



**Minutes of Ordinary Meeting  
Held Wednesday 10 February 2016**

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*Held in the Simeon Lord Room  
Library / Museum Building  
Redbank Street, Esk*

**Present**

Cr G D Lehmann	(Mayor)
Cr D Hall	(Deputy Mayor)
Cr A Bechly	(Councillor)
Cr H Brieschke	(Councillor)
Cr K Moriarty	(Councillor)
Cr M Ogg	(Councillor)
Cr B Whalley	(Councillor)
Mr R Bain	(Chief Executive Officer)
Mr C Payne	(Manager Corporate and Community Services)
Mr T Jacobs	(Manager Operations)
Mr B Sully	(Manager Planning and Development)
Mr G Smith	(Manager Finance)
Mrs K Jones	(Manager HR and Customer Service)
Mrs S Pitkin	(Minute Secretary)
Ms M Maesele	(Communications Coordinator)

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**Opening of Meeting**

The Mayor, Cr Graeme Lehmann, opened the meeting at 9am.

**Leave of Absence**

Nil

**Confirmation of Minutes**

<b>Decision</b>	Moved – Cr Brieschke	Seconded – Cr Ogg
<p>“THAT the Minutes of the Ordinary Meeting held on 27 January 2016 as circulated to all Members of Council be confirmed”.</p>		
<p style="text-align: right;"><u>Carried</u></p>		

**Business arising out of minutes of previous meeting**

Nil

**Matters of Public Interest****Cr Whalley – Matters of public interest**

*Queensland Racing Integrity Bill - Submission by Cr Whalley -*

*"As a councillor with a keen interest in growing our economy which in turn strengthens the social fabric of our Somerset region, I feel compelled to speak out.*

*Our region is home to thousands of horses, standard bred-pacers/thoroughbred gallopers and greyhound dogs whose owners and trainers, service providers, feed suppliers and local farmers will be directly affected by the merit, or lack of merit, of the Queensland Racing Integrity Bill, which has been advocated by the State Labor government on the back of the McSporrin Report.*

*Since 2010 under the Bligh government we have been told how good the merging of the codes would be, however it has been a rank failure. Both sides of politics have tried to work with it and it has failed on all counts. Racing Queensland has not been able to administer the three codes together.*

*There is no doubt that there is an over-arching desire from the rank and file participants of all three codes to be separated as they were previously. Different cultures evolve from different codes and since the three codes have been merged, there has been nothing but suspicion, jealousy and division.*

*The Bill in its present form must be defeated. The Bill provides for a lopsided seven member board and an independent chairman who do not have any industry experience ! Legislation does not allow for the separation of the three codes, but if this Bill is passed it will kill off separation altogether, and this will have dire consequences for all racing codes, in turn affecting the region enormously.*

*The proposers of the Bill are very mischievous in their approach, saying a vote against the Bill is a vote against integrity, but the devil is in the detail. We all want integrity for each code, but this Bill needs to be amended, revised or thrown out!*

*The present proposal is fundamentally wrong and will be detrimental to the codes and the lion's share of stakeholders do not want it !*

*Governments are elected to represent the people, consult and make the fairest decision possible in the interest of the people involved. I ask, is the Palaszczuk government really listening and representing the best interests of the racing codes? I think not !"*

**Decision:**

Moved - Cr Whalley

Seconded - Cr Hall

"THAT Council write to the Premier, the Member for Ipswich West the Member for Nanango, the Katter party and all independent members, asking them to vote down the Queensland Racing Integrity Bill."

Carried**Cr Brieschke – Matters of Public Interest***Kilcoy Art Society Exhibition*

Congratulations to the Kilcoy Art Society on their exhibition change-over at the Kilcoy Courthouse Art Gallery, last Friday. The group have another great exhibition including a 'Sew Precious' display by the Smocking Guild of Queensland. I would like to encourage people to pay a visit over the coming months.

*Kids Club*

As a joint initiative of Somerset Regional Council and Anglicare Southern Queensland, after school 'Kids Club' for primary school children is kicking off today at the Playgroup Building, McConnell Park, Toogoolawah and at the Fernvale Community Hall next Wednesday. Kids Club will run fortnightly on a Wednesday and for more information people can call Anglicare (1300 114 397)

*Somerset Regional Community Support Association*

The Somerset Region Community Support association will hold their meeting at Toogoolawah, this Friday, 12 February at 10am.

*Esk, Kilcoy and Toogoolawah Markets and Esk Antique Fair*

This week-end on Saturday 13th, we have the Esk, Kilcoy and Toogoolawah Markets and the famous Antique Fair in Esk.

*Moon Light Ride - Brisbane Valley Rail Trail Users Group*

On Saturday 20 February 2016, the Brisbane Valley Rail Trail Users Group have organised a 'Moon Light' ride from Esk to Toogoolawah, including a visit to The Condensery and back to Esk for dinner. Inquiries can be directed to the group's Facebook Page.

**Cr Hall - Matters of Public Interest**

Cr Hall also commented on the great display at the Kilcoy Art Gallery, and made special mention of the smocking exhibit, which he found phenomenal.

**Mayor Lehmann - Meeting at Kilcoy**

Mayor Lehmann informed the meeting he had with Dr Weller at Kilcoy regarding some people working at KPC from Bangladesh who are applying for asylum as their working visas are expiring. Dr Weller is pushing to see if there is something can be done. These people have been valuable workers in the community and involved with community groups.

<b>Subject:</b>	<b>Natural Resource Management Monthly Report - January 2016</b>
<b>File:</b>	<b>Governance - Reporting - Officer Reports</b>
<b>Action Officer Ref:</b>	<b>NRMO</b>

**Background/Summary**

In delivering on the themes identified in Council's current Operational Plan, it is with pleasure that I provide a synopsis of my activities for the month of January 2016.

**NATURAL SOMERSET**

- Ongoing oversight of Lockyer Creek Restoration Project – Planting associated with the engineered slip/slump repairs along Mahons Road are complete and in a maintenance phase until mid 2016.
- Ongoing arrangements to progress a 2ha Koala food tree planting at Shines Road Reserve (Resolution - Wednesday 9<sup>th</sup> September 2015) to offset the development of the Fernvale Sports Precinct (currently under construction). Planting will be subject to favourable weather conditions. Preparatory slashing, spray preparation and layout has been completed.
- Welcomed two new Land for Wildlife Properties to the program at Minden and Mount Tarampa.
- Ongoing facilitation of the “25<sup>th</sup> Anniversary Landcare Grant delivery – Community Engaged Education Workshops about Flying Fox habitat restoration” in association with 4 other Councils, Griffith University and Flying Fox consultancy/s. Seeking to roll out educational elements of this program in 2016 in support of community Flying Fox awareness in the Somerset Region.
- The following tasks have been undertaken in response to the significant number of Flying Foxes in the Somerset region:
  - Regular monitoring of the Somerset Flying fox Roosts at Lowood, Esk, Atkinsons Dam, Linville and Kilcoy.
  - Provided written, telephone and in-person response to community concerns regarding Flying Foxes.
  - Provided support for Somerset media and press release related to Flying Foxes.
  - Coordinated Flying Fox expert attendance at the Somerset Roosts to advise regarding Council's ability to undertake works in accordance with the Nature Conservation Act codes of practice.

- Made notification to the Queensland Department of Environment and Heritage Protection to undertake Roost modification works.
  - Made representations to the federal Government regarding Works and the federally protected Grey Headed Flying Fox species.
  - Appointed contractors for Flying Fox Roost modification works at Esk, Kilcoy and Linville.
  - Facilitated Contractor access/permissions to worksites at Kilcoy.
  - Provided oversight at Kilcoy works to ensure compliance with Codes of Practice, and contracted deliverables.
  - Engaged Flying Fox consultants to respond to Flying Fox welfare calls/investigations.
  - Coordinated and sought advice from associated agencies related to Flying Fox management.
  - Provision of signage at Kilcoy and Linville Roosts in response to Public enquiry.
  - Attended community meetings in Kilcoy and Linville to inform the respective communities regarding Flying Fox issues.
- Ongoing maintenance of legacy Koala plantings from Green Army deployment at Fielding road and Shines road reserves.

#### **VIBRANT SOMERSET**

- Ongoing investigations into funding opportunities to support a regional trail/recreation at Glenrock, with consideration of natural values and interpretive opportunity. Seeking to align a Get Playing Places and Spaces grant from the Queensland Government for submission in mid 2016, subject to Council support.

#### **PROSPEROUS SOMERSET**

- Ongoing participation in the “Resilient Rivers Initiative”. Catchment Action Plans for Lockyer and Mid Brisbane Catchments currently in final draft.
- Continuing free tree provision arrangement/s with Save Our Waterways Now (SOWN) – investigating an ongoing arrangement, or periodic engagement to align with project opportunity. (facilitated support for Land for Wildlife network)
- Exploring feasibility of engaging with Toogoolawah and Lowood Men’s Sheds to provide nest boxes to residents of the Somerset Region, promote wildlife awareness, community ownership, and to enhance the profile and membership of the Men’s Shed initiatives in this region.

#### **WELL PLANNED SOMERSET**

- In consultation with Queensland Fire and Emergency Services, production of an

application procedure for burns on Somerset Regional Council controlled land – currently working on associated documentation to support the draft process and align with legislative requirement.

- Conceptual planning for the development of a “Natural Somerset” plan, to guide Council response to Natural Resource Management issues in the region.

## UNITED SOMERSET

- Ongoing liaison with EHP “Walking in the Landscape” series, to produce a catchment summary animation and other products for the Wetland Info website, and broader reference applications.
- Completed First Aid training.

### Attachments

Nil

### Recommendation

THAT the Natural Resource Management Monthly Report for January 2016 be received and the contents noted.

<b>Decision:</b>	Moved - Cr Ogg	Seconded - Cr Brieschke
	“THAT the Natural Resource Management Monthly Report for January 2016 be received and the contents noted.”	
		<u>Carried</u>

<b>Subject:</b>	<b>Planning and Building Services Monthly Report - January 2016</b>
<b>File:</b>	<b>Governance - Reporting - Officer Reports</b>
<b>Action Officer:</b>	<b>MPAD, SP, BS, PI</b>

### Background/Summary

In delivering on the Themes identified in Council’s current Operational Plan, it is with pleasure that we submit a synopsis of the Sections’ activities during the month of January 2016.

## NATURAL SOMERSET

The conversion of Council’s Priority Infrastructure Plan into a Local Government Infrastructure Plan has been completed and reviewed by the Department. Their feedback has been assessed, and meeting held to clarify issues. Further work will now be undertaken in response to the feedback.

## VIBRANT SOMERSET

Council’s parkland and recreation strategies are progressively implemented as part of the development assessment and delivery process.

## WELL PLANNED SOMERSET

Following Council's adoption of the new planning scheme at its meeting on 27 January 2016 work is underway to ensure readiness for the commencement date of the 1 March 2016.

### **Planning Development Applications**

During the month (12) Development Applications were received, substantially above the number of applications during the same month in the previous year. Details form part of the attachments.

### **Building Development Approvals**

A total of thirty-five (35) building approvals were issued in the region for December 2015. This is up on the November total of thirty-three (33). The percentage of 'Council approved' building applications is 46% of all building approvals for the month of December 2015.

### **Plumbing Compliance Permits and Inspections**

The number of plumbing and drainage approvals for January 2016 was 20; this figure is a 233% increase on the figure of 6 for January 2015.

The number of treatment plants on Councils register is 1646 of which 56 or 3.4% are currently overdue for servicing. Letters have been sent to the owners of these systems to ensure compliance.

## **UNITED SOMERSET**

Information pamphlets, development application kits and website information for most aspects of development continue to be available and updated on a regular basis.

### **Attachments**

Spreadsheets and Graphs

### **Recommendation**

THAT the report be received and the contents noted.

### **Decision:**

Moved - Cr Moriarty

Seconded - Cr Ogg

"THAT the Planning and Building Services monthly report for January 2016 be received and the contents noted."

Carried



<b>Subject:</b>	<b>Development Application No 15477 - Application for a Development Permit for a Reconfiguration of a Lot for the subdivision of one lot into two lots</b>
<b>File No:</b>	<b>DA15477</b>
<b>Assessment No:</b>	<b>02618-20000-000</b>
<b>Action Officer:</b>	<b>PO-RG</b>

**Subject Land**

Location	2730 Forest Hill Fernvale Road, Lowood
Real Property Description	Lot 3 on RP204056
Area	8130m <sup>2</sup>
Current land use	House and associated outbuilding
Easements and Encumbrances	Nil

**Former Esk Shire's Planning Scheme 2005 (as amended)**

Zone	Rural
Precinct	Rural Pursuits
Structure Plan	Urban Centre

**SEQ Regional Plan 2009-2031**

Category	Urban Footprint
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**Application**

Level of Assessment	IMPACT
Applicant	Elaine Marler
Applicants contact details	C/- Scott Marler 2730 Forest Hill Fernvale Road Lowood QLD 4311
Land Owner/s	Elaine Marler
Date application received	21 September 2015
Date properly made	22 September 2015

**Referral Agencies**

Concurrence Agencies	Department of Infrastructure, Local Government and Planning (DILGP)
Advice Agencies	Nil
Third Party Advice Agencies	Nil

**Notification Stage**

Compliance received	17 December 2015
Submissions received	1
Submissions properly made	1

**Attachments**

1. Proposal plan Drawing No. 3204056-02, Sheet 2 of 2 dated 26.04.2015
2. Department of Infrastructure, Local Government and Planning response Reference: SDA-1015-024776 dated 17 November 2015
3. Draft Infrastructure Charges Notice

**RECOMMENDED DECISION**

Approve the Development Application subject to the requirements and conditions contained in the Schedules and Attachments.

## 1.0 APPLICATION

Pursuant to Chapter 6 Section 260(1) and (3) of the *Sustainable Planning Act 2009 (SPA)*, the applicant has made a properly made development application and is seeking approval for a Development Permit for Reconfiguring a Lot for the subdivision of one lot into two lots. An application is required because reconfiguring a lot within the Rural zone is impact assessable development where the proposed lots don't meet the minimum sizes outlined in Table 1 of the Reconfiguring a Lot Code.

The application will be assessed against the relevant matters set out in section 314 of *SPA*.

## 2.0 PROPOSAL

The applicant seeks approval for Reconfiguring a Lot by creating two lots from one lot over land located at 2730 Forest Hill Fernvale Road, Lowood and described as Lot 3 on RP204056.

Both proposed Lots XX and YY will contain a total area of 4065m<sup>2</sup> each with a frontage of approximately 37 metres each to Forest Hill Fernvale Road.

Proposed Lot XX is to intended contain the two existing dams and will be appropriately serviced by water, telecommunications and electricity at the time of subsequent future building application.

Proposed Lot YY is to fully contain the existing dwelling, outbuilding, septic and waste water system.

## 3.0 SITE DETAILS

The site is regular in shape, and contains an existing house and associated outbuilding and two dams. Its boundaries are defined to the north by Forest Hill-Fernvale Road, the west by a road reserve and to the south and east by adjoining properties. The front northern portion of the site is relatively flat with a mild gradient, and the southern portion of the property slopes towards an existing gully which delineates the property's southern boundary. The site drains in a southerly direction, away from Forest Hill Fernvale Road. The site is not known to be prone to slip, subsidence, erosion or inundation.

## 4.0 SURROUNDING LAND USES

The site is located in an established park residential area of Lowood. The three adjoining properties contain single detached houses and associated outbuildings, which is characteristic of the wider area.

## 5.0 ASSESSMENT

### STATE LEGISLATION

This application is made under the provisions of the *Sustainable Planning Act 2009*. As such it is subject to the requirements of the Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 (SEQRP), relevant Acts and State Planning Policies. The site is located within the Urban Footprint under the SEQRP. The proposed reconfiguration does not require assessment against the SEQRP Regulatory Provisions, and the application did not require referral to the Department of Infrastructure, Local Government and Planning (DILGP).

### VEGETATION MANAGEMENT ACT 1999

There is no vegetation of significance as per the Department of Environment and Resource Management mapping.

**ENVIRONMENTAL PROTECTION ACT 1994**

The site is not listed on the Contaminated Land Register or the Environmental Management Register.

**STATE PLANNING POLICY JULY 2014**

The proposed development complies with the relevant requirements of the SPP July 2014.

**6.0 LOCAL GOVERNMENT LEGISLATION**

As the application is impact assessable, the proposed development must be assessed against the whole of the former Esk Shire's Planning Scheme 2005 (as amended). Assessment of the proposal measured against the intent of the relevant desired environmental outcomes, overall outcomes and specific outcomes and probable solutions is provided below.

**6.1 Desired Environmental Outcomes (DEOs)**

The following table provides a summary of the proposal's compliance with the relevant DEOs.

DEO	Summary	Compliance
c	Effective coordination between infrastructure services, land use planning and economic development activities is achieved and infrastructure is protected (including transport, water supply and energy corridors) from inappropriate development.	The proposed development is occurring on a site already well serviced by infrastructure.
g	<p>An efficient and compact settlement pattern is achieved for the Shire that is functional and cost effective while also providing for:</p> <ul style="list-style-type: none"> <li>- longer term growth opportunities for the four major towns of Esk, Lowood, Fernvale and Toogoolawah;</li> <li>- expansion of the villages in very limited circumstances where it is necessary to accommodate an activity which directly services the surrounding rural community.</li> </ul> <p>A high quality living environment is maintained in the Shire; land resources are used effectively and development is in harmony with the natural surrounding.</p>	The proposed development is within the designated Urban Footprint for Lowood, and so will contribute to the realisation of a compact, functional and cost effective settlement pattern.
h	Convenient access is achieved to a diversity of housing, services and facilities in established settlements.	The proposed development is located within a 3.5km radial distance to the Lowood Town Centre and a 1.6km radial distance to an approved local centre in the Eagle Rise Estate.

**6.2 Overall Outcomes**

The following table provides a summary of the proposal's compliance with the relevant overall outcomes (OOs) of the Rural Zone Code.

<b>Table 6.2.1 – Rural Zone Code</b>		
<b>OO</b>	<b>Summary</b>	<b>Compliance</b>
2f	Land is to be used sustainably, consistent with any environmental or physical constraints and within the land's productive capacity.	The proposed development is located within the currently designated Urban Footprint for Lowood, ensuring a sustainable use of the land.
2j	Infrastructure is used sustainably and is protected to ensure its efficient and safe operation.	The proposed development will not impact adversely on infrastructure networks.
2l	Land in a Growth Area is developed for urban purposes where demonstrated as being appropriate through a structure planning process.	The proposed development represents an urban purpose, and the site is included in a Growth Area depicted on Strategic Map C – Lowood

The following table provides a summary of the proposal's compliance with the OOs of the Reconfiguring a Lot Code.

<b>Table 6.2.2 – Reconfiguring a Lot Code</b>		
<b>OO</b>	<b>Summary</b>	<b>Compliance</b>
2	<p>The overall outcome of the Reconfiguring a Lot Code is to ensure:</p> <ul style="list-style-type: none"> <li>▪ allotment design and size is suited to its intended use;</li> <li>▪ rural lot sizes support viable rural production and do not limit the carrying out of rural pursuits;</li> <li>▪ area of environmental significance are protected or avoided;</li> <li>▪ a range of allotment sizes are available to meet the needs of the community;</li> <li>▪ infrastructure and services are supplied in an efficient manner;</li> <li>▪ sustainable on-site sewerage disposal and on-site water supply in areas where reticulated services are not available;</li> <li>▪ maintenance of the productive capacity of good quality agricultural land and other rural land;</li> <li>▪ urban design outcomes promote energy efficiency;</li> <li>▪ urban design promotes walking, cycling and public transport as alternative forms of transport to the private car.</li> </ul>	<p>The proposed development features lots which are designed to suit their intended use, which are not in areas of environmental significance and which will contribute to maintaining a range of allotment sizes throughout Lowood.</p> <p>In addition, the site already has access to all services and infrastructure except reticulated sewerage. The application is supported by an on-site effluent disposal design which demonstrates both lots will be viable for on-site disposal.</p>

The following table provides a summary of the proposal's compliance with the relevant OOs

of the Economic Resources Overlay Code.

<b>Table 6.2.3 – Economic Resources Overlay Code</b>		
<b>OO</b>	<b>Summary</b>	<b>Compliance</b>
2a	GQAL is protected from inappropriate development that may adversely impact on its productive use by present and future generations. Inappropriate development includes that which may be sensitive to or incompatible with the normal impacts of agricultural activities, or that results in the alienation, loss or fragmentation of GQAL.	The site is located in an area that has been historically subdivided, and this fragmentation means that the surrounding area is no longer capable of being used for rural production. As the proposal will not impact usable GQAL, it is consistent with OO2a.

The following table provides a summary of the proposal's compliance with the relevant OOs of the Major Transport and Energy Corridor and Infrastructure Overlay Code.

<b>Table 6.2.4 – Major Transport and Energy Corridor and Infrastructure Overlay Code</b>		
<b>OO</b>	<b>Summary</b>	<b>Compliance</b>
2a	Development adjacent to major transport and energy corridors, high voltage transmission lines and electricity substation sites does not compromise the efficiency of facilities and infrastructure contained within these corridors.	The proposal has been assessed by the State Assessment and Referral Agency, who are satisfied there will be no adverse impacts on Forest Hill-Fernvale Road.
2b	The amenity and safety of development is not adversely affected by proximity to a major transport or energy corridor.	It is not considered that the proposal will be adversely affected by the Forest Hill-Fernvale Road.

### 6.3 Applicable Codes

The following table provides a summary of the identified codes and overlays applicable to the proposed development and instances where alternative solutions are provided in lieu of meeting the probable solutions.

<b>Applicable Code</b>	<b>Specific Outcome Compliance</b>	<b>Is Alternative Solution Provided?</b>
Rural Zone	Yes	Nil
Reconfiguring a Lot	Yes	PS1.2
<b>Applicable Overlay Code</b>	<b>Specific Outcome Compliance</b>	<b>Is Alternative Solution Provided?</b>
Economic Resources	Yes	PS1.1 and PS2.1
Major Transport and Energy Corridor and Infrastructure	Yes	Nil

The development as proposed complies with the provisions of the relevant codes identified in the former Esk Shire Council's Planning Scheme 2005 (as amended), except for probable solution (PS) 1.2 of the Reconfiguring a Lot Code and PS1.1 of the Economic Resources Overlay Code. The alternative solutions proposed by the applicant are discussed below.

**Reconfiguring a Lot Code**

<b>Element (v): LOT AREA AND DESIGN</b>	
<i>Specific Outcomes</i>	<i>Probable Solutions</i>
<p>SO1</p> <p>Lots must be an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes, and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewage disposal.</p> <p>Development involving a realignment of boundaries does not result in:</p> <ul style="list-style-type: none"> <li>- fragmentation of rural lands and loss of land to rural production;</li> <li>- conflict between farming and residential uses;</li> <li>- loss of farming flexibility;</li> <li>- ribbon development along rural roads.</li> </ul>	<p>PS1.2</p> <p>The minimum lot size is in accordance with the provisions of table 1.</p>
<b>Applicant's Alternative Solution</b>	
The minimum lot size will be 4056m <sup>2</sup> .	
<b>Officer Comment</b>	
<p>The minimum lot size specified in Table 1 for the Rural Pursuits precinct is 40 hectares. As the site is located in an established park residential area, the proposed alternative solution will not adversely impact on sustainable rural production as land in the area has not been used in this way for at least 20 years, and is no longer capable of being used this way due to the fragmentation which has occurred. Further, the proposed alternative solution is consistent with the requirements of the Park Residential precinct of the General Residential Zone, which the site is part of under the recently adopted Somerset Region Planning Scheme that will commence on 01 March 2016.</p> <p>As such, it is considered that the proposed alternative solution is consistent with SO1.</p>	

**Economic Resources Overlay Code**

<b>Element (i): LOT AREA AND DESIGN</b>	
<i>Specific Outcomes</i>	<i>Probable Solutions</i>
<p>SO1</p> <p>Development does not reduce the utility and productive capacity of good quality agricultural land in terms of:</p> <ul style="list-style-type: none"> <li>- farm practices being protected from adjacent uses;</li> <li>- adjacent uses not compromising agricultural operations;</li> <li>- avoiding residential uses encroaching onto agricultural land;</li> </ul>	<p>PS1.1</p> <p>Development is not located on land that is, or is adjoining, good quality agricultural land identified on OM1A.</p>

<ul style="list-style-type: none"> <li>- incorporating buffers to adjacent compatible uses;</li> <li>- defining a boundary between agricultural land and residential areas.</li> </ul>	
<b>Applicant's Alternative Solution</b>	
The proposed development will be located on land identified as Class C GQAL.	
<b>Officer Comment</b>	
<p>As the site is located in an established park residential area, the proposed alternative solution will not adversely impact on sustainable rural production as land in the area has not been used in this way for at least 20 years, and is no longer capable of being used this way due to the fragmentation which has occurred. Further, the proposed development is consistent with the site's inclusion in the Urban Footprint under the SEQRP, the Growth Area for Lowood under the current scheme and with the future planning which will apply to the area upon the commencement of the Somerset Region Planning Scheme on 01 March 2016.</p> <p>As such, it is considered that the proposed alternative solution is consistent with SO1.</p>	
<p>SO2 Reconfiguring lots on good quality agricultural land does not result in allotment sizes that result in:</p> <ul style="list-style-type: none"> <li>- fragmentation of rural lands and loss of land to rural production;</li> <li>- conflict between farming and residential uses;</li> <li>- loss of farming flexibility;</li> <li>- ribbon development along rural roads;</li> <li>- detrimental impacts on areas of ecological and scenic values; or</li> <li>- loss of practical access to extractive and mineral resources.</li> </ul>	<p>PS2.1 The minimum lot size in the Rural Zone is in accordance with Table 1 of Reconfiguring a Lot code.</p>
<b>Applicant's alternative solution</b>	
The minimum lot size will be 4056m <sup>2</sup> .	
<b>Officer comment</b>	
<p>The minimum lot size specified in Table 1 for the Rural Pursuits precinct is 40 hectares. As the site is located in an established park residential area, the proposed alternative solution will not adversely impact on sustainable rural production as land in the area has not been used in this way for at least 20 years, and is no longer capable of being used this way due to the fragmentation which has occurred. Further, the proposed alternative solution is consistent with the requirements of the Park Residential precinct of the General Residential Zone, which the site is part of under the recently adopted Somerset Region Planning Scheme that will commence on 01 March 2016.</p> <p>As such, it is considered that the proposed alternative solution is consistent with SO1.</p>	

## 7.0 OTHER PLANNING CONSIDERATIONS

### Trunk Infrastructure and Services

The following items of trunk infrastructure and services applicable to the proposed development are individually addressed below.

**Water Supply**

The property will be serviced by Queensland Urban Utilities' reticulated water supply.

**Sewerage**

Both lots will be serviced by on-site effluent disposal systems consistent the standards specified in Schedule 3 of the planning scheme.

**Stormwater/Drainage**

The proposed development is not considered to have any adverse impacts upon stormwater. However, the landowners must ensure that stormwater is connected to a legal point of discharge.

The following infrastructure charge for the Lowood Stormwater Network has been calculated in accordance with Council's Charges Resolution June 2015, and will be included in an Infrastructure Charges Notice:

2 x 3 or more bedroom dwelling  
= 2 x \$2,026  
= \$5,052

As the site contains an existing house which was established lawfully, a discount of 1 x 3 or more bedroom dwelling (\$2,026) will be applied in accordance with Section 3 of the charges resolution. As such, the infrastructure charge payable for the stormwater network will be \$2,026.

**Park and Open Space**

The following infrastructure charge for the Lowood park and open space network has been calculated in accordance with Council's Charges Resolution June 2015, and will be included in an Infrastructure Charges Notice:

2 x 3 or more bedroom dwelling  
= 2 x \$3,059  
= \$6,118

As the site contains an existing house which was established lawfully, a discount of 1 x 3 or more bedroom dwelling (\$3,059) will be applied in accordance with Section 3 of the charges resolution. As such, the infrastructure charge payable for the parks and open space network will be \$3,059.

**Services**

All infrastructure and services, including the provision of electricity and telecommunication services, are available to the site.

**Environment**

The proposed development will not result in environmental degradation.

**Heritage**

The site neither adjoins nor contains a heritage feature listed in either the State Queensland Heritage Register or Council's Local Heritage Register.

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**8.0 REFERRAL AGENCIES**

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**Concurrence Agency****Department of Infrastructure, Local Government and Planning (SARA)***Concurrence Status*

The Department of Infrastructure, Local Government and Planning, in its capacity as the State Assessment and Referral Agency, has assessed the impact of the proposed development on the state controlled road network and requires Council to include Conditions of Development and a Statement of Reasons in Council's Schedules of Approval for the development application, as indicated on the attached response, which is referenced at **Attachment 2 and Schedule 3 of the recommended decision.**

**Advice Agencies**

There are no Advice Agencies relating to this application.

**9.0 PUBLIC NOTIFICATION**

Public notification of the application was carried out in accordance with the provisions of the Sustainable Planning Act 2009 (SPA). Council has received the 'Notice of Compliance' in accordance with the requirements of the 'Act'.

During the notification period Council received 1 submission.

The grounds of submission together with officer comments are detailed below.

**9.1 – The proposed development will impact adversely on our privacy, and will result in suburban development.****Officer comment for 9.1**

While the proposed development will create an additional lot adjacent to the submitter's property, there is nothing in the current or adopted Somerset Region Planning Scheme which would prevent the relocation of the current house, or removal of the current house and construction of a new one, nearer to the submitter's house. Additionally, the proposed lots have a minimum area which is consistent with both the size of existing adjoining properties and the recently adopted Somerset Region Planning Scheme.

**9.2 – The property was formerly a gravel extraction area many years ago, as a result the proposed development will create stormwater drainage issues on our property including inundation in heavy rains.****Officer comment for 9.2**

The site is not known to be a gravel reserve, but may have been used in the construction of the historical subdivision. Council's design and development engineer has advised that both sites generally fall to the south, and that conditions proposed to be included, should the application be approved, will be sufficient to prevent adverse stormwater issues.

**9.3 – The former excavation area already causes erosion both on the subject site and our property.****Officer comment for 9.3**

Council's design and development engineer advises that there was no evidence of significant erosion on the site, and that the proposed development is unlikely to result in an increased incidence or severity of any erosion which may be occurring.

**9.4 – The new lot will provide for an additional house to be built nearer to ours, meaning driveway noise and light will impact on our bedroom.**

**Officer comment for 9.4**

The location of a subsequent house is unknown at this time, but there is nothing in the current or adopted Somerset Region Planning Scheme which would prevent the relocation of the current house, or removal of the current house and construction of a new one, nearer to the submitter's house.

**9.5 – Having a house located on the fence will reduce the valuation of our property and affect the future sale of our home.**

**Officer comment for 9.5**

The issue of subsequent impacts, positive or negative, on property values are not valid planning grounds for submission.

**RECOMMENDED DECISION**

THAT Council approve the Development Application for a Development Permit for Reconfiguring a Lot for the subdivision of one lot into two lots on land described as Lot 3 on RP204056 and situated at 2730 Forest Hill Fernvale Road, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.  • Drawing No. 3204056-02 Sheet 2 of 2 dated 26.04.2015	At all times.
1.2	Comply with relevant provisions of the former Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	Prior to Compliance Assessment Request.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	During construction works.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to Compliance Assessment Request.
1.5	Pay to Council the amount of \$33 per lot for the issue of new valuations by the Department of Environment and Resource Management, being <b>\$66</b> in this instance.	Prior to Compliance Assessment Request.
<b>SCHEDULE 2 – ENGINEERING CONDITIONS</b>		
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational Works.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any	Prior to Compliance Assessment.

	alterations and repairs resulting from compliance with these conditions.	
	<b>GENERAL SERVICES</b>	
2.3	Submit development applications to Energex/Telstra/Queensland Urban Utilities to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Compliance Assessment.
2.4	Any existing roofwater conduits, electrical conduits, irrigation pipes, Telstra conduits, reticulated water conduits and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Prior to Compliance Assessment Request.
	<b>EARTHWORKS</b>	
2.5	All dams that are across proposed lot boundaries shall be removed.	Prior to Compliance Assessment Request.
	<b>VEHICLE ACCESS</b>	
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	Prior to Compliance Assessment Request.
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
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.
2.9	The Applicant is to construct a vehicle access for proposed lots 1 and 2 in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
2.10	Construct a minimum 3 meter sealed driveway for the full length of each access handle to proposed lot 2 in accordance with Council standard. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
	<b>RURAL PROPERTY NUMBERING</b>	
2.11	Pay to Council at the rate applicable at the time of payment, the current rate of \$54 per allotment for the supply and erection of property numbers.  In this instance an amount of \$54 is payable.	Prior to Compliance Assessment Request.

	<b>STORMWATER</b>	
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.13	<p>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:</p> <ul style="list-style-type: none"><li>• Be required to install additional measures.</li><li>• Be responsible for the restoration work.</li></ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
<b>SCHEDULE 3 – REFERRAL AGENCY</b>		
<b>DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING</b>		
<i>Concurrence Agency Status</i>		
<i>Agency response: Recommended Conditions Apply</i>		
3.1	The Department of Infrastructure, Local Government and Planning is a concurrence agency under section 272 of the <i>Sustainable Planning Act 2009</i> . The Department has assessed the impact of the proposed development on the State-controlled road and requires Council to include the conditions of development in the Schedules of Approval as indicated on the attached Statement of Reasons Reference: SDA-1015-024776 dated 17 November 2015.	
3.2	Department of Infrastructure, Local Government and Planning concurrence agency response will be attached to Council’s Decision Notice for DA15477.	
<b>Advice</b>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].		
<b>Relevant Period</b> - Pursuant to <i>Section 341 (2)</i> of the ‘Act’ to the extent a development approval is for reconfiguring a lot, the approval lapses if a plan for the reconfiguration is not given to the Local Government (Somerset Regional Council) within the following period –		
(a)	For reconfiguration not requiring operational works – 2 years starting the day the approval takes effect;	
(b)	For reconfiguration requiring operational works – 4 years starting the day the approval takes effect;	
(c)	If the approval states a different period from when the approval takes effect – the stated period.	

Refer to Section 341 of the Act for further clarification.
This approval requires 'Compliance Assessment' by Somerset Regional Council as the 'Compliance Assessor – the nominated entity', pursuant to Part 10, Section 398 of the <i>Sustainable Planning Act 2009</i> .
The mandatory form <i>IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]</i> must be completed by the person requesting compliance assessment of this conditional approval. The form must be submitted to Council as the Compliance Assessor and must be accompanied by any fees required by the compliance assessor. If there is insufficient space on the form, the person must attach extra pages outlining compliance. <i>[A copy of Form 32 will be enclosed with the Decision Notice]</i> .
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under section 242 of the 'Act'. <i>[A copy of the Right of Appeal will be enclosed with the Decision Notice]</i> .
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.

**Attachments for the Decision Notice include:**

1. Proposal plan Drawing No. 3204056-02, Sheet 2 of 2 dated 26.04.2015
2. Department of Infrastructure, Local Government and Planning response Reference: SDA-1015-024776 dated 17 November 2015

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Ogg
<p>"THAT Council approve the Development Application for a Development Permit for Reconfiguring a Lot for the subdivision of one lot into two lots on land described as Lot 3 on RP204056 and situated at 2730 Forest Hill Fernvale Road, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.</p>		

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>Drawing No 3204056-02 Sheet 2 of 2 dated 26.04.2015</li> </ul>	At all times.

1.2	Comply with relevant provisions of the former Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	Prior to Compliance Assessment Request.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	During construction works.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to Compliance Assessment Request.
1.5	Pay to Council the amount of \$33 per lot for the issue of new valuations by the Department of Environment and Resource Management, being <b>\$66</b> in this instance.	Prior to Compliance Assessment Request.
<b>SCHEDULE 2 – ENGINEERING CONDITIONS</b>		
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational Works.
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 conditions.	Prior to Compliance Assessment.
<b>GENERAL SERVICES</b>		
2.3	Submit development applications to Energex/Telstra/Queensland Urban Utilities to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Compliance Assessment.
2.4	Any existing roofwater conduits, electrical conduits, irrigation pipes, Telstra conduits, reticulated water conduits and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Prior to Compliance Assessment Request.
<b>EARTHWORKS</b>		
2.5	All dams that are across proposed lot boundaries shall be removed.	Prior to Compliance Assessment Request.
<b>VEHICLE ACCESS</b>		
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	Prior to Compliance Assessment Request.
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with	At all times.

	Council's Policy and Standards.	
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.
2.9	The Applicant is to construct a vehicle access for proposed lots 1 and 2 in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
2.10	Construct a minimum 3 meter sealed driveway for the full length of each access handle to proposed lot 2 in accordance with Council standard. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
	<b>RURAL PROPERTY NUMBERING</b>	
2.11	Pay to Council at the rate applicable at the time of payment, the current rate of \$54 per allotment for the supply and erection of property numbers.  In this instance an amount of \$54 is payable.	Prior to Compliance Assessment Request.
	<b>STORMWATER</b>	
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	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> Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times.
<b>SCHEDULE 3 – REFERRAL AGENCY</b> <b>DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING</b> <i>Concurrence Agency Status</i> <i>Agency response: Recommended Conditions Apply</i>		
3.1	The Department of Infrastructure, Local Government and Planning is a concurrence agency under section 272 of the <i>Sustainable Planning Act</i> 2009. The Department has assessed the impact of the proposed development on the State-controlled road and requires Council to include the conditions of development in the	

	Schedules of Approval as indicated on the attached Statement of Reasons Reference: SDA-1015-024776 dated 17 November 2015.
3.2	Department of Infrastructure, Local Government and Planning concurrence agency response will be attached to Council's Decision Notice for DA15477.
<b>Advice</b>	
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].	
<b>Relevant Period</b> - Pursuant to <i>Section 341 (2)</i> of the 'Act' to the extent a development approval is for reconfiguring a lot, the approval lapses if a plan for the reconfiguration is not given to the Local Government (Somerset Regional Council) within the following period –	
<ul style="list-style-type: none"> <li>(a) For reconfiguration not requiring operational works – 2 years starting the day the approval takes effect;</li> <li>(b) For reconfiguration requiring operational works – 4 years starting the day the approval takes effect;</li> <li>(c) If the approval states a different period from when the approval takes effect – the stated period.</li> </ul>	
Refer to Section 341 of the Act for further clarification.	
This approval requires ' <i>Compliance Assessment</i> ' by Somerset Regional Council as the ' <i>Compliance Assessor – the nominated entity</i> ', pursuant to Part 10, Section 398 of the <i>Sustainable Planning Act 2009</i> .	
The mandatory form <i>IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]</i> must be completed by the person requesting compliance assessment of this conditional approval. The form must be submitted to Council as the Compliance Assessor and must be accompanied by any fees required by the compliance assessor. If there is insufficient space on the form, the person must attach extra pages outlining compliance. [A copy of Form 32 will be enclosed with the Decision Notice].	
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All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .	
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.	
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded."	
<i>Carried</i>	



<b>Subject:</b>	<b>Development Application No 15653 - Application for a Development Permit for a Material Change of Use for a warehouse</b>
<b>File No:</b>	<b>DA15653</b>
<b>Assessment No:</b>	<b>02837-85400-000</b>
<b>Action Officer:</b>	<b>PO-RG</b>

**Subject Land**

Location	13 Kleinhans Court, Lowood
Real Property Description	Lot 10 on RP854668
Area	2145m <sup>2</sup>
Current land use	Vacant
Easements and Encumbrances	ARP854663 - Stormwater

**Former Esk Shire's Planning Scheme 2005 (as amended)**

Zone	Town
Precinct	Service Trade and Industries

**SEQ Regional Plan 2009-2031**

Category	Urban Footprint
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**Application**

Level of Assessment	<b>CODE</b>
Applicant/s	Springdev Pty Ltd C/- Lockyer Drafting Designs
Applicants contact details	PO Box 492 Gatton QLD 4343
Land Owner/s	Springdev Pty Ltd
Date application received	14 December 2016
Date properly made	23 December 2016

**Referral Agencies**

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

**Attachments**

1. Site plan: Drawing No. 1684TP-02 A, drawn by Lockyer Drafting Designs and dated November 2015
2. Staging plan: Drawing No. 1684S-01 A, drawn by Lockyer Drafting Designs and dated November 2015
3. Floor plans: Drawing Nos. 1684TP-03 A and 1684TP-05 A, drawn by Lockyer Drafting Designs and dated November 2015
4. Elevations: Drawing Nos. 1684TP-04 A and 1684TP-06 A, drawn by Lockyer Drafting Designs and dated November 2015
5. Draft Infrastructure Charges Notice

**RECOMMENDED DECISION**

Approve the Development Application subject to the requirements and conditions contained in the Schedules and Attachments.

**1.0 APPLICATION**

Pursuant to Chapter 6 Section 260(1) and (3) of the *Sustainable Planning Act 2009 (SPA)*,

the applicant has made a properly made development application and is seeking approval for a Development Permit for Making a Material Change of Use for a warehouse. An application is required because a warehouse in the Service Trades and Industries precinct of the Town Zone is code assessable development.

The application will be assessed against the relevant matters set out in section 314 of *SPA*.

## **2.0 PROPOSAL**

The applicant on behalf of the owner is requesting to construct a new warehouse (storage facility) on the subject allotment. The proposal will consist of three single storey buildings. Proposed tenancy one will have a gross floor area of 320m<sup>2</sup> and a maximum height of 5m, while proposed tenancies two and three will have a gross floor area of 358m<sup>2</sup>, including 44m<sup>2</sup> of office space and potential future mezzanine storage area over the office space also with an area of 44m<sup>2</sup>. The maximum height of proposed tenancies two and three will be 7m.

Of the three buildings, proposed tenancy one is intended to be used as a storage facility for the personal belongings of the property owners while tenancies two and three will be let commercially. The commercial tenancies are anticipated to have a minimum of staff, with the application nominating one each, and the hours of operation for these tenancies will be 7am to 5pm six days a week. As tenancy one is intended to be for private use, there will be no staff and no hours of operation – with the owners wishing to be able to access it at any time. It is anticipated that there will be a maximum of two visitors present on the site at any one time.

The proposal will contain a total of seven car parking spaces, including one disabled car parking space. Waste collection will be by Council

## **3.0 SITE DETAILS**

The site is vacant and regular in shape, with its boundaries being defined by adjoining properties to the east, west and north and by Kleinhans Court to the south. It is not known to be prone to slip, subsidence or erosion but may be subject to inundation during an extreme flood event.

## **4.0 SURROUNDING LAND USES**

The site is located within an existing industrial estate and is adjoined by a several industrial uses, including a reclaimed materials yard and a smallgoods factory. There is also an Energex substation further to the east of the site.

## **5.0 ASSESSMENT**

### **STATE LEGISLATION**

This application is made under the provisions of the *Sustainable Planning Act 2009*. As such it is subject to the requirements of the Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 (SEQRP), relevant Acts and State Planning Policies. The site is located within the Urban Footprint under the SEQRP. The proposed use does not require assessment against the SEQRP Regulatory Provisions and the application did not require referral to the Department of Local Government and Planning (DLGP).

### **VEGETATION MANAGEMENT ACT 1999**

There is no vegetation of significance as per the Department of Environment and Resource Management mapping.

### **ENVIRONMENTAL PROTECTION ACT 1994**

The site is not listed on the Contaminated Land Register or the Environmental Management Register.

## 6.0 LOCAL GOVERNMENT LEGISLATION

The former Esk Shire's Planning Scheme 2005 (as amended) identifies relevant codes and overlays against which the development is to be assessed with proposed solutions measured against the specific outcomes proposed by the code. In instances where alternative solutions are provided in lieu of the probable solutions they are discussed below.

Applicable Code	Specific Outcome Compliance	Is Alternative Solution Provided?
Town Zone	Yes	No
Industrial Development	Yes	No
Applicable Overlay Code	Specific Outcome Compliance	Is Alternative Solution Provided?
Catchment Management	Yes	No
Floodplain Assessment	Yes	No

The development as proposed complies with the provisions of the relevant codes identified in the former Esk Shire Council's Planning Scheme 2005 (as amended).

## 7.0 OTHER PLANNING CONSIDERATIONS

### Trunk Infrastructure and Services

The following items of trunk infrastructure and services applicable to the proposed development are individually addressed below.

#### Water Supply

The proposed warehouse will be connected to a reticulated water supply system.

#### Sewerage

The proposed warehouse will be connected to a reticulated sewerage system.

#### Stormwater/Drainage

The proposed development is not considered to have any adverse impacts upon stormwater. However, the landowners must ensure that stormwater is connected to a legal point of discharge.

Infrastructure charges for the proposed development have been calculated for the Lowood stormwater network in accordance with Council's Charges Resolution June 2015. The infrastructure charges below will be included in an infrastructure charges notice:

#### Commercial (bulk goods) - \$10 per impervious square metre

Total impervious area	=	1577.63m <sup>2</sup>
Stage 1 impervious area	=	556.67m <sup>2</sup>
Stage 2 impervious area	=	314 m <sup>2</sup>
Stage 3 impervious area	=	706.96 m <sup>2</sup>
Total infrastructure charge	=	1577.63 x 10
	=	\$15,776.30
Stage 1 infrastructure charge	=	556.67 x 10
	=	\$5,566.70
Stage 2 infrastructure charge	=	314 x 10

	=	\$3,140.00
Stage 3 infrastructure charge	=	706.96 x 10
	=	\$7,069.60

### Roads

Infrastructure charges for the proposed development have been calculated for the Lowood transport network in accordance with Council's Charges Resolution June 2015. The infrastructure charges below will be included in an infrastructure charges notice:

#### Commercial (bulk goods) - \$45.60 per square metre of gross floor area (GFA)

Total GFA	=	948m <sup>2</sup>
Stage 1 GFA	=	314 m <sup>2</sup>
Stage 2 GFA	=	314 m <sup>2</sup>
Stage 3 GFA	=	320 m <sup>2</sup>
Total infrastructure charge	=	948 x 45.6
	=	\$43,228.8
Stage 1 infrastructure charge	=	314 X 45.6
	=	\$14,318.4
Stage 2 infrastructure charge	=	314 X 45.6
	=	\$14,318.4
Stage 3 infrastructure charge	=	320 X 45.6
	=	\$14,592

### Services

All infrastructure and services including the provision of electricity and telecommunication services are available to the site.

### Environment

The proposed development will not result in environmental degradation.

### Heritage

The site neither adjoins nor contains a heritage feature identified on either the Queensland Heritage Register or Council's Local heritage register.

## 8.0 REFERRAL AGENCIES

In accordance with the *Sustainable Planning Regulation 2009*, there were no referral agencies.

### RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a warehouse on land described as Lot 10 on RP854668 and situated at 13 Kleinhans Court, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	Carry out the development in accordance with the material	At all times.

	<p>contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>Drawing No. 1684TP-02 A, drawn by Lockyer Drafting Designs and dated November 2015</li> <li>Drawing No. 1684S-01 A, drawn by Lockyer Drafting Designs and dated November 2015</li> <li>Drawing Nos. 1684TP-03 A and 1684TP-05 A, drawn by Lockyer Drafting Designs and dated November 2015</li> <li>Drawing Nos. 1684TP-04 A and 1684TP-06 A, drawn by Lockyer Drafting Designs and dated November 2015</li> </ul>	
1.2	Comply with relevant provisions of the former Esk Shire's Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens.
1.5	Apply for a water approval from Queensland Urban Utilities, and provide a copy to Council once approved.	Prior to commencement of use for each stage.
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</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 conditions.	Prior to commencement of use for each stage.
<b>Vehicle Access</b>		
2.3	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	Prior to commencement of use for each stage.
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.5	The applicant is to construct a vehicle access in accordance	Prior to

	with Council's standard drawing SRC-ROAD-013.	commencement of use for each stage.
	<b>Car Parking</b>	
2.6	<p>Provide on-site car parking for a minimum of three vehicles, including one space for disabled persons in accordance with Council Planning Scheme Policy No 3 – Standards for Provision and Construction of Parking areas.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Development Manual</i>. Further, all surfaces must achieve minimum longitudinal gradients and minimum crossfall in accordance with AS2890.</p>	Prior to commencement of use for each stage.
2.7	Construct and maintain the vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	<b>Indoor and Outdoor Lighting</b>	
2.8	<p>The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:</p> <ul style="list-style-type: none"> <li>• Not causing nuisance by way of light spill or glare at adjacent properties and roadways.</li> <li>• Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land.</li> <li>• Directing lighting onto the subject land and away from neighbouring properties.</li> <li>• Using shrouding devices to preclude light overspill onto surrounding properties where necessary.</li> <li>• Not operating lighting that uses sodium lights or flare plumes.</li> </ul>	At all times.
	<b>Stormwater</b>	
2.9	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.10	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to commencement of use for each stage, and at all times thereafter.
	<b>Stormwater Re-Use</b>	
2.11	The development must incorporate a stormwater re-use system utilizing stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.	Prior to commencement of use for each stage.
	<b>Erosion and Sediment Control</b>	

2.12	<p>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:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
<b>SCHEDULE 3 – Environmental</b>		
Assessment Manager		
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times.
	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.
<b>Advice</b>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].		
<b>Relevant Period</b> - Pursuant to <i>Section 341</i> of the 'Act' the approval will lapse if the first change of the use under the approval does not start within the 'relevant period' – four (4)		

years starting the day the approval takes effect.
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under section 242 of the 'Act'. <i>[A copy of the Right of Appeal will be enclosed with the Decision Notice]</i> .
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
All Operational Work is to comply with relevant codes for design and construction.

**Attachments for the Decision Notice include:**

1. Site plan: Drawing No. 1684TP-02 A, drawn by Lockyer Drafting Designs and dated November 2015
2. Staging plan: Drawing No. 1684S-01 A, drawn by Lockyer Drafting Designs and dated November 2015
3. Floor plans: Drawing Nos. 1684TP-03 A and 1684TP-05 A, drawn by Lockyer Drafting Designs and dated November 2015
4. Elevations: Drawing Nos. 1684TP-04 A and 1684TP-06 A, drawn by Lockyer Drafting Designs and dated November 2015

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Whalley
"THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a warehouse on land described as Lot 10 on RP854668 and situated at 13 Kleinhans Court, Lowood subject to the requirements and conditions contained in the Schedules and Attachments.		

**SCHEDULE 1 – GENERAL CONDITIONS**

No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>• Drawing No. 1684TP-02 A, drawn by Lockyer Drafting Designs and dated November 2015</li> <li>• Drawing No. 1684S-01 A, drawn by Lockyer Drafting Designs and dated November 2015</li> </ul>	At all times.



	<ul style="list-style-type: none"> <li>Drawing Nos. 1684TP-03 A and 1684TP-05 A, drawn by Lockyer Drafting Designs and dated November 2015</li> <li>Drawing Nos. 1684TP-04 A and 1684TP-06 A, drawn by Lockyer Drafting Designs and dated November 2015</li> </ul>	
1.2	Comply with relevant provisions of the former Esk Shire's Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens.
1.5	Apply for a water approval from Queensland Urban Utilities, and provide a copy to Council once approved.	Prior to commencement of use for each stage.
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</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 conditions.	Prior to commencement of use for each stage.
<b>Vehicle Access</b>		
2.3	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	Prior to commencement of use for each stage.
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.5	The applicant is to construct a vehicle access in accordance with Council's standard drawing SRC-ROAD-013.	Prior to commencement of use for each stage.
<b>Car Parking</b>		
2.6	Provide on-site car parking for a minimum of three vehicles, including one space for disabled persons in accordance with Council Planning Scheme Policy No 3 – Standards for Provision and Construction of Parking areas.	Prior to commencement of use for each stage.

	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Development Manual</i> . Further, all surfaces must achieve minimum longitudinal gradients and minimum crossfall in accordance with AS2890.	
2.7	Construct and maintain the vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	<b>Indoor and Outdoor Lighting</b>	
2.8	<p>The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:</p> <ul style="list-style-type: none"> <li>• Not causing nuisance by way of light spill or glare at adjacent properties and roadways.</li> <li>• Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land.</li> <li>• Directing lighting onto the subject land and away from neighbouring properties.</li> <li>• Using shrouding devices to preclude light overspill onto surrounding properties where necessary.</li> <li>• Not operating lighting that uses sodium lights or flare plumes.</li> </ul>	At all times.
	<b>Stormwater</b>	
2.9	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.10	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to commencement of use for each stage, and at all times thereafter.
	<b>Stormwater Re-Use</b>	
2.11	The development must incorporate a stormwater re-use system utilizing stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.	Prior to commencement of use for each stage.
	<b>Erosion and Sediment Control</b>	
2.12	<p>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:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> </ul>	At all times.

	<ul style="list-style-type: none"> <li>Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	
<b>SCHEDULE 3 – Environmental</b>		
<i>Assessment Manager</i>		
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	At all times.
	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.
<b>Advice</b>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].		
<b>Relevant Period</b> - Pursuant to <i>Section 341</i> of the 'Act' the approval will lapse if the first change of the use under the approval does not start within the 'relevant period' – four (4) years starting the day the approval takes effect.		
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		

Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under section 242 of the 'Act'. <i>[A copy of the Right of Appeal will be enclosed with the Decision Notice]</i> .
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
All Operational Work is to comply with relevant codes for design and construction." <span style="float: right;"><u>Carried</u></span>

<b>Subject:</b>	<b>Financial reports</b>
<b>File Ref:</b>	<b>Financial management - meetings - monthly financial statements</b>
<b>Action Officer:</b>	<b>MFIN</b>

### Background/Summary

#### Financial reports

Monthly financial reports for the period 1 July 2015 to 1 February 2016 are attached in accordance with section 204 of the Local Government Regulation 2012.

Since FY2011, Council has incurred total natural disaster relief expenditure in repairing Council assets, for counter disaster operations or betterment expenditure of \$142.6 million. (\$16.4M/ FY2011, \$25.7M/ FY2012, \$55.6M/ FY2013, \$20.1M/ FY2014, \$23.9M/ FY2015, \$0.9M/ FY2016).

Council has received total funding in respect of these events as well as betterment funding of \$139.4 million (\$9.3M/ FY2011, \$26.5M/ FY2012, \$41.3M/ FY2013, \$34.8M/ FY2014, \$21.7M/ FY2015, \$5.8M/ FY2016).

#### Grants

Council was successful with the following Australian Government Bridges Renewal Programme round 2 (BRP2) grant applications and these combined with funding approvals for Harry Carey Bridge (\$0.6M funding for a \$1.3M bridge) under the National Stronger Regions Fund (NSRF) and Monsildale Bridge (\$0.7M funding for a \$1.0M) under the Betterment program will entail more than \$7 million in new capital works for Council:

Bridge	Location	Replacement cost (GHD Pty Ltd estimate)	Australian Government funding	Bridge condition (GHD Pty Ltd assessment)
Crossdale Road Bridge 1	Crossdale	\$351,248	\$175,622	Poor
Crossdale Road	Crossdale	\$923,841	\$461,920	Poor

Bridge 2				
Gallanani Bridge	Esk-Crows Nest Road, Esk	\$1,044,765	\$522,382	Very poor
Larkhill Boundary Road Bridge	Glamorgan Vale	\$1,107,065	\$553,532	Poor
Duffys Bridge	Gregors Creek Road, Woolmar	\$1,113,409	\$556,704	Very poor
Dunlops Bridge	Western Branch Road, Mount Stanley	\$223,414	\$111,708	Poor
<b>Total</b>		<b>\$4,763,742</b>	<b>\$2,381,868</b>	

Council officers are now preparing applications under National Stronger Regions Fund round 3 for funding towards the replacement of Pryde Creek Bridge near Fernvale (\$1.3M) and Apple Tree Creek Bridge east of Toogoolawah (\$0.8M). The applications will be prepared consistent with Council's resolution of 11 November 2015.

As with the other bridges, the applications will link economic and employment development particularly in food industries with improving the carrying capacity of Council's road infrastructure.

The Queensland Government Statistician's Office reports that the top two industry subdivisions of employment for workers in Somerset are food production (13.5%) and food product manufacturing (12.9%).

Council officers are also applying under the Australian Government's Heavy Vehicle Safety and Productivity Programme for funding towards an \$0.8M widening the western section of Gregors Creek Road.

### Road maintenance detail

Councillors have previously requested the following additional information about road maintenance expenditure:

	<b>Rural (\$000's)</b>	<b>Urban (\$000's)</b>	<b>Total (\$000's)</b>
Bitumen road maintenance	373	112	485
Gravel road maintenance	1,378	105	1,483
Roadside drainage	273	75	348
Culvert maintenance	55	0	55
Vegetation maintenance	181	127	308
Traffic furniture	105	24	129
Linemarking	13	8	21
Total actual year to date	2,378	451	2,829
Expected pro-rata budget year to date	2,412	319	2,731
Variance - favourable / (unfavourable)	34	(132)	(98)

Council's ten most costly road segments for maintenance this financial year to date are:

### Road segment

Esk Crows Nest gravel Ch 26190-Ch34160	\$ 62,617
Monsildale Rd gravel Ch 1630-Ch31270	\$ 55,990
Kipper Creek Rd Access gravel Ch 0-Ch1270	\$ 43,966
Esk Crows Nest Rd bitumen Ch 5720-Ch15180	\$ 43,193

Western Branch gravel Ch 14050-Ch27110	\$ 36,694
Mt Stanley Rd bitumen Ch 0-Ch7420	\$ 34,516
Hallings Rd gravel Ch 0-Ch1410	\$ 31,793
Harris Rd gravel Ch 120-Ch3340	\$ 31,397
Westvale Rd gravel Ch 1340-Ch13550	\$ 31,125
Gregors Creek Rd bitumen Ch 0-Ch4750	\$ 29,770
Subtotal	\$401,061

### Rates

Rates are issued in six monthly cycles. Overdue rates have been contained as follows:

- \$1.20 million – 31 July 2015
- \$1.19 million – 1 February 2016

Council issued 28 notices of intention to sell land for overdue rates or charges totalling \$180,693 on 5 November 2015.

As at 1 February 2016, 17 of these sale actions remain active at a total of \$99,890 outstanding.

Council officers are pursuing the owners and mortgagees of these properties with a view to avoiding the incurrence of (recoverable) legal fees and avoiding any forced auctions or properties where possible.

### Contract matters

To assist compliance with section 237 of the Local Government Regulation 2012, Council has potentially entered into purchase contracts for a value greater than \$200,000 (exclusive of GST) as indicated in the attached payments listing.

Council executed a \$610,943 funding agreement with the Australian Government under the National Stronger Regions Fund in respect of the \$1,310,943 replacement of Harry Carey Bridge near Linville on 29 January 2016.

### Attachments

Operating reports, statement of balances, cash flows and equity movements, capital works report, summary of largest 70 payments to payees and detailed listing of payments

### Recommendation

THAT the reports including payments presented totalling \$45,983,348.57 be received.

<b>Decision:</b>	Moved - Cr Moriarty	Seconded - Cr Ogg
	"THAT the reports including payments presented totalling \$45,983,348.57 be received."	
		<u>Carried</u>

<b>Subject:</b>	<b>Dog de-sexing promotion 2016/2017</b>
<b>File Ref:</b>	<b>Financial management - setting of cost recovery fees</b>
<b>Action Officer:</b>	<b>MFIN</b>

### Background/Summary

Council has conducted its own Somerset-branded dog de-sexing promotion during 2014/2015 and 2015/2016. Council's promotion has involved Council paying registration fees in respect of dogs where a de-sexing procedure was performed within a specified period as evidenced by a veterinarian.

The program is viewed as a success by regulatory services officers with around \$2,000 per year in dog registration fees paid during the promotion periods in each of the previous two years. Details of the promotion are issued with registration renewal notices.

Council's promotion originated following an approach by RSPCA Queensland to participate in a Statewide animal de-sexing promotion with RSCPA branding in 2014. RSPCA were unable however to deliver components of their promotion including discounted veterinarian fees within Somerset.

Council has again been approached by RSPCA Queensland to participate in a Statewide de-sexing promotion and it is understood that RSPCA have again been unable to enlist local vets to participate.

It is recommended that Council run its own branded 2016/2017 dog de-sexing promotion on an identical basis to 2015/2016.

The legal mechanism used in previous years was for the promotion to be outlined in the schedule of cost-recovery fees for those years along with the dog registration fees.

There would be some lead time involved in preparing material for this promotion and it is recommended that the 2016/2017 dog registration section of the schedule of cost-recovery fees including the de-sexing promotion text now be adopted to provide certainty in respect of this proposed program.

#### **Attachments**

Draft schedule of cost recovery fees 2016/2017 – dog registration fees only

#### **Recommendation**

THAT the attached schedule of cost recovery fees 2016/2017 – dog registration fees be adopted.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Whalley
	"THAT the attached schedule of cost recovery fees 2016/2017 – dog registration fees (Appendix A) be adopted."	
		<i><u>Carried</u></i>

<b>Subject:</b>	<b>Sport and Recreation report - January 2016</b>
<b>File Ref:</b>	<b>Governance - Reporting - Officer Report</b>
<b>Action Officer:</b>	<b>SRO</b>

#### **Background/Summary**

The following report contains an overview of current activities of the sport and recreation officer (SRO) and an update of projects in planning phase and future proposals as of the end of January 2016.

## VIBRANT SOMERSET

### 1. Operate Indoor Sports Facilities

Points to note and/or highlights from the December sports facility reports.

#### *Fernvale Indoor Sports Centre*

- There were 1,408 attendees at the centre in December 2015. Attendances were lower than figures recorded in the previous month due to the school holidays and Christmas period.
- Gym memberships for December are similar to figures recorded in the previous month. Membership numbers are lower in comparison to 2014 due to updates to Belgravia Leisure's POS system which took place in March 2015.
- Internal and external marketing and promotional initiatives included facebook updates, existing member challenges and rewards and a Christmas new membership promotion.

#### *Toogoolawah Community Gym*

- There were 148 attendances recorded in December; gym attendance has remained similar to the previous month and overall attendances at the Toogoolawah Community Gym and Swimming Pool are higher than both last month and during the same period in 2014.
- Memberships at the gym and pool are higher than during the same period in 2014, however are lower than last month.
- Internal and external marketing and promotional initiatives included Facebook updates including those regarding Christmas trading hours.

#### *Kilcoy Indoor Sports Centre and Gym*

- There were 418 attendances recorded in December; attendance at the Sports Centre and Gym has decreased from last month however centre attendances are significantly higher than figures recorded during the same period in 2014.
- Memberships for the Sports Centre and Gym and Aquatic Centre are higher than during the same period in 2014, however are slightly lower than memberships seen in the previous month.
- Promotional and marketing initiatives included Facebook updates, promotion of the 12 week challenge winners and updates to timetables and Christmas trading hours.

The SRO and Facilities Maintenance Coordinator are continuing to update non-compliant areas of the gym and recreation centre facilities following the outcomes of the Gym and Recreation Centre Checklists.

The SRO and Facilities Maintenance Coordinator undertook a stocktake of all Council owned equipment at the three gym and recreation centre facilities during January. This included labelling relevant items.

The SRO, with assistance from other Council officers, is currently developing tender documents and updated agreements for the management of the three gyms and recreation centres; the current agreements are all due to expire in 2016.

### 2. Swimming pools maintained in operating condition

#### *Toogoolawah Pool*

- There were 1,917 attendances recorded for December; these figures are



significantly higher than attendances recorded both during the last month and during the same period in 2014.

- Memberships at the gym and pool are higher than during the same period in 2014, however are lower than last month.
- Internal and external marketing and promotional initiatives included facebook updates regarding Christmas trading hours and Aqua Aerobics.

#### *Kilcoy Aquatic Centre*

- There were 3,272 attendances recorded for December; these figures are lower than attendances recorded last month, however are significantly higher than figures recorded during the same period in 2014.
- Memberships for the centre memberships seen in the previous month.

#### *Esk Pool*

- There were 1,189 attendances recorded for December.
- Marketing and promotional initiatives included promotion of holiday Learn-To-Swim lessons, centre programs and swimming squad celebrations.

#### *Lowood Pool*

- There were 5,569 attendances recorded for December.
- Marketing and promotional initiatives included promotion of holiday Learn-To-Swim lessons, a loyalty reward program, the new scuba lessons and certifications available at the pool and swimming squad celebrations.
- Lowood Pool donated free entry and activities to assist the Council organised/supported Christmas School Holiday Program in December.

The SRO and the Facilities Maintenance Coordinator (FMC) have continued to improve the pools as necessary following the completion of the Safe Pool Operation Checklists. Additional signage has now been placed at Lowood Swimming Pool.

The SRO and Facilities Maintenance Coordinator undertook a stocktake of all Council owned equipment at the four swimming pool facilities during January. This included labelling relevant items.

The SRO, with assistance from other Council officers, is currently developing tender documents and updated agreements for the management of the four swimming pools; the current agreements are all due to expire in 2016.

### **3. Increased awareness of sport, recreation and healthy lifestyle issues relevant in the region**

The SRO provided information for several media releases during the month of January including those for the Somerset Skate Series. Information for this series of events, as well other sport and recreation events, were requested for inclusion on Council's events calendars, electronic signboards and Facebook page in many instances. Updates were also made to the Active and Healthy webpage on Council's web site.

The SRO continued to inform the community about upcoming events including the Christmas School Holiday Program, the Somerset Skate Series, the free Council pool activities for Australia Day, the Get Out Get Active program, the Active Ageing Program and other opportunities. The SRO provided information on these events and other opportunities, including grant information and promotional opportunities, to sporting groups and other community members.

#### **4. Assessment of the needs of the community for the delivery of sport and recreation**

The SRO liaised with several organisations and community members in January to discuss sport and recreation programs and needs in the community. Such programs and needs include the upcoming *Get Out, Get Active* program, the Christmas School Holiday Program, future school holiday activities and activities for young people across Somerset. The SRO will continue to work with these stakeholders in the future to progress these various projects.

#### **5. Community participation in physical activity**

##### *Active Ageing*

The SRO has received and started distributing the flyers for this program. Further promotion of this program will take place in February; the program runs from March to May. Activities include free exercise clinics and free activities at local clubs and businesses for Somerset residents aged 50 years and older.

##### *Somerset Skate Series*

The SRO and youth development officer (YDO) attended five competitions as a part of the Somerset Skate Series. The events were well attended with over 200 attendees seen over the five sessions.

Due to popular demand scooter and BMX categories were added to the events in Fernvale, Lowood and Esk. These categories corresponded with a spike in both spectators and competitors and will now be considered for inclusion in all upcoming skate park events.

##### *Christmas School Holiday Program*

The SRO assisted with several sessions of the Christmas School Holiday Program including Games Day and the Holiday wrap up party in January. The program was highly successful and has received praise from participants, participants' parents and guardians, and from the community. Further school holiday programs of this format are set to be scheduled due to the success of this program.

##### *Get Out Get Active – Round 2*

The SRO continues to work with Queensland Touch Football (QTF), Little Athletics Queensland (LAQ), Toogoolawah State School, Toogoolawah State High School and community members in Toogoolawah to schedule a touch football program and Little Athletics program at Toogoolawah State School in 2016. Details for the program have been confirmed with all stakeholders and the SRO is now finalising the flyer/registration form for the program.

##### *Australia Day Pool Events*

Attendance at the pools on Australia Day included:

- Esk Swimming Pool: 58
- Kilcoy Aquatic Centre: 199
- Lowood Swimming Pool: 181
- Toogoolawah Swimming Pool: 150

##### *Get Active and Healthy in Somerset Directory 2016*

The SRO, with the assistance of Customer Service staff, has continued to work with local clubs and businesses to provide updated content for the Get Active and Healthy in Somerset Directory for 2016. The SRO has received most of the necessary information from

local clubs and all necessary content from health organisations; the SRO is now working to develop the electronic and printed directories.

*Back On Your Bike – Cycling Clinics*

The SRO will promote these programs further in the coming months.

*Somerset Rail Trail Fun Run*

The SRO attended a meeting with relevant Council officers regarding the 2016 Somerset Rail Trail Fun Run. The SRO, with other Council officers, has finalised the sponsorship proposals and has worked with other Council officers to compile a list of potential sponsors. Proposals will be sent in early February. The SRO has also started work on other relevant items for the 2016 event, including updates to the railtrailfunrun.com.au website and requesting quotes for certain aspects of the event.

*LIFE – Workplace Wellness*

The SRO completed the final report to 10,000 Steps to acquit the 110 pedometer grant received by Council for this program.

**6. Develop appropriate management strategies**

The SRO liaised with management at Belgravia Leisure, Somerset Sport and Aquatics, the facilities maintenance coordinator and other relevant stakeholders regarding various facilities.

**7. More community participation in physical activity through progressively implementing Parkland Strategies and Recreation Framework**

Recommendation 3.6.1 – the SRO continues to communicate with clubs and the community on matters relating to sport and recreation through inclusions in local newspapers, Council's webpage, email notices, facebook updates, newsletters and noticeboards.

Recommendation 3.1.1 – the SRO continues to assist as needed on Council's successful Round 1 application for *Get Playing Plus* for Fernvale Sports Park. This included liaising with AFL Queensland, Queensland Rugby Football League and Queensland Cricket. The SRO is yet to receive a response regarding the expression of interest submitted for Round 2 of *Get Playing Plus*; a response should be available in early February.

**8. Multiple use of recreation reserves**

Nothing to report this month.

**9. More information is made available to clubs to enable the clubs to operate effectively**

*Club Liaison*

- Several emails were sent to Somerset clubs this month. These included reminders for upcoming workshop and promotional opportunities; the latest grant information; information on sporting opportunities; and information regarding the Get Active and Healthy in Somerset directory.
- The SRO liaised with many individual clubs on a variety of topics including grants, the Get Active and Healthy in Somerset Directory, the Active Ageing Program and other matters.
- The SRO attended a meeting of the Lowood Recreation Complex Association and

provided assistance with their constitution and other matters.

## 10. Grants approved

Nothing to report this month.

## 11. Sports equipment library developed

There were 11 issues of sports equipment for the month of January. The SRO promoted this resource in January through use of the equipment at the Christmas School Holiday Program. The SRO is now liaising with Australian Skateboarding Community Initiative and Somerset Libraries to include Council's skateboards and helmets as a part of this resource; the equipment will soon be available at Somerset Libraries.

### Attachments

Centre Attendance reports for the month of November for Fernvale Indoor Sports Centre, Kilcoy Indoor Sports Centre and Gym and Kilcoy Aquatic Centre, Toogoolawah Community Gym and Toogoolawah Swimming Pool, Esk Swimming Pool and Lowood Swimming Pool.

### Recommendation

THAT the report be received and the contents noted.

<b>Decision:</b>	Moved - Cr Moriarty	Seconded - Cr Ogg
	"THAT the report be received and the contents noted."	
		<u>Carried</u>

<b>Subject:</b>	<b>Youth Development Officer Report - January 2016</b>
<b>File Ref:</b>	<b>Community Services - Youth Development - Youth Services</b>
<b>Action Officer:</b>	<b>YDO</b>

### Background/Summary

The following report contains an overview of the key projects and activities of the youth development officer (YDO) for January 2016 and outlines planned projects and proposals for future youth related projects.

#### Networks, partnerships and local connections

The youth development officer (YDO) continues to liaise with the wider community to discuss and advocate the needs of local young people in the region, and the key issues and projects relevant to the YDO role.

Networks and committees attended, and key engagements:

- Anglicare Southern Queensland
- Ipswich Community Youth Service (ICYS)
- Australian Skateboarding Community Initiative (ASCI)
- Lowood local Aboriginal Elders
- Department of Aboriginal and Torres Strait Islander Partnerships
- Department of Education, Training and Employment
- Challenge Employment and Training

- Southern Cross Advanced Driving School
- Toogoolawah State High School
- Lowood State High School
- Kilcoy State High School
- Linville State School
- Harlin State School
- Toogoolawah State School
- Esk State School
- Coominya State School
- Lowood State School
- Tarampa State School
- Mt Tarampa State School
- Fernvale State School
- Clarendon State School
- Glamorgan Vale State School
- Minden State School
- Patrick Estate State School
- Prenzlau State School
- Lockyer Valley Regional Council's Community Development and Engagement Officer
- Toowoomba Regional Council's Youth Development Officer
- Ipswich City Council's Youth Development Officer
- Lowood Lions
- Lowood Police
- Queensland Police-Citizens Youth Welfare Association
- Ipswich PCYC
- Lowood Community Action Group
- Rogue and Rouge Foundation
- Headspace
- Mercy Family Services

### **General activities and key projects undertaken**

A listing of key events and projects with a brief outline summary, please note that there may be other events or activities not included.

- **PCYC's 'Braking the Cycle' (BTC)** has a start date of Tuesday 2 February 2016 from Lowood Hub. Weekly 90 minute driving sessions from 9am to 4:30pm. YDO has been facilitating new enrolments and induction of mentors throughout January due to the availability of learners and mentors changing since December 2015.
- YDO attended **First Aid training** on 27 January 2016.
- From Monday 18 January through to February, the YDO provided a presence at **Lowood Hub**, in the absence of available Customer Service Officers, to meet Council's contractual obligations.
- Various **school holiday programs** have been underway in Lowood, facilitated by Anglicare, YDO and Council's Sport and Recreation Officer. Participant numbers were strong, consisting of:
  - 7 young people aged 12+ attended the Scavenger Hunt.
  - 27 young people aged 5 – 11 attended the Water Fun Day.
  - 15 young people aged 5 – 11 attended the Trash to Treasure Day.
  - 16 young people aged 5 – 11 attended the Christmas Art Day.
  - 15 young people aged 5 – 11 attended the Science Day.

- 13 young people aged 5 – 11 attended the Games Day.
  - 0 young people aged 12+ attended the Paint Day.
  - 10 young people (all ages) attended the Kilcoy Skate Comp.
  - 15 young people aged 5 – 11 attended the Cubby House Extravaganza.
  - 20 young people (all ages) attended the Toogoolawah Skate Comp.
  - 12 young people aged 5 – 11 attended the cookie decorating.
  - 60 people (all ages) attended the Fernvale Skate Comp.
  - 74 people (all ages) attended the Lowood Skate comp.
  - 20 people (all ages) attended the Esk Skate comp.
  - 15 young people aged 5+ attended the Holiday Wrap Up Party.
- On 16 December 2015, YDO and Anglicare facilitated an **Indigenous Cultural program** in Lowood. 22 people attended, including Aboriginal leaders from within Lowood, and Aboriginal community members travelled from Ipswich and Toowoomba to attend the program. This program involved young people in cultural art, using existing materials. Parents and carers were asked to provide feedback and input for this program to continue weekly in Term One 2016 as an after school program, similar to the previous Gurumba Bigi program. This feedback was then used by the YDO, Anglicare and Lowood Aboriginal Community Leaders to design a sustainable, community driven program, with an intention to commence 3.30pm Thursday 18 February 2016 at the Lowood Community Centre. This basic format of this program will involve young people selecting a topic and working on a related project throughout the term.
  - The YDO has been approached by Headspace and Ipswich Community Youth Service (ICYS) to provide recommendations for their proposed **Youth Mental Health Forum**, to be held in Lowood on 22 June 2016. The aim of this event would be to engage young people from 15 schools, identified and invited by Headspace and ICYS, in conversations and workshops around mental health topics. YDO has been asked to be a member of the Steering Committee for this event, along with local police members, Fernvale Youth Inc, Lockyer Valley Regional Council's Community Engagement and Development Officer, Ipswich City Council's Child and Youth Development Officer, Anglicare Coordinator, several representatives from Queensland Health, local Indigenous Elders, staff from each of the three Somerset high schools, in addition to representatives from high schools outside of Somerset. In terms of financial assistance, the YDO has been asked if Council can provide transport for Toogoolawah and Kilcoy State High Schools to attend.
  - The YDO has approached all primary and secondary schools in Somerset in attempts to coordinate **various free youth programs, facilitated by Anglicare Southern Queensland**. These programs focus on healthy relationships, emotional intelligence, anger management, developing social inclusion, health and nutrition education, transition assistance for Kindy to Prep, and Year 6 to Year 7. In addition to the youth programs, there are several programs aimed at parents and care-givers, including nutrition education, lunchbox ideas, and managing teenagers and emotions. There are several upcoming meetings with the YDO, Anglicare and Somerset schools scheduled throughout February 2016 to coordinate the delivery of these programs throughout Somerset.

With the encouragement and support of Council's CDO, several afterschool activities or 'Kids Clubs' are commencing throughout February and March, alternating between the Toogoolawah Community Connection Point and the Fernvale Community Hall.

**Attachments**

N/A

**Recommendation**

THAT the report be received and the contents noted.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Brieschke
	"THAT the report be received and the contents noted."	
		<i><u>Carried</u></i>

<b>Subject:</b>	<b>Somerset Region Neighbourhood Centre Service Report for January 2016</b>
<b>File Ref:</b>	<b>Community services - service provision - Community Development</b>
<b>Action Officer:</b>	<b>CDC</b>

**Background/Summary**

MCS has approved this new template to be used in the CDC's monthly reports.

**Information and referrals -**

Referring centre/role	Total number of people assisted	Any trends (including topic and location)	How enquirers heard about the service
Esk Community Connection Point	9	Social isolation (3) Form filling (2) Variety of topics including local services and wanting to donate items.	3 returns.  1 new from Healthy Lifestyles now co-located at Stepping Stones Centre.
Kilcoy Community Connection Point	NIL	NA	NA
Toogoolawah Community Connection Point	NIL	NA	NA
CDC	1	Emergency financial assistance in Esk	Interagency

**Events -**

- Nil. As of February, outcomes of events will be included in this template.

**Other activities -**

- International Volunteers Day funding acquittal and evaluation report submitted to MCS.
- Brisbane Valley and Kilcoy Interagencies – coordination and connection of a number of new service providers including Child and Family Connect (Kilcoy), West Moreton Health and Hospital Service and Save the Children's pop-up play group (Kilcoy).

- Advice on the community given to the new Child and Family Connect service in Kilcoy and introductions were made between their service and local school support staff.
- Ongoing oversight of the Esk Community Connection Point (Lead by Lead Volunteer and staffed by volunteers).
- Staffing of Kilcoy Community Connection point and supervision of volunteers.
- Discussion around community issues with residents including concerns regarding Kilcoy asylum seekers from Bangladesh's ability to stay living in Australia – and support for these residents to be included as volunteers in Kilcoy Australia Day activities.

### Planning -

A key focus in January was planning for the year and final roll out of the connection points. Planned activities now include:

Locality	Activity name	Description	Partner	Frequency	Commencement date
Kilcoy	Kilcoy Connects	Community education and social inclusion	Various guest speakers	Monthly – second Friday	12 February
Kilcoy	Connection Point open	Information and referral	NIL – CDC and volunteers	Every Friday	Ongoing
Esk	Cuppa and Chat	Community education and social inclusion	Various guest speakers	Monthly – first Friday	5 February
Esk	Koffee and Kids	Parent engagement and social inclusion	Anglicare	Monthly – third Friday	19 February
Esk	Connection Point open	Information and referral	NIL – Lead volunteer and team	Twice weekly on Tuesday afternoon and Friday morning	Ongoing
Toogoolawah	Friendly Crafters	Social inclusion	NIL – sessions lead by volunteer and CDC	Fortnightly – first and third Thursday	18 February
Toogoolawah	Kids Club	Building confidence / social skills	Anglicare	Fortnightly – second and fourth Wednesday	10 February
Toogoolawah	Women's Group	Community education and social inclusion	This is a self-managing group supported by the CDC	Fortnightly – second and fourth Wednesday	10 February
Fernvale	Kids Club	Building confidence and social	Anglicare	Fortnightly – first and third Wednesday	17 February



		skills			
Coominya, Fernvale, Toogoolawah, Linville, Moore and Kilcoy	Mobile Services Hub	Information provision	Brisbane Valley and Kilcoy Inter-agencies	Monthly – last Thursday	25 February
Esk	Teddy Bears Picnic	Community event	Organised by Lead Volunteer of ECCP with CDC support	NA	10 September

Confirmation or further consultation with the community is occurring around the following:

Locality	Activity name	Description	Partner	Frequency	Commencement date
Kilcoy	Community Share Meal	Social inclusion	Kilcoy Cultural Village committee (proposed)	Monthly – last Tuesday alternating with last Thursday	25 February (to confirm)
Fernvale	Form filling service	Personal capacity building and information and referral	NIL - CDC	Weekly – Wednesday morning	TBC
Fernvale	Community Skill Share	Social inclusion	TBC	Monthly – last Wednesday from 4pm – 6pm	TBC

- The proposed venue for Fernvale events is Fernvale Community Hall and the form filling service is Fernvale Futures. The CDC is about to commence engaging the community around the Kids Club and seeking feedback on other proposed activities.
- The proposed venue for Toogoolawah Community Connection Point information and referral is the Playgroup building, however this service is unable to open/commence until modifications are made to make it accessible.
- Anglicare has emerged as a strong partner, and the SRNCS and other Council programs are building on the success of the recent school holiday program partnership through activities such as the Kids Club. Council's contribution includes providing a space, community engagement and promotion.
- Consultation with the community has not commenced about the location of the information and referral service for Fernvale Community Connection Point.
- A calendar of activities is being developed by the CDC in consultation with the Communications Coordinator.

Other activities being planned include:

- Kilcoy Health Expo (in partnership with community leaders and the interagency) – 23 February.
- Wellness Recovery Action Plan group – peer support group around mental and

## Attachments

## Recommendations

<b>Decision:</b>	Moved - Cr Brieschke	Seconded - Cr Ogg
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"THAT the report be received and the contents noted."

<b>Subject:</b>	<b>Tender 962 Sale or Lease of Commercial Property - Lot 15 RP894683 - Lowood Enterprise Centre - 2 Kleinhans Court, Lowood</b>
<b>File Ref:</b>	<b>Tender 962 - Purchase or Lease of Lot 15 RP894683 - 02837- 39999-000 Lowood Enterprise Centre - 2 Kleinhans Road Lowood – Doc Id. 470063, 862947</b>
<b>Action Officer:</b>	<b>MCORP</b>

Council has invited tenders for the commercial lease, or sale, of the Lowood Enterprise Centre, being Lot 15 RP894683, located at 2 Kleinhans Road, Lowood.

Tenders closed on 20 January, 2016 with the following tenders being received:

Tenderer	Amount (GST incl.) per annum	Proposed Use
Kaine Diverse Group Pty Ltd trading as Lockyer Bins	\$13,000	Main office site. Utilise part of the shed space as a store (to sell the good reusable items from the skips) and to park trucks.

No tenders for sale of the property were received.

Council does not bind itself to accept the highest or any tender.

The subject land is currently included in the Service Trade and Industries Precinct within the Town Zone of the former Esk Shire Planning Scheme 2005 (as amended).

The proposed use may require a planning approval.

**Attachments**

Nil

**Recommendation**

THAT:

- (i) the tender for a commercial lease received from Kaine Diverse Group Pty Ltd, in the amount of \$13,000 (GST incl.) per annum, for that part of Lot 15 RP894683 hatched on the attached map, not be accepted; and
- (ii) the Chief Executive Officer be authorised to negotiate a commercial lease with the tenderer, on terms and conditions acceptable to the Council.

**Decision:**

Moved - Cr Hall

Seconded - Cr Whalley

"THAT the tender for a commercial lease received from Kaine Diverse Group Pty Ltd, in the amount of \$13,000 (GST incl.) per annum, for that part of Lot 15 RP894683 hatched on the attached map, not be accepted."

Carried**Subject: Vandalism - January 2016****File Ref: Risk management - risk assessment - Vandalism****Action Officer: MCORP****Background/Summary**

Council has previously resolved to be informed of incidences of wilful damage and destruction of Council property. The following incident occurred during January 2016:

Date	Location	Incident
1/2/16	Toogoolawah Playgroup building McConnell Park, Toogoolawah	Report received 1/2/16 that a rock has gone through a window over the weekend of 30-31 January 2016.

The Vandalism Repair Costs until 31 January 2016 are attached. There were no Insurance Claims relating to Vandalism for the month of January 2016.

**Attachments**

Table – Vandalism Repair Costs until 31 January 2016

**Recommendation**

THAT the report be received and the contents noted.

**Decision:**

Moved - Cr Brieschke

Seconded - Cr Whalley

"THAT the report be received and the contents noted."

Carried

<b>Subject:</b>	<b>Application for Permanent Road Closure - Brisbane Valley Pony and Hack Club</b>
<b>File Ref:</b>	<b>Council properties - leasing out - Council Land and Buildings - Doc Id. 793534, 840364</b>
<b>Action Officer:</b>	<b>MCORP</b>

### Background/Summary

Council has received a request from Brisbane Valley Pony and Hack Club (the Club) to permanently close a section of Ottaba Station Road and add it to their current lease area.

By way of background, the Club has leased Lot 174 SP268013 (Reserve for Camping and Road Purposes) for quite some time, previously through a lease directly with the Department of Natural Resources and currently through a trustee lease with Council. The Club has applied to Council to extend an existing structure through the addition of an awning. On checking of Council's records it appears that:

- no approvals have been sought / given for the existing structures
- the existing structures and playing area may encroach within the reserve for Ottaba Station Road, which is currently unformed / unused in this location.

The Club have enquired with the Department of Natural Resources regarding possible solutions for this issue. The Department have advised that:

- the Club may apply for a Permit to Occupy, however such a permit would not allow the construction of any improvements;
- as a trustee lessee, the Club may not apply for a permanent closure of the area of road; and
- Council may apply for a permanent road closure to create a community purpose Reserve, which may then be leased to the Club.

Although Ottaba Station Road in this location is unformed / unused, Council is generally reluctant to permanently close roads. The extent of encroachment on to the road reserve can only be determined by survey. This would not be undertaken by Council until such time as that section of Ottaba Station Road was to be opened for traffic. Although Council is now aware of a possible encroachment, the Sustainable Planning Act does not oblige Council to rectify the matter.

Future events that may rectify the possible encroachment include:

- (i) termination of the lease, which requires all improvements made by the lessee to be removed
- (ii) opening of Ottaba Station Road to traffic, which may require the relocation of any encroachments.

In each of these cases, the necessary works would be undertaken at the expense of the Club. The Club should also ensure that any further improvements are located within the lease area.

**Attachments**

Aerial View

**Recommendation**

THAT the Brisbane Valley Pony and Hack Club be advised that:

- (i) Council does not support a permanent closure of part of Ottaba Station Road;
- (ii) Council notes that the Club's existing structures have not been approved;
- (iii) Council notes that such existing structures / improvements possibly encroach on to Ottaba Station Road;
- (iv) In the event of Council opening that part of Ottaba Station Road to traffic, any such encroachment is to be removed at the Club's expense; and
- (v) It is the Club's responsibility to ensure any further structures / improvements are contained in the lease area.

**Decision:**

Moved - Cr Hall

Seconded - Cr Brieschke

"THAT the Brisbane Valley Pony and Hack Club be advised that:

- (i) Council does not support a permanent closure of part of Ottaba Station Road;
- (ii) Council notes that the Club's existing structures have not been approved;
- (iii) Council notes that such existing structures / improvements possibly encroach on to Ottaba Station Road;
- (iv) In the event of Council opening that part of Ottaba Station Road to traffic, any such encroachment is to be removed at the Club's expense; and
- (v) It is the Club's responsibility to ensure any further structures / improvements are contained in the lease area."

Carried

**Subject:** STOP sign Ethel Street, Kilcoy  
**File Ref:** Officers Report  
**Action Officer:** MOPER

Cr Hall requested that a STOP sign be installed at the corner of Ethel and Williams Street, Kilcoy, as he believes it is warranted due to the volume of traffic through that area.

**Decision:**

Moved - Cr Hall

Seconded - Cr Bechly

"THAT Council install a STOP sign on the Corner of Ethel and Williams Street, Kilcoy."

<b>Subject:</b>	<b>2015 NDRRA Cyclone Marcia Quotations</b>
<b>File Ref:</b>	<b>Emergency services - reporting - funding assistance - major incidents - NDRRA - February 2015 - Marcia - submissions</b>
<b>Action Officer:</b>	<b>WM</b>

Council officers have recently called quotations associated with the NDRRA 2015 Cyclone Marcia event for the Restoration of Essential Public Assets (REPA). Four quotation packages were called based on the geographic location of work. The quotation assessment was completed in December 2015, and the outcome of this assessment, as authorised by the CEO is contained in the below table.

Quotation No	Geographic Location	Successful Contractor	Value of Works
15:-002	Monsildale Region	A&M Civil	\$914,346.93
15:-003	Jimna Region	A&M Civil	\$1,296,685.14
15:-004	Kilcoy Region	A&M Civil	\$466,045.97
15:-005	Mt Stanley Region	Ardnox Group	\$426,808.55

Council is also advised that the combined values of contracts are greater than the QRA recommended value (RV) with the total value of works at \$3,103,886.59 exceeding the RV amount of \$2,836,888.38.

To minimise Council financial risk, the variance between the actual contract values and QRA's RV have been discussed with the QRA for their information and consideration. QRA have confirmed that they will reimburse all reasonable costs associated with delivery of the approved scope of works. This is not an uncommon scenario, whereby in previous declared events (EG NDRRA 2013 Oswald) the actual costs have exceeded QRA RV's, and the 'scope of works' remains unchanged with QRA fully acquitting on actual costs. Council officers will be very particular that the 'delivery of the approved scope' is only performed.

Three of the four quotation packages are also impacted by Council's betterment application that remains under consideration by QRA. For this reason it is felt that only the contract for the Mount Stanley region should be only awarded at this time. With regard to the remaining three quotations, A&M Civil have been advised of Council's intent to enter into a contract once the outcome of Council betterment application is fully known. At the time of writing, Council has only been advised of Monsildale Bridge being successful under the betterment project.

Nil

THAT Council endorses the actions of the Chief Executive Officer in regards to entering into contractual arrangements associated with the NDRRA 2015 Cyclone Marcia quotations.

**Decision:** Moved – Cr Whalley                      Seconded - Cr Ogg

"THAT Council endorses the actions of the Chief Executive Officer in regards to entering into contractual arrangements associated with the NDRRA 2015 Cyclone Marcia quotations."

Carried

<b>Subject:</b>	<b>Brisbane Sporting Car Club Limited - Request to Temporarily Close a Section of Western Branch Road for a Car Rally</b>
<b>File Ref:</b>	<b>Roads - road closures - temporary (863492)</b>
<b>Action Officer:</b>	<b>CSSA</b>

### Background/Summary

A request has been received from Brisbane Sporting Car Club Limited seeking permission to close a section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River Road on Saturday, 2 April 2016. Refer to attached correspondence and maps showing affected section of Western Branch Road. It is noted that this section of Western Branch Road was closed temporarily to hold this rally in April 2015 with no complaints being received by Council concerning this closure.

The rally is the first round of the 2016 Queensland Rally Championship and will be contested by teams from CAMS affiliated car clubs in the South East Queensland and Central Queensland regions. It will be based at the Manumbar Campdraft Association grounds at Manumbar and the majority of the rally will be conducted on closed Forestry roads within Gallangowan and Elgin Vale State Forest. There is only one stage of the rally being held on a section of Western Branch Road.

It is noted that the car club have advised:-

- That public notices will be placed in the Kilcoy Sentinel and Queensland times two weeks prior to the rally.
- That road closure notification boards will be placed on affected roads within the State Forest four weeks prior to the rally.
- Those lessees of forestry land have been advised of the date and times for the conduct of this event.

Should Council consider the closure of this section of road to be acceptable the following conditions may be considered appropriate to include in an approval:-

- The section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road must only be closed from 0900 hours to 2100 hours on Saturday, 2 April 2016.
- All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic control Devices and any other relevant state standards, regulations or laws.
- Traffic Management Plan to be forwarded to Council in advance of the event for approval.
- Copy of the permit issued by Queensland Police Service for the temporary closure of

this section of Western Branch Road.

- Provide to Council a copy of the public liability insurance to the value of \$10,000,000.
- A letter drop to all neighbouring/affected properties advising them of the road closure.
- Set up a detour to traffic through River Road as per the Manual of Uniform Traffic Control Devices.

#### Attachments

Correspondence dated 21 January 2016.

Maps showing affected section of Western Branch Road

#### Recommendation

THAT approval be given to Brisbane Sporting Car Club Limited to temporarily close the section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road on Saturday, 2 April 2016 to hold their rally subject to the following conditions:-

- The section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road must only be closed from 0900 hours to 2100 hours on Saturday, 2 April 2016.
- All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic control Devices and any other relevant state standards, regulations or laws.
- Traffic Management Plan to be forwarded to Council in advance of the event for approval.
- Copy of the permit issued by Queensland Police Service for the temporary closure of this section of Western Branch Road.
- Provide to Council a copy of the public liability insurance to the value of \$10,000,000.
- A letter drop to all neighbouring/affected properties advising them of the road closure.
- Set up a detour to traffic through River Road as per the Manual of Uniform Traffic Control Devices.

#### Decision:

Moved - Cr Hall

Seconded - Cr Moriarty

“THAT approval be given to Brisbane Sporting Car Club Limited to temporarily close the section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road on Saturday, 2 April 2016 to hold their rally subject to the following conditions:-

- The section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road must only be closed from 0900 hours to 2100 hours on Saturday, 2



April 2016.

- All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic control Devices and any other relevant state standards, regulations or laws.
- Traffic Management Plan to be forwarded to Council in advance of the event for approval.
- Copy of the permit issued by Queensland Police Service for the temporary closure of this section of Western Branch Road.
- Provide to Council a copy of the public liability insurance to the value of \$10,000,000.
- A letter drop to all neighbouring/affected properties advising them of the road closure.
- Set up a detour to traffic through River Road as per the Manual of Uniform Traffic Control Devices."

Carried

<b>Subject:</b>	<b>National Heavy Vehicle regulator - Road Manager Performance - Queensland</b>
<b>File Ref:</b>	<b>Traffic and transport - permit - 2015 - 2016 - National Heavy Vehicle Regulator - NHVR</b>
<b>Action Officer:</b>	<b>CD</b>

#### **Background/Summary**

The National Heavy Vehicle Regulator (NHVR) is one of two regulators within Queensland who control the movement of Oversize / Overmass (OSOM) vehicles within the state. The Department of Transport and Main Road, who work in partnership with NHVR, is the other regulator.

NHVR recently released their data figures for January 2015 to December 2015 in the form of a state maps' showing the number of consent requests each Road Manager (Council) has received and the time it takes each Road Manager to respond.

Somerset Regional Council has shown to be one of the fastest response times within Queensland with all our responses provided within less than five days.

Somerset Regional Council has also been shown to receive about the average statewide number of NHVR applications.

These figures do not reflect the applications that Somerset Regional Council receive from the Department of Transport and Main Roads who request more OSOM permits than NHVR.

#### **Attachments**

Road Manager Consent volumes

Average Time Taken for Road Managers to respond to Consent Requests

THAT the report be received.

Seconded - Cr Ogg

"THAT the report be received."

Carried

<b>Subject:</b>	<b>Regional Road and Transport Group Status Report</b>
<b>File Ref:</b>	<b>Community services - service provision - regional roads and transport group committee</b>
<b>Action Officer:</b>	<b>WM</b>

The Northern South East Queensland Regional Roads and Transport Group (NSEQ RRTG) Executive and Technical meetings were hosted by Somerset Regional Council at Kilcoy on Monday 11 January 2016. Copies of the minutes are attached for Councillor's information.

Council's attention is drawn to the following three (3) points:

1. The updated NSEQ RRTG TIDS program for 2015/16 to 2019/20 was presented to the meeting and endorsed by the Executive Group.

*Resolution: That the revised TIDS program for additional TIDS funding in 2015/16 and 2016/17 and new program for 2019/20, as recommended by Technical Committee be endorsed.*

2. A discussion was held about the TIDS funding beyond 2016/17 which has not being confirmed and maybe subject to reduction. A decision was made to write to various Ministers and Agencies.

*Resolution: That the Northern SEQ Regional Roads and Transport Group write a letter expressing the need for extra funding beyond the additional funding in 2015/16 and 2016/17 be written to the Minister of Main Roads, Minister of Transport, Roads and Transport Alliance Board.*

3. The Scenic Lookout Program was discussed with Moreton Bay and Sunshine Coast Council's applying for subsidies for established lookouts contain with their local area. The NSEQ RRTG agreed to support their applications. The group also discussed the present round of the Bridge Renewal Program, and agreed to write letters of support to member Councils.

*Resolution: That the Executive Committee endorse the applications by SCC and MBRC for the Scenic Lookout Upgrade Program.*

RRTG Executive Committee Minutes  
RRTG Technical Committee Minutes

**Recommendation**

THAT the report be received.

**Decision:** Moved - Cr Ogg Seconded - Cr Whalley

"THAT the report be received."

Carried

**Subject:** Queensland Urban Utilities - Quarterly Report - Quarter ended December 2015  
**File Ref:** Government relations - utilities departments liaison - 2015 - 2016 - QUU - Queensland Urban Utilities  
**Action Officer:** CEO

**Background/Summary**

As required under section 15 of the Central SEQ Distributor Retailer Participation Agreement, Queensland Urban Utilities have provided their Quarterly Report for the period ending December 2015.

The report highlights the financial management and infrastructure delivery, and performance against customer service standards and progress against achievement of the 2015-20 Corporate Plan.

**Attachment**

Queensland Urban Utilities - Quarterly report - quarter ended December 2015

**Recommendation**

THAT the Queensland Urban Utilities Quarterly Report for the quarter ended December 2015 be received and the contents noted.

**Decision:** Moved - Cr Whalley Seconded - Cr Brieschke

"THAT the Queensland Urban Utilities Quarterly Report for the quarter ended December 2015 be received and the contents noted."

Carried

**Subject:** Progress report on Operational Plan 2015 - 2016 - September 2015 report  
**File Ref:** Corporative management - planning - Operational Plan  
**Action Officer:** CEO

**Background/Summary**

The basis of this report is on an exception basis. Only those items which are not proceeding in accordance with anticipated outcomes and timeframes are reported on.

**Manager Planning and Economic Development**

Progress on the implementation of the Outputs for the various sub-programs of the 2015/2016 Operational Plan has been reviewed for the period ended 31 December 2016.

All of the Outputs are on target or well advanced.

### **Manager Corporate and Community Services**

Progress on the implementation of the 2014/15 Operational Plan has been reviewed for the period ended 31 December 2015.

Departmental outcomes are progressing within required timeframes and no variations are anticipated at this time.

### **Manager Operations**

*Well Planned Somerset*

### **Item 58 – Undertake capital works program for roadworks and drainage projects**

Program various phases of the projects and achieve completion on time and budget.

On Time - There are no changes to the previously reported project delivery status.

On Budget - There are no changes to the previously reported budget situation.

### **Manager Finance**

Finance objectives from the operational plan for the period 1 July 2015 to 31 December 2015 were met in full.

### **Manager Human Resources and Customer Service**

Progress on the implementation of the 2014/15 Operational Plan has been reviewed for the period ended 31 December 2015.

Departmental outcomes are progressing within required timeframes and no variations are anticipated at this time.

### **Attachments**

Nil

### **Recommendation**

THAT the Chief Executive Officer's report on progress of the Operational Plan 2015 - 2016 December quarter, be received and the contents noted.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Brieschke
	<p>"THAT the Chief Executive Officer's report on progress of the Operational Plan 2015 - 2016 December quarter, be received and the contents noted."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Council Meeting - 9 March 2016</b>
<b>File Ref:</b>	<b>Council meetings</b>
<b>Action Officer:</b>	<b>CEO</b>

<b>Decision:</b>	Moved – Cr Whalley	Seconded - Cr Moriarty
	<p>"THAT the Council meeting set for 9 March 2016 be cancelled."</p>	

Carried

**Meetings authorised by Council**

Nil

**Mayor's and Councillors' Reports****Cr Brieschke - Councillor's report**

Meetings/Functions Attended -

- 2 February 2016      Participated as a member of the Toogoolawah Progress Association in a promotional shoot for The Weekender Program.
- Meeting to discuss Library Health Hub Proposal - WMHHS
- Esk Community Reference Group - Esk Hospital Branch
- 4 February 2016      *The Beauty of Somerset* photography group - meeting with members to discuss creating a Somerset Region photography book.
- 5 February 2016      Toogoolawah High School swimming carnival
- Kilcoy Court House Art Gallery Exhibition change over
- 9 February 2016      Toogoolawah and District History Group meeting
- Tourism Advisory Committee meeting

Cr Brieschke further reported as follows -

*Last week I had the opportunity to participate in a promotional shoot at Toogoolawah Pictures for the Weekender Program. The Progress Association staged a screening with a 'rent a crowd' of locals and the film crew were happy with the outcome. The program also interviewed and filmed at The Condensery, Toogoolawah History Museum a little on the Rail Trail and overnight stay facility.*

*The segment will be televised in about six weeks and I believe this will be of huge benefit to our region.*

*I was invited to attend a meeting held by the Beauty of Somerset photography group at Lowood last week. It is their intention to produce a book of the regions finest photography. They have some organizational work to finalize and hope to be working on the project very soon.*

**Cr Hall - Councillor's report**

4 February 2016 - Cr Hall attended the Brisbane Valley Heritage Rail Trail meeting at Yarraman. Cr Hall reported that everything is going really well and they are all looking forward to the trail being opened.

<b>Decision:</b>	Moved - Cr Brieschke	Seconded - Cr Ogg
	"THAT the reports of Crs Brieschke and Hall be received and the contents noted."	
		<u>Carried</u>

**Receipt of Petition**

Nil

**Consideration of notified motions**

Nil

**Reception of notices of motion for next meeting**

Nil

**Items for reports for future meetings**

Nil

**RADF Cheque presentation**

The Mayor presented a RADF cheque to Ms Suzan White and Ms Jan Stoberg from the Fernvale Artists Association, which will go towards a workshop for Fernvale artists.

**Closure of Meeting**

<b>Summary</b>	There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 9.55 am.
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## **APPENDIX A**

**Somerset Regional Council**  
**Schedule of Fees and Charges/ Register of Cost-Recovery Fees**  
**1 July 2016 to 30 June 2017**

Item	Charges for 2016/2017	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
<b>Dog Registration fees</b>					
Discounted dog registration fees are not available where dog registration fees are recorded as being outstanding from the same dog owner in respect of a prior period. The standard dog registration fees are payable in this situation.					
Introductory dog registration (per dog)			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Where a dog :			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
- has not previously been registered with Somerset Regional Council			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
- is not currently registered with any Council under the Animals Management (Cats and Dogs) Act,			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
- is registered within 14 days of the dog coming into the Somerset Regional Council area or is a pup within 14 days of reaching 3 months of age; and			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
- is not a declared dangerous dog, a restricted dog or regulated dog under the Animals Management (Cats and Dogs) Act 2008			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
<b>Introductory dog registration fee - non-pensioner</b>	\$ 35.00		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
<b>Introductory dog registration fee - pensioner</b>	\$ 22.00		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
<b>Standard registration fees</b>			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
>> Entire dogs over 6 months of age (male or female) - 1 July to 30 June in the following year - standard fee	\$ 120.00 per dog		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
>> De-sexed dogs - over 6 months of age - 1 July to 30 June in the following year - standard fee	\$ 80.00 per dog		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
>> Entire dogs over 6 months of age (male or female) - 1 July to 30 June in the following year - pensioner owner	\$ 60.00 per dog		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
>> De-sexed dogs - over 6 months of age - 1 July to 30 June in the following year - pensioner owner	\$ 40.00 per dog		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Discount available - non-pensioners - Entire dogs over 6 months of age (male or female) - 1 July to 30 June in the following year - where paid on or before 1 August 2016 - does not apply to introductory dog registration fee	Discounted entire dog fee (non-pensioners) = \$71.00.	40.830%	a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee



**Somerset Regional Council**  
**Schedule of Fees and Charges/ Register of Cost-Recovery Fees**  
**1 July 2016 to 30 June 2017**

Item	Charges for 2016/2017	GST amount	LGA 2009 s97 (2) citation	Citation	Type of charge
Discount available - non-pensioners - De-sexed dogs - over 6 months of age - 1 July to 30 June in the following year - where paid on or before 1 August 2016 - does not apply to introductory dog registration fee	Discounted desexed dog fee (non-pensioners) = \$36.00. 55.000%		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Discount available - pensioners - Entire dogs over 6 months of age (male or female) - 1 July to 30 June in the following year - where paid on or before 1 August 2016 - does not apply to introductory dog registration fee	Discounted entire dog fee = \$35.00 for pensioners. 41.666%		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Discount available - pensioners - De-sexed dogs - over 6 months of age - 1 July to 30 June in the following year - where paid on or before 1 August 2016 - does not apply to introductory dog registration fee	Discounted desexed dog fee = \$17.50 for pensioners. 56.250%		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Esk Shire Council policies in respect of refunds and transfer of registrations apply throughout the Somerset Regional Council area					Cost-recovery fee
Desexing promotion - Council will pay the 2016/7 registration charge for a dog excluding a declared dangerous dog, a restricted dog or regulated dog under the Animals Management (Cats and Dogs) Act 2008 where					Cost-recovery fee
evidence in the form of a signed veterinary certificate is provided to Council on or before 1 August 2016 that the animal was desexed between 1 June 2016 and 1 August 2016 (inclusive).					Cost-recovery fee
Replacement Dog Tags 1 July to 30 June in the following year	\$ 3.00		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
Surcharge for declared dangerous dogs, declared menacing dogs or restricted dogs in addition to standard dog registration fees.	\$ 313.00		a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee
This surcharge applies in full in all circumstances regardless of the period of registration, the status of the animal owner or other details of registration and no discounts apply in respect of time of payment.			a	Animal Management (Cats and Dogs) Act 2008 - section 44	Cost-recovery fee