

# AGENDA ORDINARY COUNCIL MEETING

Date:	Wednesday, 24 April 2024
Time:	9 am
Venue:	Simeon Lord Room Esk Library Building 19 Heap Street ESK

Item No.	Description	Page No
1.	Opening of Meeting	-
2.	Leave of absence	-
3.	Confirmation of Previous Minutes	-
4.	Business arising out of minutes of previous meeting	-
5.	Matters of Public Interest	-
6.	Declarable conflicts of interest	-
7.	Reception and consideration of Officers' reports	-

## PLANNING AND ECONOMIC DEVELOPMENT

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12.	Sale of land for overdue rates or charges	45
13.	State Government land valuation consultation	50

## CORPORATE AND COMMUNITY SERVICES

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15.	Tourism and Promotions Report – March 2024	53
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## OPERATIONS

17.	Request for Temporary Closure of Carpark to hold Dawn ANZAC Day Service on Thursday, 25 April 2024 – Peace Street, Lowood	68
18.	Request for Place Knitted Scarves on Selected Trees in Esk	69

**HR AND CUSTOMER SERVICE**

19.	Customer Service Report – March 2024	70
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**CHIEF EXECUTIVE OFFICER**

20.	Appointment of Representatives to Community Groups	75
21.	Change of Appointment to Fernvale Recreation Grounds Advisory Committee	76
22.	LGAQ Policy Executive District Representation 2024-2028	78

**GENERAL**

23.	Meetings authorised by Council – report included	85
24.	Mayor's and Councillors' Report	-
25.	Receipt of Petition	-
26.	Consideration of notified motions	-
27.	Reception of Notices of Motion for next meeting	-
28.	Items for reports for future meetings	-
29.	Closure of Meeting	-

## Agenda Links

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## PLANNING

### SOMERSET REGIONAL COUNCIL - OFFICER'S REPORT

To: Andrew Johnson, Chief Executive Officer  
From: Michael O'Connor, Senior Planner  
Director: Luke Hannan, Director of Planning and Development  
Date: 15 April 2024  
Subject: Development Application No. 24441 - Kavanagh Road, Mount Tarampa  
Development Application for a Development Permit for Reconfiguring a  
Lot by Subdivision (One Lot into Two Lots by Road Severance)  
File No: DA24441 Action Officer: SP—MO  
Assessment No: 03399-00000-000

## 1.0 APPLICATION SUMMARY

### Property details

Location: Kavanagh Road, Mount Tarampa  
Real property description: Lot 1 SP310942  
Site area: 133.7 hectares  
Current land use: Dwelling house and cropping  
Easements/encumbrances: Nil identified

### South East Queensland Regional Plan

Land use category: Regional landscape and rural production area

### Planning scheme details

Planning scheme: Somerset Region Planning Scheme (Version 4.2)  
Zone: Rural zone  
Precinct: Not applicable  
Overlays: OM1 Agricultural land overlay  
OM3 Biodiversity overlay  
OM4 Bushfire hazard overlay  
OM5 Catchment management overlay  
OM7 Flood hazard overlay  
OM8 High impact activities management area overlay  
OM9 Infrastructure overlay  
OM10 Landslide hazard overlay  
OM12 Scenic amenity overlay

### Application details

Proposal: Road severance (one lot into two lots)  
Category of assessment: Impact assessment  
Applicant details: Clark Town Planning on behalf of Meadow Farms Pty  
Ltd  
318 Grantham Winwill Road  
WINWILL QLD 4347  
Owner details: Meadow Farms Pty Ltd  
Date application received: 29 November 2023  
Date application properly made: 29 November 2023

**Referrals** None required

**Public notification** Required  
Notification period 31 January 2024 to 23 February 2024  
Submissions received Zero received

## RECOMMENDED DECISION

Approve the development application subject to the development conditions and requirements contained in the schedules and attachments of this report.





**Locality Plan of Lot 1 SP310942**  
**Situated at Kavanagh Road, Mount Tarampa**

## **2.0 PROPOSAL**

This development application seeks approval for a development permit for reconfiguring a lot by subdivision (one lot into two lots by road severance), on land at Kavanagh Road, Mount Tarampa, formally described as Lot 1 SP310942.

The application is made under Version 4.2 of the Somerset Region Planning Scheme (the planning scheme). The site is located within the Rural zone, where impact assessment is required where subdivision results in lots less than 100 hectares, if not otherwise prohibited under the regional plan.

Lot 1 SP310942 is split in two portions, severed by Mullers Road. The proposal seeks to split the lot into two lots, with Mullers Road as the new boundary. All existing residential and associated improvements will be contained on Proposed Lot 1, with Proposed Lot 7 being vacant.

Proposed Lot 1 has an area of 84 hectares, and Proposed Lot 7 has an area of 49 hectares, less than the 100 hectares minimum identified in the planning scheme for the Rural zone, however is a suitable size and shape to support further domestic and agricultural development.

## **3.0 SITE DETAILS**

### **3.1 Description of the land**

The site is an irregular shaped allotment with frontage to Kavanagh Road, and is bisected by an unused section of Mullers Road. The site is currently improved with cropping and other agricultural infrastructure. Surrounding lots, also zoned rural, are typically improved with dwelling houses and associated buildings and structures, other than where recent boundary realignments have created vacant lots, which are progressively being developed with houses.

### **3.2 Access**

As the site fronts an unformed section of Mullers Road, landowners will be responsible for the maintenance of an all weather access from the nearest formed road. Where upgrades are required, a works within the road reserve approval will be required from Council. This is required prior to the lots being sealed.

Should a landowner wish to upgrade a road to a formed road standard, an Operational Works approval will be required for roadworks.

### **3.4 Connection to electricity and telecommunications**

The land is within the Rural zone, and as such there is no requirement to connect the development to the reticulated electricity and telecommunications networks.

### **4.0 PLANNING LEGISLATION**

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

### **5.0 ASSESSMENT BENCHMARKS**

#### **5.1 State Planning Policy**

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

#### **5.2 South East Queensland Regional Plan 2017**

The site is located within the regional landscape and rural production area. The application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

The proposal is a road severance which is not prohibited development under the *Planning Regulation 2017*, as the proposal divides one lot into two lots by a road that was gazetted before 2 March 2006 and the road forms the whole of the boundary between the lots.

#### **5.3 Schedule 10 of the *Planning Regulation 2017***

Schedule 10 of the *Planning Regulation 2017* establishes assessment triggers, requirements, and assessment benchmarks. No Council assessment of the development against an assessment benchmark from the Regulation was required. Where a referral agency undertakes an assessment against a matter as required by the Regulation, this is discussed in section 6.0 of this report.

The proposal:

- (a) does not impact on any regulated vegetation;
- (b) does not impact on any koala habitat areas;
- (c) is not located within a koala priority area;
- (d) is not located in proximity to a Queensland heritage place or local heritage place;
- (e) does not involve any environmentally relevant activities.

#### **5.4 Temporary local planning instruments**

There are currently no temporary local planning instruments in effect within the Somerset Region.

#### **5.5 Variation approvals**

The property is not benefitted by any variation approvals.

#### **5.6 Somerset Region Planning Scheme (Version 4.2)**

##### **5.6.1 Strategic framework assessment**

The development application has been assessed against the strategic framework of the planning scheme and is considered to support Council's strategic intent for the region.

##### **5.6.2 Code compliance summary**

The assessment below identifies how the development proposal achieves the assessment benchmarks and where the development proposal:

- (a) proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; or
- (b) proposes an outcome where no acceptable outcome is stated in the code and the

proposed outcome does not satisfy the performance outcome.

Applicable code	Compliance with overall outcomes	Performance outcomes
Watts Bridge Memorial Airfield code	Yes	
Reconfiguring a lot code	Yes	PO1, PO11
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	No alternative outcomes proposed
Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Agricultural land overlay code	Yes	PO1
Biodiversity overlay code	Yes	No alternative outcomes proposed
Bushfire hazard overlay code	Yes	No alternative outcomes proposed
Catchment management overlay code	Yes	No alternative outcomes proposed
Flood hazard overlay code	Yes	PO4, PO8, PO13
Infrastructure overlay code	Yes	No alternative outcomes proposed
Landslide hazard overlay code	Yes	No alternative outcomes proposed

The assessment of the development proposal against the performance outcomes of the applicable code(s) is discussed below.

### 5.6.3 Performance outcome assessment

#### Reconfiguring a lot code

Performance outcome		Acceptable outcome
Lot size and subdivision design		
<b>PO1</b> <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.		<b>AO1.1</b> The minimum <i>lot</i> size and dimensions complies with <b>Table 8.3.4.3.B—Minimum Lot Size and Dimensions</b> .
Extract of Table 8.3.4.3.B—Minimum lot sizes and dimensions		
Zone/Precinct	Minimum Lot Size	Minimum frontage
Rural zone	100 hectares	300 metres
Performance outcome assessment		
The proposed subdivision results in lot sizes of 84 hectares and 49 hectares, which is less than the 100 hectares provided by the code.		
The proposed lots have sufficient areas to accommodate future dwellings and associated		

Performance outcome	Acceptable outcome
buildings and structures, respond appropriately to constraints on the site, have safe access locations provided, and are generally consistent with the established lot size character in the locality.	
It is recommended that the alternative outcome be accepted in this instance.	
<b>Movement network and access</b>	
<b>PO11</b> Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the location of the <i>site</i> and access to public transport.	<b>AO11</b> All lots are located within 500 metres (radial distance) of an existing or potential public transport route.
<b>Performance outcome assessment</b> The lots are not within 500m of an existing or potential public transport route. As a rural subdivision, it is neither practicable nor reasonably necessary to design with the intent of access to public transport.  It is recommended that the alternative outcome be accepted in this instance.	

#### Agricultural land overlay code

Performance outcome	Acceptable outcome
<b>PO1</b> Loss, fragmentation, alienation or diminished capacity of agricultural land is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; (c) loss or fragmentation is minimised to the extent possible.	<b>AO1.3</b> Reconfiguring a lot does not result in the creation of a lot with an area less than 100 hectares on land identified as Agricultural Land Class A or Class B or Important Agricultural Areas on the <b>Agricultural land overlay maps OM01a-b</b> .
<b>Performance outcome assessment</b> The proposed subdivision results in lot sizes of 84 hectares and 49 hectares, which is less than the 100 hectares provided by the code.  The subdivision is being undertaken by road severance, and accordingly no additional points of fragmentation are being created that would diminish agricultural capacity.  It is recommended that the alternative outcome be accepted in this instance.	

#### Flood hazard overlay code

Performance outcome	Acceptable outcome
<b>Significant flood hazard area, Low flood hazard area or Potential flood hazard area</b>	
<b>PO13</b> Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of <i>buildings</i> are set above the <i>defined flood level</i> ; (e) reduce the carriage of debris in flood	<b>AO13.6</b> Additional lots, except where for the purposes of public open space: (a) are not located in areas of Significant flood hazard area, Low flood hazard area or Potential flood hazard area as identified on <b>Flood Hazard Overlay Map OM-007</b> ; or (b) are demonstrated to be above the <i>defined flood level</i> .  <b>AO13.7</b>

Performance outcome	Acceptable outcome
<p>waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide road access to <i>buildings</i> above the level of the 1% AEP flood level.</p> <p>Note- where the development is located in a Potential flood hazard area as identified on <b>Flood Hazard Overlay Map OM-007</b>, and there is no <i>defined flood level</i>, a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of a Performance Solution. Alternatively, the <i>defined flood level</i> from an adjacent representative hazard area may be used if deemed appropriate by Council.</p>	<p>Reconfiguration and road design ensure residents are not physically isolated from adjacent urban areas that are above the 1% AEP flood level and provides a safe and clear evacuation route:</p> <p>(a) by locating the access into the reconfiguration above the <i>defined flood level</i> or connecting to a road that is above the 1% AEP flood level;</p> <p>(b) by direct and simple routes to main roads; and</p> <p>(c) by avoiding cul-de-sac and other non-permeable layouts.</p>

#### Performance outcome assessment

The created lots include land mapped as potential flood hazard and land that is outside of the hazard altogether. As part of both lots are within the mapped hazard area, and it is not proposed to fill the lots above the defined flood level, the proposal does not comply with acceptable outcome AO13.6 relating to lots with flood hazard areas.

Additionally, this rural locality is isolated from all neighbouring urban areas during the 1% flood event as the site is north of Lockyer Creek, with the closest urban area (Lowood) and even serviced rural residential/township areas (Lockrose and Glenore Grove in Lockyer Valley) located on the southern side of the creek. Coominya is also disconnected in 1% events due to Buaraba Creek and its associated floodplain.

Notwithstanding, the proposal provides for sufficient area outside of the flood extent to ensure that no increase in risk to property or life is provided, and no impact on the flood capacity of the floodplain, or impact on adjoining landholders, is anticipated.

*Extract of OM7 Flood hazard overlay map*



The proposal is considered to comply with the requirements of the performance outcome, and it is recommended that the alternative outcome be accepted in this instance.

#### 5.6.4 Overall outcome assessment

The proposal is considered to comply with all the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

## **5.7 Local government infrastructure plan**

### **5.7.1 Priority infrastructure area**

The development land is not located within the priority infrastructure area as shown in the Local government infrastructure plan mapping.

### **5.7.2 Infrastructure charges**

The proposed development is for a subdivision, which adopts a charge consistent with a three or more-bedroom dwelling under the *Somerset Regional Council Charges Resolution (No. 1) 2023*. The land is within Charge Area B for determining the relevant adopted charges.

The draft infrastructure charges notice is attached and includes charges for the networks identified in the below sections of this report.

### **5.7.3 Trunk infrastructure requirements**

#### **5.7.3.1 Drinking water and wastewater networks**

The site is not located within the connections area or future connections area for either the drinking water and wastewater networks, and as such future development on the created lots will require the provision of onsite services.

The application has demonstrated that appropriate area exists to facilitate onsite wastewater treatment and drinking water storage, however the provision of such services will be assessed when dwellings are constructed on the vacant Proposed Lot 7. No changes are anticipated to the servicing of the existing dwelling to be retained on Proposed Lot 1.

#### **5.7.3.2 Stormwater network**

Stormwater as a result of the development is not anticipated to result in an adverse impact on Council's trunk stormwater network infrastructure, and no additional trunk infrastructure has been identified as being necessary to deliver the development.

Standard development conditions are recommended to ensure no actionable nuisances occur and discharge to a lawful point of discharge is achieved, as required by the Queensland Urban Drainage Manual (QUDM).

There is no applicable adopted charge for the stormwater network as the site is located outside of the urban footprint.

#### **5.7.3.3 Public parks and community land network**

The proposal is not considered to result in an unreasonable impact on Council's trunk public park and community land network infrastructure, and no trunk infrastructure has been identified as being required to support the development.

There is no adopted charge for the public parks and community land network applicable as the proposal is outside of the relevant service catchments.

#### **5.7.3.4 Transport network**

The proposal is not anticipated to result in an adverse impact on Council's trunk transport network infrastructure, and no additional trunk infrastructure has been identified as being required to deliver the development.

An adopted charge for the transport network applies.

## **6.0 REFERRAL AGENCIES**

### **6.1 Statutory referrals**

In accordance with the *Planning Regulation 2017*, there are no referral agencies applicable for this application.

### **6.2 Third party advice**

Council did not seek any third-party advice for this application.

## **7.0 PUBLIC NOTIFICATION**

### **7.1 Notification requirements**

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- (a) public notification was served to all adjoining landowners on 29 January 2024;
- (b) a notice was published in The Lockyer and Somerset Independent newspaper on 31 January 2024;
- (c) a notice in the prescribed form was placed on the premises on 30 January 2024 and maintained for the minimum period of 15 business days.

The notification period was from 31 January 2024 to 23 February 2024.

Council received the notice of compliance on 27 February 2024.

The sign that was installed on the Mullers Road frontage was installed at the closest publicly accessible point, rather than on the property frontage, as the road is currently fenced off between Kavanagh Road and the nearest property frontage. Whilst this does not comply with the requirement for a notice placed on the site, it is considered that the installed location provides improved opportunity for public awareness of the proposal.

In accordance with section 53(3), Council may assess and decide a development application even if some of the requirements of the *Development Assessment Rules* about the notice have not been complied with, if Council considers any noncompliance has not:

- (a) adversely affected the public's awareness of the existence and nature of the application; or
- (b) restricted the public's opportunity to make properly made submissions about the application.

Officers consider that the location of the notice does not conflict with the requirements of section 53(3), noting that the location was chosen to the betterment of public awareness, and the content of the sign was as required by the *Development Assessment Rules*.

### **7.2 Matters raised in submissions**

No comments or submissions were received.

## **8.0 OTHER RELEVANT MATTERS**

No other relevant matters have been considered in the assessment of this application.

## **9.0 CONCLUSION**

The proposed development is for the subdivision of one lot into two by road severance. The application has demonstrated compliance with the assessment benchmarks and is considered to accord with the intent of the Somerset Region Planning Scheme.

It is recommended that the application be approved, subject to the imposition of reasonable and relevant conditions, as outlined in the schedules and attachments.

## **11.0 ATTACHMENT**

- 1. Proposal plans
- 2. Draft infrastructure charges notice

## **RECOMMENDATION**

THAT Council:

- 1. approve Development Application No. 24441 for a Development Permit for Reconfiguring a Lot by Subdivision (One Lot into Two Lots by Road Severance) on land situated at Kavanagh Road, Mount Tarampa, formally described as Lot 1 SP310942, subject to the recommended conditions and requirements contained in the schedules and attachments to this report.



2. publish the officer's report for this application to Council's website as the statement of reasons in accordance with section 63(5) of the *Planning Act 2016*.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the application, supporting documentation, and the approved plans and documents listed below (including where amended by Council), except as amended by these development conditions.  Proposed Lots 1 and 7 Cancelling Lot 1 on SP310942, drawn by SMK Land Surveyors Pty Ltd, reference 23-099-01, dated 05/10/2023.	At all times.
1.2	The development must comply with the relevant provisions of the Somerset Region Planning Scheme (Version 4.2) and Local Laws, to the extent they have not been varied by this Development Approval.	At all times.
1.3	A Registered Cadastral Surveyor must install new Survey Marks in their correct positions in accordance with the Plan of Subdivision.	Prior to the request for approval of the Plan of Subdivision.
1.4	Provide certification to Council from a Registered Cadastral Surveyor that Condition 1.3 of this Development Permit has been complied with.	As part of the request for approval of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources.  Currently, the amount is set at \$44.00 per allotment.	As part of the request for approval of the Plan of Subdivision.
1.6	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council, including any charges that are levied but not fully paid over the subject land.	Prior to the approval of the Plan of Subdivision.
1.7	All development conditions of this Development Approval must be complied with at no cost to Council, unless stated otherwise in any specific development condition.	At all times.
1.8	Provide certification from a Registered Cadastral Surveyor that all services (for example, water, wastewater, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.  <b>OR</b>  Provide written evidence from a relevant service provider that any connection that is not wholly contained within a lot is acceptable to the relevant service provider (for example, by use of wayleave or easement).  A copy of any relevant wayleave or easement document (or	As part of the request for approval of the Plan of Subdivision.



	similar) must be attached to the request for approval of the Plan of Subdivision.	
1.9	Remove any services made redundant as a result of the development and reinstate the land.	Prior to the request for approval of the Plan of Subdivision.
1.10	Provide written evidence that development Condition 1.9 has been complied with.	As part of the request for approval of the Plan of Subdivision.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
<b>GENERAL ENGINEERING</b>		
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Region Planning Scheme</i> .	At all times.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs, resulting from compliance with these development conditions.	At all times.
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the Development Approval.	At all times.
<b>VEHICLE ACCESS</b>		
2.4	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Region Planning Scheme.	At all times.
2.5	<p>The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Somerset Region Planning Scheme.</p> <p>The construction of any new crossover or other vehicular access requires approval from Council prior to the commencement of any works.</p>	At all times.
2.6	<p>The landowner is responsible for the construction and maintenance of vehicular access along Mullers Road to Proposed Lot 7, from the end of the gravel road carriageway of Mullers Road to the property boundary into an all-weather standard. A vehicle turn-around area with a minimum 9m radius at the end is to be constructed.</p> <p>NOTE: All-weather standard is an access which is capable of being traversed by a two-wheel drive vehicle during and after a storm event with no significant damage or deformation to the access. Maintenance will be performed to preserve the access as all weather. Drainage structures are to be placed in water courses that have flowing water greater than 200mm in depth during non-storm events.</p> <p>NOTE: The construction of vehicular access within the road reserve requires a Work on a Road Reserve Approval from</p>	Prior to the request for approval of the Plan of Subdivision and then to be maintained at all times.

	Council prior to commencing the works.	
2.7	The Applicant is to construct a vehicle access for Proposed Lot 1 in accordance with Council's standard drawing SRC-ROAD-016.	Prior to the request for approval of the Plan of Subdivision.
2.8	Make an Access Application to Council and pay the required fees where an application involves works required as stated in the conditions.	Prior to Commencement of Access works.
	<b>STORMWATER</b>	
2.9	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.10	Stormwater drainage and flows are to have no increase in peak discharge immediately downstream of this development for a selected range of storm durations, and a selected range of AEPs up to the defined flood event.	At all times.
2.11	Stormwater drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
2.12	Stormwater drainage and flows are to have no increase in flood levels on adjoining land that may damage or adversely affect the value or potential use of the land.	At all times.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.13	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times.
	<b>VEGETATION REMOVAL</b>	
2.14	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> <li>(a) Milling; or</li> <li>(b) Chipping and/or mulching; or</li> <li>(c) Disposal at an approved waste disposal facility; or</li> <li>(d) Burning, provided fire permits are in place.</li> </ul> <p>Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times.
	<b>WASTE</b>	
2.15	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.

### **SCHEDULE 3 – ADVICE**

#### *Assessment Manager*

This approval has effect in accordance with the provisions of section 71 of the *Planning Act 2016*.

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.

The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the *Planning Act 2016*.

The *Planning Act 2016* provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.

This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.

Parts of the Somerset Region are within Fire Ant Biosecurity Zones.

If you are working with organic materials, you are legally obliged to check the fire ant biosecurity zones and use fire ant-safe practices before moving them to a new location (*Biosecurity Regulation 2016*).

If you are unable to do so, you must apply for a biosecurity instrument permit.

Penalties can also apply to individuals and businesses that do not use fire ant-safe practices before moving materials.

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 Biosecurity Zones as well as general information can be viewed on the DAF website [www.daf.qld.gov.au/fireants](http://www.daf.qld.gov.au/fireants)

The *Aboriginal Cultural Heritage Act 2003* establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting an activity.

Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.

Persons proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.

Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Cultural Heritage Duty of Care Duty Guidelines gazetted with the Act.

Council strongly advises that you obtain a copy of the Cultural Heritage Duty of Care Guidelines and seek further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act.

Information about the cultural heritage duty of care is available at [gld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care](http://gld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care)

An Infrastructure Charges Notice accompanies this Development Approval and Levied Charges are applicable. Details of the current value of the Levied Charge, how the Levied Charges were calculated, how the Levied Charge may be escalated, and when payment of the Levied Charge is required can be found on the Infrastructure Charges Notice or the accompanying information notice.

From 1 July 2014, Infrastructure Charges related to the water supply and wastewater network are given by and paid to the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities, and are separate from this Development Approval and the accompanying Infrastructure Charges Notice.

Additional advice about the Infrastructure Charges Notice may be sought from Council's planning section, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

The application form for works within a road reserve approval and property access approval may be downloaded from Council's website at [somerset.qld.gov.au/our-services/roads](http://somerset.qld.gov.au/our-services/roads).

The landowner must have the property access approval in place prior to commencing works on the crossover.

Clearing native vegetation, including native vegetation that is a koala habitat, may require additional permits or notifications that are outside of this Development Approval. The landowner is responsible for ensuring that any clearing undertaken complies with requirements of any State or Federal agencies.

**Attachments for the Decision Notice include:**

- Proposed Lots 1 and 7 Cancelling Lot 1 on SP310942, drawn by SMK Land Surveyors Pty Ltd, reference 23-099-01, dated 05/10/2023.

**This completes the report for Development Application DA24441.**



**Note:**

This plan was prepared for Meadow Farms as a proposed subdivision to accompany a subdivision application to the Somerset Regional Council and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other relevant legislation. In particular, no reliance should be placed on this plan for any financial dealings involving the land. This note is an integral part of this plan.



**MEADOW FARMS PTY LTD**

**SMK  
LAND SURVEYORS  
Pty Ltd**

PO Box 109, Gatton Qld 4343  
www.smkls.com.au  
Email: dan@smkls.com.au

Associated Company SMK OLD Pty Ltd  
Brisbane - Goondiwindi

Proposed Lots 1 & 7

Cancelling Lot 1 on SP310942

Mullers Road, Mt Tarampa

LOCALITY

MT TARAMPA

SCALE: 1:6000

23-099-1

Drawn DJN 5/10/23

Checked DPL 5/10/23

23-099 **A3**

## Infrastructure Charges Notice

Section 119 of the *Planning Act 2016*

### 1 Infrastructure charge details

#### Notice details

Date: XXX  
Notice number: XXX

#### Development approval to which levied charge applies

Approval reference: DA24441

Applicant: Clark Town Planning on behalf of Meadow Farms Pty Ltd  
318 Grantham Winwill Road  
WINWILL QLD 4347

Approval description: Development Permit for Reconfiguring a Lot by Subdivision  
(One Lot into Two Lots by Road Severance)

#### Premises to which the levied charge applies

Site address: Kavanagh Road, Mount Tarampa  
Real property description: Lot 1 SP310942  
Charge area: Charge Area B

#### Details of the levied charge

Charges resolution: *Charges Resolution (No. 1) 2023*

Current amount of the total  
levied charge: \$2,487.00

Automatic increase of the levied  
charge: The amount of the levied charge is subject to an automatic  
increase. Refer to the information notice attached to this notice  
for more information on how the increase is worked out.

When payable: Reconfiguring a lot—when Council approves the plan of  
subdivision for the reconfiguration  
Section 112 of the *Planning Act 2016*.

Offsets or refunds: Not applicable

Other adjustments: Not applicable



## 2 How the levied charge is worked out

### Stormwater network

Stage	Category	Development description	Demand (+) / discounts (-)	Units of measure	Adopted charge	Amount
There is no adopted charge for this network applicable to the proposed development						
<b>Total levied charge for network</b>						<b>\$0.00</b>

### Public parks and community land network

Stage	Category	Development description	Demand (+) / discounts (-)	Units of measure	Adopted charge	Amount
There is no adopted charge for this network applicable to the proposed development						
<b>Total levied charge for network</b>						<b>\$0.00</b>

### Transport network

Stage	Category	Development description	Demand (+) / discounts (-)	Units of measure	Adopted charge	Amount
1	Residential uses	New lots	2.00	lot (3-or-more bedroom dwelling)	\$2,487.00	\$4,974.00
1	Residential uses	Existing lot	-1.00	lot (3-or-more bedroom dwelling)	\$2,487.00	-\$2,487.00
<b>Total levied charge for network</b>						<b>\$2,487.00</b>

### Summary of levied charges

	Stormwater network	\$0.00
	Public parks and community land network	\$0.00
	Transport network	\$2,487.00
	<b>Total levied charge</b>	<b>\$2,487.00</b>

- [1] In accordance with section 3.3 of the Charges Resolution, a discount may not exceed the adopted charge for each network. Where there are any surplus discounts, these will not be refunded, except at Council's discretion through entering an infrastructure agreement, where the surplus discounts may be attached to the land.

## 3 Details of any charges reductions

A reduction in the adopted charges is not applicable for this development.

## 4 Details of any offset or refunds

No offsets or refunds are applicable.

## 5 Other details

Should you have any questions in relation to this infrastructure charges notice, please contact Council's planning section on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

Yours sincerely,

**Andrew Johnson**  
**Chief Executive Officer**



## ICN Information Notice

### About the notice

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#### Decision and reasons for the charge

This infrastructure charges notice has been given in accordance with section 119 of the *Planning Act 2016* to support Council's long-term infrastructure planning and financial sustainability.

#### Representations about this notice

The person given this infrastructure charges notice may make representations to Council within the relevant appeal period in accordance with Chapter 4, part 2, subdivision 5 of the *Planning Act 2016*.

#### Appeals about this notice

The person given this infrastructure charges notice may appeal the decision to be given the notice. Enclosed is an extract from the *Planning Act 2016* that details your appeal rights.

#### Charges for the water and wastewater networks

This infrastructure charges notice does not include details about charges or infrastructure required for the water and wastewater networks controlled by the Central SEQ Distributor-Retailer Authority, trading as Urban Utilities.

### About the charge

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#### Automatic increase provision of levied charge

The levied charge is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the charge was levied, and the PPI Index applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI Index average.

If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.

**3-yearly PPI index average** is defined in section 115 of the *Planning Act 2016* and means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

#### Goods and services tax (GST)

The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the *Planning Act 2016* are GST exempt.

#### To whom the charge must be paid

Payment of the levied charge must be made to Somerset Regional Council via Customer Service or Planning and Development Department, PO Box 117, Esk, Qld 4312.

**Payment**

This notice is due and payable by the due time shown. Cheques, money orders or postal notes should be made payable to Somerset Regional Council and crossed "Not Negotiable". Change cannot be given on cheque payments. Property owners will be liable for any dishonour fees.

**Overseas payees**

Please forward your payment by way of bank draft for the required amount in Australian dollars.

**How to pay**

Contact Council's planning section to obtain a payment advice notice. The payment advice notice will detail the amount payable and the methods of payment available.

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**Enquiries about this notice or the charge**

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Enquiries regarding this infrastructure charges notice should be directed to Somerset Regional Council, Planning and Development Department, during office hours, on (07) 5424 4000 or [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au).

## Extract of Appeal Provisions – Infrastructure Charges

### Planning Act 2016

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states:
  - a. matters that may be appealed to:
    - i. either a tribunal or the P&E Court; or
    - ii. only a tribunal; or
    - iii. only the P&E Court; and
  - b. the person:
    - i. who may appeal a matter (the **appellant**); and
    - ii. who is a respondent in an appeal of the matter; and
    - iii. who is a co-respondent in an appeal of the matter; and
    - iv. who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is:
  - a. for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - b. for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - c. for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - d. for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - e. for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - f. for an appeal relating to the *Plumbing and Drainage Act 2018*:
    - i. for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
    - ii. for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
    - iii. for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
    - iv. otherwise—20 business days after the day the notice is given; or
  - g. for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

#### Note:

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about:
  - a. the adopted charge itself; or
  - b. for a decision about an offset or refund:
    - i. the establishment cost of trunk infrastructure identified in a LGIP; or
    - ii. the cost of infrastructure decided using the method included in the local government's charges resolution.

#### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that:
  - a. is in the approved form; and
  - b. succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.

- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to:
  - a. the respondent for the appeal; and
  - b. each co-respondent for the appeal; and
  - c. for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
  - d. for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
  - e. each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
  - f. for an appeal to the P&E Court—the chief executive; and
  - g. for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is:
  - a. if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - b. otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form:
  - a. if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - b. otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

## 231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section:
 

**decision** includes:

  - a. conduct engaged in for the purpose of making a decision; and
  - b. other conduct that relates to the making of a decision; and
  - c. the making of a decision or the failure to make a decision; and
  - d. a purported decision; and
  - e. a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter:

  - a. is final and conclusive; and
  - b. may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
  - c. is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

## 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

## Schedule 1 Appeals

### 1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to:
  - a. the P&E court; or
  - b. a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves:
  - a. the refusal, or deemed refusal of a development application, for:
    - i. a material change of use for a classified building; or
    - ii. operational work associated with building work, a retaining wall, or a tennis court; or
  - b. a provision of a development approval for:
    - i. a material change of use for a classified building; or
    - ii. operational work associated with building work, a retaining wall, or a tennis court; or
  - c. if a development permit was applied for—the decision to give a preliminary approval for:
    - i. a material change of use for a classified building; or
    - ii. operational work associated with building work, a retaining wall, or a tennis court; or
  - d. a development condition if:
    - i. the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
    - ii. the building is, or is proposed to be, not more than 3 storeys; and
    - iii. the proposed development is for not more than 60 sole-occupancy units; or
  - e. a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - f. a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - g. a matter under this Act, to the extent the matter relates to the Building Act other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - h. a decision to give an enforcement notice:
    - i. in relation to a matter under paragraphs (a) to (g); or
    - ii. under the *Plumbing and Drainage Act 2018*; or
  - i. an infrastructure charges notice; or
  - j. the refusal, or deemed refusal, of a conversion application; or
  - k. a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves:
  - a. for a matter in subsection (2)(a) to (d):
    - i. a development approval for which the development application required impact assessment; and
    - ii. a development approval in relation to which the assessment manager received a properly made submission for the development application; or
  - b. a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table:
  - a. column 1 states the appellant in the appeal; and
  - b. column 2 states the respondent in the appeal; and
  - c. column 3 states the co-respondent (if any) in the appeal; and
  - d. column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section:  
**storey** see the Building Code, part A1.1.

<b>Table 1 [Extract Only]</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<b>4</b> Infrastructure charges notices  An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds: <ul style="list-style-type: none"> <li>a. the notice involved an error relating to: <ul style="list-style-type: none"> <li>i. the application of the relevant adopted charge; or  <i>Examples of errors in applying an adopted charge:</i> <ul style="list-style-type: none"> <li>a. <i>the incorrect application of gross floor area for a non-residential development</i></li> <li>b. <i>applying an incorrect 'use category', under a regulation, to the development</i></li> </ul> </li> <li>ii. the working out of extra demand, for section 120; or</li> <li>iii. an offset or refund; or</li> </ul> </li> <li>b. there was no decision about an offset or refund; or</li> <li>c. if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</li> <li>d. for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</li> </ul>			
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—

<b>Table 2 [Extract Only]</b> <b>Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<b>[No relevant provisions]</b>			

<b>Table 3 [Extract Only]</b> <b>Appeals to a tribunal only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<b>[No relevant provisions]</b>			

## Somerset Regional Council - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Damien Burge, Environmental Health Officer  
Director: Luke Hannan, Director of Planning and Development  
Date: 16 April 2024  
Subject: Prescribed Activity – Kilcoy Christmas Carnival 2024  
File: Environmental Management Reports - Environmental Health Reports Doc Id 1605225  
Action Officer: EHO-DB

### Background/Summary

Council has received an application from the Kilcoy Residents Special Events Association Inc. to hold a public place activity, specifically a Christmas Street Carnival, on the corner of William Street and Seib Streets in Kilcoy. The carnival is proposed for Saturday 7 December 2024. Setup would start at 10am, with the event operating from 5pm until 9pm. Pack-up and dismantling would take place from 10pm until 11pm.

The applicant has advised that 900 persons are expected to attend the event. Entertainment will be provided in the form of amusement rides, performances from local schools and a Santa visit. Food will be provided by mobile food vans. No alcohol will be served at the event.

The applicant requests approval to close Seib Street from the corner of William Street to the corner of McCauley Street in Kilcoy. The applicant is required to make an application to Council and the Kilcoy Police for consideration for any temporary road closures.

The applicant has advised that fireworks display at 8:10pm and situated at ANZAC park along the creek. Emergency Services will be notified of the fireworks display. The Kilcoy Fire Brigade will be at the event with the truck and volunteers on duty.

The applicant has requested assistance from Council through the supply of the following equipment:

- 15 wheelie bins.
- Hang a 2metre banner at the toilet block at corner of William Street and Seib Street.

It is noted that a Christmas Street carnival was approved by Council to operate at this location in both 2022 and 2023.

### Operations Department Assessment

Subject to Council approving the proposed event, the applicant will be required to make a subsequent application to Council and the Queensland Police Service for the temporary closure of the corner of William Street and along Seib Street to McCauley Street. A traffic management plan, including a traffic guidance scheme, has been approved.

It should be noted that Council's Operation Department:

- Will provide up to 5 wheelie bins free of charge to community groups with extra bins costing \$5 per bin up to a maximum of 20 bins.
- Does not provide disposable items, as per previous Council decision, such as road signs, bollards, witches hats and barrier mesh.

### Local Law Assessment of Application

Council regulates this activity through *Local Law No.1 (Administration) 2011*, and *Subordinate Local Law 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011*.

Under section 9 of *Local Law No. 1 (Administration) 2011*, Council may grant an approval for an application for undertaking regulated activities on local government-controlled areas and roads only if it is satisfied that:

<b>Criteria – LL, section 9(1)(a)</b>	<b>If the prescribed activity requires a separate approval under an Act, a law of the Commonwealth or the local government's planning scheme - the separate approval has been granted; and</b>
Officer Comment	<p>The applicant is required to make an application to Council and the Police Department for consideration for any temporary road closures.</p> <p>All licensable food businesses will be required to provide current food licence certificates prior to being confirmed as stall holders at the event. The applicant has advised that no alcohol will be served at the event, therefore a liquor licence will not be required.</p>
<b>Criteria – LL, section 9(1)(b)</b>	<b>The proposed operation and management of the prescribed activity is adequate to protect public health, safety and amenity and prevent environmental harm; and</b>
Officer Comment	<p>The applicant will provide additional lighting towers so as to light the event area.</p> <p>As part of the road closure approval process, a traffic management plan, including a traffic guidance scheme, has been approved by Council's Operations Department.</p> <p>If approved, conditions of approval will require the applicant to provide copies of the following to Council:</p> <ul style="list-style-type: none"> <li>• an engineer's inspection report for each ride; and</li> <li>• a Certificate of Registrable Plant for each ride; and</li> <li>• a Certificate of Currency for Public Liability Insurance for each ride operator.</li> </ul> <p>Issues relating to amenity and environmental nuisance will be addressed below.</p>
<b>Criteria – LL, section 9(1)(c)</b>	<b>If the prescribed activity is the commercial use of a local government controlled area or road - the grant of the approval is consistent with the objective of the local government of restriction of the commercial use of local government controlled areas and roads, where such activities are permitted, in recognition of the fact that the activities may otherwise enjoy an unfair commercial advantage over competitive activities conducted from fixed premises in the local government area for which rates and other charges are paid, and to which planning and other regulatory legislation applies;</b>
Officer Comment	The applicant has advised that all affected businesses and residences have been approached, with no objections to the activity being received.
<b>Criteria – LL, section 9(1)(d)</b>	<b>The proposed operation and management of the prescribed activity would be consistent with any additional criteria prescribed for the activity under a subordinate local law for this paragraph; and</b>
Officer Comment	<i>Subordinate Local Law 1.14 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011</i> prescribes criteria for the proposed activity. An assessment against that criterion is provided below.
<b>Criteria – LL, section 9(1)(e)</b>	<b>The grant of the approval would be consistent with the purpose of any relevant local law; and</b>
Officer Comment	The approval would be generally consistent with Council's Local Laws.
<b>Criteria – LL, section 9(1)(f)</b>	<b>If the application relates to trust land - the grant of the approval would be consistent with the terms and conditions of the trust; and</b>
Officer	The event will be held on a Council controlled road and the proposed use is



Comment	generally consistent with the terms and conditions of the trust.
<b>Criteria – LL, section 9(1)(g)</b>	<b>If the application relates to a prescribed activity mentioned in section 5(b) - the grant of the approval would be consistent with any requirements or criteria specified in the relevant <i>Local Government Act</i> in relation to the approval.</b>
Officer Comment	Not applicable.
<b>Criteria – SLL, section 4(1)</b>	<b>The prescribed activity for which the approval is sought must not unduly interfere with the proper use of the local government-controlled area or road.</b>
Officer Comment	<p>No significant disruption is expected to the normal use of William Street (D'Aguilar Highway).</p> <p>The applicant is required to make an application to Council and the Police Department for consideration for any temporary road closures. In addition to closing the corner of William Street and along Seib Street to McCauley Street. A traffic management plan, including a traffic guidance scheme, has been approved by Council's Operations Department.</p>
<b>Criteria – SLL, section 4(2)</b>	<b>There must be a public demand for the prescribed activity in respect of which the approval is sought.</b>
Officer Comment	Kilcoy Residents Special Events Assn Inc. have advised that all affected businesses and residences have been approached, with no objections to the activity being received.
<b>Criteria – SLL, section 4(3)</b>	<b>The physical characteristics of the local government-controlled area or road must be suitable for the prescribed activity.</b>
Officer Comment	The area intended for use is suitable for the purposes of a street festival. The road is sealed and gently sloping to the east. Adequate space is available to accommodate the various rides, amusements, and food stalls, including the expected number of attendees at the event.
<b>Criteria – SLL, section 4(4)</b>	<b>The prescribed activity must not cause nuisance, inconvenience, or annoyance to –</b> <ul style="list-style-type: none"> <li><b>(a) The occupier of any land which adjoins the location of the prescribed activity; or</b></li> <li><b>(b) Vehicular traffic; or</b></li> <li><b>(c) Pedestrian traffic.</b></li> </ul>
Officer Comment	<p>Amplified entertainment will be provided on-stage during the event. This entertainment will last from 5pm until 9pm. No amplified sound will be produced after 9pm.</p> <p>A condition of approval will require that no nuisance, as defined by the <i>Environmental Protection Act 1994</i>, is caused by the event.</p> <p>Vehicular and pedestrian traffic are not expected to be inconvenienced by the event. No significant disruption is expected to the normal use of William Street (D'Aguilar Highway). A traffic management plan, including a traffic guidance scheme, has been approved by Council.</p>
<b>Criteria – SLL, section 4(5)</b>	<b>The prescribed activity must not have a detrimental effect on the amenity of the surrounding area.</b>
Officer Comment	<p>It is unlikely that the proposed event will unreasonably detract from the amenity of the surrounding area.</p> <p>Conditions of approval would require the applicant to not cause a nuisance as defined in the <i>Environmental Protection Act 1994</i>, and to ensure the area is left in a tidy condition after the event has concluded.</p>
<b>Criteria – SLL, section 4(8)</b>	<b>If the prescribed activity is the holding of a public place activity on a local government-controlled area or road –</b> <ul style="list-style-type: none"> <li><b>(a) The undertaking of the prescribed activity must not generate significant noise, dust, or light pollution or other significantly</b></li> </ul>

	<p>adverse effects on the surrounding area; and</p> <p>(b) There must be enough toilets and sanitary conveniences, complying with standards and requirements imposed by the local government, for the use of the public; and</p> <p>(c) Adequate provision must exist for the disposal of waste generated by the undertaking of the prescribed activity; and</p> <p>(d) Adequate provision must exist for people and (if relevant) vehicles to enter and leave the site of the prescribed activity.</p>
Officer Comment	<p>(a) Noise – noise is likely to be generated through the operation of rides and the amusements throughout the night. In particular, on-stage performances will produce amplified sound from 5pm until 9pm. Noise nuisance will be appropriately conditioned if the event is approved.</p> <p>Dust – No dust nuisance is expected for this event.</p> <p>Light – Additional lighting will be provided for public safety. The applicant will be responsible for positioning this lighting in such a way that does not cause a light nuisance. Light nuisance is considered environmental nuisance and will be appropriately conditioned if the event is approved.</p> <p>(b) Required numbers for toilets and sanitary conveniences will be conditioned if the event is approved.</p> <p>(c) The applicant has requested that Council provide 15 wheelie bins for use during the event. A requirement for adequate waste facilities will be conditioned if the event is approved.</p> <p>(d) A condition of approval would require a traffic management plan, including a traffic guidance scheme, that Council has approved in advance of the event.</p>

#### Attachments

- Traffic management plan

#### Recommendation

THAT Council approve the application to hold a public place activity, subject to the conditions listed below:

No.	CONDITIONS
<b>1.0</b>	<b>ENVIRONMENTAL/ LOCAL LAW</b>
1.1	The approval is limited to the corner of William Street and along Seib Street to McCauley Street in Kilcoy, as identified on the approved site plan.
1.2	The approval is limited to operation on Saturday 7 December 2024 between the hours of 5pm and 9pm. Setup for the event may commence at 10am and clean-up must be completed by 11pm.
1.3	<p>The approval holder must:</p> <ul style="list-style-type: none"> <li>• Display the approval in the manner, and at the locations, specified by the local government; and</li> <li>• Produce the approval for inspection by an authorised person on demand.</li> </ul>
1.4	The activity must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.

1.5	The activity must not unreasonably detract from the amenity of the area in which the event is located.					
1.6	The activity must not create a safety risk.					
1.7	All buildings, structures, vehicles, facilities or equipment used in the operation of the event must be maintained at all times: <ul style="list-style-type: none"><li>• In good working order; and</li><li>• In good state of repair; and</li><li>• In a clean and sanitary condition.</li></ul>					
1.8	The approval holder must provide and maintain the following number of toilets and sanitary conveniences:					
		Males			Females	
	Patrons	WC	Urinals	Hand Basins	WC	Hand Basins
	<1000	2	4	4	9	4
1.9	The approval holder must ensure sufficient lighting and illumination is provided throughout the event area.					
1.10	The activity must not cause a nuisance as defined by the <i>Environmental Protection Act 1994</i> .					
1.11	The approval holder must ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.					
1.12	The approval holder must keep and maintain in and about the event area, adequate waste disposal facilities; for example, bins, that are to be serviced by an appropriately licensed waste contractor.					
1.13	The approval holder must ensure that all litter and debris is collected and appropriately disposed of following the closure of the event.					
1.14	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20,000,000. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event. A certificate of currency must list Somerset Regional Council as an interested party and must be submitted to Council by 5pm on the 1 November 2024.					
1.15	The permit holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval. “Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.					
1.16	The approval holder must obtain, view and take a copy of an engineer’s inspection report for each ride. A copy of the report is to be provided to Council no later than 1 November 2024.					
1.17	The approval holder must ensure that each amusement ride operator supplies a Certificate of Registrable Plant for each ride, issued through Workplace Health and Safety Queensland. A copy of each certificate must be provided to Council no later than 5pm on the 1 November 2024.					
1.18	The approval holder must also receive a Certificate of Currency for Public Liability Insurance for each ride operator. A copy of each certificate must be provided to Council no later than 5pm on the 1 November 2024.					
2.0	OPERATIONS					
2.1	A temporary road closure permit is to be obtained from the Queensland Police Department for the temporary road closure. A copy of the permit must be provided to Council before the commencement of the event.					
2.2	A traffic management plan, including a traffic guidance scheme, has been approved.					
2.3	The approval holder must maintain all toilets and sanitary conveniences in a clean and sanitary condition, including the cleaning and servicing of toilets at Anzac Park. The approval holder must contact Council’s Superintendent of Parks and Gardens on 5424 4000 to arrange access to required areas.					

<b>3.0</b>	<b>Fireworks Display</b>
3.1	Written approval should be obtained from the Department of Mines and Energy should any pyrotechnic display be proposed as part of the event.
3.2	A licenced technician must conduct all fireworks displays and any conditions attached to the approval, given by the Department of Mines and Energy. Provide Council a copy of the fireworks display approval and conditions no later than 5pm on the 1 November 2024.
3.3	Written approval must be obtained from the Department of Environment and Science should any pyrotechnic display be proposed as part of the event, with specific reference to the Flying Fox Roost Adjacent to the event site. The written advice from the Department of Environment and Science for the approval should be submitted to Council by conditions no later than 5pm on the 1 November 2024.
3.4	The approval holder must also receive a Certificate of Currency for Public Liability Insurance that covers the fireworks display. A copy of each certificate must be provided to Council no later than 5pm on the 1 November 2024.

## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Luke Hannan, Director Planning and Development  
Director: Luke Hannan, Director Planning and Development  
Date: 17 April 2024  
Subject: Planning and Development Department Monthly Report – March 2024  
File Ref: Governance – Reporting - Officer Reports  
Action Officer: DPAD, ESM, SP, NRMO, BRO

### Report

A summary of the Department's activities during the month of March 2024 is provided for Council's information.

### Planning

	March 2023	March 2024	FYTD
<b>Received</b>			
Building Works assessable against the Planning Scheme	12	14	74
Material Change of Use	8	2	39
Reconfiguring a Lot	1	1	18
Operational Works	1	3	14
Combined Applications	1	-	4
<b>Total</b>	<b>23</b>	<b>20</b>	<b>149</b>
<b>Decided</b>			
Refused - Council	-	-	-
Refused - Delegated Authority	-	-	1
Approved - Council	2	3	22
Approved - Delegated Authority	23	8	115
<b>Total</b>	<b>25</b>	<b>11</b>	<b>138</b>

For a full list of applications received in the past 30 days, please refer to [eServices](#).

### Planning and Environment Court Appeals

#### ***Rayland Development Pty Ltd v Somerset Regional Council***

##### **Planning and Environment Court Appeal No. BD1370 of 2023**

DA22581 – Reconfiguring a Lot by Subdivision (two lots into 83 lots in five stages) at 60 Millar Road and 169 Fairneyview Fernvale Road, Fernvale  
Refused by Council 12 April 2023

#### ***Main Constructions Pty Ltd v Somerset Regional Council***

##### **Planning and Environment Court Appeal No. BD1852 of 2023**

DA21509 – Material Change of Use for Intensive Animal Industry (reuse and conversion of a Breeder Poultry Farm (5 sheds) to Free Range Broiler Poultry Farm, including 2 additional poultry sheds) – maximum capacity of 176,130 birds at 57 Zischkes Road, Coominya  
Refused by Council 24 May 2023

#### ***FVLH Developments Pty Ltd v Somerset Regional Council***

##### **Planning and Environment Court Appeals No. BD1951-54 of 2023**

DA9400 and DA14663 at Muckerts Lane, Fernvale  
Deemed Refusals

#### ***Energex Limited v Somerset Regional Council***

## Planning and Environment Court Appeal No. BD2126 of 2023

DA21832 – Material Change of Use for a Low Impact Industry, Warehouse and Office and Operational Works for Vegetation Clearing at Highland Street, Esk  
Refused by Council 21 June 2023

## Building

	March 2023	March 2024	FYTD
<b>Status</b>			
<b>Accepted Applications</b>	48	59	493
<b>Approved - Council</b>	1	4	36
<b>Approved - Private Certifier</b>	45	50	416

An overview of the building approvals across the region is provided in Appendix 1.

## Plumbing

	March 2023	March 2024	FYTD
<b>Status</b>			
<b>Approved</b>	36	31	265
<b>Info Request</b>	8	4	33
<b>Total</b>	44	35	298
<b>Plumbing Inspections</b>	127	87	872

### Mid-Brisbane (Black Snake Creek Catchment) Wastewater Risk Mitigation Program

Council's plumbing inspectors have continued working through the next phase of the Wastewater Risk Mitigation Program within Mid-Brisbane (Black Snake Creek Catchment). Twenty-one eligible properties in the Glamorgan Vale area were sent invitations to apply for an upgrade subsidy; eight of which have volunteered for an inspection, with six inspections resulting in the allocation of funding.

Two properties have had a plumbing application approved and finalised with the installation of HSTP.

## Development Compliance

### Planning Compliance Matters

Non-compliant planning / land use activities under investigation in this period include but are not limited to:

- o Function Facilities
- o Animal Keeping
- o Workshops / Vehicle Sales
- o Transport Depot
- o Vegetation Clearing.

Activities located in Esk, Mount Tarampa, Toogoolawah, Wanora, Coal Creek, Winya, Glamorgan Vale, Clarendon, Fernvale, Royston, Sandy Creek, Villeneuve.

### Building Compliance Matters

The following are non-compliant building activities in this period:

#### March 2024:

Unapproved or non-compliant buildings in Esk, Lowood, Mount Hallen, Sandy Creek, Winya. Unlawful use of a building or structure at Royston and Minden.

## Environmental Health and Regulatory Services

### Food Safety Training

Council subscribes to the I'm ALERT food safety training package which offers food businesses, community groups, schools and the general public access to free online interactive food safety training. Just go to [www.somerset.imalert.com.au](http://www.somerset.imalert.com.au)

A total of 39 users completed the training during the month of March.

### Swimming Pool Water Quality Monitoring

Water sampling was conducted at Council's swimming pools located at the Toogoolawah, Kilcoy and Lowood. Samples were submitted to Queensland Health for analysis to check compliance with the Queensland Health Water Quality Guidelines for Public Aquatic Facilities, 2019.

### Mosquito Monitoring

Officers completed the annual mosquito surveillance program in March, for the 2023-2024 financial year in conjunction with Queensland Health. The main aim of the annual surveillance program is to establish the level of confidence in:

- the assumption that mosquitoes *Aedes aegypti* or *Aedes albopictus* are not present in the Somerset Region, and
- the likelihood of early detection – to facilitate eradication.

In addition to the Queensland Dengue Management Plan 2015 – 2020; Queensland Health is currently working with local governments in SEQ to establish an emergency response framework that will be triggered on confirmation of positive *Aedes aegypti* or *Aedes albopictus* identification in SEQ.

An overview of the section activities for the month can be seen in Appendix 2.

### Pest Management Invasive Animal Control

#### Wild Dogs – March 2024

1080 Baits

264



2

Scalps presented

Areas: Kingham, Bryden, Fernvale, Esk.

#### Feral Pigs – March 2024

1080 Grain

0



110

Scalps presented

Areas: Buaraba.

#### Rabbits – March 2024

Officers have been working with landholders to control rabbit infestations in the following areas:

- Crossdale and Hazeldean.



Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset Dam and on ground baiting at Kirkleah camp grounds.

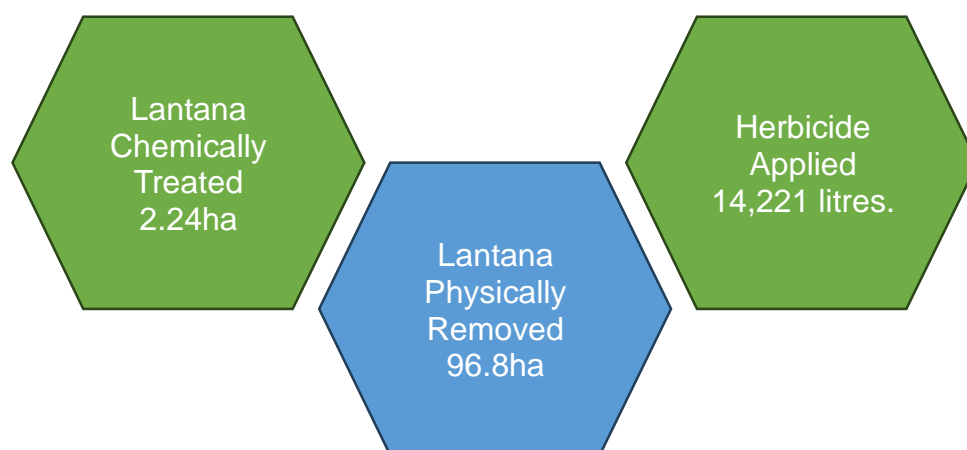
#### Fox – March 2024

Pest Management Officers are continuing to monitor den sites that have been found and fumigated.



Fox breeding season - there has been an increase in reports of poultry being attacked and taken.

## Pest Management Invasive Plant Control



## Other Pest Weed Treatments

### Mother of Millions

Jimna, Linville

### Annual Ragweed

Buaraba, Esk, Toogoolawah, Sandy Creek, Neurum, Fernvale, Moore, Linville, Gregors Creek, Coominya

### Giant Rats Tail Grass

Sandy Creek, Mount Kilcoy, Esk, Fernvale, Neurum, Gregors Creek, Coominya

### Fireweed

Fernvale

### Groundsel

Fernvale, Buaraba, Esk

### Prickly Pear

Linville, Fernvale

### Yellow Bells

Moore

### Leucaena

Fernvale, Coominya

### Element 15

All TMR roadside furniture was treated

### Element 5

Kilcoy Murgon Road, Esk Kilcoy Road, D'Aguilar Highway West

### Council managed infrastructure

Esk Landfill, Poole Road

## Lantana Chemical Subsidy Program

As part of the 2023/24 budget, Council has funded an ongoing Lantana Chemical Subsidy Program, where a 50% subsidy is provided to eligible landholders who purchase approved chemicals to control lantana for the business located within the Somerset Region.

The 2023/24 program commenced on the first of August 2023, with Council approving 55 landholders to participate in the program.

## Compliance under the *Biosecurity Act 2014*:

	March 2023	March 2024
Information notices	-	19
Biosecurity Orders	-	-
Enter and Clear action	-	-

## Natural Resource Management



## Land for Wildlife

Council welcomed two new Land for Wildlife properties to the program at Sandy Creek and Dundas.



### Somerset Flora and Fauna

- Ongoing engagement with Griffith University Social Marketing team to promote Koala awareness in the Somerset region.
- Officer attendance and participation at Regional Koala Threat Assessment workshops with Healthy Land and Water, and the Department of Environment, Science and Innovation 5 March and 19 March 2024.
- Landholder engagement in respect of Flying Fox Roosting on private land – Esk – 18 March 2024.

## Catchment Management

- Ongoing participation in the SEQ Waterway and Catchment Investment Strategy development.
- Resilient Rivers Project Updates:
  - EOI developed for a maintenance proposal across all Black Snake Creek properties (Somerset) treated through this program since inception.
  - Submissions have been prepared for projects across the Council managed reserves of the Mid Brisbane River Catchment and submitted to the Resilient Rivers Taskforce for consideration.
- The On-site Sewage System replacement program is open, with invitational letters sent to applicable customers in the Black Snake Creek Catchment area who wish to participate in the program.
- Officer attendance at Water by Design Water Quality Offset forum – 21 March 2024.



### Offsets – Planting

Delivery of Councils Capital Works Offsets:

- Expression of interest prepared in support of engagement for the 2024/5 delivery program, including new planting/s and maintenance of existing.

## Collaborations

- Queensland Reconstruction Authority - Recreational assets investment 90% complete pending floodgate install – anticipated by June 30 2024.
- Officer participation in Bushcare working be at Greenhide Reserve with Friends of the Forest – Moore, 28 March 2024.



## Economic Development

### Major Projects

- Kicked off the BuyLocal design process with consultants 'Your Creative'.
- Commenced design and delivery of the Business Recovery and Resilience Plan with consultants Pheonix Resilience.
- Following commencement of the Project Place Manager in mid-February, planning is underway for the implementation of the Lowood Futures Strategy and Kilcoy Streetscape Revitalisation Master Plan,



including supporting engagement framework.



### Events

- Finalised plans and registrations for April's 'Agribusiness Forum'.
- Commenced planning for May's 'Somerset Business Breakfast'.
- Planning continued for delivery of 'Small Business Boost' events using the LLER grant funding.

### Stakeholder Engagement

- Proactive engagement with State Government agencies, including:
  - Small Business Friendly Commissioners Office
  - Department of Employment, Small Business and Training
  - Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities, and the Arts
  - Department of Trade and Investment Queensland.
- Plus, other peak industry organisations including Healthy Land and Water, University of the Sunshine Coast and FutureAg Queensland.
- 12 interactions with small business owners, primary producers and/or tourism operators via town walks or workshops.
- Continued efforts to meet and build relationships with local businesses and primary producers.



### Somerset Regional Council Grant Finder – March 2024



#### Registrations

- 3 new registrations
- 238 total registrations
- Registrations are people that have registered to our portal via the signup form and are still active.



#### Alerts

- 2,106 emails sent
- 198 people with active alerts
- Email alerts sent to people requesting specific profile of grants



#### Grants

- 1,505 grants worth \$62.5B - Somerset Regional Council
- 1,479 grants worth \$56.9B - External/Public Users (Essentials)
- Total number of grants available within our portal.

### Recommendation

THAT the Department of Planning and Development Monthly Report for March 2024 be received and the contents noted.

## Appendix 1 – Building Development Approval Overview

Building Approvals – March 2024																								
Locality	New Houses				Removal Dwellings				Alterations/Additions				Commercial/Industrial				Sheds/Carports/Pools				Demolitions			
	P Cert		Council		P Cert		Council		P Cert		Council		P Cert		Council		P Cert		Council		P Cert		Council	
	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)	(C)	(P)
Glamorgan Vale Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Minden Town/Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	-	-	-	-	-	-
Lowood Town	-	3	-	-	-	1	-	-	3	9	-	-	2	4	-	-	3	19	-	4	-	-	-	2
Fernvale Town	4	49	-	-	-	-	-	-	-	7	-	-	1	1	-	-	4	30	1	5	-	1	-	-
Esk Town	-	4	-	-	-	-	-	-	1	2	1	1	-	2	-	-	-	9	-	2	-	-	-	-
Toogoolawah Town	-	-	-	-	-	-	-	-	-	2	-	1	-	-	-	-	1	3	-	-	-	-	-	-
Coominya Village	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Somerset Village	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Kilcoy Town	-	10	-	-	1	1	-	-	-	2	-	-	-	-	-	-	2	19	1	3	-	-	-	-
Harlin Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Villeneuve Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moore Village	1	1	-	-	-	1	1	1	-	1	-	-	-	-	-	-	1	3	-	-	-	-	-	-
Linville Village	1	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Jimna Village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wanora / G'vale Area	-	1	-	-	-	-	-	-	-	1	-	-	-	1	-	-	1	8	-	1	-	-	-	-
Lwd - Minden Corridor	3	26	-	-	-	1	-	-	-	8	-	1	-	1	-	-	5	35	-	3	-	-	-	-
WHPkt / Split'dCk / F'vale	-	1	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	9	-	1	-	-	-	-
Rural Esk	1	5	-	-	-	2	-	1	-	1	-	-	-	-	-	-	4	23	-	3	-	-	-	-
Rural Cya /Atk Dam	-	1	-	-	-	-	-	-	1	2	-	-	-	-	-	-	-	5	-	-	-	-	-	-
Rural Tgh / Harlin / C'ton	-	2	-	-	-	-	-	1	-	7	-	-	-	-	-	-	1	6	-	3	-	-	-	-
Rural S'Dam / Bryden	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	2	-	-	-	-	-	-
Wool,r / Gregor Ck / H,dean	-	4	-	-	-	-	-	-	-	1	-	-	-	-	-	-	3	16	-	-	-	1	-	-
Rural Villen've / Mt Archer	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	2	-	-	-	-	-	-
Mt Kilcoy / Sand Ck /R'ston	2	18	-	-	-	-	-	1	-	6	-	-	-	-	-	-	1	17	-	-	-	1	-	-
Rural Moore / Linville	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
Rural Jimna	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	12	129	-	1	1	7	1	4	7	52	1	4	3	9	-	-	27	216	2	25	-	3	-	2

"C"=Current Month Total

"P"=Progressive Total for  
Financial Yr

G:Buildoc/Reports/BuildStat  
Mar2024

	Private Certifier	Council	Total
Number for Month	50	4	54
Value for the Month	\$6,834,024.00	\$160,247.00	\$6,994,271.00
Progressive YTD No	416	36	452
Progressive YTD Value	\$69,406,060.00	\$1,943,206.00	\$71,349,266.00

## Appendix 2 - Environmental Services

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	23-24
<b>Regulatory Services</b>													
Dog Attack on a Person	1	1	1	3	0	0	1	2	2	-	-	-	11
Dog attack on Another Animal	3	2	0	0	0	0	2	0	0	-	-	-	7
Barking Dogs	13	6	9	5	8	1	6	7	9	-	-	-	64
Animal Issues - Miscellaneous	9	1	5	6	4	4	8	9	4	-	-	-	50
Dogs Wandering at Large	12	13	6	8	20	3	11	5	14	-	-	-	92
Livestock Wandering at Large	16	13	11	18	15	6	8	7	3	-	-	-	97
After Hours Emergency call out Dogs	0	2	0	2	1	2	2	0	2	-	-	-	11
After Hours Emergency call Out Stock	7	4	3	11	17	1	3	5	2	-	-	-	53
Request for Animal Traps	5	14	6	6	3	2	3	2	7	-	-	-	48
Request to Impound Animals	19	21	13	9	11	12	11	3	20	-	-	-	119
Abandoned Motor Vehicle	1	1	3	1	0	4	3	0	2	-	-	-	15
Illegal Camping	3	3	7	4	3	3	6	3	2	-	-	-	34
Visual Pollution	2	0	0	1	1	1	3	1	0	-	-	-	9
Local Law Investigations – other local law issues	5	7	3	5	4	2	2	6	5	-	-	-	39
Overgrown Allotments	6	10	15	13	5	7	33	27	17	-	-	-	133
Restricted activity – Selling Vehicles	0	0	0	0	0	0	0	0	0	-	-	-	0
Unlawful Materials on Footpath	0	0	0	0	2	0	1	0	0	-	-	-	3
<b>Total Regulatory Services CSR's</b>	<b>102</b>	<b>98</b>	<b>82</b>	<b>92</b>	<b>94</b>	<b>48</b>	<b>103</b>	<b>77</b>	<b>89</b>	-	-	-	<b>785</b>
<b>Pest Management</b>													
Pest Plants - Council Land	2	3	0	0	1	2	3	3	1	-	-	-	<b>15</b>
Pest Plants - Private Land	7	12	5	1	5	4	9	14	13	-	-	-	<b>70</b>
Pest Plants - Road Reserves	0	1	2	0	0	0	8	3	7	-	-	-	<b>21</b>
Pest Animals - General Enquires	5	11	14	15	9	3	7	9	8	-	-	-	<b>81</b>
<b>Total Pest Management CSR's</b>	<b>14</b>	<b>27</b>	<b>21</b>	<b>16</b>	<b>15</b>	<b>9</b>	<b>27</b>	<b>29</b>	<b>29</b>	-	-	-	<b>187</b>

Environmental Health													
General Environmental Complaints	2	1	4	0	2	0	4	1	2	-	-	-	16
Food Premises Complaints	1	1	1	0	2	1	0	1	3	-	-	-	10
Miscellaneous Health Issues	1	0	1	2	0	1	2	1	0	-	-	-	8
Mosquito Complaints	0	0	0	0	0	0	0	1	1	-	-	-	2
Environmental Issues - Dust Nuisance	0	0	1	1	0	0	0	0	2	-	-	-	4
Environmental Issues - Light Nuisance	0	0	0	0	0	0	0	0	0	-	-	-	0
Environmental Issues - Noise Nuisance	2	1	2	2	0	0	1	1	2	-	-	-	11
Environmental Issues - Odour Nuisance	0	0	3	1	1	0	1	1	0	-	-	-	7
Environmental Issues - Smoke Nuisance	0	0	3	2	1	0	0	0	1	-	-	-	7
Environmental Issues - Water Pollution	1	1	0	1	0	0	0	1	0	-	-	-	4
Local Laws - Illegal Vending	0	0	0	0	0	0	0	0	0	-	-	-	0
Local Laws - Obstruction of Footpath by a Business	0	0	0	0	0	0	0	0	0	-	-	-	0
Litter and Illegal Dumping of Rubbish less than 200 litres	1	0	0	3	2	4	1	3	0	-	-	-	14
Illegal Dumping - over 200L	7	5	3	2	3	2	2	1	2	-	-	-	27
Illegal Dumping - Asbestos	3	1	0	0	0	0	0	0	0	-	-	-	4
Illegal Dumping – one of items – non-investigation	6	5	7	3	4	0	3	6	3	-	-	-	37
Illegal Dumping - Tyres	3	3	1	1	2	0	0	0	4	-	-	-	14
<b>Total Environmental Health CSR's</b>	<b>27</b>	<b>18</b>	<b>26</b>	<b>18</b>	<b>17</b>	<b>8</b>	<b>14</b>	<b>17</b>	<b>9</b>	-	-	-	<b>154</b>
<b>Total all Environmental Services CSR's</b>	<b>143</b>	<b>139</b>	<b>114</b>	<b>126</b>	<b>126</b>	<b>65</b>	<b>144</b>	<b>123</b>	<b>127</b>	-	-	-	<b>1126</b>
Dog Registration													
Dogs Registered		3496	4214	4300	4386	4429	4457	4503	4566	-	-	-	<b>4566</b>
Unpaid Notices		2074	1325	1240	1142	1100	1098	1042	966	-	-	-	<b>966</b>
Infringement Notice Issued	3	1	9	1	6	2	5	5	0	-	-	-	<b>39</b>
Animal Pound Operations													
Dogs	10	11	7	6	11	8	6	6	9	-	-	-	<b>74</b>

Cats	10	14	8	5	11	4	13	0	28	-	-	-	<b>93</b>
Stock	28	0	0	2	16	1	0	0	0	-	-	-	<b>47</b>

### Inspections and Approvals

Food Business Inspections	6	8	8	5	6	5	3	3	8	-	-	-	<b>51</b>
Food Business Re-inspections	1	0	1	0	0	0	0	1	1	-	-	-	<b>4</b>
Kennel Inspections	0	0	0	0	0	0	0	0	0	-	-	-	<b>0</b>
Poultry Farm Inspections	0	0	0	0	0	6	0	2	0	-	-	-	<b>8</b>
Local Law - Prescribed Activity Approvals	6	1	5	3	8	4	4	8	4	-	-	-	<b>44</b>

## FINANCE

### SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Geoffrey Smith, Director Finance  
Director: Geoffrey Smith, Director Finance  
Date: 15 April 2024  
Subject: Conversion to road reservations – Mount Hallen  
File Ref: State Government Emergency Management Levy  
Action Officer: DFIN

#### Background/Summary

Four freehold lots were transferred to Council from Ausco Properties Pty Ltd at no cost on 4 January 2024 to be used for “public purposes”. Ausco Properties Pty Ltd is the developer of Windsor Park Estate at Mount Hallen.

The lots are 953 SP328514, 954 SP328514, 955 SP328514 and 957 SP328514. The properties are all 20 metres wide and range in length from 273 metres to 370 metres. The properties resemble road reservations (but without constructed roads or other assets) as shown below:



Windsor Park Estate historically contained 20 similar freehold properties that Council previously converted to unused road reservations. The implications of holding these properties in freehold title instead of road reservation include:

- Potential liability under Neighbourhood Disputes (Dividing Fences and Trees) Act 2011
- Liability for State Government Emergency Management Levy

There are not considered to be disadvantages from converting the tenure of these “public purposes” properties to unused road reservations as evidenced by previous conversions. The land can continue to be used for public purposes as unused road reservations.

Council currently has 1,328 kilometres of unused road length. This is spread throughout the Somerset local government area.

The recommendation if adopted, would add around 1.3km to this 1,328km of total unused road reserve length.

It is not considered appropriate to consider any alternative option to convert the land which was contributed for “public purposes” to private ownership.

The recommendation below includes the categorisation of the land as unused roads under policy OP/002 Upgrading and Maintenance Works on Unformed and Unused Roads.

Consistent with policy OP/002, no maintenance, including vegetation works would be undertaken on the land.

The adjoining owners, who all currently have good bitumen road access to their properties, would be able to apply to Council for a permit to undertake works in the road reservations at their cost should they desire.

<b>Attachments</b>
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Nil

<b>Recommendation</b>
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THAT Council:

1. authorise the Chief Executive Officer to convert the tenure of lots 953 SP328514, L 954 SP328514, L 955 SP328514 and L 957 SP328514 to road reservation.
2. categorise the roads as “unused” in accordance with Council Policy OP/002, Upgrading and Maintenance Works on Unformed and Unused Roads.

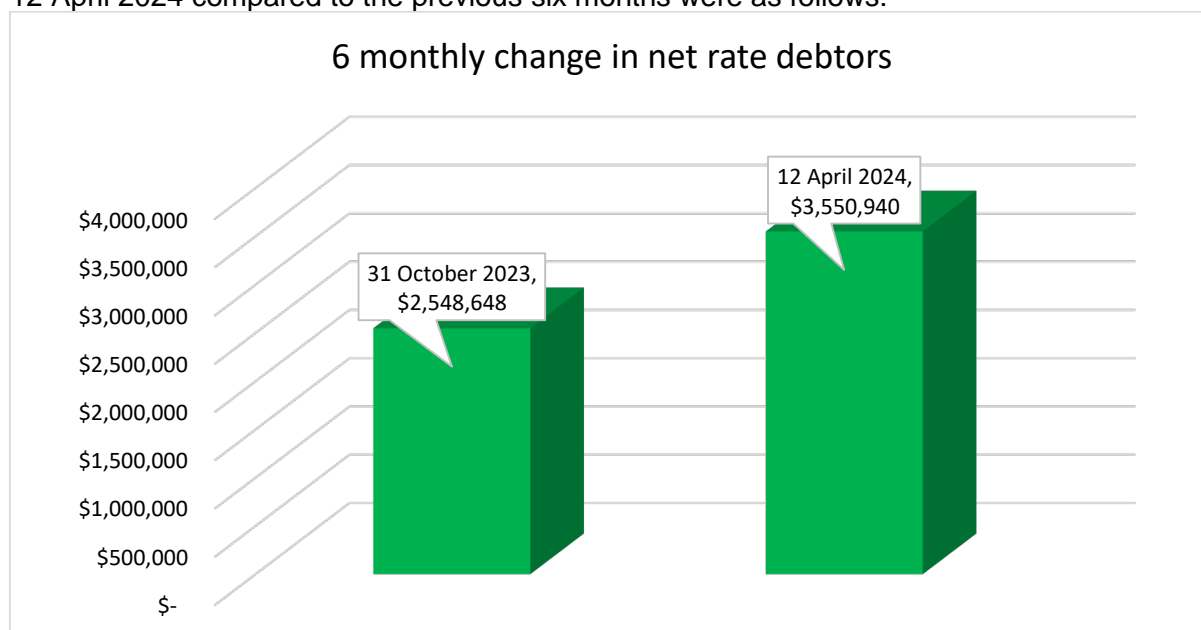


## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Kylie Jones, Senior Rates Officer  
Director: Geoffrey Smith, Director Finance  
Date: 12 April 2024  
Subject: Sale of land for overdue rates or charges  
File Ref: Rates - abandonment - sale of lands FY2024  
Action Officer: DFIN

### Background/Summary

Council rate notices for the current half year were due on 4 April 2024. Net rate debtors on 12 April 2024 compared to the previous six months were as follows:



Council's Revenue Policy includes the following:

*"Council is to receive twice each financial year recommendations for sale of lands for overdue rates actions covering all properties for which actions may legally be commenced except where the overdue rates or charges exceed the rateable valuation of the land. Where this situation applies, a recommendation to acquire the land for overdue rates may be made."*

Recommendations are presented below consistent with the Revenue Policy. There are 33 assessments listed with overdue rates totalling approximately \$296,173.

As background:

- Sale of lands action may only be commenced for a property where there are at least three years of overdue rates under *Local Government Regulation 2012 s140 (1) (c) (i)*.
- Council does not employ or engage debt collectors or debt collection agencies.
- Council does not use solicitors to recover rate debts using court processes.
- Council officers are experienced at preparing the legal documents to commence a sale of land for overdue rates action in-house without incurring additional costs that might be recoverable from landowners.
- The sale of land process provides for at least three months after Council issues a notice of intention to sell land for overdue rates in which to fully pay overdue rates and avoid sale action.

- Where actions proceed beyond the three-month point, Council usually refers sale of land for overdue rate actions to its solicitors for finalisation with relevant costs recoverable from landowners.
- Council has sold one property at auction during FY2024 and sold five properties during FY2023 following the issue of notices of intention to sell land for overdue rates.

Endorsement is sought to serve notices of intention to sell land using the substituted service provisions (section 239) of the *Local Government Act 2009* where appropriate to manage Council's legal risks.

<b>Attachments</b>
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Nil

<b>Recommendation</b>
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1. THAT the property described as L 19 RP151384 at 516 Coominya Connection Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00049-00000-000).
2. THAT the property described as L 1 RP148835 at 21 Newman Street West Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00055-00000-000).
3. THAT the property described as L 2 RP151308 at 8 Pensacola Parade Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00184-00000-000).
4. THAT the property described as L 114 F3361 at 1 Fox Street Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00824-21000-000).
5. THAT the property described as L 94 RP850376 at 99 Burns Street Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00880-08100-000).
6. THAT the property described as L 12 RP160938 at 11 Reservoir Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01523-00000-000).
7. THAT the property described as L 1 S89610 & L 11 S89610 at 12 Third Avenue Somerset Dam Qld 4312 & 9 Fourth Avenue Somerset Dam Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01768-00000-000).
8. THAT the property described as L 145 SP283461 at 54 Condamine Drive Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02346-91900-000).
9. THAT the property described as L 6 RP138054 at 85 Fielding Road Vernor Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02419-00000-000).

10. THAT the property described as L 17 RP140197 at 2761 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02589-00000-000).
11. THAT the property described as L 6 RP853165 at 2660 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02618-71000-000).
12. THAT the property described as L 31 SP181552 at 106 Reinbotts Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02791-20000-000).
13. THAT the property described as L 310 SP216807 at 15 Peregrine Drive Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02807-10070-000).
14. THAT the property described as L 2 RP206290 at 934 Lowood Minden Road Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03079-50000-000).
15. THAT the property described as L 215 RP902306 at 5 Manz Court Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03105-75000-000).
16. THAT the property described as L 10 RP136766 at 99 Herrmanns Road Prenzlau Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03267-00000-000).
17. THAT the property described as L 2 RP142065 at 1060 Brightview Road Brightview Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03311-00000-000).
18. THAT the property described as L 10 RP137206 at 314 Mount Tarampa Road Mount Tarampa Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03508-00000-000).
19. THAT the property described as L 1 RP156603 at 190 Rifle Range Road Rifle Range Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03583-00000-000).
20. THAT the property described as L 21 RP189619 at 154 Wattle Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03922-00000-000).
21. THAT the property described as L 2 RP121845 at 654 Atkinsons Dam Road Atkinsons Dam Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04039-90000-000).

22. THAT the property described as L 20 RP174047 at 257 Mount Mulgowie Road Buaraba Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04188-00000-000).
23. THAT the property described as L 195 SP241870 at 395 Windsor Drive Mount Hallen Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04223-02800-000).
24. THAT the property described as L 9 RP150636 at 598 Esk Crows Nest Road Biarra Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04658-00000-000).
25. THAT the property described as L 3 RP15396 at 108 Tetzlaffs Lane Mount Beppo Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04817-50000-000).
26. THAT the property described as L 8 RP158896 at 7699 Brisbane Valley Highway Braemore Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (05096-00000-000).
27. THAT the property described as L 38 SP214061 at 17 Willowood Place Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34654-10700-000).
28. THAT the property described as L 2 RP156816 at 286 Fairneyview Fernvale Road Fairney View Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34740-00000-000).
29. THAT the property described as L 1 RP107306 at 35 Ridge Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80063-00000-000).
30. THAT the property described as L 6 RP84868 at 10 Mary Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80127-00000-000).
31. THAT the property described as L 3 SP147027 at 52 Brown Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80402-70000-000).
32. THAT the property described as L 22 RP18094 at 21 Pooles Road Villeneuve Qld 4514 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81128-40000-000).
33. THAT the property described as L 5 RP880485 at 1177 Kilcoy Murgon Road Sheep Station Creek Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81359-20000-000).

34. THAT further Council endorse the service of any notices required for these actions using Section 239 of the *Local Government Act 2009* where appropriate.

## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Geoffrey Smith, Director Finance  
Director: Geoffrey Smith, Director Finance  
Date: 16 April 2024  
Subject: State Government land valuation consultation  
File Ref: Shire valuation  
Action Officer: DFIN

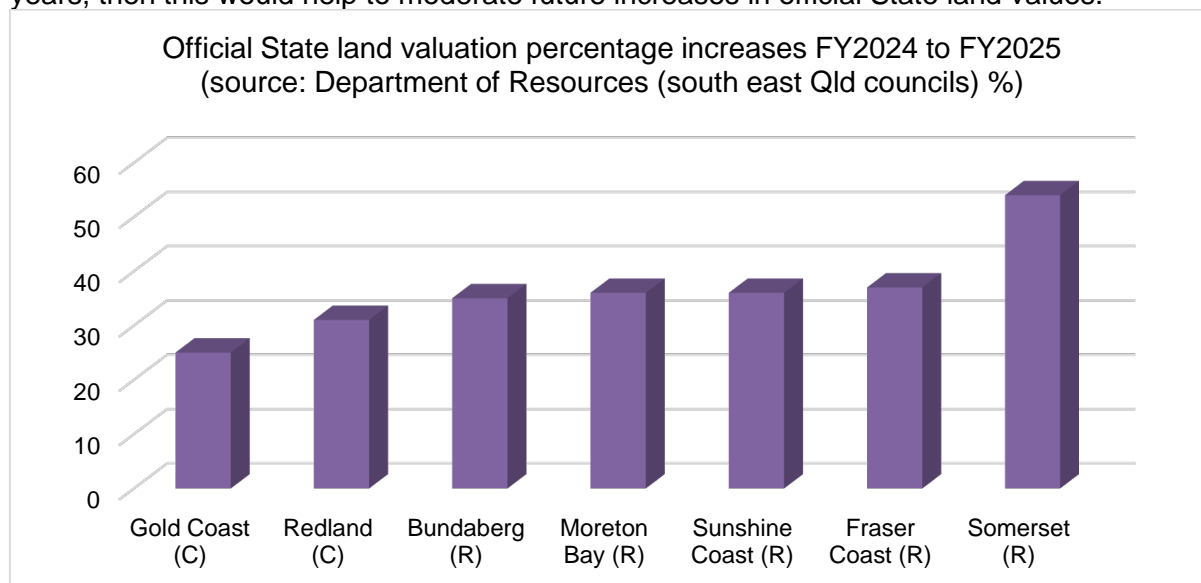
### Background/Summary

The Department of Resources (DoR) has written requesting Council's opinion whether an annual valuation of rateable land in Somerset should be undertaken effective 30 June 2025.

DoR are not required to undertake a revaluation every year and charge an annual valuation levy even when no new valuation is provided. Council has paid \$126,578 in valuation levies in the past 12 months.

The official State land valuations released on 26 March 2024 showed an average increase of 54% with significant variability across different land uses. This was the first annual revaluation for two years.

It is considered that if DoR undertook annual valuations every year instead of every two years, then this would help to moderate future increases in official State land values.



Council rates, State Government land tax and State Government land rentals are based on official State land valuations.

### Attachments

Letter from the Valuer-General of 15 April 2024

### Recommendation

THAT the Department of Resources be advised that Council requests an annual revaluation to moderate future changes to valuations, because there may be a community benefit in property owners receiving updated information about official property values after recent economic changes and because Council pays for an annual revaluation.

15 April 2024



Department of **Resources**

Mr Andrew Johnson  
Chief Executive Officer  
Somerset Regional Council  
2 Redbank Street  
ESK Queensland 4312

By email: [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au)

Dear Mr Johnson

**Consideration for the 2025 land valuation program effective 30 June 2025**

I am seeking your views in relation to the revaluation of your local government area as part of the 2025 land valuation program that will take effect on 30 June 2025.

The *Land Valuation Act 2010* requires that the Valuer-General undertakes an annual valuation of rateable land, but they may decide not to do so in a local government area after considering:

- a market survey report for the local government area that reviews the sales of land and the probable impact of those sales on the value of land since the last annual valuation
- the results of consultation with the local government for the area and appropriate local and industry groups.

The State Valuation Service (SVS) is currently considering a range of factors, including the timing of the last valuation, any extreme weather events that occurred over the last year and market movements. The SVS will continue to monitor the property market.

Consistent with the Act, please advise me of your support or otherwise for a revaluation in 2025. You may also wish to provide me with any additional information relevant for consideration. Please provide your response to me **by Friday 24 May 2024** by email at [The results of this consultation will be used to inform my final decision about the 2025 revaluation program.](mailto:mail@somerset.qld.gov.au)

If you have any further enquiries regarding the revaluation program, please contact Andrew Gray, Area Manager, State Valuation Service on telephone or email

Yours sincerely

**Laura Dietrich**  
**Valuer-General**  
**Department of Resources**

## CORPORATE AND COMMUNITY SERVICES

### SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Daniel Rowe, Director Corporate and Community Services  
Date: 15 April 2024  
Subject: Tender for Grazing Rights  
File Ref: Tender 1346 – Grazing Rights – 6 RP176587 – Lowood Minden Road  
Lowood – Closes 11am 21 February 2024  
Tender 1346 – Grazing Rights – 94 CC3388 – Reinbotts Road Lowood  
– Closes 11am 21 February 2024  
Tender 1346 – Grazing Rights – 22 RP144072 – Nerreman Road  
Wivenhoe Pocket – Closes 11am 21 February 2024

Action Officer: DCORP

#### Background/Summary

At the 21 December 2023 Ordinary meeting, Council resolved to re-tender grazing rights for Council land on Lowood-Minden Road, Lowood, Reinbotts Road, Lowood and Nerreman Road, Wivenhoe Pocket, following an invitation for tenders for the sites in 2023 whereby no tender responses were received.

Council invited tenders for grazing leases on the following Council land for the period of 1 August 2024 to 31 July 2027:

Tender No. 1346: Lot 6 RP176587 – Lowood-Minden Road, Lowood (1.501ha)  
Tender No. 1347: Lot 94 CC3388 – Reinbotts Road, Lowood (5.14ha)  
Tender No. 1348: Lot 22 RP144072 – Nerreman Road, Wivenhoe Pocket (4.113ha)

Tenders closed on 21 February 2024, with four tender responses being received. There were no responses received for the Lowood-Minden Road property.

In this instance it would be appropriate to accept the Tenders for Reinbotts Road, Lowood from Talia Casey and Nerreman Road, Wivenhoe Pocket from Eric Harper.

#### Attachments

Confidential attachment

#### Recommendation

THAT Council:

1. Accept the tender response received from Talia Casey for the grazing lease over Lot 94 CC3388 for the period 1 August 2024 to 31 July 2027.
2. Accept the tender response received from Eric Harper for a grazing lease over Lot 22 RP144072 for the period 1 August 2024 to 31 July 2027.
3. The Chief Executive Officer be authorised to negotiate an alternate grazing rights agreement for Lowood-Minden Road should a future response be received.







## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
 From: Daniel Rowe, Director Corporate and Community Services  
 Director: Daniel Rowe, Director Corporate and Community Services  
 Date: 16 April 2024  
 Subject: Tourism and Promotions Report – March 2024  
 File Ref: Tourism – Promotions  
 Action Officer: DCORP

### Background/Summary













The following is the March 2024 summary of activities for Somerset Visitor Information Centres (VIC) and the Tourism team members.


### Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of state	Interstate	International	Total
 Esk VIC	71	51	55	8	11	2	198
 Fernvale VIC	195	131	66	14	5	4	415
 Kilcoy VIC	226	129	155	24	56	14	587
 The Condensery	160	30	47	8	3	0	248

N.B – (KVIC – local visitors for early voting 1779, FVIC – had early voting but locals entered in and out of south end doors and were not counted)

### Motivators

	First	Second	Third
<b>Esk</b>	 Glen Rock Gallery	 Maps and Directions	 Events/Markets
<b>Fernvale</b>	 Maps and Directions	 Tourist Drives	 Brisbane Valley Rail Trail
<b>Kilcoy</b>	 Maps and Directions	 Caravanning and Camping	 Outdoor Activities
<b>The Condensery</b>	 Exhibitions	 Workshops/events	 Culture and Heritage

<b>Active Volunteers</b>	
<b>Esk</b>	9
<b>Fernvale</b>	20

<b>Kilcoy</b>	9
<b>TOTAL</b>	38

## Digital Media

### Facebook



Likes 3.6K (+47)  
Followers 4,264  
(+44)  
Reach 6K  
(-50%)  
Engagement 792  
Link clicks 37

### Website



**Page Views: 7421**  
**Visitors:** 1971 new, 60 returning  
**Peak Time:** Thursday, 28 March  
**Most Popular Pages:** Experience Somerset, Events and Markets, and Outdoor Adventure  
**Device Type:** 52% Mobile, 45% Desktop, 3% Tablet

### Instagram



1751 (+13)  
Reach: 741  
(2%)

## Glen Rock Art Gallery (Esk Visitor Information Centre)

Glen Rock Art Gallery was pleased to host an exhibition by local photographer Gerard De Roo in March. The exhibition presented a range of colour and black and white images of landscapes as far away as the Flinders Ranges to as near as Bryden. It also featured a collection of portraits of local Somerset characters. All images on display are award winning photographs and if not, were in the process of being judged. A range of smaller print versions of the original works were also available for sale.

## Visitor Information Centre Volunteer Famil

The next volunteer familiarisation tour (famil) will be taking place on Friday 12 April to the Kilcoy and Jimna region of Somerset.

## Regional Tourism Organisation

SQCT has commenced a three-year Event Pathway Program to help community-based events to grow within the region. This program will be run by the Tilma Group / rEvents Academy with one community group per Council area. Council sought expressions of interest from Somerset community event groups to participate in the program in early January with two expressions of interest received. The Valley of the Lakes Garden Club had their first session with the mentor on Thursday, 28 March for the Esk Garden Fair.

## Tourism Operator Development

The advertising prospectus for the next edition of the Experience Somerset Visitor Guide 2024-2025 has been sent to tourism operators, with 33 operators purchasing advertising in the guide. The visitor guide, updated website and new destination video is scheduled to be released in Autumn 2024 at a tourism networking event.

## Regional Event Support and Development 2023-2024

Officers are actively working with event organisers to encourage and support the development of new and existing regional events in 2023-2024, including agritourism, sporting, adventure race events and more.

Council and Experience Somerset have agreed to sponsor and provide event support to the following upcoming regional events:

- Queensland Athletics All Schools Cross Country Championships, hosted by the Toogoolawah Golf Club (Toogoolawah Golf Course, 11 May 2024)
- Wivenhoe Triathlon, hosted by Atlas Events (Lake Wivenhoe - Logan's Inlet, 12 and 13 October 2023)
- Rogue Escape, hosted by Rogue Adventures (Lake Wivenhoe - Logan's Inlet, 19 and 20 October 2023)

### Marketing Implementation Plan

Officers are actioning the Experience Somerset Marketing Plan and associated documents and aim to complete 50 per cent of these items by 30 June 2024. Progress to date:

- Actioned: 46 per cent
- In progress: 15 per cent
- To be actioned: 39 per cent

### Marketing Campaigns

<i>Campaign</i>	<i>Results</i>
<b>Summer – Let's Play in Somerset - SQCT Collaborative Marketing "Unearth" Campaign</b> Dates active: 16 – 29 January 2024 -Mix of paid and organic digital content -EDM sent to SQCT database on TBA -Featured blog on SQCT campaign landing page	Awaiting results from SQCT
<b>Moreton Bay Expo Leads Campaign – "Win an Esk-cape to Somerset" Competition</b> Objective: Generate leads for EDM database	Results: 1600 entrants/leads

### Other Tourism, Marketing or Advertising Activities

Experience Somerset:

- Participated in Southern Queensland Country's cooperative campaign with influencers, "We Are Explorers". The campaign featured Experience Somerset, Brisbane Valley Rail Trail, The Linville Hotel and Rail Trail Refuge. Campaign metrics will be available in the coming weeks.
- Advertised in 2024 Drive Queensland annual publication, widely distributed across and Queensland and nationwide at tradeshow, visitor information centres and online. The advertisement provides a QR code link to [experiencesomerset.com.au](https://experiencesomerset.com.au).
- Advertised in 2024 Caravan Parks Directory annual publication, widely distributed Queensland and nationwide at tradeshow, visitor information centres and online. The advertisement provides a QR code link to the Somerset Caravan and Camping Guide on [experiencesomerset.com.au](https://experiencesomerset.com.au).

### Attachments

Nil.

### Recommendation

THAT Council receive the Tourism and Promotions Report for the month of March 2024 and that the contents be noted.

## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson – Chief Executive Officer  
From: Erin Moore – Corporate Administration Officer  
Director: Daniel Rowe – Director Corporate and Community Services  
Date: 24 April 2024  
Subject: Corporate and Community Services Monthly Report - March 2024  
File Ref: SRC/Governance/Reporting  
Action Officer: DCORP

### Background/Summary

Details of the Corporate and Community Services report for the month of March 2024 are as follows:

### Records

Documentation – At a Glance – March 2024

Inward/Actioned Documents – 2,566	Outward Correspondence – 1,170
Customer Service Requests - 474	Councillor Requests – six (6)
Emails Processed by the Records Team	
Corporate Mailbox - mail@ - 8,715	Internal Only Records Email – 10,058
Decision Notices/Workshop Actions – Decision Notices – 14 Workshop Actions – nine (9)	Tender/Quotation – Tenders – Tenders Zero (0) Numbered Quotations – Zero (0)

Total Documents Registered for the month of March 2024 – 9,986

### Email Traffic

Somerset Regional Council [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au) (Corporate Mailbox)

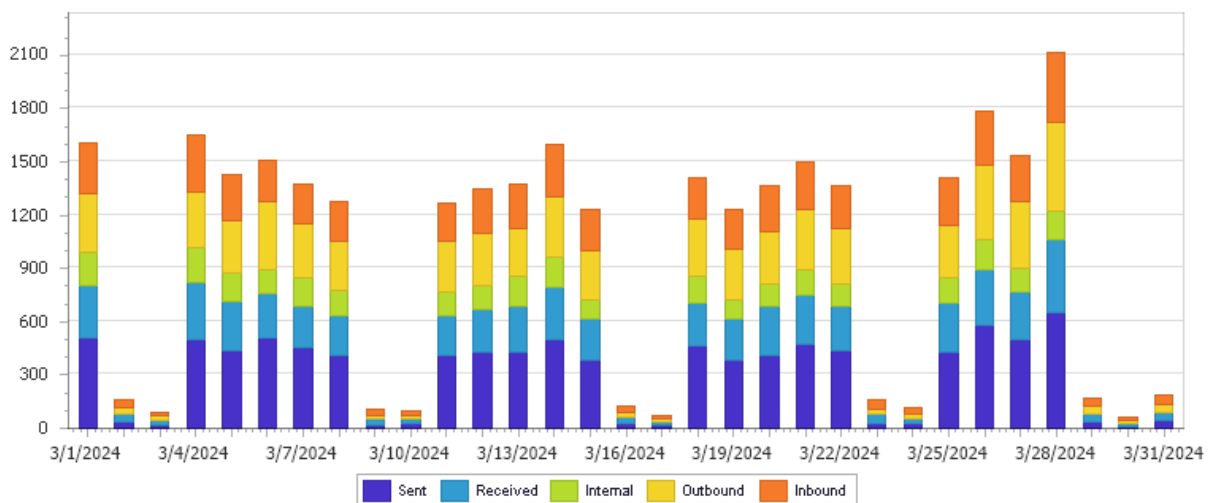
User Traffic Report For:

## Somerset Regional Council

Emails between 3/1/2024 and 3/31/2024

### Summary

Inbound	Outbound	Internal	Sent	Received
Total Emails: 5602	Total Emails: 6799	Total Emails: 2962	Total Emails: 5753	Total Emails: 9610

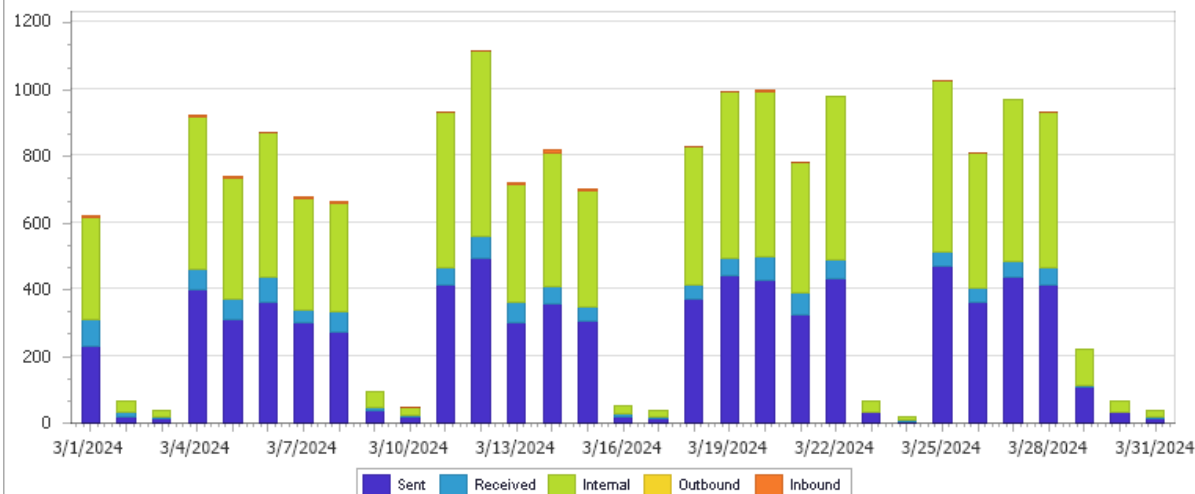


## Records

Emails between 3/1/2024 and 3/31/2024

## Summary

Inbound	Outbound	Internal	Sent	Received
Total Emails: 54	Total Emails: 0	Total Emails: 8881	Total Emails: 1177	Total Emails: 7758

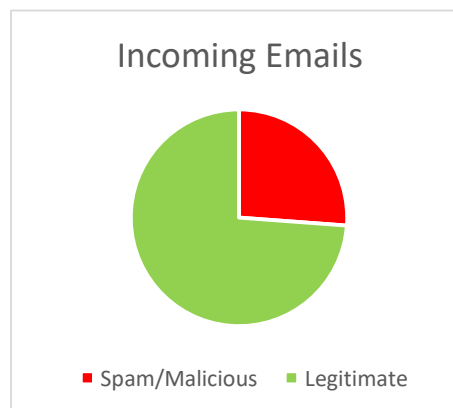


## Information and Communication Technology (ICT)

Concluding March, software and infrastructure upgrades continue in line with budgetary considerations and operational requirements, and work continues implementing audit recommendations in line with target dates. ICT has been finishing up with staff members moving back into the Esk Administration building ensuring that setups are completed and if any equipment is to be organised for staff. Repairs for multiple sites across the region fixing CCTV equipment and networking devices have been completed.

## Cyber Security

Following February incoming emails have decreased by 0.7 per cent across March, with a decrease of 7.9 per cent to legitimate emails despite a 19.5 per cent increase for Spam/Malicious. Phishing emails continue to target Office365, file sharing services and videoconferencing utilities, with several incoming malicious emails received from compromised email accounts at vendors and other government entities including Councils. Quarterly phishing tests continue with an 8.4 per cent failure rate in comparison to the previous 4.5 per cent from last campaign, email awareness training as necessary.

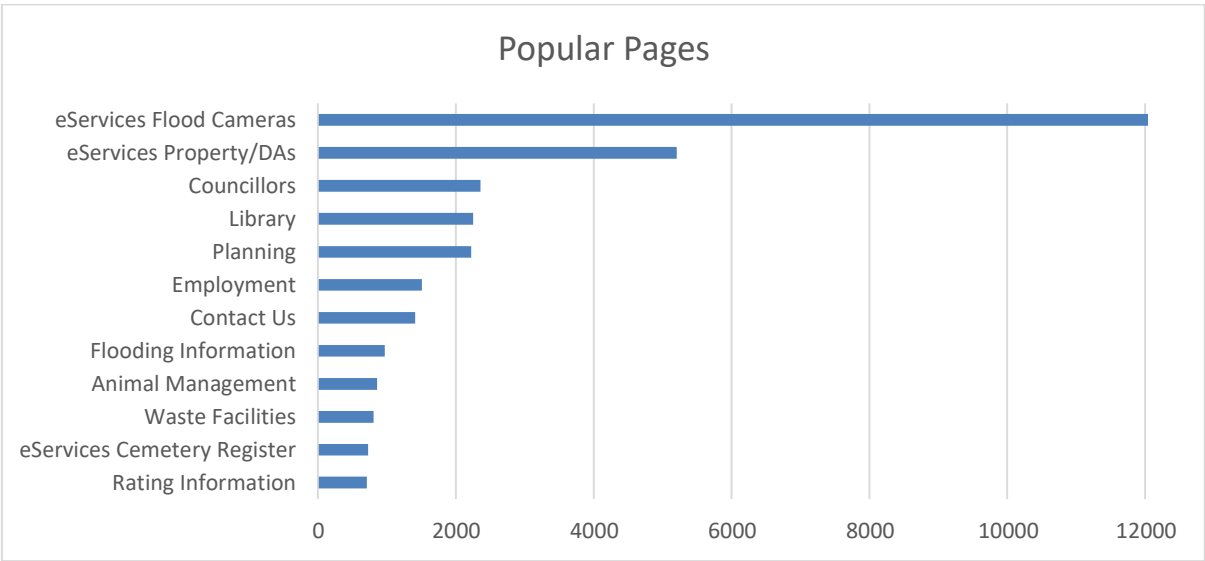


Cyber security importance continues as March comes to an end. Council maintains responsibility to Information Security Systems which includes protective measures used to protect all personal information from misuse, interference, loss, and from unauthorised access, modification, or disclosure, including not retaining Personally Identifiable Information (PII) unless where absolutely necessary.

## Websites

The primary corporate website ([somerset.qld.gov.au](http://somerset.qld.gov.au)) received 47,065 page views for the month, an increase of 15 per cent from last month. eServices ([eservices.somerset.qld.gov.au](http://eservices.somerset.qld.gov.au)) received 39,410, with a 4 per cent decrease in views as there has been no substantial weather for the month creating no major cause for flood camera viewing. Please note that the graph below has been capped at 12,000 for readability;

something to note, as the elections took place increasing the popularity of the Councillors page.



**Governance and Business Improvement**

*Delegations*

The power of delegation is an element of decision making by local governments. The focus of the elected Council is on setting the strategies and policies, which is then implemented by the Chief Executive Officer and Council employees. Once policies have been adopted, routine decision making can be exercised by an appropriately skilled person.

As both Council and the Chief Executive Officer have a vast breadth of responsibilities to be undertaken, the Local Government Act 2009 facilitates the delegation of responsibilities from both Council to the Chief Executive Officer, and from the Chief Executive Officer to other employees. This enables a local government to exercise its responsibilities in the most efficient and effective manner. The delegations made by a local government and the Chief Executive Officer must be recorded in a register of delegations and reviewed annually.

LGAQ released an update to its delegations registers on 14 March 2024. The changes will be reviewed in conjunction with the required annual review, and a report prepared for Council’s consideration at a future Council meeting.

A decision made pursuant to a delegation has the same force and effect as one made by the person or body that granted the delegation. However, Councillors may ask to be kept informed of decisions made under delegations as a matter of administrative practice.

In consultation with the Chief Executive Officer, consideration will be given to some matters being delegated further throughout the organisation to enable further organisational efficiencies. In accordance with s259 of the Local Government Act 2009, the Chief Executive Officer may delegate the Chief Executive Officer’s powers to an appropriately qualified employee or contractor of the local government.

*Policy Review*




**Councillor Role in Development Matters Policy**

A policy to provide guidance to parties involved in the development assessment process has been drafted. This policy has been based on advice provided by the Office of the Independent Assessor and it is hoped it will give Councillors confidence interacting with stakeholders whilst complying with legislative requirements.

**Information Management and Security Policy**

The Information Services Team have also made significant progress reviewing and revising all Council's policies that relate to Information Management. The draft Information Management and Security Policy incorporates eight (8) of Council's existing policies and has been revised to incorporate recommendations made following the recent internal audit of Council's Internal Security Control Environment. Progress has been made developing supporting documentation, including procedures, strategies, plans and forms, which will be refined pending feedback on the draft Information and Security Policy.

## Arts and Culture





		
Attendance at Cultural Venues	Events	Partnerships
7650	83	6

## Events

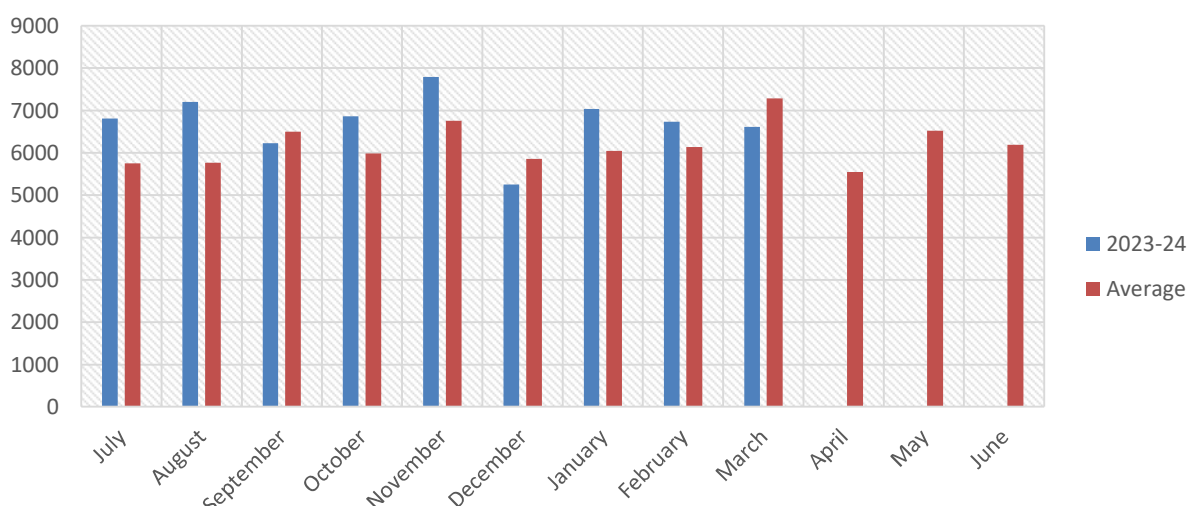
### *Kilcoy Multicultural Carnival*

- On May 17, 2024, from 3pm to 7pm, Yowie Park will come alive with a vibrant celebration of diversity, featuring a showcase of cultural acts and demonstrations.
- The free event will feature performances from various cultural groups, showcasing their traditional dances, music, and customs. Attendees will have the opportunity to experience the rich tapestry of cultures that make up our community.
- The Kilcoy Multicultural Carnival is a family-friendly event that is open to all members of the community and is proudly funded by the Queensland Government, Sponsored by Kilcoy Global Foods and organised by Somerset Regional Council.
- The recent meeting held with Kilcoy Global Foods and their cultural leaders lead to the confirmation of the following cultures being represented with performances of song and dance:
  - The Solomon Islands
  - East Timor
  - Papua New Guinea
  - Fiji
  - Vanuatu
  - The Philippines
- The festivities will commence with a Welcome to Country, smoking ceremony, and performance by local indigenous representatives from the Jinibara Dance Troupe. The carnival will be rounded out with a host of wrap around community services, workshops and additional performances representing further cultures.

## Somerset Libraries

			
Physical Items Circulated	Visitation	Events	New members
12,296	6,788	47	57

## All Libraries Visitation - 2023-24 versus Historical Average



Regular children's library activities have proved popular over the first quarter with 400 attendees at Storytimes, and 328 attendees at STEAM squad across the four library branches.

Somerset Libraries supported International Women's Day on 8 March with events held at both Esk and Kilcoy libraries. Beryce Nelson and Kerrie Oakes were the speakers respectively and there was a total of 64 attendees with great feedback received.

Somerset Libraries attended the Esk State School Reward's day running Ozobot robotics workshops for all grades across the whole day with 93 children participating.





Computer and technical assistance continue to be a large need in our community with 22 booked lessons given and 597 walk-in enquiries answered. The library computers were also used for 557 hours.

Library staff continue to elicit positive feedback from residents as demonstrated by the written feedback received below:

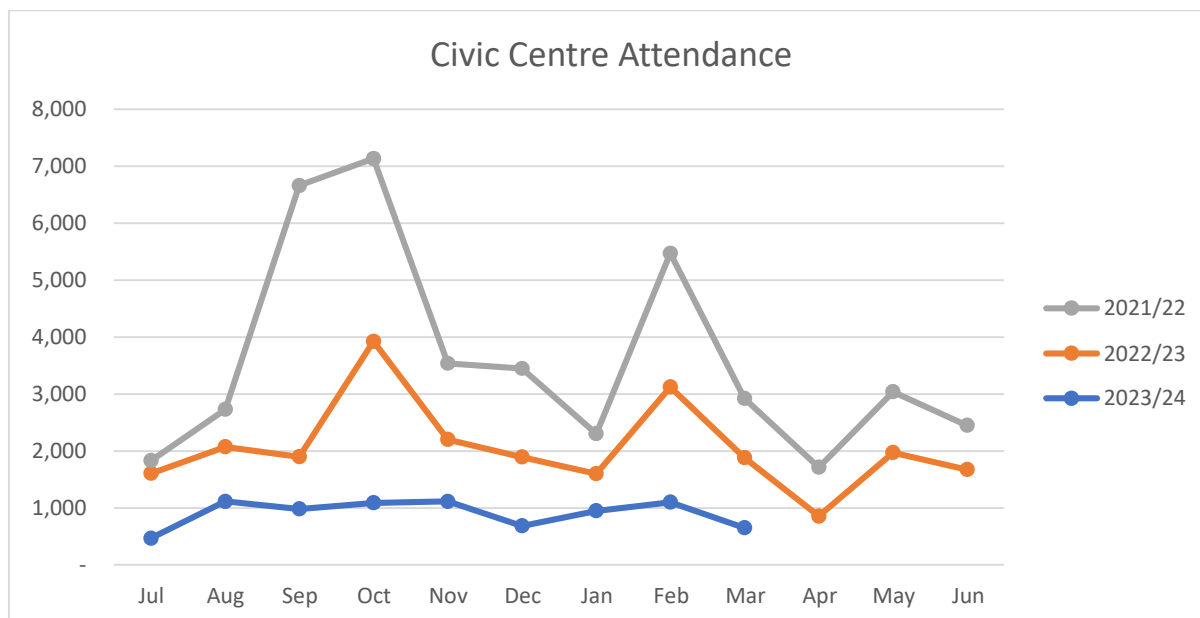
*"We really value your visits for the fun and the educational benefits they bring. The joy that the children get from your sessions is heartwarming. You are a national treasure and we are so lucky to have you."*

*"I was fortunate to attend the Mixed Media Workshop at Kilcoy.... It was a fantastic experience. I would like to convey my appreciation to the library staff.... for organizing the event. It was well run, had excellent resources and a mixture of lovely ladies in a relaxed atmosphere".*

### Somerset Civic Centre

			
Visitation	Private/ Council Events	Programmed Events	Revenue
658	23	8	\$2,000








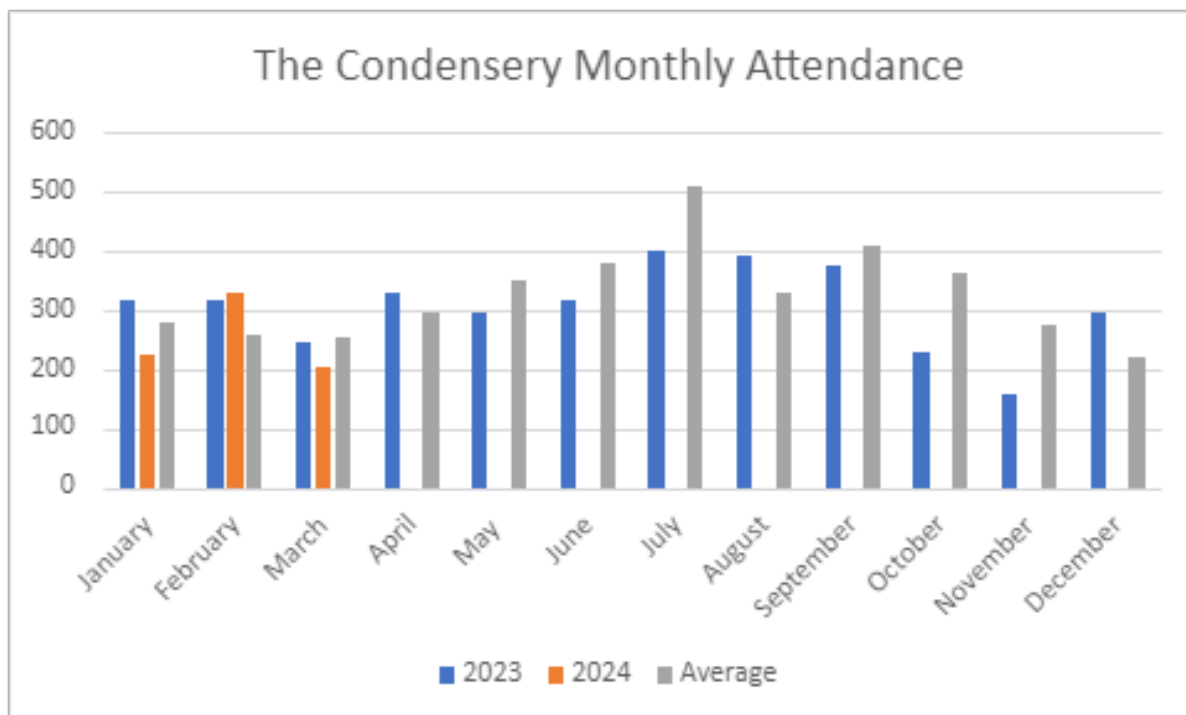
Regular events such as Valley of the Lakes Garden Club meetings and Morning Melodies remain popular, weekly community and stakeholder gatherings and classes remain a stalwart feature of the venue with ballet, tap and choir all continuing with sustained attendance.

Program events in development and upcoming advertised events include;

- Morning Melodies: April and August 2024
- Lost Arts Festival: June 2024
- Shake and Stir (book week/Shakespeare curriculum): July 12, 2024
- Oktoberfest: October 2024
- Speakeasy Cabaret: November 2024

#### The Condensery

		
Visitation	Public programs	Exhibitions in development
204	5	8



Exhibitions *ām / ammā / mā maram* and *Pilgrimage: Remote Animism & Ornamental Displacements* continued at The Condensery in March.

On 1 March, The Condensery held an information session with curator Cara-Ann Simpson to announce and share information regarding The Condensery's Environment Biennial. Launching in 2025 the biennial exhibition will be devoted to the broader themes of the environment, underpinned by substantial arts development objectives and an extensive engagement program. Local Somerset artists can participate and will receive mentorship from Cara-Ann Simpson.

Preparation is underway for *A Sketchbook Practice* – an exhibition of sketchbooks by Deb Mostert and local Somerset artists. Local artists participated in 3 x workshops with Deb Mostert in March. They now can showcase their sketchbooks at the exhibition from 4 May.

To activate bomb shelter exhibition *Pilgrimage: Remote Animism and Ornamental Displacements* artists Miguel Acquilizan and Jessica Dorizac held a Collaborative Sculpture Workshop on Saturday 23 March. Over the session, participants added their creations to a large group sculpture, which will now be exhibited in The Condensery for the remainder of exhibition.

Several new programs are in development for The Condensery:

- After School Photo Club – <https://thecondensery.com.au/after-school-photo-club/>
- Made it Market – <https://thecondensery.com.au/make-it-market/>
- Educator Networking Night with Simon Degroot.

The Condensery was closed for the Easter Long Weekend from Friday, 29 March, reopening Wednesday, 3 April.

The Gallery Curator in March attended:

- the opening of the *Sydney Biennale* on 5 March
- Toogoolawah History Society general meeting 15 March
- The opening of *mudunama kundana wandaraba jarribirri: Judy Watson* at QAGOMA on 22 March
- Social media training on 26 March

## **Youth Engagement and Community Development**

### *March 2024 – Highlights*

Following last year's partnership with the Queensland with Disabilities Network to build an inclusive disaster resilient community, the final formal local action group meeting was held in Esk on 19 March. The meeting allowed participants to assess the viability of some of the suggestions proposed at the November Forum and prioritise any future actions. There was keen interest in better dissemination of information and creating a working group to investigate better transport options for people living with a disability, particularly in increasing their ability to access transport in times of disaster.

In February, funding was secured from the Alcohol and Drug Foundation, to progress the first stage of a project focused on Toogoolawah, to reduce vaping and the risk it presents of progressing to harder drugs. After an initial meeting in February between relevant service providers, the school executive and police, a lengthy meeting was held with the student leaders at the school to better understand the issues and garner suggestions for the development of a program or response to the issues. Two further meetings will be held with relevant authorities.

A Youth Engagement Strategy workshop took place with internal stakeholders to discuss the Youth Engagement Strategy review. Stakeholders communicated concerns that the youth have voiced within the region which was shown via surveys they conducted over the past 12 months. The strategy is currently under review and a draft will be provided within the upcoming months.

The Housing Needs Assessment Survey was uploaded to Council's 'Have Your Say' page and will close on Monday 15 April. Data gained from this survey will be used to help inform two follow-up focus groups planned for May. It is anticipated that one will focus on homelessness and those at risk of homelessness and the other on the unmet housing needs for older persons and those living with a disability.

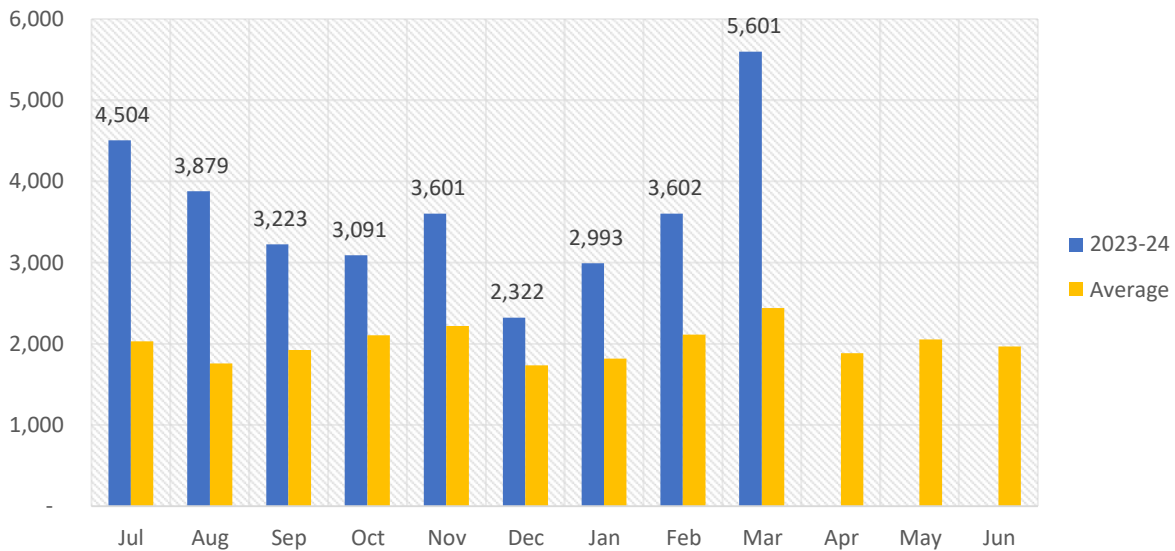
Other activities for the month included extensive planning for the April School Holiday and Youth Week Programs including Lowood YouthFest, the annual Mad Hatter's Tea Party, RollaBae, Noosa Film Festival at Toogoolawah and Kilcoy movie night.

### **Sport and Recreation**

The following contains an overview of Sport and Recreation facilities, programs and projects for the month of March 2024.

#### *Fernvale Indoor Sports Centre (PCYC Fernvale)*

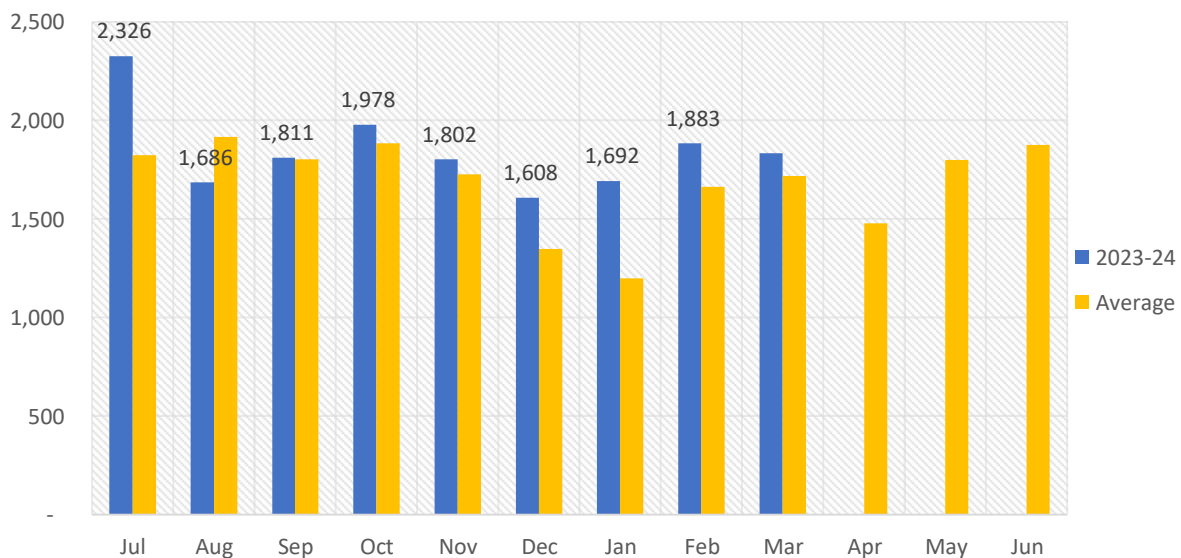
- Monthly Attendance Record (5,601)
- Comparative to Monthly Historical Average – POSITIVE +3,163 (Average – 2,438)
- Gym Membership Change +26 (Current Membership – 1,001)
- 116 participants took part in Boxing After Dark
- 23 young people received lessons through the Brake the Cycle Program
- 292 participants in Gymnastics and Little n Active Program
- Three minor incidents – no further action required by Council



Graph: Monthly Attendance of the Fernvale Indoor Sports Centre - 2023-24 versus Average

#### *Kilcoy Indoor Sports Centre*

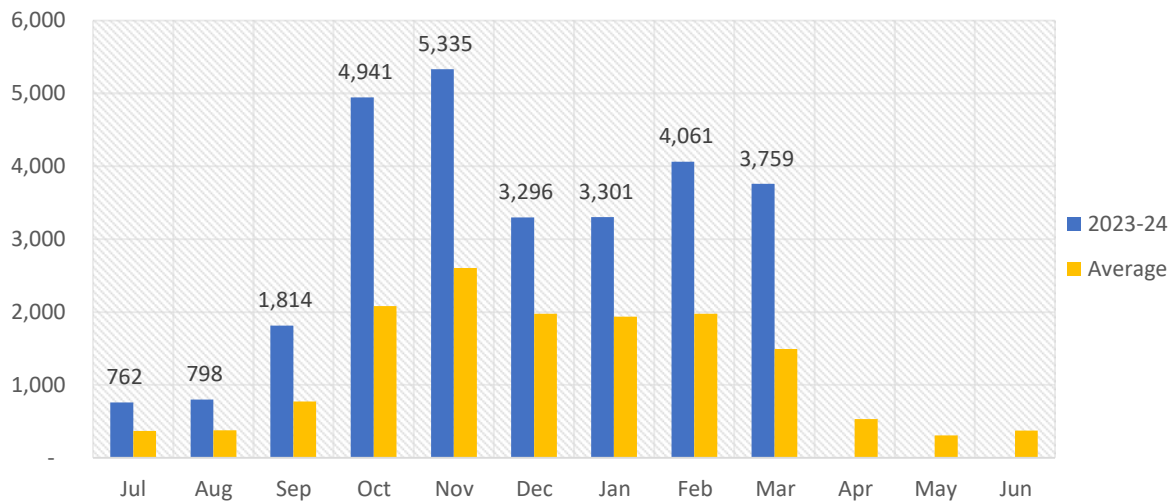
- Comparative to Monthly Historical Average - POSTIVE +114 (Average – 1,719)
- Gym Membership Change – NEGATIVE -10 (Current Membership – 95)
- 145 participants in Army Cadets
- 130 participants in All Abilities Program
- 105 young people attended Easter Egg Hunt and Gymnastics sign on
- Tender 1368 – Management of the Kilcoy Indoor Sports Centre from 1 August 2024 to 31 August 2027, with an option at Council's discretion for an additional two years was released
- Tender 1368 closes 8 May 2024
- No incidents to report



Graph: Monthly Attendance of the Kilcoy Indoor Sports Centre - 2023-24 versus Average

#### *Toogoolawah Swimming Pool and Community Gym*

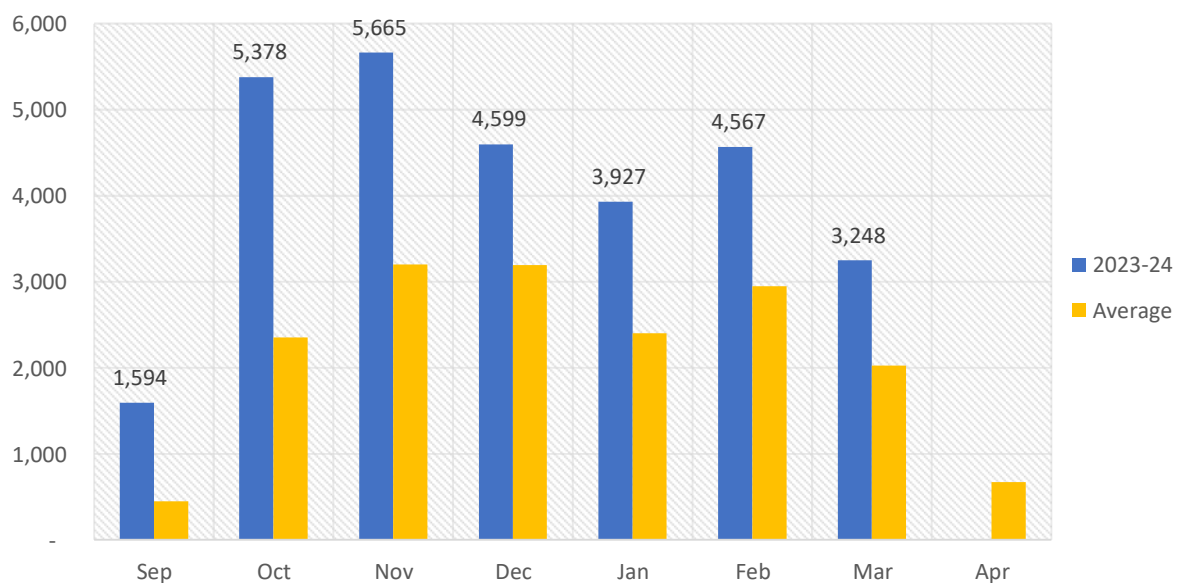
- Annual Attendance Record (28,067)
- Comparative to Monthly Historical Average – POSTIVE +2,267 (Average – 1,492)
- Gym Membership Change – NEGATIVE - 3 (Current Membership - 68)
- 128 patrons utilised exercise physiologist
- 38 SES volunteers completed their water training assessments
- Free community event – Easter Egg Swim and Hunt
- No incidents to report



Graph: Monthly Attendance of the Toogoolawah Swimming Pool and Community Gym - 2023-24 versus Average

#### *Lowood Swimming Pool*

- Annual Attendance Record (29,718)
- Comparative to Monthly Historical Average – POSTIVE +1,222 (Average – 3,248)
- Addition of bird deterrent spikes around grandstands and filters
- Aquatic exercise, Kickfit and Masters programs all retained attendance numbers
- Four minor incidents – no further action required by Council

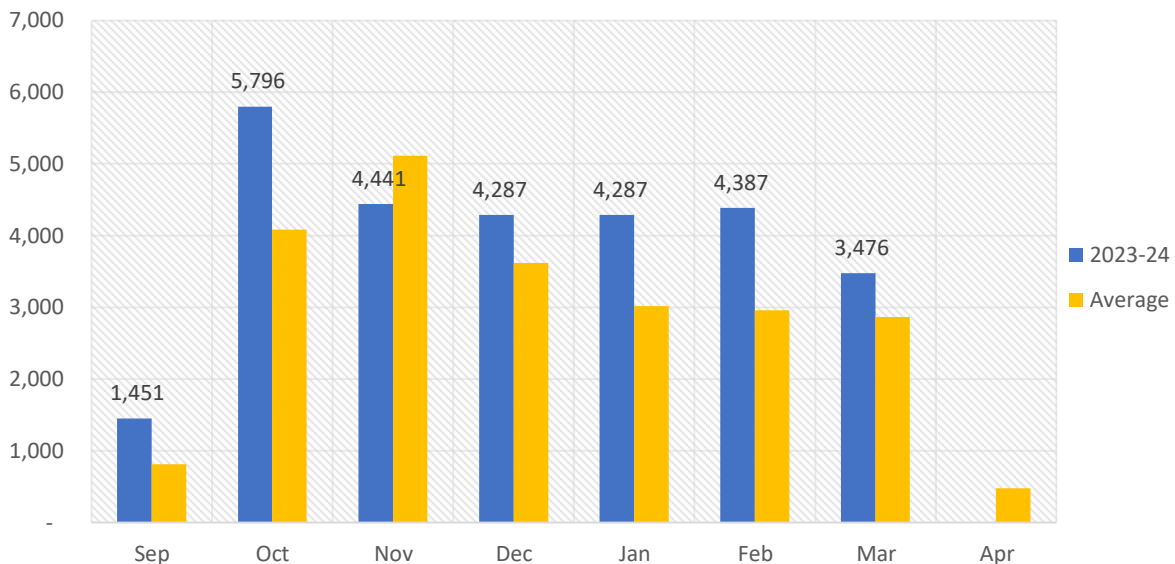


Graph: Monthly Attendance of the Lowood Swimming Pool - 2023-24 versus Average

#### *Kilcoy Aquatic Centre*

- Comparative to Monthly Historical Average – POSTIVE +610 (Average – 2,866)
- Hosted Valley Championships Swimming Carnival
- Free Easter Egg Hunt for Learn to Swim families
- Kilcoy Swimming Club held their end of season Club Champions night
- Two minor incidents to report – no further Council action required





Graph: Monthly Attendance of the Kilcoy Aquatic Centre - 2023-24 versus Average

#### *Sport and Recreation Highlights and Projects*

- Sport and Recreation Officers held an end of program celebration with Lowood State High School staff and students, representatives from Education Queensland and the Songline Skateboarding team on the delivery of a skateboarding program at the school. Council received a First Nations Sport and Recreation grant from the Queensland Government through the Department of Tourism and Sport to run the program, which saw 10 first nations students working with an indigenous skateboarding team to build and paint their own skateboards and learn how to skate over a nine week program. Students were presented with their completed boards along with gifts from the Songline team.



Image: Lowood State High School Students enjoy the Lowood Skate Park as part of the Songlines Project

- Works progressed on the installation of an irrigation system and field refurbishments (including the installation of new goal posts) at the Esk Football Grounds. The project is expected to be completed in May 2024. The project is co-funded by the Queensland Government through Minor Infrastructure Program, which is administered by the Department of Tourism and Sport.
- Somerset Rail Trail Classic registration numbers currently sit at 353 following the opening of registration since opening with a Flash Sale between 20-23 March and Early Bird registrations from 24 March, 2024. This is right on par with previous years

and social media and email promotions beginning shortly. Collaboration with the Fernvale and Lowood Lions Clubs as this year's joint event beneficiaries is progressing well. Planning for the post-race festival at Fernvale Sports Park is also underway with food vans, rides, and entertainment booked to attend. Details are currently being finalised for traffic management, event permits, sponsorship, and race logistics. The 3km walk - run Vernor to Fernvale (start time 9am), 8km walk - run Lowood to Fernvale (start time 9am), and 44km bike ride Esk to Fernvale (start time 8.30am) are all confirmed.

<b>Attachments</b>
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Nil

<b>Recommendation</b>
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THAT Council receive the Corporate and Community Services monthly report for March 2024 and the contents be noted.

**OPERATIONS**  
**SOMERSET REGIONAL COUNCIL - Officer's Report**

To: Andrew Johnson, Chief Executive Officer  
From: Debbie Chandler, Customer Service Administrator  
Director: Craig Young, Director Operations  
Date: 16 April 2024  
Subject: Request for Temporary Closure of Carpark to hold Dawn ANZAC Day Service on Thursday, 25 April 2024 – Peace Street, Lowood  
File Ref: 2023-2024 – bookings – parks and reserves Doc Id 1607498  
Action Officer: CSSA

<b>Background/Summary</b>
---------------------------

An application has been received from the Lowood RSL Sub Branch seeking approval to temporarily close the Council carpark on Peace Street, Lowood from 4am to 6am on Thursday, 25 April 2024 to hold the Dawn ANZAC Day Service.

This carpark has been closed in previous years to hold the ANZAC Day Dawn Service with no complaints being received.

The Lowood RSL Sub Branch has requested assistance from Council to supply two road closed signs on stands, access to power and have requested availability of the public toilets from 4am.

<b>Attachments</b>
--------------------

Nil

<b>Recommendation</b>
-----------------------

THAT

1. Council approve the temporary closure of the Peace Street carpark from 4am to 6am on Thursday, 25 April 2024 to hold the Dawn ANZAC Day Service;
2. assist by –
  - Supply two road closed signs on stands;
  - Access to power; and
  - Public toilets in Clock Park be made available for Dawn Service.



## **SOMERSET REGIONAL COUNCIL - Officer's Report**

To: Andrew Johnson, Chief Executive Officer  
From: Debbie Chandler, Customer Service Administrator  
Director: Craig Young, Director Operations  
Date: 18 April 2024  
Subject: Request for Place Knitted Scarves on Selected Trees in Esk  
File Ref: Customer service / public reaction / 2023-2024 – request for service (1610222)  
Action Officer: CSSA

### **Background/Summary**

A letter has been received from the Esk Country Women's Association (Esk CWA) requesting permission to place knitted scarves on trees in various locations around the Esk township including in front of Ray White Real Estate, Esk Information Centre, The Rectory and Pipeliner Park in conjunction with the Esk Garden and Lifestyle Fair.

The Esk CWA have placed scarves on various trees within the Esk township in conjunction with the Esk Garden and Lifestyle Fair in previous years and no complaints have ever been received.

It is proposed that the knitted scarves would be placed on trees from 1 May and removed on 31 July 2024.

### **Attachments**

NIL

### **Recommendation**

THAT Council offers no objection to the placement of knitted scarves on various trees in the Esk township from 1 May to 31 July 2024.

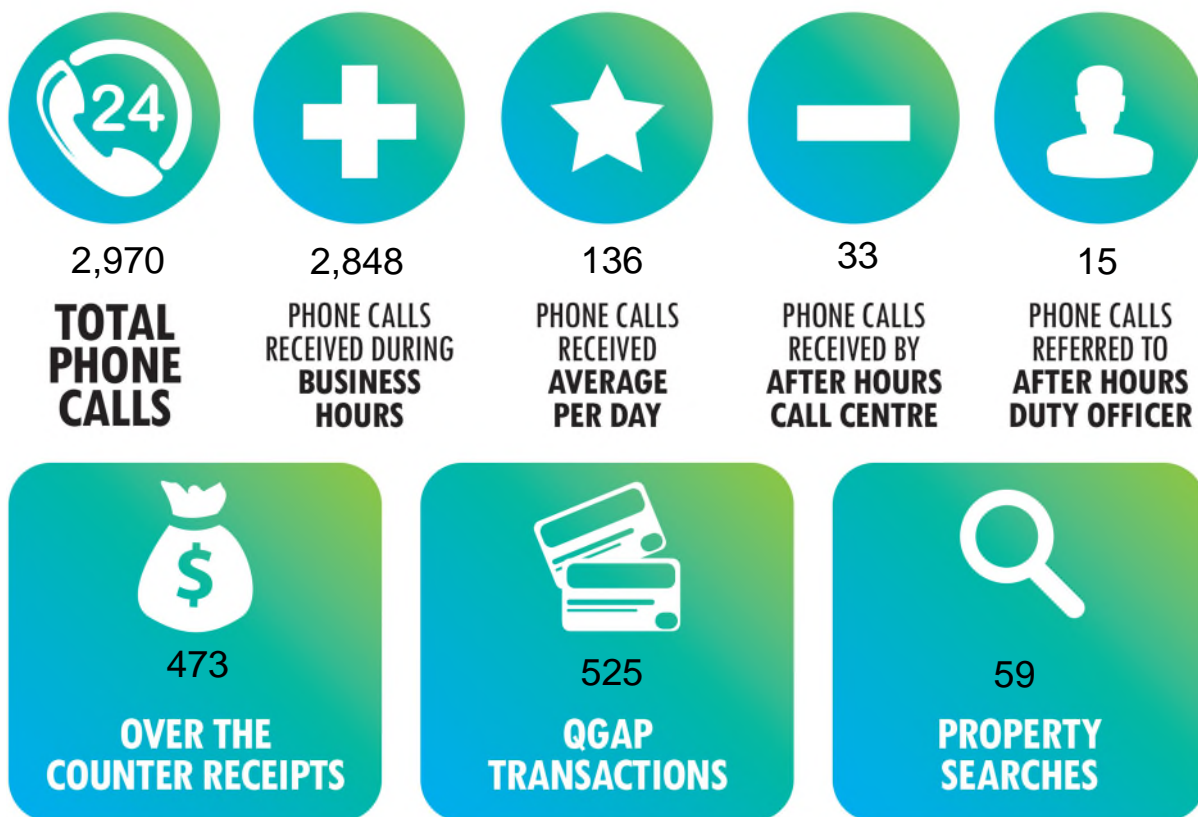
**HR AND CUSTOMER SERVICE  
SOMERSET REGIONAL COUNCIL - Officer's Report**

To: Andrew Johnson, Chief Executive Officer  
From: Allison Brunton, Customer Service Coordinator  
Director: Kerri-Lee Jones, Director HR and Customer Service  
Date: 16 April 2024  
Subject: Customer Service Report – March 2024  
File Ref: Officers Report  
Action Officer: CSC

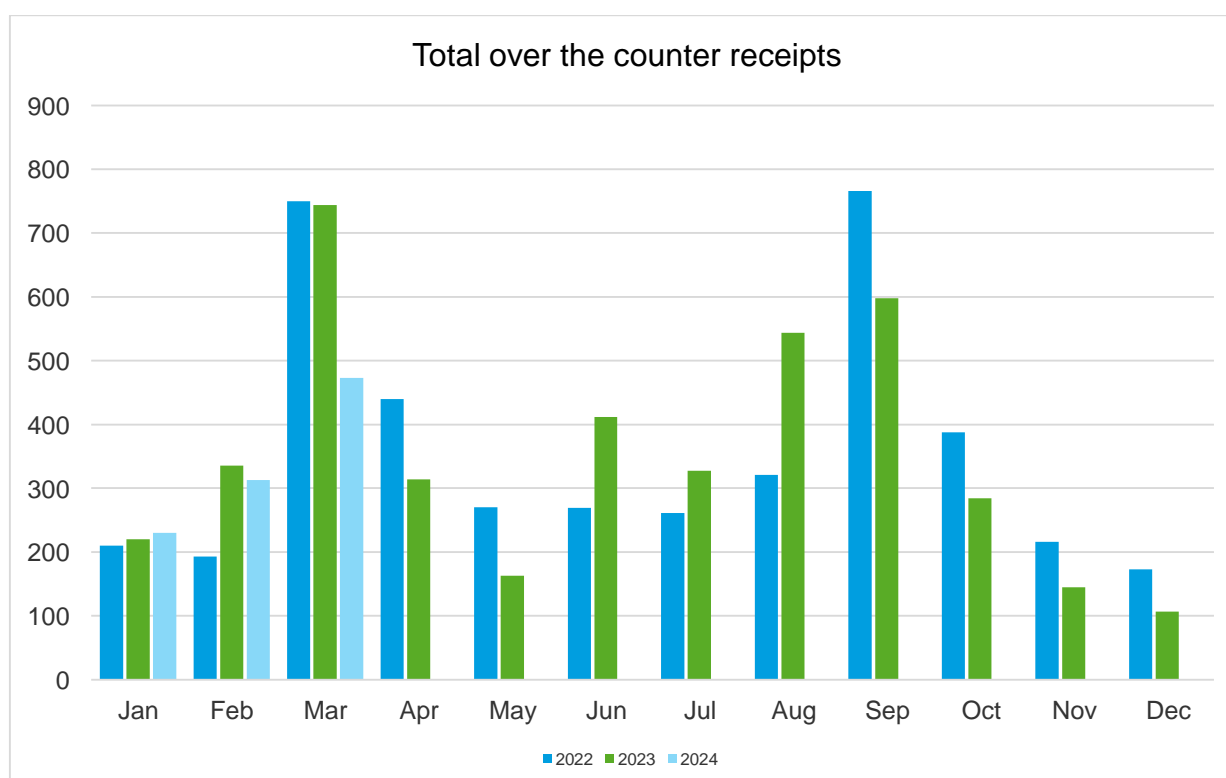
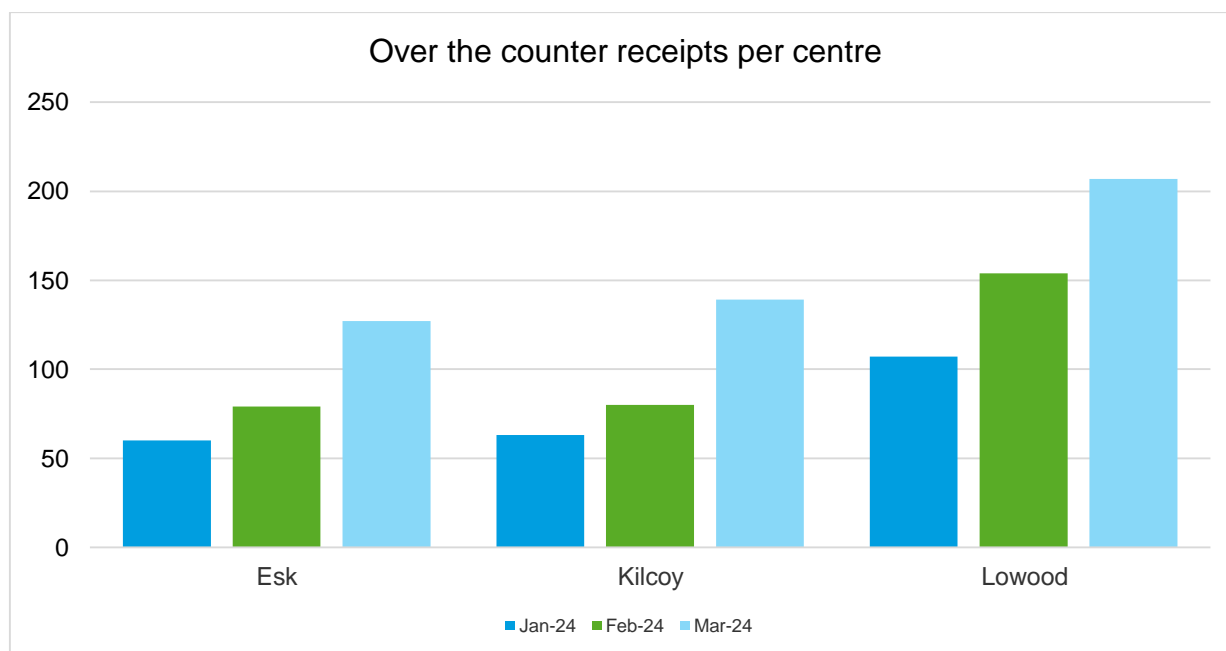
**Background/Summary**

In delivering on Council's Operational Plan and commitment to excellent customer service, a summary of the customer service section activities for the month of March 2024 is provided below for Council's information.

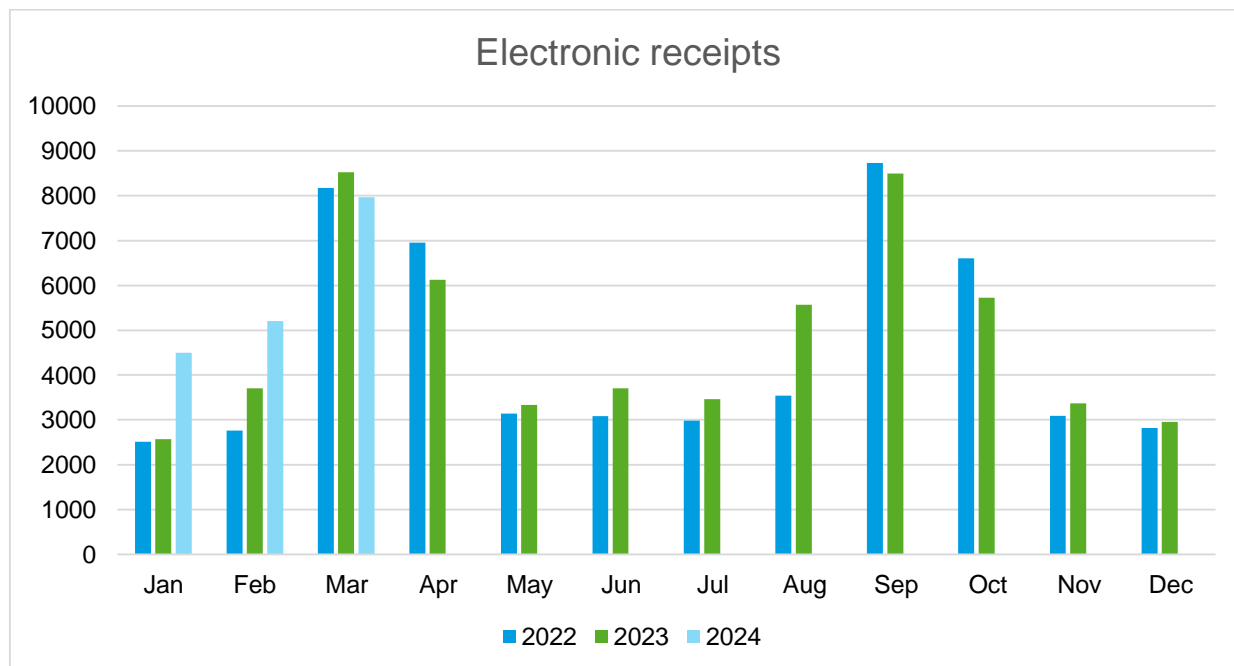
**Summary for March 2024**



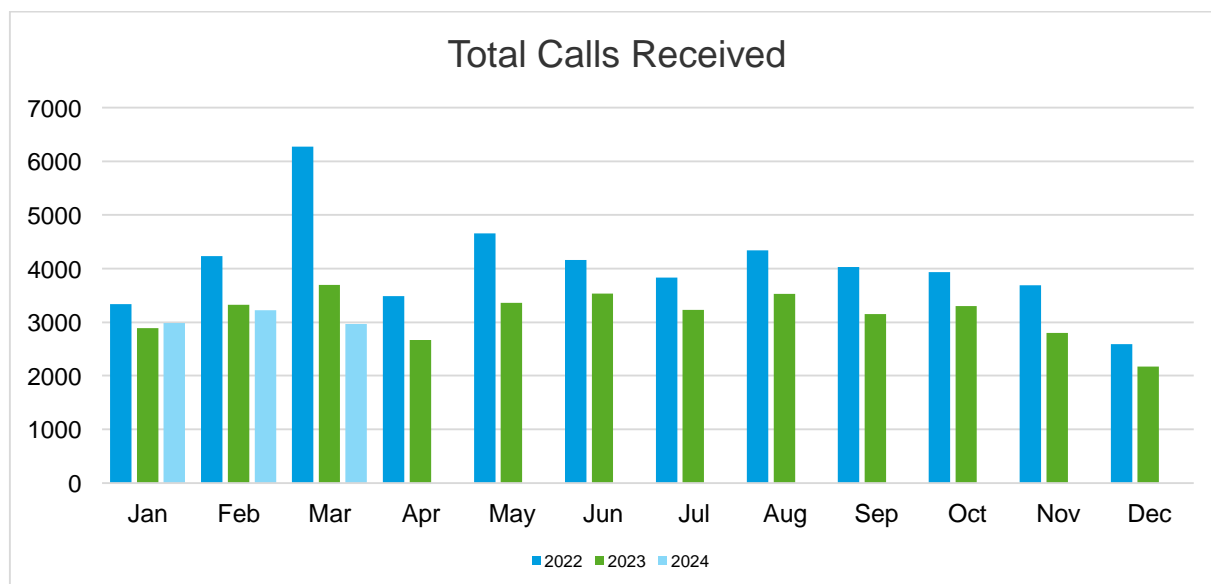
The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for March 2024. These numbers include cheques that were posted into the Council. In total there was 473 financial transactions across the three customer service centres with 127 at Esk Administration Centre, 139 at Kilcoy Customer Service Centre and 207 at Lowood Customer Service Centre for March 2024. March's increase of over the counter receipts is due to rates being issued in January 2024.



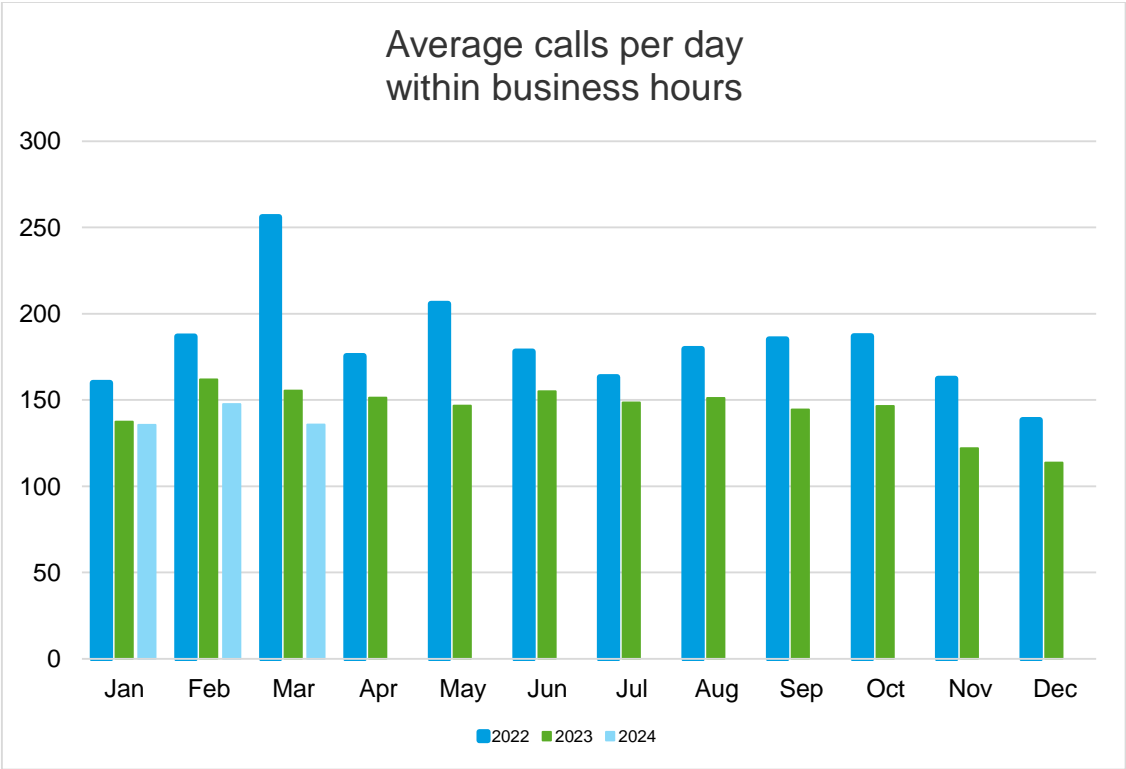
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc. Compared to February 2024 there was an increase of 2758 transactions due to rates being issued in January 2024.



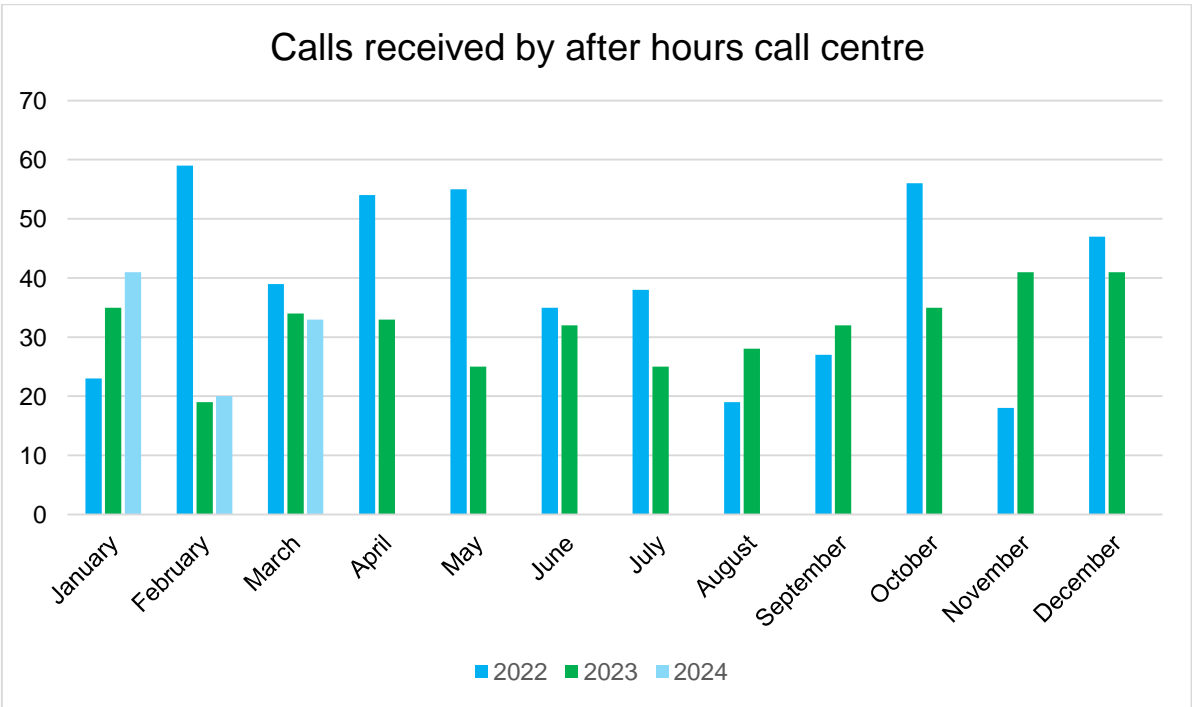
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to previous calendar years. Calls received does not include internal calls made within Council, or outbound calls. There were 2,970 calls received for the month March 2024. This is a decrease of 258 calls compared to February 2024. Compared to March 2023 there was a decrease of 727 calls for the month.



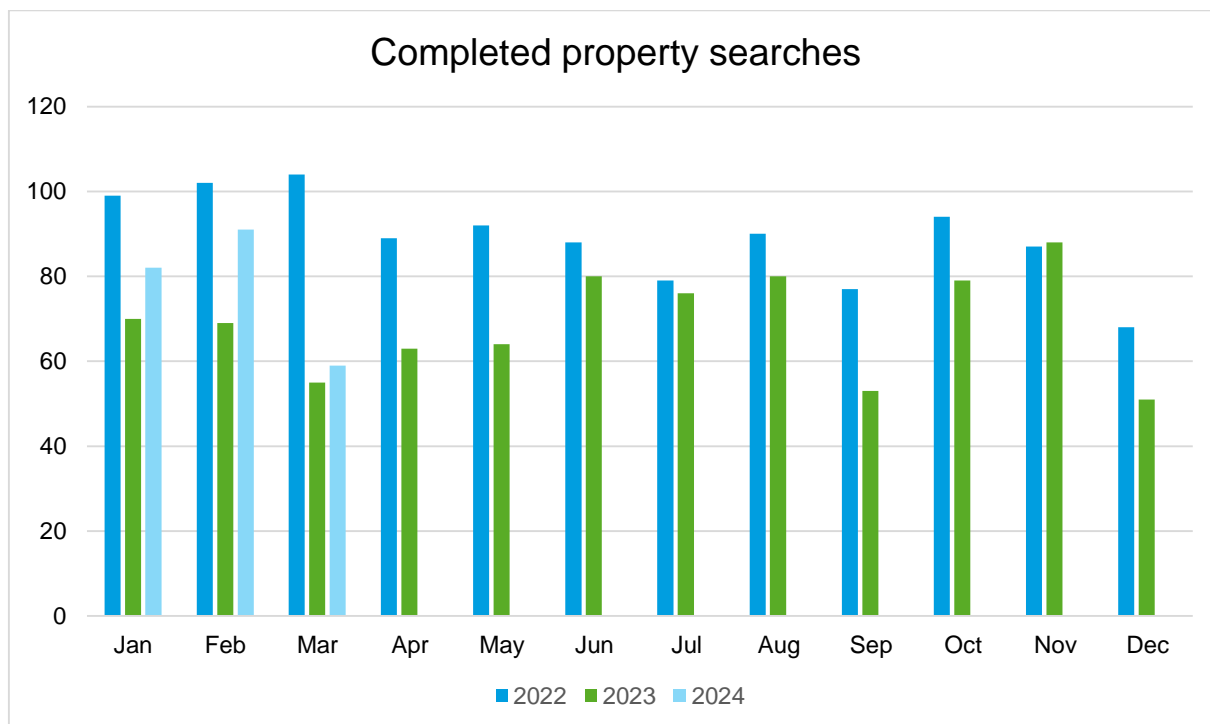
Listed below is a comparison of the average calls received per day within business hours. On average there were 136 calls received each business day for March 2024, which was a decrease of 13 calls on average per day from February 2024. Compared to March 2023 there was a decrease of 20 calls on average per day.



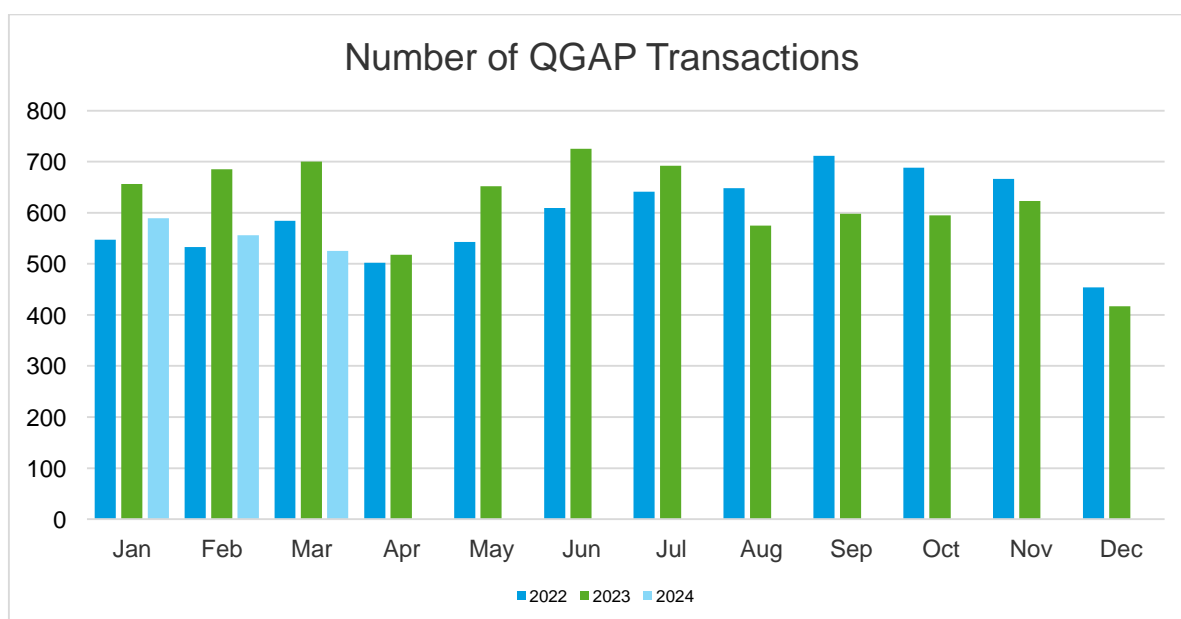
There were 2,848 calls received during business hours and 122 out of hours. Of the 122 calls received out of hours, 33 calls were transferred to the afterhours call centre. There was an increase of 13 calls to Council’s afterhours provider compared to February 2024.



For the month of March 2024 there were 59 property searches completed for prospective purchasers. This decreased by 32 completed searches for the month compared to February 2024.



There were 525 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in March 2024. On average there were 25 transactions per business day in March which there was a decrease of one transaction on average per day compared to February 2024.



#### Attachments

Nil

#### Recommendation

THAT Council receive the Customer Service Report for March 2024 and the contents be noted.

**CHIEF EXECUTIVE OFFICER****SOMERSET REGIONAL COUNCIL - Officer's Report**

To: Andrew Johnson, Chief Executive Officer

From: Helen Golinski, Executive Assistant

Director: Andrew Johnson, Chief Executive Officer

Date: 16 April 2024

Subject: Appointment of Representatives to Community Groups

File Ref: Governance – Councillors – Committee Representation

**Background/Summary**

At Council's post election meeting of 10 April 2024 Council appointed various representatives to community groups within the region. Since this meeting Council has had further requests for a Council representative to be appointed to other community groups.

The group requesting a representative are as follows:

Lowood Community Action Group Inc.

Lowood District Residents Network Inc.

Cressbrook Creek Irrigators Association Inc

**Attachments**

Nil

**Recommendation**

THAT

1. Cr ..... be Council's representatives on the Lowood Community Action Group Inc.
2. Cr ..... be Council's representatives on the Lowood District Residents Network Inc.
3. Cr .....be Council's representatives on the Cressbrook Creek Irrigators Association Inc

## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Helen Golinski, Executive Assistant  
Director: Andrew Johnson, Chief Executive Officer  
Date: 16 April 2024  
Subject: Change of Appointment to Fernvale Recreation Grounds Advisory Committee  
File Ref: Governance – Councillors – Committee Representation

### Background/Summary

Council at its post election meeting of 10 April 2024 resolved the following

**Decision:** Moved - Cr Freese                      Seconded – Cr Bishop

“THAT

- 1) Council endorse the continuation of the Fernvale Recreation Grounds Advisory Committee in accordance with s264 of the Local Government Regulation 2012.
- 2) Cr Hurley and Cr Brieschke be Council's representatives on the Fernvale Recreation Grounds Advisory Committee.
- 3) Cr Brieschke be appointed as Chairperson of the Fernvale Recreation Grounds Advisory Committee in accordance with s267 of the Local Government Regulation 2012.
- 4) The following Terms of Reference be adopted for the Fernvale Recreation Grounds Advisory Committee

#### Terms of Reference

##### Purpose

Fernvale Recreation Grounds Advisory Committee (the Committee) is established, as an advisory committee, in accordance with Section 264 of the Local Government Regulation 2012.

The purpose of the Committee is:

- to provide advice to Council on matters concerning the operation, maintenance and development of the Fernvale Hall and Col Powell Park (32 Banks Creek Road, Fernvale)
- to assist Council coordinating activities and resolving issues between stakeholders and / or other users.

##### Membership

The membership of the Committee shall comprise:

- Two (2) elected representatives of the Council
- Two (2) representatives from each of the following stakeholders:
  - o Fernvale Campdraft Association Inc
  - o Lowood-Fernvale District Hack and Pony Club Inc
  - o Oz Endurance (Q) Inc
- One (1) representative from each of the following stakeholders:
  - o National Rodeo Association

A Council representative shall chair the meeting. Observers may attend by invitation.

##### Delegated Powers



The Committee has no delegated powers or decision-making authority. Furthermore, section 257 of the *Local Government Act 2009* does not allow for such delegation.

The Committee proposes recommendations to the Council. Council retains the decision-making authority.

Council's decision-making authority may be exercised by the Ordinary Meeting of Council, the Chief Executive Officer or an officer with the appropriate delegation / functional responsibility.

#### **Frequency of Meetings**

The Committee shall meet, as a minimum, on a three (3) monthly basis. The time, date and location of meetings shall be determined by the Committee.

#### **Agenda**

Representatives shall be responsible for the placing of their issues on the agenda ten (10) days prior to the next meeting.

The agenda for each meeting shall be circulated to all representatives at least seven (7) days prior to the day of the meeting.

#### **Reporting**

The Committee is not required to keep minutes of its meetings. However, report/s outlining the deliberations and recommendations shall be prepared at the conclusion of each meeting. Preparation of the report shall be the responsibility of the Council officer assigned to the Committee. Reports shall be distributed to the Chief Executive Officer and to the Director assigned responsibility for the function of this Committee. A copy of the report is to be circulated to all stakeholders following its receipt by Council.

#### **Review**

These Terms of Reference should be reviewed each two (2) years and within six (6) months of each general Council election. Council may, by resolution, vary these Terms of Reference at any time."

*Carried*

*Vote – Unanimous*

Since the post-election meeting, Cr Hurley has identified a potential conflict of interest. Following a discussion with the Chief Executive Officer, Cr Hurley has advised her desire to withdraw her appointment to this committee due to this potential conflict.

#### **Attachments**

Nil

#### **Recommendation**

THAT

1. Cr Hurley be removed as Council's representatives on the Fernvale Recreation Advisory Committee.

2. Cr \_\_\_\_\_ be appointed as Council's representative on the Fernvale Recreation Advisory Committee.

## SOMERSET REGIONAL COUNCIL - Officer's Report

From: Andrew Johnson, Chief Executive Officer  
Date: 15 April 2024  
Subject: LGAQ Policy Executive District Representation 2024-2028  
File Ref: Local Government Association of Queensland  
Action Officer: EA

### Background/Summary

Council received the attached email from the Local Government Association Queensland (LGAQ) dated 2 April 2024, calling for nominations for the LGAQ Policy Executive District Representation 2024-2028.

In Southeast Queensland (SEQ), Somerset Regional Council (SRC) is part of the western district, alongside Lockyer Valley Regional Council (LVRC), Scenic Rim Regional Council (SRRC), and Ipswich City Council (ICC). However, under the current LGAQ constitution, SRC, LVRC, and SRRC are allocated two votes each, while ICC possesses eight votes. This structural disparity means that if ICC nominates a representative for the SEQ Western District Policy Executive, they will represent our district due to their majority votes.

In 2021, SRC sought to rectify this inequity whereby smaller population regional councils could never be successful with representation when ICC nominates with the following motion submitted to the 2021 LGAQ conference:

*THAT the LGAQ constitution regarding Policy Executive Districts is reviewed to ensure equitable representation, particularly for Councils with smaller populations.*

At the 2021 LGAQ conference, Cr Helen Brieschke (SRC) moved the motion, which Cr Tanya Milligan (LVRC) seconded. The motion was supported by the room and carried.

The status of the Council motion, as reported on the LGAQ Congruent website, is attached. You will note that on 31 May 2022, the resolution remains 'In Progress'.

At the ICC Post-Election Meeting held on 11 April 2024, ICC passed a resolution to nominate Cr Paul Tully to the SEQ western district LGAQ Policy Executive District Representation 2024-2028. This decision effectively renders any nominations from SRC meaningless, given ICC's overwhelming majority vote.

In light of these developments, Council may wish to consider the following suggestions:

1. Write to the LGAQ expressing disappointment regarding the lack of progress on our supported 2021 LGAQ resolution and urging meaningful action to address the representation issue.
2. As an interim measure, communicate with ICC, seeking them to engage routinely with SRC and neighbouring councils, LVRC and SRRC, to ensure comprehensive representation of the western district's views at LGAQ Policy Executive meetings.

Council Officers believe these actions are essential to upholding the principles of equitable representation and ensuring that the voices of all member councils are heard and respected within the LGAQ framework.

### Attachments

Letter from the Local Government Association Queensland (LGAQ) dated 2 April 2024, calling for nominations for the LGAQ Policy Executive District Representation 2024-2028.

LGAQ Congruent website report about the 2021 Somerset motion.

<b>Recommendation</b>
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THAT Council:

1. write to the Local Government Association Queensland (LGAQ) expressing disappointment regarding the lack of progress on our supported 2021 LGAQ resolution and urging meaningful action to address the representation issue.
2. as an interim measure, communicate with Ipswich City Council, seeking them to engage routinely with Somerset Regional Council and neighbouring councils, Lockyer Valley Regional Council and Scenic Rim Regional Council, to ensure comprehensive representation of the western district's views at LGAQ Policy Executive meetings.

**From:** [REDACTED]  
**Sent:** Tuesday, 2 April 2024 4:04 PM  
**To:** Andrew Johnson  
**Subject:** Election of the LGAQ Policy Executives District Representatives 2024-2028

▲ [EXTERNAL SENDER] Think before you click !

Click [here](#) if you are having trouble viewing this message.



2 April 2024  
Mr Andrew Johnson  
Chief Executive Officer  
Somerset Regional Council  
PO Box 117  
ESK QLD 4312  
[REDACTED]

Dear Andrew,

**ELECTION OF THE LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND'S (LGAQ) POLICY EXECUTIVE DISTRICT REPRESENTATIVES 2024-2028**

I am pleased to advise that in accordance with Rule 5.4 of the Association'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.

***Please note, 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.

**Councils within the South-East District and within your sub-regional area:**

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

Please also find attached:

- [Attachment 1A: Policy Executive Members Information Schedule](#)
- [Attachment 1B: LGAQ Corporate Governance Charter](#)
- [Attachment 1C: Fees, reimbursements and insurance](#)
- [Attachment 2: Nomination Form for your District](#)

**PLEASE NOTE:**

- Nominations close at **12:00pm, Wednesday, 1 May 2024** and must be received by the Chief Executive Officer by that time through the **nominated email address:** [REDACTED]
- If you intend to nominate a person, you are encouraged to have the matter considered at your Statutory Meeting following the Quadrennial Elections held on Saturday, 16 March 2024.
- A Ballot Paper (if necessary) will be sent to you immediately upon the close of nominations.

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

If you have any queries, please do not hesitate to call me.

Yours sincerely,



ALISON SMITH

Chief Executive Officer, Local Government Association of Queensland

Local Government Association of Queensland Ltd.  
PO Box 2230 Fortitude Valley BC QLD 4006  
**ABN** 11 010 883 293 **ACN** 142 783 917



Please [CLICK HERE](#) to update your communication preferences.

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ask@lgaq.asn.au · 1300 542 700

Annual Conference 2021

# Election of District representatives to the LGAQ Policy Executive

That the LGAQ Constitution regarding Policy Executive Districts is reviewed to ensure equitable representation, particularly for councils with smaller populations.

## Actioning this Resolution

**This resolution is**   **In Progress**

### Latest update from the LGAQ

The LGAQ has undertaken background research on the model for district representation and one on one consultation with relevant councils. Feedback was taken to the Board and Policy Executive where it was agreed constitutionally it would be difficult to support any proposed changes.

Posted on 31 May, 2022

## Background to this resolution

This resolution was submitted by   **Somerset Regional Council**   at the LGAQ's  
Annual Conference 2021   as   **Motion 4**   in   **Category A**

The resolution was   **Carried**   and was moved by   **Deputy Mayor Helen Brieschke**   and  
seconded by   **Mayor Tanya Milligan**

## **Motion**

That the LGAQ Constitution regarding Policy Executive Districts is reviewed to ensure equitable representation, particularly for councils with smaller populations.

## **Outcome Sought**

The desired outcome is a review of the LGAQ Constitution to ensure an equitable system for the election of District Policy Executive representatives.

## **Background**

Election of LGAQ Policy Executive District Representatives.

The 15 District representatives elected to the LGAQ Policy Executive are nominated by member Councils of each District. When more than one candidate is nominated a vote is held to determine who will be the representative. By way of example, the member Councils of Electoral District No 2 (Western Region) include Ipswich City Council and Lockyer, Somerset and Scenic Rim Regional Councils.

When electing a representative to the Policy Executive to represent the District there are 14 votes available with 8 allocated to Ipswich and 2 each to the other member councils. Where more than one nomination is received and an election is held, this allocation of votes would appear to make it difficult for a representative nominated by either Lockyer, Somerset or Scenic Rim to be elected as Ipswich have a majority of votes. It is understood that the number of votes allocated to each member Council is driven by the formula which governs the subscription paid by each Council.

In the above example the population of Ipswich City Council will continue to outpace the regional councils with growth and likely further entrench the disparity. Council requests a comprehensive review of the LGAQ Constitution in regard to District representation, including a review of overall number of Districts and supporting voting methodologies.



## SOMERSET REGIONAL COUNCIL - Officer's Report

To: Andrew Johnson, Chief Executive Officer  
From: Helen Golinski, Executive Assistant  
Date: 18 April 2024  
Subject: Meetings authorised by Council  
File Ref: Governance – Councillors – Professional Development  
Action Officer: EA

### Background/Summary

To ensure compliance with the Councillors' Reimbursement of Expenses Policy (EX/001), it is good governance practice to seek permission from Council regarding Councillor attendance and representation at conferences (or similar) defined as Council Business under section six of the policy.

Several appropriate conferences are scheduled in the coming year that Council should consider having representation at. Some of these conferences are now scheduled, with some scheduled in May, hence the need to seek Council input now.

The conferences (or similar) that are up for consideration include:

1. The LGAQ Civic Leaders Summit held at the Gold Coast from 21-22 May.

*The LGAQ Civic Leaders Summit is a unique event in local government in Australia which brings together Queensland mayors, deputy mayors, councillors, CEO's and senior officers. The theme for this year's summit is Enhancing local leadership. We will explore different ways leaders can create and sustain trust and influence through their relationships to foster liveability in Queensland communities of all sizes.*

2. The Small Business Friendly Council will hold its Annual Conference in Cairns from 29-30 May 2024.

*The event will take place at Crystalbrook Riley Hotel on the Cairns Esplanade. The robust program will feature industry experts from industry and government who will share their insights and tips on how to accelerate small business-friendly ideas.*

3. 2024 Australia Local Government Association (ALGA), National General Assembly (NGA), Canberra, 2-4 July 2024.

*The NGA is a national gathering of local governments. It provides councils with the opportunity to come together, share ideas, debate motions, and, importantly, unite and further build on relationships between local government and the Australian Government.*

4. LGAQ Annual Conference at Brisbane Convention Centre from 21-23 October 2024

*The LGAQ is the premier event for Queensland Local Government. It provides an exceptional opportunity for the Queensland Local Government family to come together in one place and share important learnings and ideas. It also offers the chance to network with peers, industry, and government officials. Significantly, motions are debated to set the future direction of the LGAQ, which exists for local government in Queensland.*

It is normal practice for the Mayor to be approved to attend all conferences and, indeed, must be present for the ALGA NGA and LGAQ Annual conference to vote on motion debate.

Regarding Councillor representation and to ensure Council respects the principles of the Councillors' Reimbursement of Expenses Policy, it is suggested that up to two Councillors attend the Small Business and ALGA NGA conferences. All councillors are supported to attend the LGAQ Annual Conference as it is the premier event directly targeted at Queensland Local Government.

<b>Attachments</b>
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Nil

<b>Recommendation</b>
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THAT Council authorises:

1. Mayor Wendt to attend all conferences as time permits, noting his attendance is required at the 2024 Australia Local Government Association, National General Assembly and the LGAQ Annual Conference
2. Cr..... and Cr..... to attend the LGAQ Civic Leaders Summit held at the Gold Coast from 21-22 May.
3. Cr..... and Cr..... to attend the Small Business Friendly Conference held at Cairns from 29-30 May.
4. Cr..... and Cr..... to attend the 2024 Australia Local Government Association, National General Assembly held at Canberra from 2-4 July.
5. All Councillors to attend the LGAQ Annual Conference held at Brisbane Convention Centre, 21-23 October 2024.