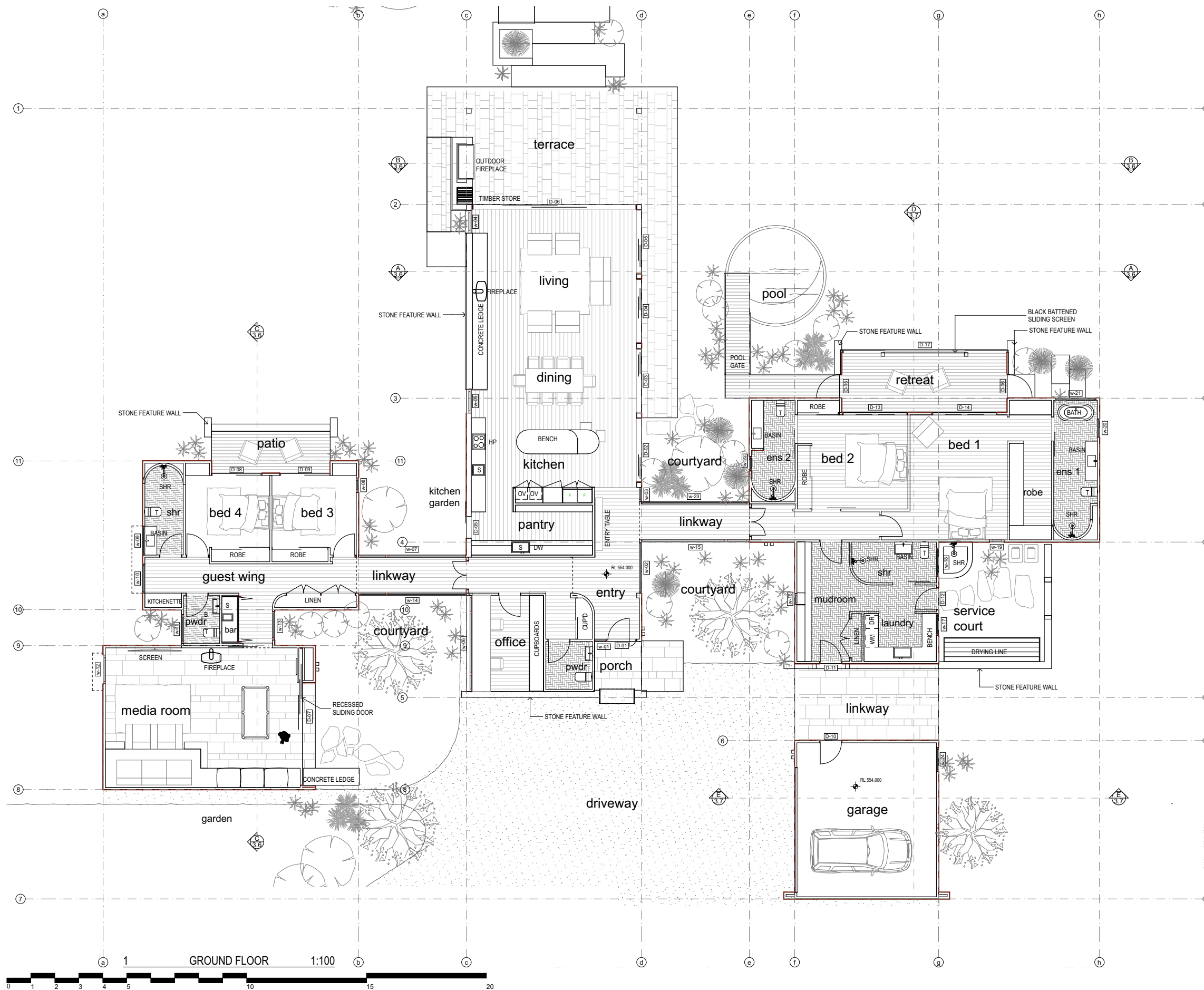
site analysis
PROPOSED SITE PLAN

PROJECT NAME :

PROPOSED RESIDENCE

DRAWING NO.	REVISION NO.
1.2	DA 01

Issue Date: 16/11/2023



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Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
MT TAMBORINE

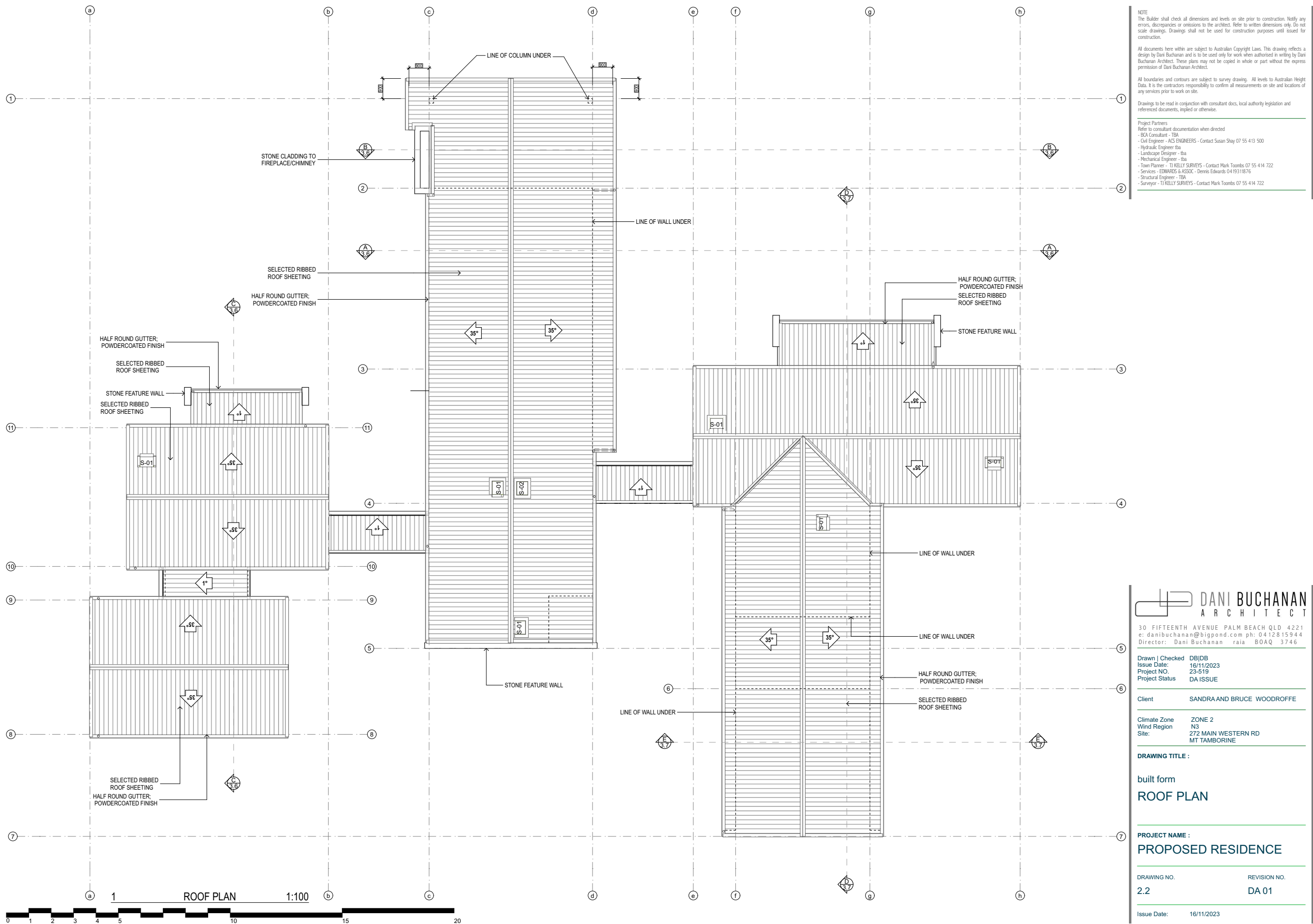
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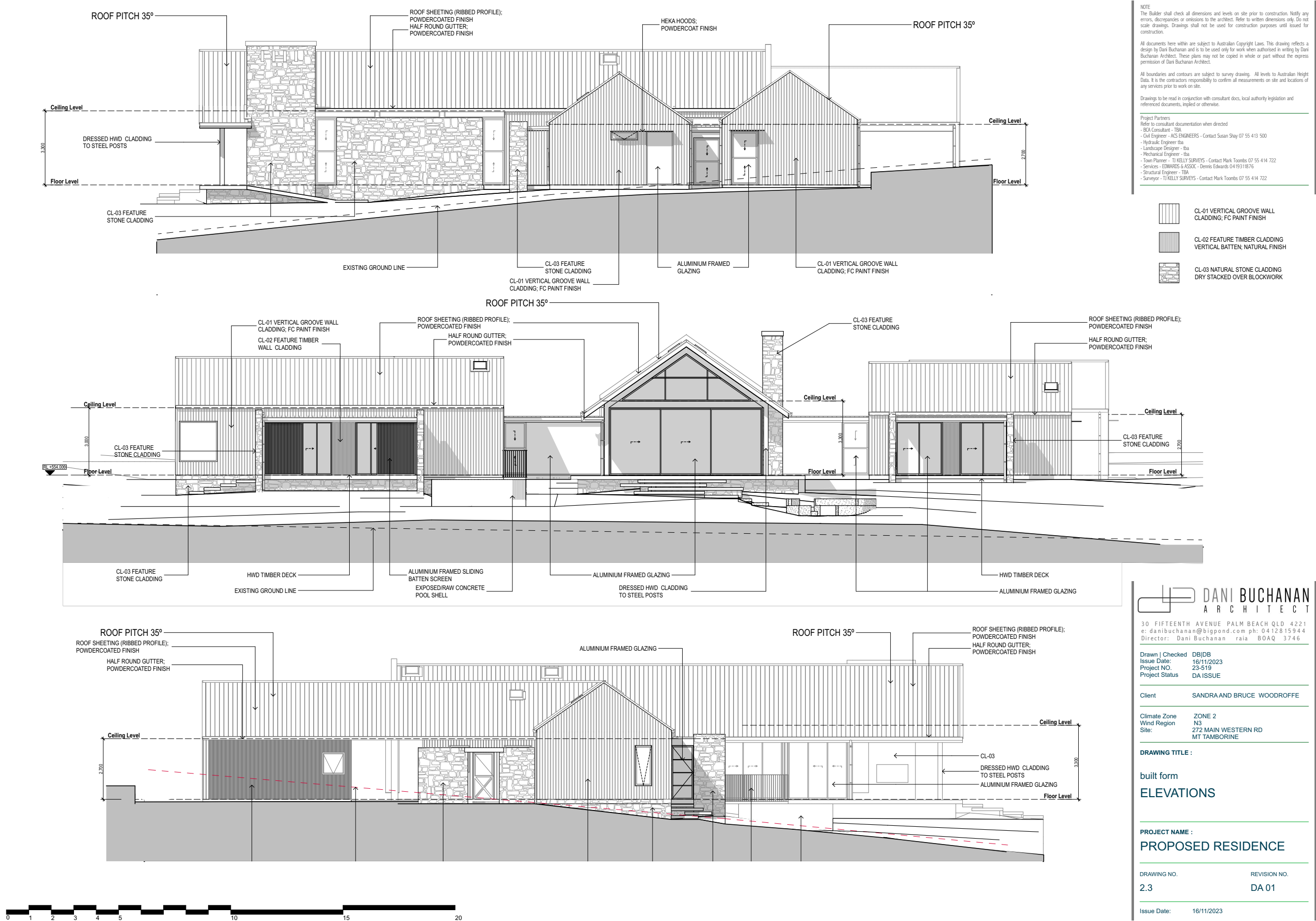
built form
GROUND FLOOR

PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. 2.1
REVISION NO. DA 01

Issue Date: 16/11/2023





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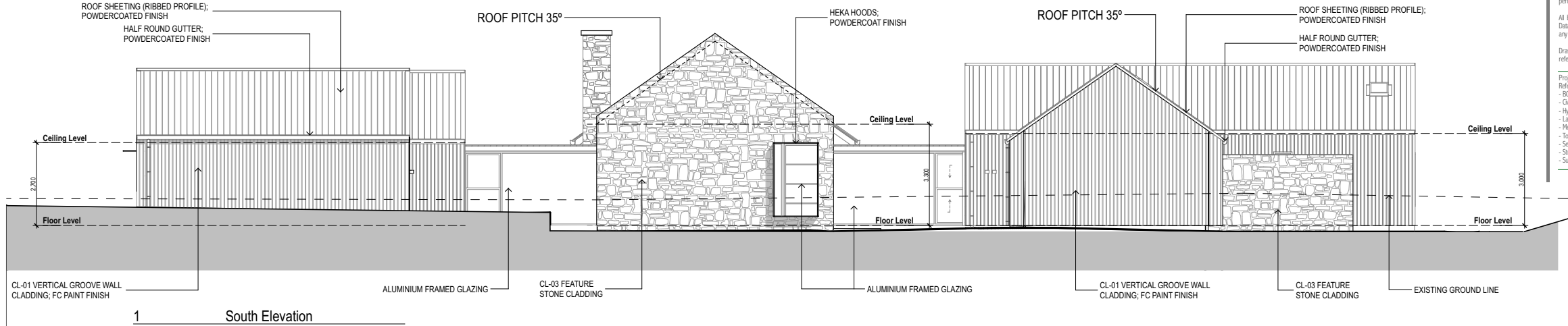
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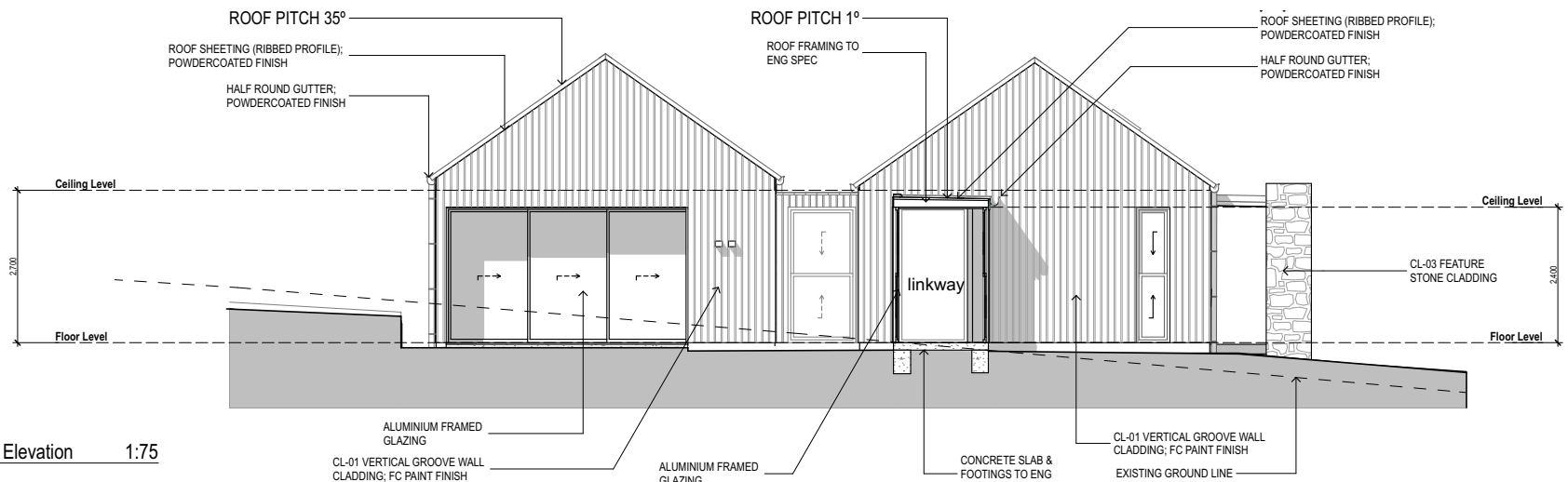
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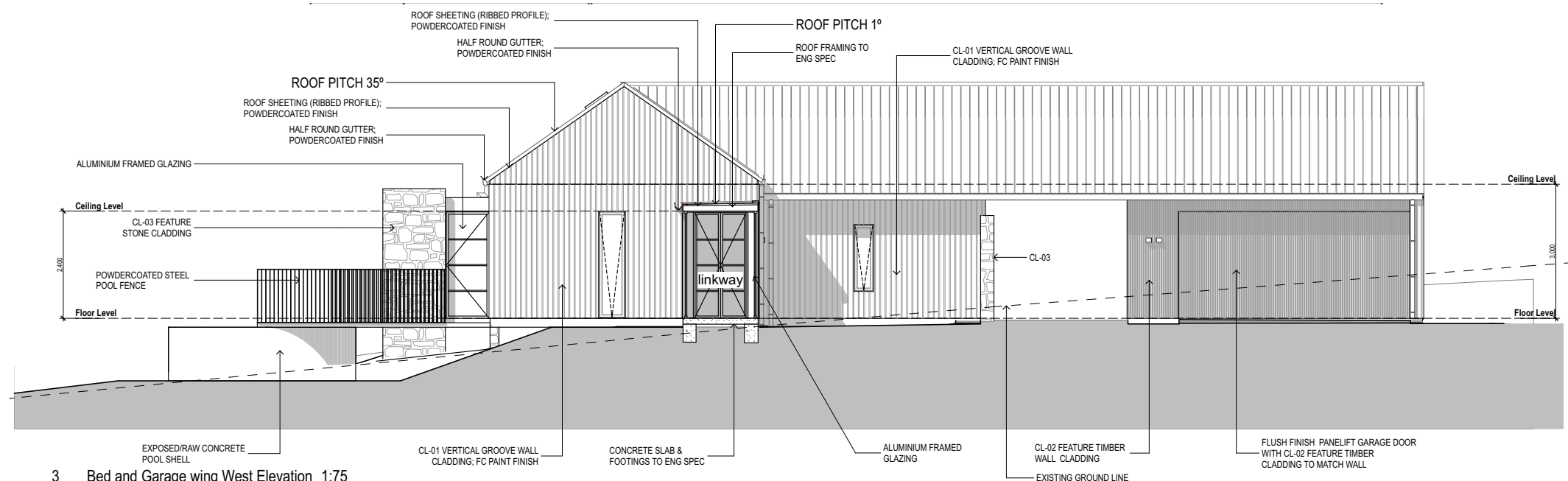
- CL-01 VERTICAL GROOVE WALL CLADDING; FC PAINT FINISH
- CL-02 FEATURE TIMBER CLADDING VERTICAL BATTEN; NATURAL FINISH
- CL-03 NATURAL STONE CLADDING DRY STACKED OVER BLOCKWORK



1 South Elevation



2 Guest Wing East Elevation 1:75



3 Bed and Garage wing West Elevation 1:75

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Drawn | Checked DB/DB
Issue Date: 16/11/2023
Project NO. 23-519
Project Status DA ISSUE

Client SANDRA AND BRUCE WOODROFFE

Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :

built form
ELEVATIONS

PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. 2.4
REVISION NO. DA 01

Issue Date: 16/11/2023

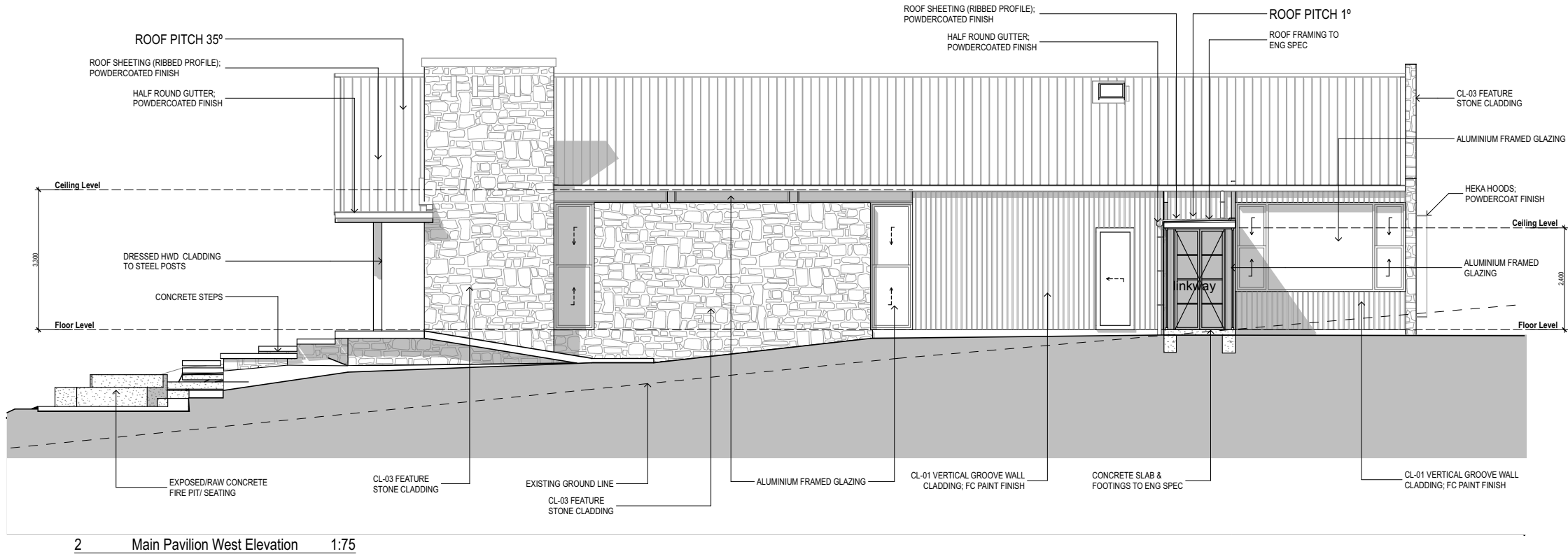
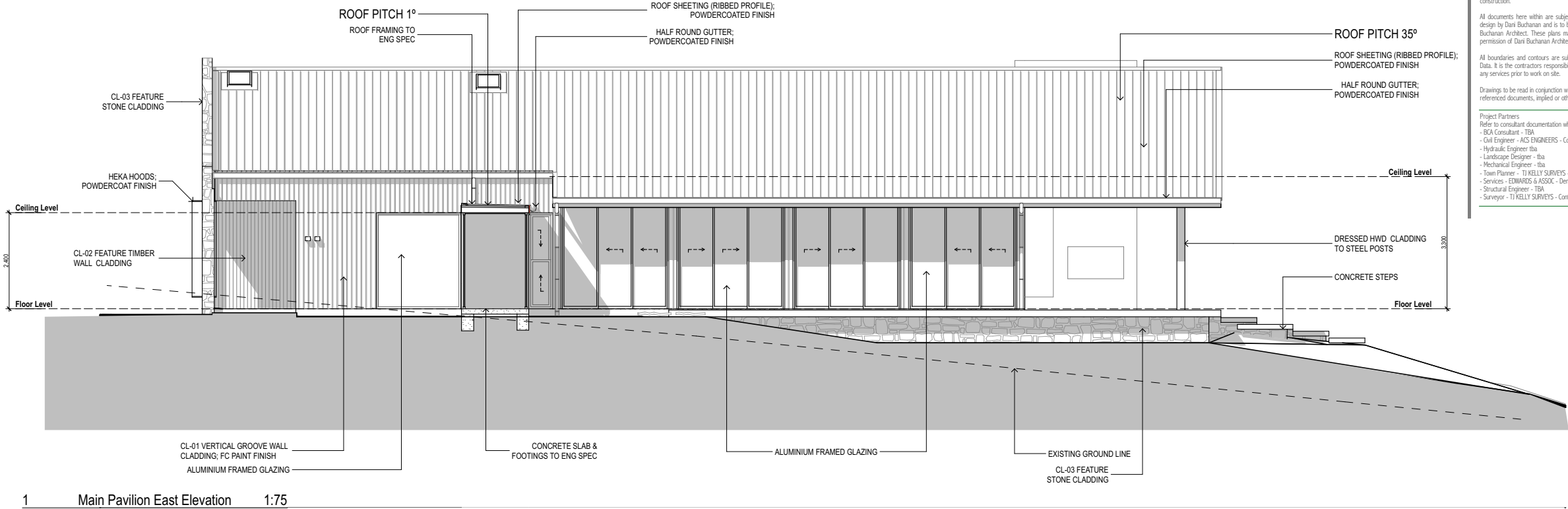
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Project NO. 23-519
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Client SANDRA AND BRUCE WOODROFFE

Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :

built form
Sectional Elevations

PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. 2.5
REVISION NO. DA 01

Issue Date: 16/11/2023

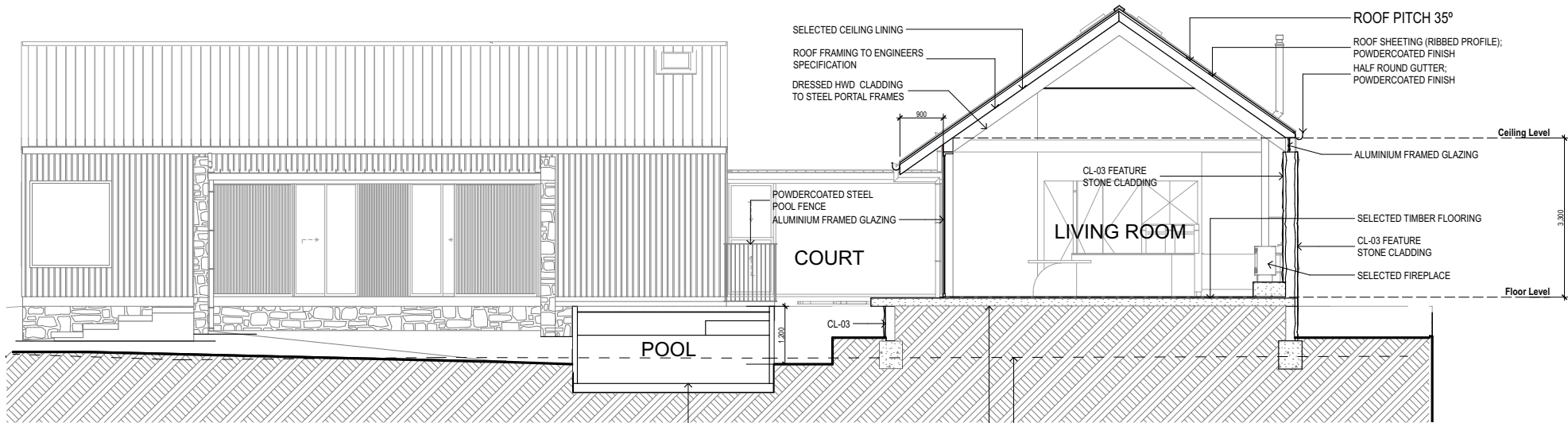
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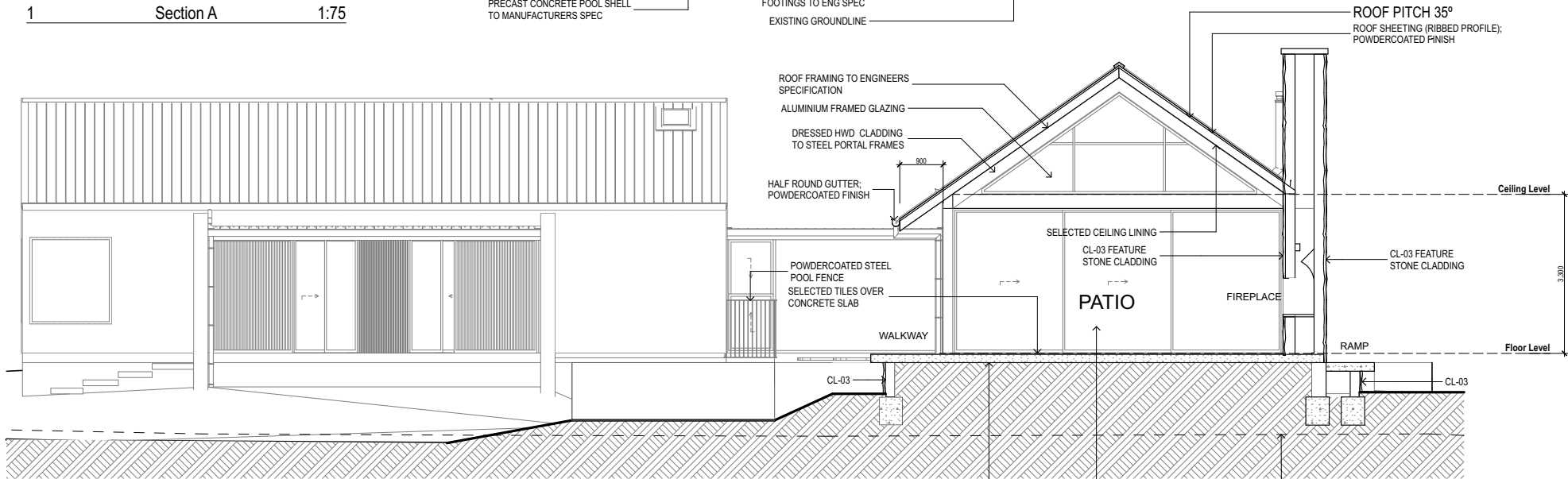
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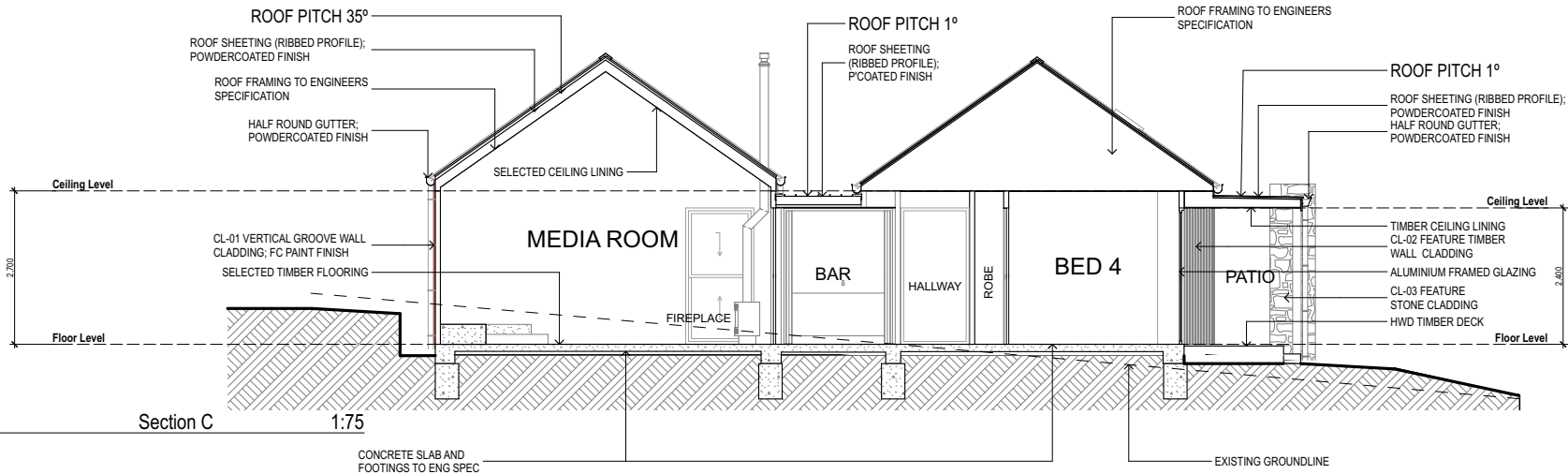
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1 Section A 1:75



2 Section B 1:75



3 Section C 1:75

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Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
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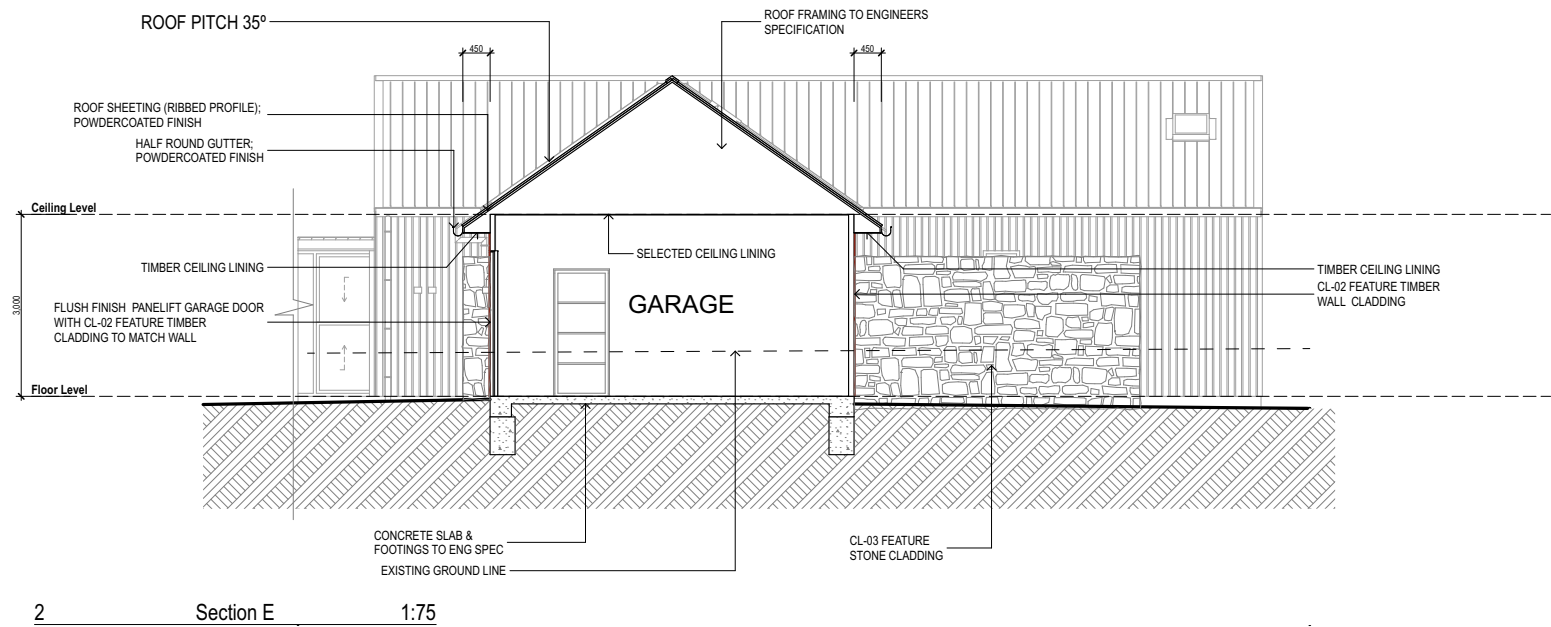
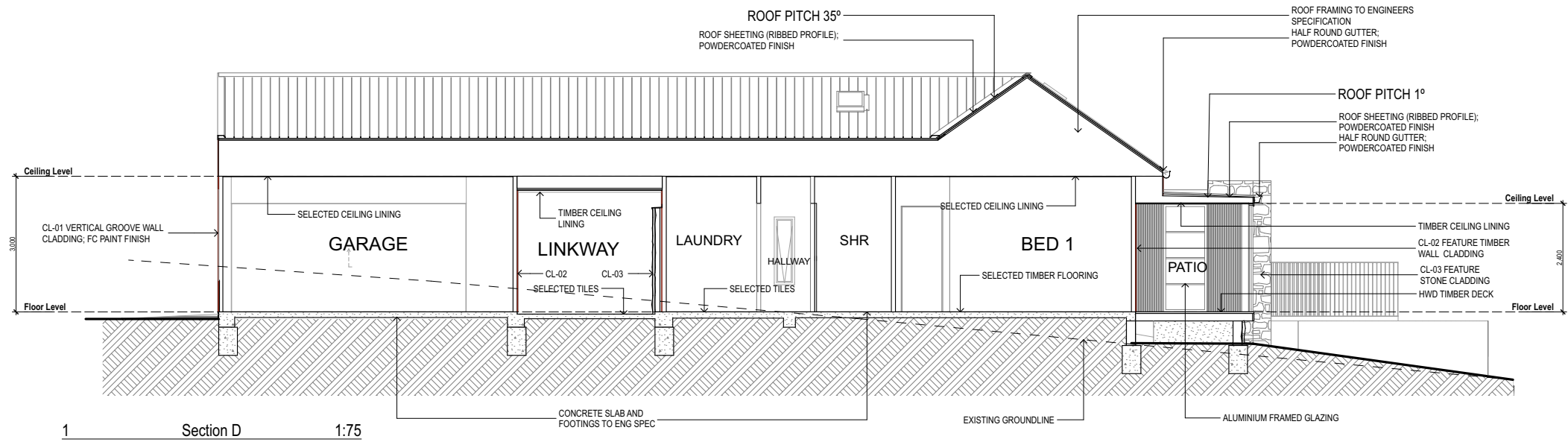
DRAWING TITLE :

built form
Section A, B & C

PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. REVISION NO.
2.6 DA 01

Issue Date: 16/11/2023



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Site: 272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :

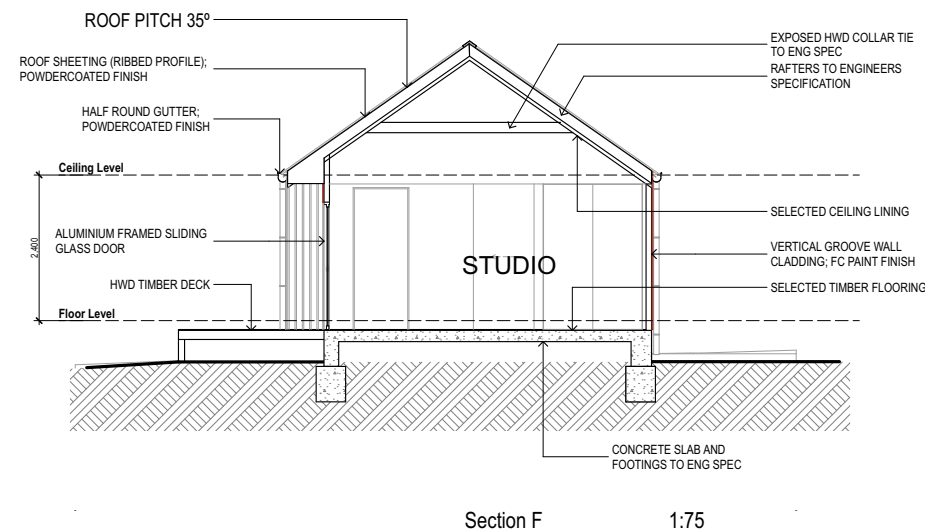
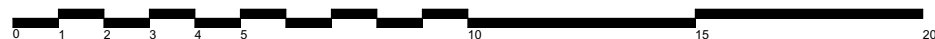
built form
Section D & E


PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. REVISION NO.
2.7 DA 01

Issue Date: 16/11/2023







DANI BUCHANAN

ARCHITECT

30 FIFTEENTH AVENUE PALM BEACH QLD 4221

e: danibuchanan@bigpond.com ph: 0412815944

Director: Dani Buchanan raia BOAQ 3746

Drawn | Checked

Issue Date:

Project NO.

Project Status

DB/DB

16/11/2023

23-519

DA ISSUE

Client

SANDRA AND BRUCE WOODROFFE

Climatic Zone

Wind Region

Site:

ZONE 2

N3

272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :

built form

STUDIO PLANS

PROJECT NAME :

PROPOSED RESIDENCE

DRAWING NO.

1.8

REVISION NO.

DA 01

Issue Date:

16/11/2023

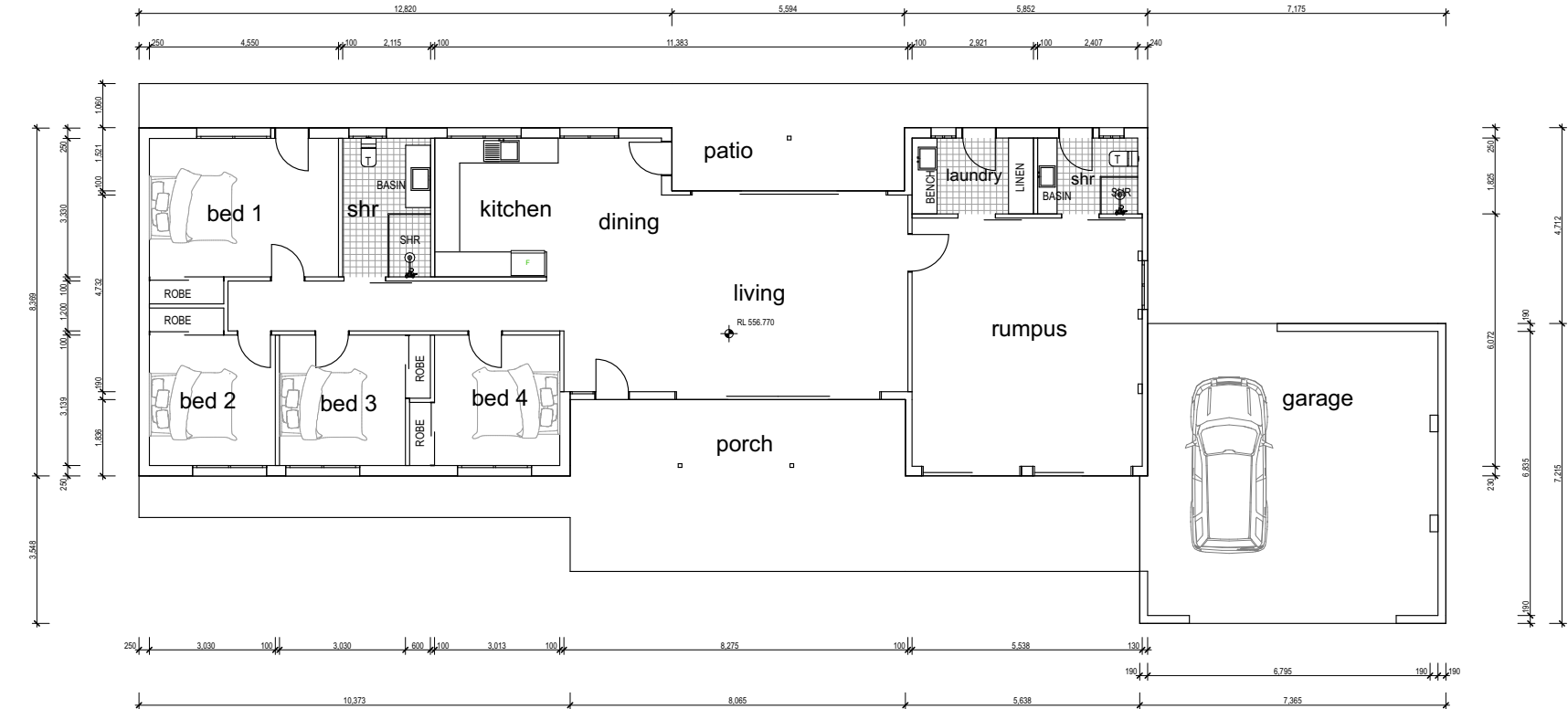
NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.

All documents here within are subject to Australian Copyright Laws. This drawing reflects a design by Dani Buchanan and is to be used only for work when authorised in writing by Dani Buchanan Architect. These plans may not be copied in whole or part without the express permission of Dani Buchanan Architect.

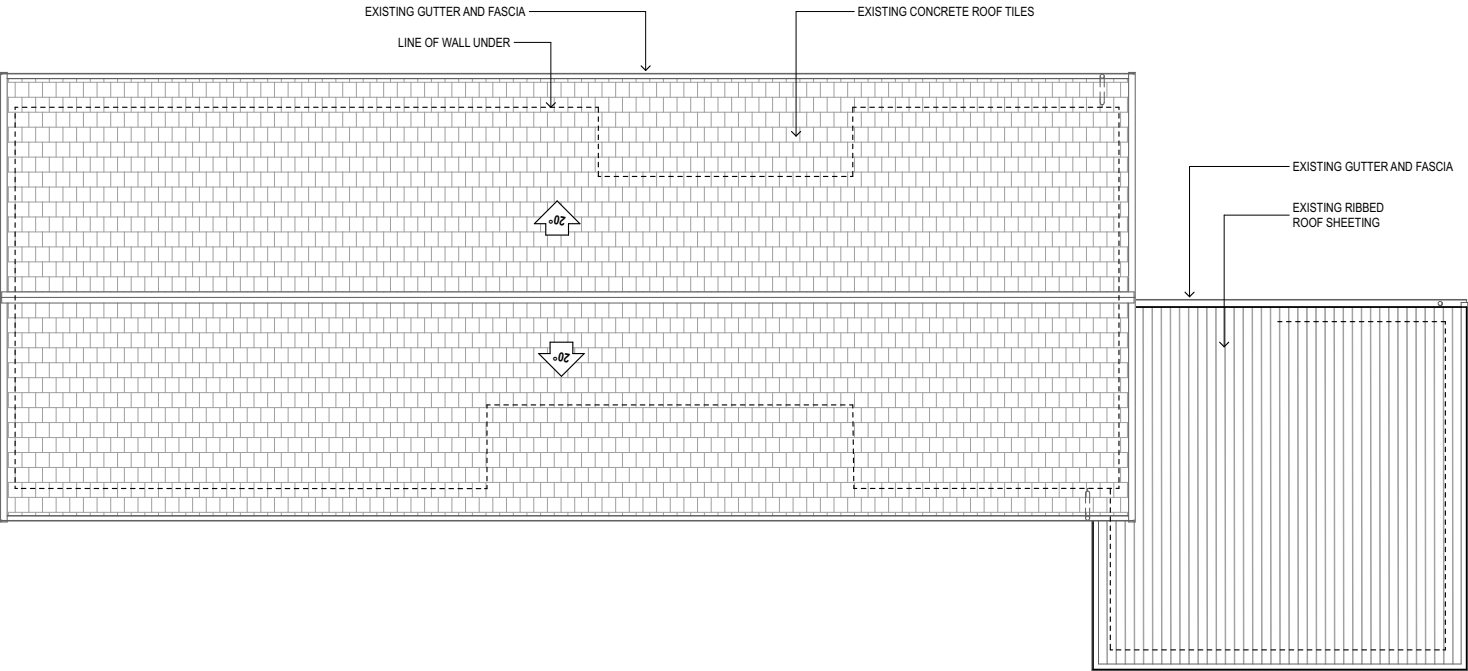
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

Drawings to be read in conjunction with consultant docs, local authority legislation and referenced documents, implied or otherwise.

Project Partners
Refer to consultant documentation when directed
- BCA Consultant - TBA
- Civil Engineer - ACS ENGINEERS - Contact Susan Shay 07 55 413 500
- Hydraulic Engineer - tba
- Landscape Designer - tba
- Mechanical Engineer - tba
- Town Planner - TJ KELLY SURVEYS - Contact Mark Toombs 07 55 414 722
- Services - EDWARDS & ASSOC - Denis Edwards 04 9311876
- Structural Engineer - TBA
- Surveyor - TJ KELLY SURVEYS - Contact Mark Toombs 07 55 414 722



EXISTING RESIDENCE 1:100



EXIST RESIDENCE ROOF PLAN 1:100



DANI BUCHANAN

ARCHITECT

30 FIFTEENTH AVENUE PALM BEACH QLD 4221

e: danibuchanan@bigpond.com ph: 04 128 15944

Director: Dani Buchanan raia BOAQ 3746

Drawn | Checked DB/DB

Issue Date: 16/11/2023

Project NO. 23-519

Project Status DA ISSUE

Client

SANDRA AND BRUCE WOODROFFE

Climate Zone ZONE 2

Wind Region N3

Site: 272 MAIN WESTERN RD

MT TAMBORINE

DRAWING TITLE :

built form

EXISTING RESIDENCE

PLANS

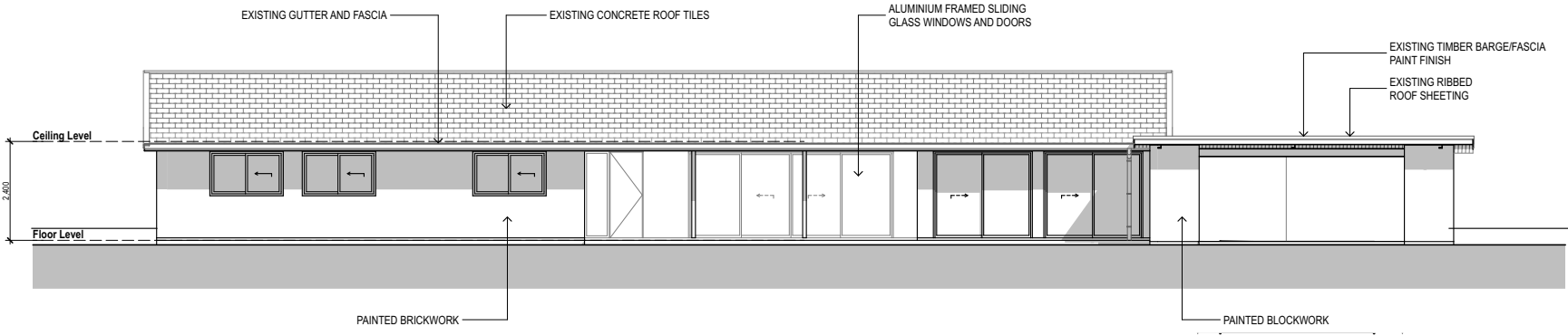
PROJECT NAME :

PROPOSED RESIDENCE

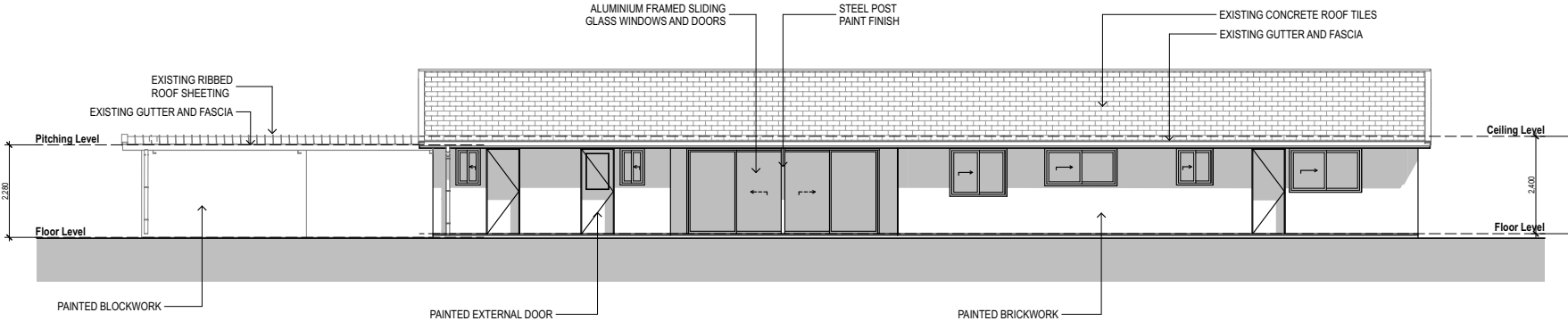
DRAWING NO. 2.9

REVISION NO. DA 01

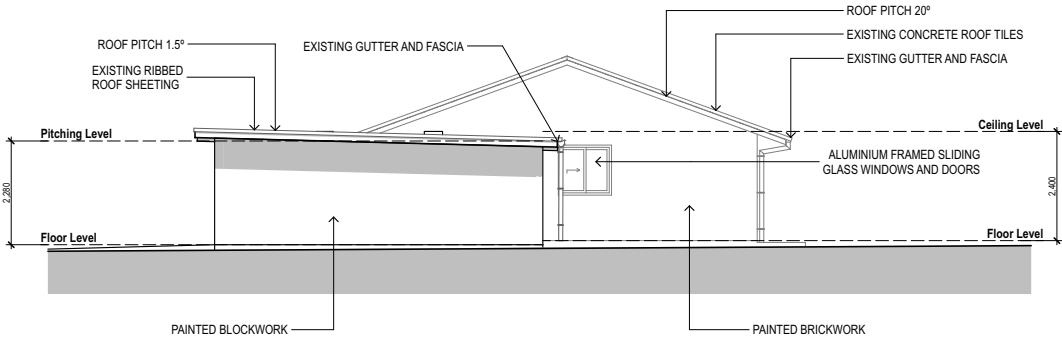
Issue Date: 16/11/2023



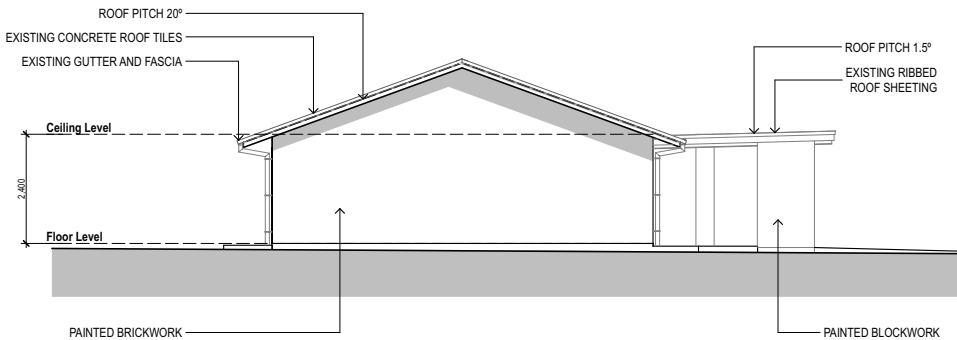
1 EXISTING RESIDENCE South Elevation 1:100



2 EXISTING RESIDENCE North Elevation 1:100



3 EXISTING RESIDENCE East Elevation 1:100



4 EXISTING RESIDENCE West Elevation 1:100


NOTE
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DANI BUCHANAN
ARCHITECT

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e: danibuchanan@bigpond.com ph: 04 128 15944
Director: Dani Buchanan raia BOAQ 3746

Drawn | Checked DB/DB
Issue Date: 16/11/2023
Project NO. 23-519
Project Status DA ISSUE

Client SANDRA AND BRUCE WOODROFFE

Climate Zone ZONE 2
Wind Region N3
Site: 272 MAIN WESTERN RD
MT TAMBORINE

DRAWING TITLE :
built form
EXISTING RESIDENCE
ELEVATIONS

PROJECT NAME :
PROPOSED RESIDENCE

DRAWING NO. 2.10
REVISION NO. DA 01

Issue Date: 16/11/2023

**Envirodisposal Pty. Ltd. ABN 66 104 290 780 Trading as
EDWARDS & ASSOCIATES WASTE WATER CONSULTANTS**

Manager:

Dennis Edwards AFIEAust

Cert.Geol. Assoc.Dip.App.Sc. (Geol)

Member:Australian Geomechanics Soc.

QBCC Lic 1026654 / 1000268

P.O. BOX 3077 SOUTHPORT

BUSINESS CENTRE 4215.

pH: (07) 55-311876

Fax: (07) 55- 918744

Mobile: 0419 311876

email:dennis@greywateraustralia.com.au

www.edwardsandassociates.com.au

SITE EVALUATION –EFFLUENT DISPOSAL REPORT

REPORT No:Assess231033 Date: 28.10.2023

Site information:

Client: S & B Woodroffe c/o Dani Buchanan Architect

Site Address:LOT 211 on SP149168 (#272) Main Western Road, Tamborine Mountain

Local Authority: Scenic Rim

INTRODUCTION AND PROPOSAL:

Edwards & Associates have carried out a site evaluation at the above address in accordance with AS/NZS 1547 – 2012 “On-Site domestic wastewater management” and the Queensland Plumbing and Wastewater Code Version 1:2019

The report objectives

- 1.** Provide a detailed report factoring in site conditions & determining the most suitable for of onsite disposal
- 2.** Identify any potential environmental concerns & design constraints that could effect the LAA eg waterways
- 3.** To evaluate soil type over site to adequately size & design the LAA

Site Proposal

At this site a new 4 bedroom residence is proposed....and a new secondary dwelling & studiowith effluent disposal from both residence and studio ...to be discharged to a new HSTP....and then by surface irrigation onto a grassed area with existing house to remain unchanged serviced by its own hstp

Field work was carried on the 11th Oct




Dennis R. Edwards
BSA 1000268

REPORT No: Assess231033 Date: 28.10.2023**DISPOSAL AREA SITE ASSESSMENT:**

SITE FACTORS: Proposed disposal site area slopes at approximately 10-12%
Site is mainly cleared with some small trees in areas .

SITE LIMITATIONS / DESIGN CONSTRAINTS: waterway & proposed dam also existing bore

SETBACK REQUIREMENTS

The setback distances from features when using **primary/secondary/advanced** quality effluent are as follows

SUB SURFACE DISPOSAL SETBACKS

Sub Surface to Boundaries	2m from an uphill feature 4m from downhill feature
Dwellings, Recreation Areas Eg Tennis Courts, Kids Play Areas Walkways & pathways.	Sub Surface Disposal 2m from an uphill feature 4m from downhill feature
Bores Dams & Watercourses	30m (secondary) / 10m (Advanced secondary quality from the feature
Pools & In ground Water Tanks	6m
Depth to Water Table & Rock	0.6m Secondary quality / 0.3m Advanced Secondary Quality
Retaining Walls	3m Min from the feature

SURFACE IRRIGATION SETBACKS

Surface to Boundaries	2m from an uphill feature 4m from downhill feature
Dwellings, Recreation Areas Eg Tennis Courts, Kids Play Areas	Surface irrigation 10m from an uphill feature 10m from downhill feature
Bores Dams & Watercourses	30m (secondary) / 10m (Advanced secondary quality from the feature
Pools & In ground Water Tanks	6m – 10m
Depth to Water Table & Rock	0.6m Secondary quality / 0.3m Advanced Secondary Quality
Retaining Walls	3m uphill & 4m downhill from the feature

REPORT No:Assess231033 Date: 28.10.2023**Setback Distances for on-site sewerage facilities & greywater use facilities**

Feature	Separation	Distance	(Metres)
For On-Site Facility	Advanced Secondary	Secondary	Primary
For Grey water Facility	High	Medium	Low
Top of bank of waterway, dam, low lying area or open drainage easement	10m	30m	50m
Unsaturated soil depth to a permanent water table	0.3m	0.6m	1.2m

SOIL ASSESSMENT:**Soil investigations based on site visit to allotment****Bore log / typical soil profile:**

Site	Lower Depth (mm)	Texture (AS1547)	Shading	Colour	Structure	Soil Category	Permeability
BH1	0-600	Volcanics	Dark	Red	Well structured	3	0.50 – 1.0
Site	Lower Depth (mm)	Texture (AS1547)	Shading	Colour	Structure	Soil Category	Permeability
BH2		As above					
Site	Lower Depth (mm)	Texture (AS1547)	Shading	Colour	Structure	Soil Category	Permeability
BH3		As above					

REPORT No:Assess231033 Date: 28.10.2023

Permeability Results:

(Indicative from lithological analysis) = **0.50 – 1.0m/day**

Soil category **#3** (“**Loam range**“)

DESIGN IRRIGATION RATE: = 4mm/Day (AS1547 – 2012)

LAND APPLICATION METHOD:

Effluent disposal will be by **surface irrigation onto a grassed area**

Note: mounding to be used to mitigate the fall & if no grass to be established by owners

LAND APPLICATION AREA:

Total area of land application = **240 m2**

TYPE OF EFFLUENT DISPOSAL FACILITY:

New 4 bedroom residence : Hstp:Taylex ABS (Chief Executive Approval Number: 07/2020)

Maintenance – to be done Quarterly

New 1 bedroom studio : Pump well discharging to new Taylex ABS....

The supplier / manufacturer of the On-Site Sewerage Treatment System will provide a maintenance contract to home owner in accordance with the normal maintenance schedule requirements for the system type.

Existing house serviced by its own taylex abs

LAA Maintenance requirement by owner

1. only detergents that are low in sodium and phosphorus should be used with a minimal use of bleaches, disinfectants etc
2. grass within LAA including retention diversion mounds if applicable are to be mown regularly & structures / objects to be kept clear from the field.
3. the service provider to ensure LAA is flushed & maintain the irrigation system quarterly

REPORT No: Assess231033 Date: 28.10.2023**Calculations:**

8 Persons / 5 Bedrooms (proposed house / studio) @ 120 l/day = 960 l/day (q) (Adopted DIR = 4mm/Day)

$$\text{Area of irrigation required} = \frac{q}{\text{DIR}} = 240 \text{ m}^2$$

SCOPE OF WORK: Edwards and Associates have been commissioned to design an appropriate effluent disposal system for this property and for the nominated use. Installation and ongoing maintenance of the system is the responsibility of others.

Soil Category	<u>ESTIMATED SOIL CATEGORY</u>		
	Indicative Drainage	Soil Texture	Indicative Permeability
1	Rapid draining	Gravels & sands	> 3.0
2	Free Draining Good to Moderate	Sandy Loams	> 3.0 1.4 – 3.0
3	Good to Moderate Moderate to slow	Loams	1.5 – 3.0 0.5 – 1.5
4	Moderate to slow Slow to poor Poor	Clay Loams	0.5 – 1.5 0.12 – 0.5 0.06 – 0.12
5	Slow to poor Poor Very Poor	Light Clays	0.12 – 0.5 0.06 – 0.12 < 0.06
6	Poor Very poor Very poor	Medium to heavy clays	0.06 – 0.5 < 0.06 < 0.06

Note: This report is to be read in conjunction with the standard conditions of permit as Issued by the Local Authority.

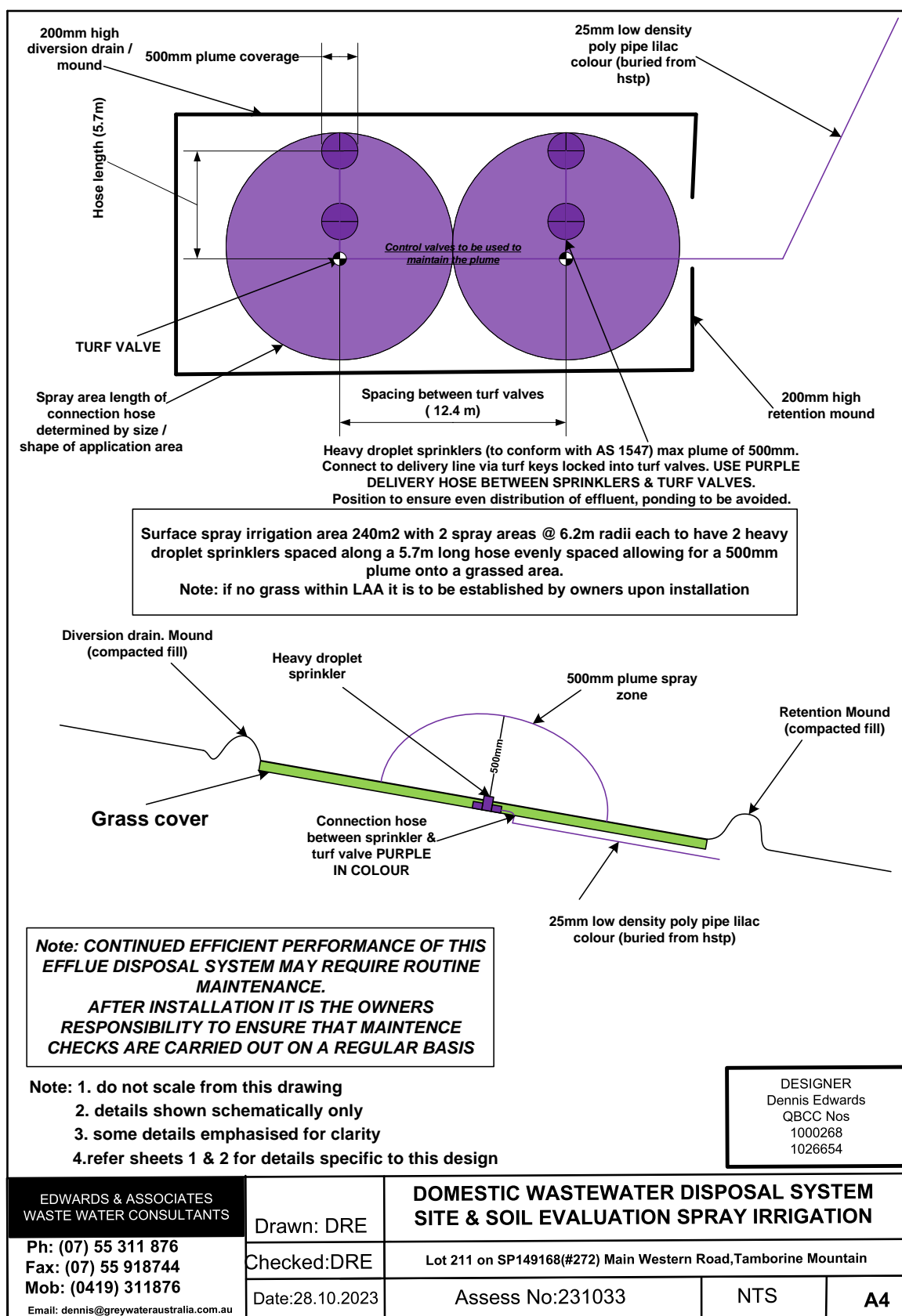
1. Installer shall only use council approved plans.

alled to manufacturers specifications and in accordance with the governing authority guidelines.

extra costs associated with a re-design if all site information available to the
 Edwards & Associates.



DESIGNER
Dennis Edwards
QBCC Nos
1000268
1026654



Document Set ID: 12387886
Version: 1, Version Date: 17/11/2023

Council Sustainability**11.7 Council Monthly Financial Report for March 2024**

Executive Officer: General Manager Council Sustainability

Item Author: Coordinator Financial Management

Attachments:

1. Monthly Financial Report March 2024 [↓](#) 
-

Councillor Portfolio

Not applicable.

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

This report seeks Council's endorsement of the monthly financial report for March 2024.

Recommendation

That Council note the unaudited financial statements for the period ended 31 March 2024 for the Financial Year 2023-2024.

Previous Council Considerations / Resolutions

Not applicable.

Report / Background

The Council monthly financial report provides information on Council's actual to budget performance. The graphical representation of key performance indicators provides key summary financial information.

Budget / Financial Implications

The budget/financial implications are reflected within Attachment 1.

Strategic Implications

Operational Plan

Theme: 3. Open and Responsive Government

Key Area of Focus: Ongoing integrity of Council's practice and processes

Legal / Statutory Implications

Section 204 of the *Local Government Regulation 2012* requires the Chief Executive Officer to present a financial report to Council on a monthly basis.

Risks

Strategic Risks

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

SR47 Inadequate or lack of an appropriate Financial Management Framework (including systems, policies, procedures and controls) in place to adequately minimise risk of fraudulent action and to maximise financial sustainability.

Risk Summary

Category	Explanation
Financial/Economic Inaccurate or untimely management reporting	Actual performance is reported against budget on a monthly basis to the Executive Team and Council.
Financial/Economic Failure to develop and implement procedures to manage cash and investments	Monthly investment report is provided to the Executive Team and Council that reports actual performance against investment limits.
Financial/Economic Failure to manage outstanding debtors	Monthly debtors report is provided to the Executive Team and Council including chart showing total outstanding debtors and debtors greater than 90 days overdue .

Human Rights Implications

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

Consultation

The Executive Team and Managers have reviewed the actual to budget performance for their relevant portfolios.

Conclusion

The monthly financial report provides information on the actual to budget position at financial statement level.

OptionsOption 1

That Council note the unaudited financial statements for the period ended 31 March 2024 for the Financial Year 2023-2024.

Option 2

That Council request further information or an amendment to this report.

Option 3

That Council not accept the unaudited financial statements for the period ended 31 March 2024 for the Financial Year 2023-2024.



FINANCIAL PERFORMANCE AND POSITION PROGRESS REPORT MARCH 2024

SCENIC RIM

REGIONAL COUNCIL

PO Box 25 | 82 Brisbane Street, Beaudesert QLD 4285 | Telephone 07 5540 5111



scenicrim.qld.gov.au

Executive Summary

Summary of the March 2024 Monthly Financial Report:

Net operating surplus: **\$4.398 million above budgeted expectations**

- Operating Revenue \$4.775 million higher than budgeted forecast.
- Operating expenditure \$0.377 million higher than budgeted forecast.

Operating Revenue: **\$4.775 million 5.6% higher than budgeted expectations**

- Rates and utility charges are \$0.245 million lower than budgeted expectations due to lower than anticipated growth.
- Fees and charges are \$0.923 million above budgeted expectations due largely to higher fees for development assessment \$0.203 million, plumbing certification \$0.360 million and Moogerah Caravan Park \$0.243 million. Refuse tipping fees are \$0.227 million lower than anticipated.
- Operating grants and subsidies are higher than expected due to revenue/accruals for disaster emergency works and counter disaster operations \$3.796 million.
- Other revenues are lower than anticipated largely due to lower LCC waste dumping charges \$0.305 million.

Operating expenditure: **\$0.377 million 0.5% higher than budgeted expectations**

- Employee expenses allocated to capital are \$1.362 million 26% less than the forecasted budget. Variances are principally in the areas of Resources and Sustainability, Design and Survey, and Structures and Drainage.
- Materials and services are \$1.108 million 3.8% lower than budget expectations due largely to maintenance and operations \$0.970 million, grant funded expenditure \$1.078 million and other materials and services \$1.657 million. These are offset by unbudgeted operating expenditure for disaster emergency works and counter disaster operations of \$3.108 million. Refer Note 4 (Page 6 of 11) for more detail.

Capital expenditure: **\$16.550 million 33% lower than budgeted expectations**

- Refer to Note 5 (Page 7 of 11) for more detail.

Capital revenue: **\$0.787 million 3.1% lower than budgeted expectations**

- Refer to Note 7 (Page 8 of 11) for more detail.

Statement of financial position

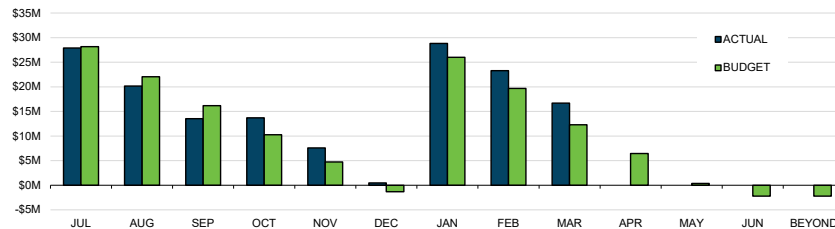
- Cash and investments: \$15.466 million 28% higher than budgeted expectations largely due to higher than anticipated operating surplus, lower capital expenditure, lower capital revenue and movements in receivables and payables.
- Other Current Liabilities: \$1.989 million higher than budget due largely to timing with payment of the Queensland Emergency Management Levy.

Financial performance and position

SCENIC RIM
 REGIONAL COUNCIL

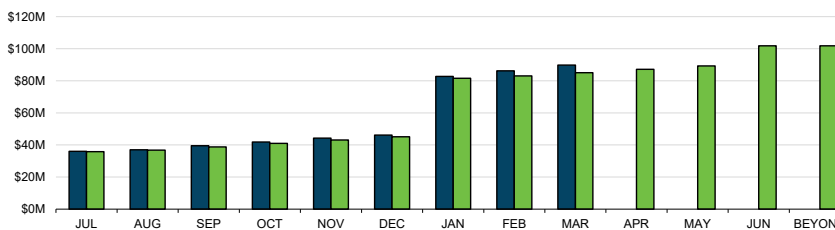
1. KEY PERFORMANCE INDICATORS

Net operating surplus / (deficit)



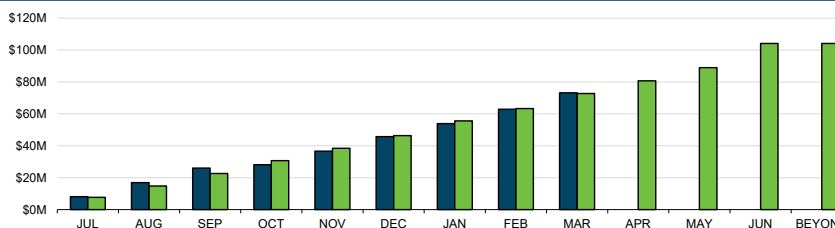
Ahead of budgeted expectations by > 10%
 Var. = \$4.4M / 35.8%

Operating revenue



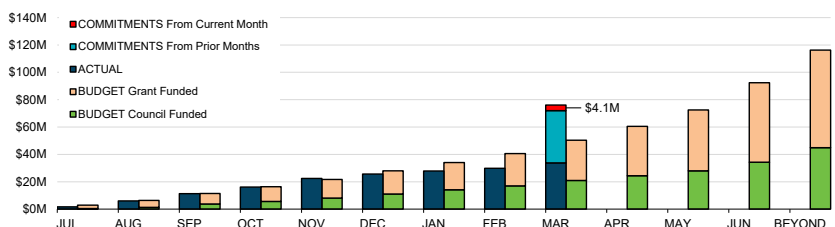
Within 10% of budgeted expectations
 Var. = \$4.8M / 5.6%

Operating expenditure



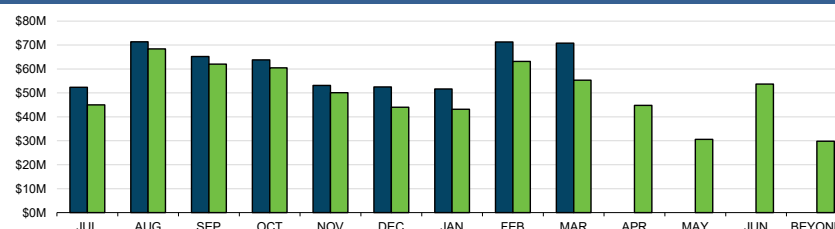
Within 10% of budgeted expectations
 Var. = \$0.4M / 0.5%

Capital expenditure



Behind budgeted expectations by > 20%
 Var. = \$-16.5M / -32.9%

Cash



Ahead of budgeted expectations by > 10%
 Var. = \$15.5M / 28.0%

Legend:



Financial performance and position



2. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the Period Ending 31-Mar-2024

		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	\$69,880	\$69,705	\$69,635	\$69,390	(\$245)
Discounts and pensioner remissions		(\$2,024)	(\$2,024)	(\$2,024)	(\$2,063)	(\$39)
Fees and charges	Note 2	\$7,148	\$7,734	\$5,158	\$6,080	\$923
Interest received		\$3,199	\$3,849	\$3,060	\$3,219	\$159
Recoverable works		\$6,340	\$6,026	\$3,906	\$4,842	\$936
Grants, subsidies, contributions and donations		\$5,843	\$9,089	\$1,691	\$4,995	\$3,303
Share of profit from associates		\$2,510	\$2,510	\$0	\$0	\$0
Other revenues	Note 3	\$5,102	\$4,968	\$3,631	\$3,369	(\$262)
Total Operating revenue		\$97,997	\$101,857	\$85,056	\$89,831	\$4,775
Operating expenditure						
Employee expenses		\$45,534	\$44,978	\$32,980	\$32,931	\$50
Employee expenses allocated to capital		(\$7,454)	(\$6,827)	(\$5,312)	(\$3,950)	(\$1,362)
Net operating employee expenses		\$38,080	\$38,151	\$27,668	\$28,981	(\$1,312)
Materials and services	Note 4	\$37,984	\$44,408	\$28,935	\$27,827	\$1,108
Finance costs		\$1,356	\$1,356	\$1,021	\$1,014	\$7
Depreciation and amortisation		\$20,161	\$20,161	\$15,148	\$15,328	(\$180)
Total Operating expenditure		\$97,581	\$104,076	\$72,773	\$73,150	(\$377)
NET OPERATING SURPLUS / (DEFICIT)		\$416	(\$2,219)	\$12,283	\$16,680	\$4,398
Capital revenue						
Capital grants and subsidies		\$11,533	\$60,075	\$20,662	\$19,175	(\$1,487)
Infrastructure charges		\$2,485	\$5,500	\$4,745	\$5,445	\$700
Total capital revenue		\$14,018	\$65,575	\$25,407	\$24,620	(\$787)
NET SURPLUS / (DEFICIT)		\$14,434	\$63,356	\$37,690	\$41,300	\$3,610

Financial performance and position



3. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION
As at 31-Mar-2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Current assets					
Cash and Investments	\$22,684	\$29,850	\$55,323	\$70,789	\$15,466
Receivables	\$8,100	\$8,100	\$7,423	\$13,981	\$6,558
Inventories	\$900	\$900	\$900	\$1,332	\$432
Other Current Assets	\$670	\$1,000	\$0	\$0	\$0
Total current assets	\$32,354	\$39,850	\$63,645	\$86,101	\$22,456
Non-current assets					
Receivables	\$14,676	\$14,676	\$14,676	\$14,676	\$0
Other Financial Assets	\$40,552	\$40,055	\$38,170	\$38,170	\$0
Property, Plant and Equipment and Intangibles	\$1,070,387	\$1,150,472	\$1,078,639	\$1,062,656	(\$15,983)
Total non-current assets	\$1,125,615	\$1,205,203	\$1,131,485	\$1,115,502	(\$15,983)
TOTAL ASSETS	\$1,157,969	\$1,245,053	\$1,195,130	\$1,201,604	\$6,474
Current liability					
Trade and Other Payables	\$7,000	\$7,000	\$3,500	\$5,047	(\$1,547)
Borrowings	\$3,976	\$3,976	\$0	\$0	\$0
Provisions	\$10,400	\$10,400	\$10,881	\$10,965	(\$84)
Other Current Liabilities	\$1,683	\$1,683	\$0	\$1,989	(\$1,989)
Total current liability	\$23,059	\$23,059	\$14,381	\$18,002	\$3,621
Non-current liability					
Borrowings	\$39,306	\$39,320	\$44,334	\$44,352	(\$18)
Provisions	\$4,219	\$4,219	\$2,818	\$2,818	\$0
Other Non-Current Liabilities	\$1,507	\$2,878	\$4,561	\$4,561	\$0
Total non-current liability	\$45,032	\$46,417	\$51,713	\$51,731	\$18
TOTAL LIABILITIES	\$68,091	\$69,476	\$66,094	\$69,733	\$3,639
NET ASSETS	\$1,089,878	\$1,175,577	\$1,129,036	\$1,131,871	\$2,835

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS

NOTE 1 - RATES AND UTILITY CHARGES ANALYSIS

For the Period Ending 31-Mar-2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Rates and utility charges					
General Rates	\$49,750	\$49,575	\$49,505	\$49,242	(\$263)
Separate Charge Community Infrastructure	\$10,832	\$10,832	\$10,832	\$10,815	(\$17)
Waste Disposal Charge	\$614	\$614	\$614	\$598	(\$16)
Waste Collection Charge	\$8,684	\$8,684	\$8,684	\$8,734	\$50
Total rates and utility charges	\$69,880	\$69,705	\$69,635	\$69,390	(\$245)

NOTE 2 - FEES AND CHARGES ANALYSIS

For the Period Ending 31-Mar-2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Fees and charges					
Development Assessment	\$1,228	\$1,428	\$921	\$1,124	\$203
Plumbing Certification	\$1,034	\$1,164	\$720	\$1,081	\$360
Building Certification	\$441	\$441	\$262	\$317	\$56
Other Building and Property Related Revenue	\$933	\$1,027	\$781	\$913	\$132
Refuse Tipping Fees	\$1,710	\$1,735	\$1,213	\$986	(\$227)
Animal Management Licences	\$248	\$248	\$230	\$265	\$35
Food Licences	\$207	\$211	\$187	\$216	\$29
Cemetery Fees	\$400	\$400	\$300	\$356	\$56
Moogerah Caravan Park Fees	\$803	\$937	\$447	\$690	\$243
Other Fees and Charges	\$143	\$143	\$96	\$131	\$35
Total fees and charges	\$7,148	\$7,734	\$5,158	\$6,080	\$923

NOTE 3 - OTHER REVENUES ANALYSIS

For the Period Ending 31-Mar-2024

	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	\$2,911	\$2,911	\$2,184	\$1,878	(\$305)
Tax Equivalents - Urban Utilities	\$1,076	\$950	\$619	\$631	\$12
Other	\$1,115	\$1,106	\$828	\$860	\$32
Total other revenues	\$5,102	\$4,968	\$3,631	\$3,369	(\$262)

Financial performance and position



4. NOTES TO FINANCIAL STATEMENTS CONTINUED

NOTE 4 - MATERIALS AND SERVICES ANALYSIS

For the Period Ending 31-Mar-2024

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Subscriptions	\$411	\$452	\$406	\$331	(\$76)
IT Systems Maintenance	\$2,847	\$3,059	\$2,565	\$2,369	(\$196)
Office Expenditure	\$680	\$727	\$564	\$433	(\$131)
Recoverable Works	\$3,396	\$3,066	\$1,866	\$2,468	\$602
Disaster Event Emergent Works & CDO	\$0	\$0	\$0	\$3,108	\$3,108
Fleet IPH Recoveries	(\$11,149)	(\$11,149)	(\$8,347)	(\$8,562)	(\$215)
Grants	\$470	\$473	\$367	\$314	(\$53)
Legal Expenses	\$1,082	\$1,364	\$748	\$994	\$246
Waste Collection Contract	\$2,947	\$2,947	\$1,983	\$1,760	(\$223)
Insurance	\$652	\$652	\$647	\$670	\$24
Economic Development	\$1,414	\$1,640	\$1,069	\$635	(\$435)
Maintenance and Operations	\$23,267	\$23,938	\$16,511	\$15,540	(\$970)
721600 - Road Maintenance	\$4,690	\$4,690	\$3,266	\$2,807	(\$459)
721601 - Bridge Maintenance	\$476	\$476	\$351	\$295	(\$56)
721611 - Urban Approaches and Town Centres Maintenance	\$480	\$480	\$327	\$409	\$82
721612 - Road Furniture Projects	\$124	\$124	\$93	\$35	(\$58)
721613 - Resheeting	\$1,633	\$1,633	\$1,225	\$725	(\$500)
721614 - Shoulder Resheeting	\$547	\$547	\$410	\$470	\$59
729283 - Weed Treatment Council Roadsides	\$9	\$9	\$8	\$8	(\$0)
729316 - Road Corridor Management	\$87	\$63	\$44	\$30	(\$14)
EXP20112-M&O-Parks, Gardens, Cemeteries	\$2,129	\$2,129	\$1,599	\$1,855	\$256
EXP20113-M&O-Fleet	\$3,811	\$4,227	\$3,210	\$3,190	(\$20)
EXP20114-M&O-Waste Disposal	\$3,765	\$3,794	\$1,714	\$1,720	\$6
EXP20125-M&O-Facility Operations	\$4,098	\$4,331	\$3,212	\$3,115	(\$96)
EXP20126-M&O-Facility Maintenance	\$1,250	\$1,291	\$944	\$821	(\$123)
EXP20127-M&O-Facility Maintenance Scheduled	\$169	\$144	\$108	\$62	(\$46)
Transfer Station Operations	\$864	\$850	\$603	\$549	(\$54)
Grant Funded Expenditure	\$682	\$3,907	\$1,603	\$525	(\$1,078)
Other Material and Services	\$10,421	\$12,483	\$8,350	\$6,693	(\$1,657)
721052 - Consultant Town Planning	\$25	\$175	\$14	\$104	\$90
721069 - Consultant Other	\$393	\$653	\$320	\$259	(\$61)
729148 - Asset Condition Assessments	\$380	\$416	\$302	\$245	(\$58)
729269 - Promotion and Program Development	\$36	\$54	\$52	\$7	(\$45)
729200 - Internal Charge - Vehicle Allocation	\$1,950	\$1,928	\$1,444	\$1,391	(\$53)
729121 - Vegetation Control-Council Land	\$79	\$87	\$78	\$41	(\$37)
729264 - Flood Modelling	\$150	\$100	\$0	\$37	\$37
729288 - Scenic Rim One Million Trees	\$91	\$91	\$78	\$40	(\$37)
729297 - Vibrant and Active Towns and Villages Project	\$340	\$340	\$216	\$109	(\$107)
729300 - Mobile Devices	\$70	\$70	\$53	\$0	(\$53)
729330 - Recyclables Cartage to MRF Contract	\$409	\$409	\$307	\$228	(\$79)
729354 - Priority Project Pipeline Consultancies	\$105	\$105	\$85	\$18	(\$67)
729357 - Regional Partnership Projects	\$52	\$56	\$65	\$8	(\$58)
729375 - Property and Lightpole Integrity and Safety Testing Audit	\$2	\$39	\$39	\$0	(\$39)
729437 - Flood & Stormwater Modelling Phase 1 (Flash Flooding)	\$100	\$190	\$190	\$1	(\$189)
729445 - Waste Trials & Investigations	\$45	\$45	\$40	\$6	(\$34)
729446 - Cleaning Public Place Bins and Enclosures	\$43	\$43	\$43	\$7	(\$36)
729451 - Workplace Culture & Engagement Survey	\$0	\$90	\$90	\$1	(\$89)
729457 - Enter and clear - Performance of Works	\$66	\$66	\$50	(\$1)	(\$51)
729473 - Expenditure Subject to Insurance Claims	\$0	\$0	\$0	\$97	\$97
729474 - Cultural Improvements Program	\$23	\$23	\$23	\$92	\$69
729475 - Scenic Rim Planning Scheme E-Plan Project	\$40	\$40	\$70	\$0	(\$70)
729479 - Special Levy Main St Shopping Common Property	\$93	\$93	\$93	\$0	(\$93)
729480 - Waste Asset Development and Management EOI	\$180	\$330	\$280	\$159	(\$121)
729481 - Council Meeting Structure Review	\$40	\$60	\$80	\$10	(\$70)
729485 - Contribution for Relocation of Mt Alford Rural Fire Brigade	\$0	\$100	\$100	\$0	(\$100)
729496 - Guardian IMS Flood Intelligence Module	\$0	\$0	\$0	\$75	\$75
729497 - Smartcrete CRC Recycled Material Project	\$0	\$60	\$0	\$45	\$45
729503 - Stormwater Detention Basin Maintenance	\$90	\$90	\$45	\$0	(\$45)
729505 - Water for Warrill Project Funding	\$35	\$35	\$35	\$0	(\$35)
729506 - Information Security Management Enhancement Plan	\$100	\$100	\$100	\$0	(\$100)
Miscellaneous	\$5,485	\$6,595	\$4,059	\$3,716	(\$342)
Total materials and services	\$37,984	\$44,408	\$28,935	\$27,827	(\$1,108)

Financial performance and position



5. CAPITAL EXPENDITURE

For the Period Ending 31-Mar-2024

	Commitments \$000	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2024 Revised Budget \$000
Council Wide Transactions	\$0	\$0	\$4,507	\$0	\$0	\$0	\$4,507
Library Services	\$234	\$279	\$379	\$202	\$91	(\$111)	\$0
Cultural Services	\$93	\$110	\$281	\$208	\$90	(\$117)	\$0
Works	\$0	\$0	\$0	\$0	\$1	\$1	\$0
Facilities Maintenance	\$371	\$1,169	\$2,628	\$1,583	\$1,272	(\$311)	\$0
Parks and Landscape Maintenance	\$116	\$482	\$751	\$280	\$146	(\$135)	\$0
Waste Services	\$16	\$81	\$183	\$142	\$138	(\$4)	\$0
Waste Landfill - Central	\$2	\$1,130	\$2,038	\$604	\$282	(\$322)	\$1,000
Property Management	\$30	\$697	\$1,194	\$144	\$467	\$323	\$0
Waste Transfer Stations	\$0	\$424	\$564	\$167	\$89	(\$78)	\$0
Vibrant and Active Towns and Villages	\$6,207	\$0	\$7,124	\$1,331	\$1,177	(\$154)	\$4,987
Road Maintenance	\$70	\$0	\$95	\$95	\$129	\$34	\$0
Capital Works	\$707	\$10,018	\$6,890	\$3,975	\$2,258	(\$1,717)	\$0
Structures and Drainage	\$105	\$1,650	\$3,608	\$1,600	\$926	(\$674)	\$101
Fleet Management	\$5,221	\$4,475	\$10,731	\$7,705	\$2,800	(\$4,905)	\$0
Reseals	\$1,246	\$3,600	\$3,901	\$2,936	\$1,479	(\$1,457)	\$0
Sub-Total Council Funded Programs	\$14,417	\$24,115	\$44,874	\$20,972	\$11,345	(\$9,627)	\$10,596
Grant Funded Programs							
Grant-Bushfire Recovery Exceptional Assistance Package	\$34	\$0	\$0	\$0	\$0	\$0	\$0
Declared Event - Southern Qld Severe Weather 20-31 Mar 2021	\$8,328	\$0	\$347	\$200	\$316	\$116	\$0
Declared Event - November 2021	\$127	\$0	\$369	\$280	\$303	\$23	\$0
REPA - SEQ Rainfall and Flooding, 22-28 Feb 2022	\$2,467	\$0	\$23,221	\$17,415	\$8,643	(\$8,772)	\$0
REPA - 13 May 2022 Heavy Rainfall Event	\$1,125	\$0	\$7,294	\$4,135	\$10,784	\$6,649	\$2,000
QRA Community and Recreational Assets Rec and Res Prog	\$1,094	\$0	\$4,152	\$41	\$104	\$63	\$0
Declared Event - Sth Qld Severe Storms 24 Dec 23 to 3 Jan 2024	\$78	\$0	\$0	\$0	\$97	\$97	\$0
Grant Funded-Australian Cricket Infrastructure Fund	\$0	\$0	\$40	\$0	\$0	\$0	\$0
Grant Funded-Beaudesert Town Centre Redevelopment	\$7,088	\$0	\$7,781	\$1,594	\$801	(\$794)	\$0
Grant Funded-Bridge Renewal Program	\$341	\$8,672	\$12,641	\$386	\$261	(\$124)	\$10,436
Grant Funded-Black Spot Program	\$287	\$0	\$1,572	\$1,177	\$206	(\$971)	\$0
Grant Funded-Emergency Response Fund	\$248	\$0	\$3,175	\$233	\$18	(\$215)	\$0
Grant Funded-Growing Regions Program	\$175	\$250	\$250	\$75	\$61	(\$14)	\$0
Grant Funded-Heritage Disaster Recovery Grant Program	\$0	\$0	\$35	\$0	\$0	\$0	\$0
Grant Funded-Local Govt Grants and Subsidies Program	\$292	\$0	\$1,884	\$536	\$72	(\$465)	\$0
Grant Funded-Local Roads and Community Infrastructure Program	\$3,670	\$1,717	\$5,199	\$1,736	\$262	(\$1,474)	\$795
Grant Funded-Qld Bushfires Local Economic Recovery (LER)	\$399	\$0	\$462	\$147	\$320	\$173	\$0
Grant Funded-Flexible Funding Grant	\$0	\$0	\$87	\$79	\$60	(\$20)	\$0
Grant Funded-SEQ Community Stimulus Program	\$2,091	\$0	\$2,671	\$1,252	\$119	(\$1,133)	\$0
Grant Funded-School Transport Infrastructure Program	\$0	\$0	\$158	\$104	\$42	(\$61)	\$0
Grant Funded-Unite and Recover Community Stimulus Package	\$1	\$0	\$3	\$3	\$3	(\$0)	\$0
Grant Funded-COVID W4Q Works For Queensland Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sub-Total Grant Funded Programs	\$27,845	\$10,639	\$71,341	\$29,395	\$22,472	(\$6,923)	\$13,231
Total capital expenditure	\$42,262	\$34,754	\$116,215	\$50,367	\$33,817	(\$16,550)	\$23,826

* Beyond June 2024 : Budgeted transactions not expected to be incurred until post 30 June 2024. These may include potential carry forward projects due to either being multi-year staged projects, deferred projects or where funds were planned to be received this financial year for a project to be commenced next financial year.



Financial performance and position

**6. PROCEEDS FROM ASSET SALES****For the Period Ending 31-Mar-2024**

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	Beyond June 2024 Revised Budget \$000
Property Management	\$5,822	\$9,173	\$0	(\$110)	(\$110)	\$0
Fleet Management	\$1,084	\$2,111	\$1,445	\$318	(\$1,127)	\$0
Total proceeds from asset sales	\$6,906	\$11,284	\$1,445	\$209	(\$1,236)	\$0

7. CAPITAL REVENUE - CAPITAL GRANTS, SUBSIDIES, CONTRIBUTIONS AND DONATIONS**For the Period Ending 31-Mar-2024**

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
621003 - State Library Grant	\$208	\$201	\$150	\$151	\$1
621005 - Transport Infrastructure Development Scheme (TIDS)	\$744	\$763	\$382	\$0	(\$382)
621006 - Roads to Recovery	\$1,089	\$1,089	\$0	\$764	\$764
621032 - Grant-Blackspot Funding	\$0	\$751	\$0	\$90	\$90
621038 - Bridge Renewal Program	\$7,333	\$9,150	\$0	\$277	\$277
621041 - Building Better Regions Grant Funding	\$0	\$3,102	\$0	\$0	\$0
621044 - Building Our Regions	\$0	\$2,675	\$800	\$1,263	\$463
621049 - Local Roads and Community Infrastructure Program Funding	\$1,717	\$3,845	\$0	\$0	\$0
621054 - Grant-Drought Communities Programme DCP000598	\$0	\$385	\$0	\$0	\$0
621055 - Heavy Vehicle Safety and Productivity Program (HVSP)	\$0	\$400	\$0	\$0	\$0
621056 - Grant-Qld Bushfires LER - Vonda Youngman Community Centre	\$0	\$105	\$105	\$0	(\$105)
621057 - Grant-Qld Bushfires LER-Refurbish Tamborine Mountain Library	\$0	\$1,499	\$1,499	\$1,724	\$225
621058 - Grant-2021-2024 SEQ Community Stimulus Program	\$0	\$1,995	\$1,995	\$0	(\$1,995)
621059 - DRFA - REPA Southern Qld Severe Weather, 20-31 March 2021	\$0	\$845	\$630	\$531	(\$99)
621060 - DRFA - REPA SEQ Coastal Trough 12-15 December 2020	\$0	\$99	\$0	\$42	\$42
621061 - DRFA - REPA Subsidy November 2021	\$0	\$434	\$0	\$231	\$231
621063 - DRFA - REPA SEQ Rainfall and Flooding, 22-28 February 2022	\$0	\$24,070	\$14,355	\$9,238	(\$5,117)
621064 - DRFA - REPA Southern Qld Flooding Event, 6-20 May 2022	\$0	\$7,403	\$5,985	\$10,049	\$4,064
621065 - LGGSP-Safety Upgrades on Tarome Road	\$0	\$842	\$0	\$0	\$0
621066 - STIP - School Transport Infrastructure Program	\$0	\$41	\$0	\$0	\$0
621068 - GRP-Growing Regions Program	\$125	\$125	\$0	\$0	\$0
621071 - ERF-Emergency Response Fund	\$0	\$3,177	\$953	\$953	(\$0)
621072 - CRARRP-Community and Recreational Asset Recovery and Res	\$0	\$2,906	\$0	\$0	\$0
621073 - QFFFGR1-Flexible Funding Grant	\$0	\$87	\$78	\$78	\$0
621074 - ACIF-Australian Cricket Infrastructure Fund	\$0	\$40	\$0	\$36	\$36
621098 - Capital Grants AASB1058 Accrual Adjustment	\$0	(\$6,270)	(\$6,270)	(\$6,270)	\$0
621099 - Other Capital Grants and Subsidies	\$317	\$317	\$0	\$16	\$16
621101 - Infrastructure Charges	\$2,485	\$5,500	\$4,745	\$5,445	\$700
621104 - Contributions Tied to Specific Projects	\$0	\$0	\$0	\$3	\$3
Total Capital Revenue - Capital Grants, Subsidies, Contributions And	\$14,018	\$65,575	\$25,407	\$24,620	(\$787)

Financial performance and position



8. INVESTMENTS

INVESTMENTS

As at 31-Mar-2024

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	\$53,842	4.82%	31/03/2024	0	A1+
Bendigo & Adelaide Bank - Canungra	Term Depo	\$1,000	4.98%	6/06/2024	67	A2
Bendigo & Adelaide Bank - Kalbar	Term Depo	\$1,000	4.97%	12/08/2024	134	A2
Bendigo & Adelaide Bank - Beaudesert	Term Depo	\$1,000	5.03%	6/05/2024	36	A2
Suncorp Metway Limited-Corporate	Term Depo	\$3,000	5.22%	11/06/2024	72	A1
Suncorp Metway Limited-Corporate	Term Depo	\$3,000	5.32%	1/05/2024	31	A1
Suncorp Metway Limited-Corporate	Term Depo	\$5,000	5.28%	3/06/2024	64	A1
National Australia Bank- Corporate	Term Depo	\$1,000	5.15%	12/08/2024	134	A1+
National Australia Bank- Corporate	Term Depo	\$5,000	5.05%	23/09/2024	176	A1+
Amp Bank - Corporate	Term Depo	\$2,000	5.15%	20/06/2024	81	A2
Amp Bank - Corporate	Term Depo	\$1,000	5.15%	23/07/2024	114	A2

Total investments		\$76,842				
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Cash in bank accounts	On Call	\$294	4.35%	31/03/2024	0	A1+
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Total cash		\$294				
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TOTAL CASH AND INVESTMENTS		\$77,136	Varies from Statement of Financial Position due to cash in Trust and reconciling items.			
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INVESTMENT INTEREST RATE PERFORMANCE

Weighted Average Interest Rate	4.92%
Target Interest Rate (RBA cash rate)	4.35%
Investment Policy Adhered to?	Yes

ESTIMATE OF RESTRICTED CASH

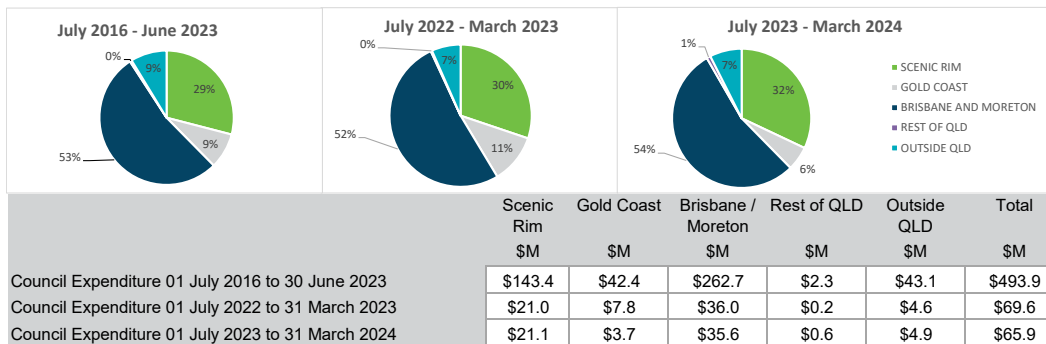
EXTERNAL RESTRICTIONS	\$'000
Loan draw down but not yet expended	\$11,567
Operating grant funding received but not yet expended	\$2,605
Domestic waste levy refund received in advance	\$4,561
Cash held in trust account	\$6,351
Total estimated restricted cash	\$25,085

Financial performance and position



9. ADDITIONAL INFORMATION

COUNCIL EXPENDITURE BY LOCATION

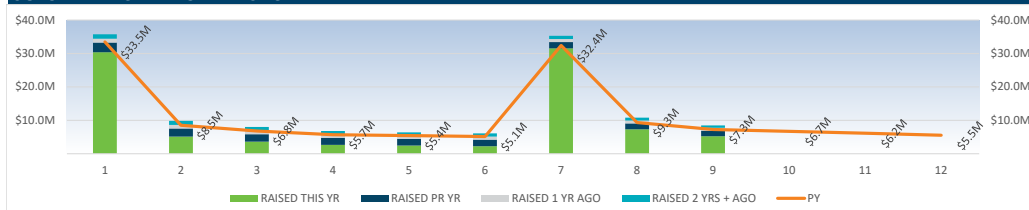


HARDSHIP APPLICATIONS

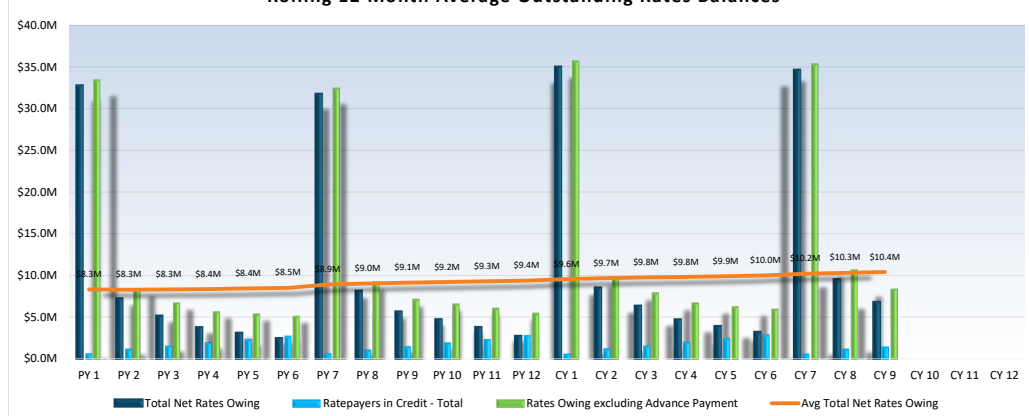
	Financial	COVID	Drought	Bushfires	Flood
2022-2023 Applications Approved	3	0	0	0	0
2023-2024 Current Month					
Applications Sent (excludes direct download from website)	2	0	0	0	3
Applications Received	1	0	0	0	2
Applications Approved	0	0	0	0	20
Applications Currently Under Review	0	0	0	0	14
Applications Ineligible / Withdrawn	0	0	0	0	1

10. DEBTORS

OUTSTANDING RATES DEBTORS



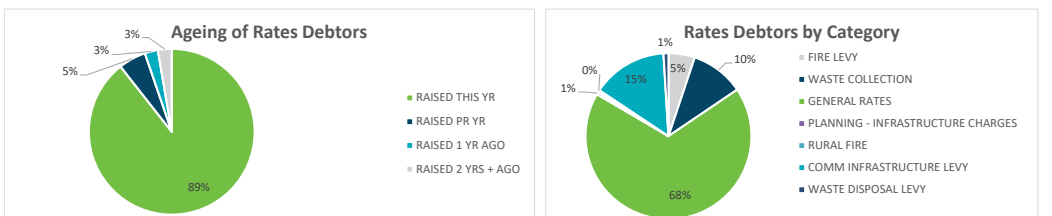
Rolling 12 Month Average Outstanding Rates Balances



Financial performance and position

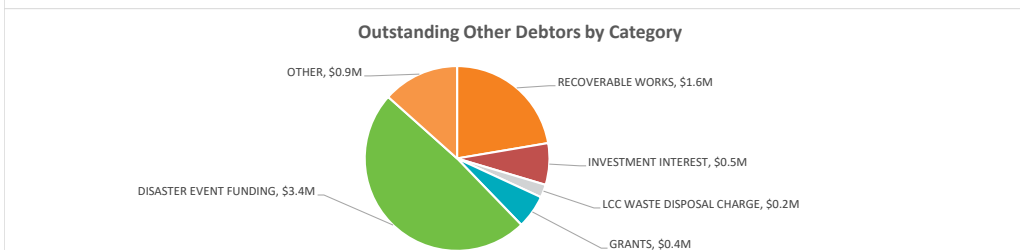


OUTSTANDING RATES DEBTORS CONTINUED



	As at 31-Mar-2024		As at 31-Mar-2023	
	Total Levy \$'000	Current Levy \$'000	Total Levy \$'000	Current Levy \$'000
Fire Levy	\$435	\$271	\$380	\$230
Waste Collection	\$882	\$543	\$725	\$438
General Rates	\$5,758	\$3,556	\$5,022	\$3,030
Planning - Infrastructure Charges	\$40	\$0	\$39	\$0
Rural Fire	\$36	\$23	\$31	\$20
Community Infrastructure Levy	\$1,245	\$786	\$1,003	\$628
Waste Disposal Levy	\$83	\$50	\$67	\$41
Total rates debtors outstanding	\$8,480	\$5,229	\$7,267	\$4,388

OUTSTANDING OTHER DEBTORS



12 Confidential Matters

Nil