



**Minutes of Ordinary Meeting  
Held Monday 14 November 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 H Brieschke	(Councillor)
Cr S Choat	(Councillor)
Cr C Gaedtke	(Councillor)
Cr M Ogg	(Councillor)
Cr B Whalley	(Councillor)
Mr R Bain	(Chief Executive Officer)
Mr C Payne	(Director Corporate and Community Services)
Mr T Jacobs	(Director Operations)
Mr B Sully	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs S Pitkin	(Minute Secretary)
Ms M Maesele	(Communications and Marketing Manager)

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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 Whalley	Seconded – Cr Brieschke
“THAT the Minutes of the Ordinary Meeting held on Wednesday 26 October 2016 as circulated to all Members of Council be confirmed”.		
<u>Carried</u>		

**Business arising out of minutes of previous meeting***Meeting with Minister Donaldson – 13 October 2016*

Cr Whalley requested further details of Mayor Lehmann's meeting with Minister Donaldson regarding poultry farms as outlined in his last Mayor's report.

The Mayor reported that they discussed the chicken industry and the odour view. The aim is to try and get the industry together to have a talk and come up with a set of guidelines for the whole of the region. Mayor noted that Scenic Rim Regional Council is pushing other issues harder. It has been suggested that odour should be kept on the applicant's property and that a neighbouring property should not be used for this purpose. Waiting for a report to come back from that meeting, but Minister Donaldson no longer holds that office.

Overall it was a positive meeting. The Chief Executive Officer noted that there was a meeting with DAFF on 31 October 2016 subsequent to that date where DAFF and the officers were talking about how it could be done. In our planning scheme we wanted odour kept on applicant's property, but State Government is still of the view it could go to a sensitive receptor ie across the boundary.

Minister Donaldson very receptive however this has been going on since Tim Mulherin was Minister for Primary Industries with chicken industry guidelines.

The Mayor noted that he had sat at many round table discussions with the industry and growers, but it stopped before a set of guidelines was agreed. Nothing was gained. Mayor aims to keep pushing this through to come up with guidelines.

**Matters of Public Interest****Cr Gaedtke – Matters of Public Interest**

16 November	Healthy Waterways – Report Card Kilcoy
19 November	Glamorgan Vale Hand Crafted Market Day

19 November Linville Bush Dance  
 20 November Linville Community Church Service

### **Cr Choat – Matters of Public Interest**

*Vale Evelyn Phipps*

Cr Choat noted the passing of Mrs Evelyn Phipps (nee Heck) last week. Cr Choat noted that Mrs Phipps has worked as a volunteer for many years in the community, and was a beautiful lady. Cr Choat recalled that he first met Mrs Phipps at the Glamorgan Vale CWA and that her contribution to the region will never be forgotten and she will be sadly missed.

### **Cr Brieschke – Councillor's report**

16 November Healthy Waterways Report Card Launch, Kilcoy  
 17 November Toogoolawah State High School Grade 12 Graduation  
 21 November 'Words for Wellbeing' launch, Ipswich Library  
 25 November Somerset Region Community Support Association AGM

### **Cr Hall – Councillor's report**

18 November Kilcoy High School Valedictory ceremony at 9am.

<b>Subject:</b>	<b>Natural Resource Management Monthly Report October 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 October 2016.

### **NATURAL SOMERSET**

- Ongoing oversight of Lockyer Creek Restoration Project – Council has negotiated to extend maintenance of the work at Mahons Road to December 2016, beyond the previous contracted finish date of June 2016.
- Ongoing maintenance arrangements for the Koala fodder and offset plantings at Shines Road and Fielding Road reserves.
- Welcomed 3 new properties to the Land for Wildlife program at Esk, Haigslea, and Mount Hallen.
- Presentation of Koala strategy consultation response material (State Government Review) for Council consideration.
- Facilitated further wetland planting/s at Yowie Park, Kilcoy with Kilcoy High School Students, Stanley River Environmental Education Centre staff, and Brisbane Valley Kilcoy Landcarers. (per "Stage 3 Planting, Yowie Park, Kilcoy" report to Council's Ordinary meeting 8 June 2016).
- Undertaking preparations for a Land for Wildlife plant identification workshop at a participant's property at Woolmar on the 3<sup>rd</sup> of December 2016.

- Regular monitoring of the Somerset Flying Fox roosts at Lowood, Esk, Atkinsons Dam, Linville and Kilcoy:
  - Lowood - Flying foxes are present in “usual” number - approximately 2,000 - 3,000.
  - Esk - Flying Foxes numbers remain stable along/within Sandy Creek riparian vegetation - approximately 10,000 -15,000.
  - Kilcoy - Flying Foxes are present in the untreated vegetation on the eastern bank of Kilcoy Creek, adjacent to Kilcoy High School. Numbers fluctuate, with estimated numbers between 1,000-3,000.
  - Linville - Vacant.
  - Atkinsons Dam - Vacant.

### **VIBRANT SOMERSET**

- Continuing preparations for the delivery of the Western Launch of the Healthy Waterways (Healthy Waterways and Catchments) 2016 report card at Kilcoy on 16 November 2016. Somerset Regional Council is the host for this event.
- Investigated and undertook referral of problem Magpies identified at Fernvale and Vernor to a licensed person for consideration. 2 Male magpies were relocated after displaying aggressive behavior.

### **PROSPEROUS SOMERSET**

- Continuing free tree provision arrangement/s with Save Our Waterways Now (SOWN) and Arthur Gorrie Correctional Centre. Approximately 3,100 trees were collected within this period (with a focus on Koala food tree species). Land for Wildlife participants will have the opportunity to collect trees for their property restoration activities in Esk on 8 November 2016.

### **WELL PLANNED SOMERSET**

- Ongoing conceptual planning for the development of a “Natural Somerset” plan, to guide Council response to Natural Resource Management issues in the region.
- Consideration of options regarding vegetation management in the Somerset Region in respect of existing planning scheme provisions, and the possible inclusion of Matters of Local Environmental Significance (MLES) and any associated local offset program into future review/s.
- Review of existing planning scheme provisions and definitions relating to vegetation management, and development of draft amendments for Council consideration and discussion.
- Currently facilitating application to the Queensland Government for consideration of a change of reserve status associated with Council managed lands at Esk for future recreational use.
- Ongoing liaison with SEQ Water to discuss a proposal to support awareness and compliance regarding on-site septic systems, to align with the Catchment Action Plan actions regarding water quality in the Mid Brisbane Catchment. This project is currently being considered as a possible pilot project under the Mid Brisbane

Catchment Action Plan, subject to stakeholder approvals. It is anticipated that a presentation will be available for Councillor consideration later this year.

- Participant in the consideration of DA applications and pre lodgement enquiries as they pertain to the Natural Resource Management Officer role and expertise.

## UNITED SOMERSET

- Ongoing liaison with the Department of Environment and Heritage Protection "Walking in the Landscape" series, to produce an interactive catchment Journal, and broader reference applications. Ongoing work includes finalising the elements of the Upper Brisbane and Stanley Catchment summaries. Lockyer and Mid Brisbane Catchment Journals are available for review on the Queensland Government "Wetland-Info" page. The Stanley Catchment Journal is in the final stages of consultation, and is anticipated to be released (after participant endorsement) in November 2016.
- Ongoing coordination with the Queensland Fire and Emergency Service (QFES) to improve/streamline the approval procedures related to third party burn applications on Council managed lands, and current investigation regarding the use of the State fire application (online web portal) "Redi-Portal" to assess Somerset Region fire risk profile, and develop appropriate response strategies.
- Attended a Land for Wildlife forum on 25 October 2016 regarding the prioritisation and treatment of pest plants, in support of providing advice to Land for Wildlife participants during property visitation/s.
- Attended the Healthy Waterways (Healthy Waterways and Catchments) Monitoring and Evaluation Steering Committee meeting regarding the 2016 report card briefing.
- Attended an Ag-Force meeting on 31 October 2016 with Somerset Councillors to discuss the revision of the Somerset Region Planning Scheme provisions regarding vegetation management.
- Attended the South East Queensland Council of Mayors – Waterways and Environment Committee meeting with Cr Brieschke on 7 October 2016.

### Attachments

Nil

### Recommendation

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

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

<b>Subject:</b>	<b>Development Application No 13695 - Request to Extend Period of Approval</b>
<b>File No:</b>	<b>DA13695</b>
<b>Assessment No:</b>	<b>00586-00000-000</b>
<b>Action Officer:</b>	<b>PO-RG</b>

**Subject Land**

Location 21 Ridge Street, Esk  
Real Property Description Lot 10 on RP152430

**Current land use approval:**

RAL – subdivision of one lot into five lots

**Somerset Region Planning Scheme**

Zone General residential  
Precinct Park residential

**SEQ Regional Plan 2009-2031**

Designation Urban Footprint

**Application**

Level of initial assessment Code

**Applicant**

Who is making the request? Glen Steinke  
C/- Eagle Surveys Pty Ltd

**Referrals**

Concurrence Nil  
Advice Nil  
Third party advice agency Nil

**Attachments**

1. Approved plan: Drawing No Ridge02 Rev. E, dated 29.09.14 and drawn by Eagle Surveys

**RECOMMENDED DECISION**

THAT Council approve the request to extend the Relevant Period for Development Application No. 13695 for a Development Permit for Reconfiguring a Lot for the subdivision or one lot into five lots on land described as Lot 10 on RP152430 and situated at 21 Ridge Street, Esk subject by 24 months up to, and including, 12 December 2018 subject to the requirements and conditions contained in the Schedules and Attachments of Council's Negotiate Decision Notice dated 12 December 2014.

**1.0 APPLICANT'S REQUEST**

Pursuant to section 383(1) of the *Sustainable Planning Act 2009* the applicant has made a request to extend the relevant period of the Development Permit for Reconfiguring a Lot for the subdivision of one lot into five lots, originally approved by Council on 26 February 2014 with a Negotiated Decision Notice issued on 12 December 2014. The approval relates to land described as Lot 10 on RP152430 and situated at 21 Ridge Street, Esk.

The applicant has requested a further 24 month extension to the relevant period, as they have been unable to secure the funding required to complete the approved development within the current relevant period.



## 2.0 REFERRAL

### *External*

There were no concurrence or advice agencies involved in the assessment of this application.

## 3.0 PLANNING COMMENTS

The *Sustainable Planning Act 2009* provides the opportunity for applicants/landowners to seek an extended approval period, thus preventing the application from lapsing.

The Act provides that if the request to extend the approval period is received prior to the approval lapsing, the approval does not lapse until the assessment manager decides the request. The 'Act' is silent as to the number of extensions a Local Government may grant for an approval period. This request is the applicant's first request.

In terms of deciding the request under section 388 of the 'Act, Council as the assessment manager must only have regard to -

- (a) The consistency of the approval, including its conditions, with the current laws and policies apply to the development, including for example the amount and type of infrastructure contributions, or charges payable under chapter 8 part 1; and
- (b) The communities current awareness of the development approval; and
- (c) Whether if the request were refused -
  - a. Further rights to make a submission may be available for a further development application; and
  - b. The likely extent to which those rights may be exercised; and
- (d) The views of any concurrence agency for the approval given under section 385.

These four matters are discussed below.

### **Consistency of the approval with current laws and policies**

Since the application was approved, the *Somerset Region Planning Scheme* has come into effect which has introduced several new overlays. Of these, the only new requirements concern the Koala Conservation overlay and its associated requirements contained in the Biodiversity overlay code. The overlay applies only to a small portion of approved Lot 1.

The approval contains a condition which requires the preparation and registration of a covenant under the *Land Titles Act 1994* which will prohibit the construction of a house within 30m of the gully identified on the approved plan (Condition 1.6). While there are trees on proposed Lot 1 which are identified as secondary koala habitat, only one of them is located in the area a subsequent house can be built. In addition, current exemptions for vegetation clearing would permit the removal of this tree as *minor operational work*. As such, the approved development is not considered to be in conflict with the Biodiversity overlay code.

### **Community's current awareness of the proposal**

The application was originally code assessable, and so did not require public notification. It is difficult to comment with any accuracy as to how code assessable applications are considered by the community, but the current status of the approval and a copy of the decision notice are available on Council's website as part of its eServices.

**Whether, if refused, further rights for submissions would be available and the likelihood they may be exercised**

Should the request be refused, an identical application under the *Somerset Region Planning Scheme* would be code assessable and so it would not be possible for a member of the community to make a properly made submission.

**The views of any concurrence agency**

There were no referral agencies for the original application.

**RECOMMENDED DECISION**

THAT Council approve the request to extend the Relevant Period for Development Application No. 13695 for a Development Permit for Reconfiguring a Lot for the subdivision or one lot into five lots on land described as Lot 10 on RP152430 and situated at 21 Ridge Street, Esk subject by 24 months up to, and including, 12 December 2018 subject to the requirements and conditions contained in the Schedules and Attachments of Council's Negotiated Decision Notice dated 12 December 2014.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Brieschke
<p>"THAT Council approve the request to extend the Relevant Period for Development Application No. 13695 for a Development Permit for Reconfiguring a Lot for the subdivision or one lot into five lots on land described as Lot 10 on RP152430 and situated at 21 Ridge Street, Esk subject by 24 months up to, and including, 12 December 2018 subject to the requirements and conditions contained in the Schedules and Attachments of Council's Negotiated Decision Notice dated 12 December 2014."</p> <p style="text-align: right;"><u>Carried</u></p>		

<b>Subject:</b>	<b>Development Application No 16054 - Application for a Development Permit for a Material Change of Use - Dwelling house within the Catchment management overlay and Dwelling house - secondary dwelling</b>
<b>File No:</b>	<b>DA16054</b>
<b>Assessment No:</b>	<b>81323-04100-000</b>
<b>Action Officer:</b>	<b>PO-MJ</b>

**Subject Land**

Location	27 Kunde Crescent, Hazeldean
Real Property Description	Lot 10 RP201557
Area	1ha
Current land use	Vacant
Easements and Encumbrances	Nil

**Somerset Region Planning Scheme 2016**

Zone	Rural Zone
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**SEQ Regional Plan 2009-2031**

Category	Regional Landscape and Rural Production Area
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**Application**

Level of Assessment	<b>CODE</b>
Applicant/s	Mr Rodney Fidler C/- Planning Insights Pty Ltd
Applicants contact details	PO Box 1312 MILTON QLD 4064
Land Owner/s	Somerhouse Pty Ltd
Date application received	7 June 2016
Date properly made	21 June 2016

**Referral Agencies**

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

**Attachments**

1. Site Plan – prepared by applicant
2. Floor plan of Dwelling house - Reference No. 1385 Sheet 2 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011
3. Elevations of Dwelling house - Reference No. 1385 Sheets 5 and 6 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011
4. Elevations of Secondary dwelling - prepared by applicant - dated 08 September 2016
5. Floor plans of Secondary dwelling - prepared applicant - dated 08 September 2016
6. Building certifier advice regarding conversion of Class 10a shed to Class 1a secondary dwelling - prepared by MCG Building Code Consulting - Private Certification dated 21 September 2016

**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 Dwelling house within the Catchment management overlay area and for a Dwelling house (secondary dwelling).

The following level of assessment applies to the development under the Somerset Region Planning Scheme as the site is located within the Rural zone:

- Code Assessable for a Dwelling house within the Catchment management overlay
- Code Assessable for a Dwelling house – Secondary dwelling

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

An application is required because a Dwelling house located within 400m of the full supply level or upper flood margin level of a water body, in this case Somerset Dam, is considered code assessable by the Catchment management overlay code. The application is also required because the applicant proposes to establish a secondary dwelling on the property which is code assessable.

**2.0 PROPOSAL**

The applicant proposes to establish a dwelling house on the property and convert an existing outbuilding (shed) into a secondary dwelling. The dwelling house is to contain a gross floor area of 201m<sup>2</sup>, including 4 bedrooms and living areas. The secondary dwelling is to contain

an open plan layout and including kitchen, sleeping, living, bathroom and laundry facilities.

### 3.0 SITE DETAILS

The subject land is located within an established rural lifestyle estate and is devoid of vegetation with frontage to Somerset Dam.

### 4.0 SURROUNDING LAND USES

The surrounding properties are dominated by single dwelling houses and domestic outbuildings. The proposed development is consistent with the surrounding land uses.

### 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 Regional Landscape and Rural Production Area under the SEQRP. The proposed development is consistent with the strategic intent requirements for the area. The proposed use 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).

#### 5.1 VEGETATION MANAGEMENT ACT 1999

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

#### 5.2 ENVIRONMENTAL PROTECTION ACT 1994

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

#### 5.3 STATE PLANNING POLICY APRIL 2016

The State Planning Policy has been incorporated into the Somerset Region Planning Scheme and as such, in this instance, a separate assessment against the policy is not required.

### 6.0 LOCAL GOVERNMENT LEGISLATION

The Somerset Region Planning Scheme identifies relevant codes and overlays against which the development is to be assessed with proposed solutions measured against the performance outcomes proposed by the Code. In instances where alternative solutions are provided in lieu of the acceptable outcome they are discussed below.

Applicable Code	Specific Outcome Compliance	Is Alternative Solution Provided?
Rural zone code	Yes	Not required
Dwelling house code	Yes	Not required
Transport, access and parking code	Yes	Not required
Applicable Overlay Code	Specific Outcome Compliance	Is Alternative Solution Provided?
Biodiversity overlay code	Yes	Not required
Catchment management overlay code	Yes	Yes
Landslide hazard overlay code	Yes	Not required

The development as proposed complies with the provisions of the relevant codes identified in the Somerset Region Planning Scheme with the exception of the following:

**Catchment management overlay code**

<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<b>PO1</b> Land use and <i>development</i> is: <p>(a) appropriately separated from <i>watercourses</i> and <i>waterbodies</i> to avoid <i>adversely impacting on water quality</i>; and</p> <p>(b) connected to reticulated sewerage or is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the <i>Seqwater Development Guidelines – Development Guidelines for Water Quality Management in Drinking Water Catchments</i>.</p>	<b>AO1.1</b> Development is setback a minimum of: <p>(a) 25 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM005a-b; and</p> <p>(b) 100 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i> (whichever is greater) identified on Catchment management overlay maps OM005a-b.</p> <p><b>AND</b></p> <p><b>AO1.2</b>  <i>Buildings</i> are connected to reticulated sewerage</p> <p><b>OR</b></p> <p>Where within a Higher Risk Catchment Area identified on Catchment management overlay maps OM005a-b</p> <p><b>AO1.3</b></p> <p>The development, including <i>effluent disposal areas</i> is setback a minimum of:</p> <p>(a) 100 metres from the <i>high bank</i> of a <i>watercourse</i> identified on Catchment management overlay maps OM005a-b; and</p> <p>(b) 400 metres from the <i>full supply level</i> or the <i>upper flood margin level</i> of a <i>waterbody</i>, whichever is greater, identified on Catchment management overlay maps OM005a-b.</p>
<b>Applicants' Alternative Solution</b>	
The applicant has advised the on-site effluent disposal system is consistent with the Seqwater development guidelines and as such the performance outcome is achieved.	
<b>Planning Comments</b>	
The development is proposed to be located within 400 metres of the full supply level of Somerset Dam. Seqwater have reviewed the on-site effluent design and have advised that they are satisfied with the design and that it complies with their guidelines.	

## **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 dwelling house and secondary dwelling will require potable water supply from a tank. To ensure sufficient potable water is provided for each dwelling, a minimum of 45,000L tank per dwelling will be required.

#### **Sewerage**

A plumbing approval has recently been approved by Council for connection of the existing outbuilding (proposed to be converted into the secondary dwelling). The approved system has been designed to accommodate both the proposed dwelling house and secondary dwelling house.

#### **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.

#### **Roads**

The proposed development will be accessed via Kunde Crescent which is formed to a bitumen standard.

#### **Services**

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

#### **Infrastructure Charges**

As the subject land is located outside both the stormwater and park and open space networks and as such, in this instance, infrastructure charges are not applicable to this development.

#### **Heritage**

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

The applicant will be advised as part of the Schedules of Approval that all due diligence and reasonable precautionary measures are to be undertaken before 'any activity' may harm Aboriginal Cultural Heritage on the site.

## **8.0 STATE AGENCY REFERRALS**

### **Concurrence Agencies**

There are no Concurrence Agencies relating to this application.

### **Advice Agencies**

There are no Advice Agencies relating to this application.

### **Third Party Advice Agency**

#### **South East Queensland Water (Seqwater)**

As the on-site effluent disposal system had already been reviewed by Seqwater as part of the plumbing application recently approved by Council, it was not considered relevant to refer the current application.

**RECOMMENDED DECISION**

THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Dwelling house within the Catchment management overlay and Dwelling house – secondary dwelling on land described as Lot 10 on RP201557 at 27 Kunde Crescent, Hazeldean 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	<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>• Site Plan - prepared by applicant</li> <li>• Floor plan of Dwelling house - Reference No. 1385 Sheet 2 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011</li> <li>• Elevations of Dwelling house - Reference No. 1385 Sheets 5 and 6 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011</li> <li>• Elevations of Secondary dwelling - prepared by applicant - dated 08 September 2016</li> <li>• Floor plans of Secondary dwelling - prepared applicant - dated 08 September 2016</li> <li>• Building certifier advice regarding conversion of Class 10a shed to Class 1a secondary dwelling - prepared by MCG Building Code Consulting - Private Certification dated 21 September 2016.</li> </ul>	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, 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	A final certificate is to be obtained for the secondary dwelling.	Within 2 years of this development approval becoming effective
1.6	Use or occupancy of the building is to only occur after the final inspection certificate has been issued.	At all times
1.7	On-site effluent disposal system/s is to comply with Seqwater Development Guidelines.	At all times
1.8	Potable water supply from a tank with a minimum storage	Prior to

	capacity of 45,000 litres is to be provided for each dwelling.	commencement of use for each dwelling and at all times once the uses have commenced
1.9	The secondary dwelling is occupied by a relative of the principal household only.	At all times
1.10	Any revegetation and landscaping on the site is to include endemic native plant species.	At all times
<b>SCHEDULE 2 – Engineering</b> <i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Public Utilities/Infrastructure</b>	
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use.
	<b>Access</b>	
2.4	All vehicular access 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
2.5	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	Prior to commencement of use
	<b>Stormwater drainage</b>	
2.6	Ensure Stormwater drainage is directed to a lawful point of discharge	Prior to commencement of use
<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
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal	During construction phase



	facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	
3.3	<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
3.4	<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 <i>Division 8 Section 461</i> 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 <i>section 242</i> of the 'Act'. [A copy of the Right of Appeal will be enclosed with the Decision Notice].		

**Attachments for the Decision Notice include:**

- Site Plan – prepared by applicant

- Floor plan of Dwelling house – Reference No. 1385 Sheet 2 of 9 – prepared by Nu Steel Homes Queensland – dated July 2011
- Elevations of Dwelling house - Reference No. 1385 Sheets 5 and 6 of 9 – prepared by Nu Steel Homes Queensland– dated July 2011
- Elevations of Secondary dwelling – prepared by applicant – dated 08 September 2016
- Floor plans of Secondary dwelling – prepared applicant – dated 08 September 2016
- Building certifier advice regarding conversion of Class 10a shed to Class 1a secondary dwelling – prepared by MCG Building Code Consulting – Private Certification dated 21 September 2016

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Choat
<p>“THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Dwelling house within the Catchment management overlay and Dwelling house – secondary dwelling on land described as Lot 10 on RP201557 at 27 Kunde Crescent, Hazeldean 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>• Site Plan - prepared by applicant</li> <li>• Floor plan of Dwelling house - Reference No. 1385 Sheet 2 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011</li> <li>• Elevations of Dwelling house - Reference No. 1385 Sheets 5 and 6 of 9 - prepared by Nu Steel Homes Queensland - dated July 2011</li> <li>• Elevations of Secondary dwelling - prepared by applicant - dated 08 September 2016</li> <li>• Floor plans of Secondary dwelling - prepared applicant - dated 08 September 2016</li> <li>• Building certifier advice regarding conversion of Class 10a shed to Class 1a secondary dwelling - prepared by MCG Building Code Consulting - Private Certification dated 21 September 2016.</li> </ul>	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, 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	A final certificate is to be obtained for the secondary dwelling.	Within 2 years of this development approval becoming effective
1.6	Use or occupancy of the building is to only occur after the final inspection certificate has been issued.	At all times
1.7	On-site effluent disposal system/s is to comply with Seqwater Development Guidelines.	At all times
1.8	Potable water supply from a tank with a minimum storage capacity of 45,000 litres is to be provided for each dwelling.	Prior to commencement of use for each dwelling and at all times once the uses have commenced
1.9	The secondary dwelling is occupied by a relative of the principal household only.	At all times
1.10	Any revegetation and landscaping on the site is to include endemic native plant species.	At all times
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
<b>Public Utilities/Infrastructure</b>		
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use.
<b>Access</b>		
2.4	All vehicular access 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
2.5	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	Prior to commencement of use
<b>Stormwater drainage</b>		
2.6	Ensure Stormwater drainage is directed to a lawful point of discharge	Prior to commencement of

		use
<b>SCHEDULE 3 – Environmental Assessment Manager</b>		
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
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <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
3.4	The holder of this development approval must not: <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 *Sustainable Planning Act 2009*, the Applicant has the Right of Appeal to the *Planning and Environment Court* 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'. *[A copy of the Right of Appeal will be enclosed with the Decision Notice]."*

Carried

<b>Subject:</b>	<b>Development Application No 15866 - Application for a Development Permit for a Reconfiguration of a Lot (1 into 2 lots)</b>
<b>File No:</b>	<b>DA15866</b>
<b>Assessment No:</b>	<b>00603-00000-000</b>
<b>Action Officer:</b>	<b>PO-MJ</b>

### Subject Land

Location	29 Ridge Street, Esk
Real Property Description	Lot 24 on RP155068
Area	4.155 hectares
Current land use	Single Residential Dwelling
Easements and Encumbrances	Nil

### Somerset Region Planning Scheme 2016

Zone	General residential
Precinct	Park residential

### SEQ Regional Plan 2009-2031

Category	Urban Footprint
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### Application

Level of Assessment	CODE
Applicant/s	Mr R B Thompson C/- Baird and Hayes
Applicants contact details	Amelia West PO Box 867 Ipswich QLD 4305
Land Owner/s	Richard and Kylie Thompson
Date application received	18 March 2016
Date properly made	6 April 2016

### Referral Agencies

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

### Attachments

1. Proposal Plan – Reference No. 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015
2. Driveway design – Reference No. 215041 Drawings C1, C3 and C2B – prepared by Hunt Michel and Partners – dated June 2016

3. Bushfire hazard assessment – prepared by Rob Friend and Associates Pty Ltd – dated 21 September 2016
4. Slope stability assessment – Reference No. DE15/310 20332 – prepared by Morrison Geotechnical – dated 19 October 2015
5. Draft Infrastructure Charges Notice – Stormwater and Park and Open Space Networks

### **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 a Reconfiguration of a Lot (1 into 2 lots)

The following level of assessment applies to the development under the Somerset Region Planning Scheme as the site is located within the General Residential Zone – Park Residential Precinct:

- Code Assessable for Reconfiguration of a Lot (1 into 2 lots)

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

#### **2.0 PROPOSAL**

The application seeks to subdivide one lot into two. The subject land has an area of 4.155ha, proposed Lot 40 is to contain an area of 1.98ha, the existing dwelling house and domestic outbuildings will be located on Lot 40. Proposed Lot 41 is to contain an area of 2.155ha and will be vacant. Both lots are proposed to gain access off Ridge Street.

#### **3.0 SITE DETAILS**

The site has a frontage of 162.279m to Ridge Street, the site is heavily vegetated in areas and has an average slope of around 27%. The site currently contains a dwelling house and associated domestic outbuildings.

#### **4.0 SURROUNDING LAND USES**

The subject site is surrounded by development of a Park Residential nature and is dominated by dwelling houses and domestic outbuildings.

#### **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 development is termed 'infill development' within a designated urban area. 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**

The site contains vegetation mapped as remnant vegetation that is a least concern regional ecosystem according to the Department of Natural Resources and Mines mapping. Due to the size of the subject the application did not require referral to the Department of Infrastructure, Local Government and Planning for the purpose of remnant vegetation. The

proposed development is unlikely to have an adverse impact on the vegetation as the majority of the vegetation will be retained.

#### ENVIRONMENTAL PROTECTION ACT 1994

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

#### STATE PLANNING POLICY APRIL 2016

The application did not require assessment against the State Planning Policy.

#### 6.0 LOCAL GOVERNMENT LEGISLATION

The Somerset Region Planning Scheme 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	Performance outcome compliance	Is an Alternative Solution Provided?
Reconfiguration of a Lot Code	Yes	Yes
Service, works and infrastructure code	Yes	Not required
Transport, access and parking code	Yes	Not required
Applicable Overlay Code	Performance outcome compliance	Is an Alternative Solution Provided?
Biodiversity overlay code	Yes	Yes
Bushfire hazard overlay code	Yes	Yes
Landslide hazard overlay code	Yes	Yes

#### Reconfiguration of a Lot Code

<i>Performance outcomes</i>	<i>Acceptable outcome</i>
<b>PO1</b> <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	<b>AO1.2</b> <i>Lots in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 per cent.</i>

#### Planning Comments

The subject land has an average slope of around 27% which is well in excess of the 12.5% maximum.

The proposal involves the creation of one additional lot. The existing dwelling house will be contained within one lot and a building pad is proposed for the additional lot. A slope stability assessment report has been provided which predominantly addresses the proposed building

pad. The report identifies that the building pad has a slope of between 10-15%. The report concludes that the property can be maintained at a level of "Low" for the long term if specific recommendations are implemented at the time a dwelling is constructed on the building pad.

If approved, the slope stability report will be approved as a condition of development and any recommendations that can be addressed at the reconfiguration of a lot stage will also be conditioned. As the development is for a Reconfiguration of a Lot the recommendations relevant to a future dwelling house cannot be implemented as part of the Reconfiguration of a lot approval. In this instance the Somerset Region Planning Scheme triggers assessable material change of use development for houses within the Landslide hazard overlay area. As the slope stability report has identified that a dwelling can be satisfactorily constructed on the site it is considered that the proposal responds appropriately to site characteristics including slope of the land and topography and any future MCU application will address the individual requirements for a dwelling house.

Also, as a further safeguard as the Site Stability assessment report has only addressed the proposed building pad it is considered appropriate that if approved a condition requiring a registered covenant be placed on the land that only permits construction on the building pad.

### Biodiversity overlay code

<i>Performance outcomes</i>	<i>Acceptable outcome</i>
<p><b>PO14</b></p> <p><i>Development</i> is sufficiently setback and minimises impacts on koalas, koala habitat values, and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values.</p> <p><i>Note</i> - Koalas are listed as vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Referral under the EPBC is required for certain actions.</p> <p><i>Note</i> - Where a suitably qualified person demonstrates that the mapped koala habitat values attributed to the site are not present on the site the above performance outcome may not apply (subject to Council discretion).</p>	<p><b>Where for Reconfiguring a Lot AO14.4</b></p> <p>A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p>
<p><b>Planning Comments</b></p> <p>The subject land is predominantly covered by mapped secondary koala habitat. Given the minor scale of the development and the large retention of vegetation across the site it is considered that the impacts to koalas and koala habitat will be minimal.</p>	

### Bushfire hazard overlay code

<i>Performance outcomes</i>	<i>Acceptable outcome</i>
<p><b>PO1</b></p> <p>Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire</p>	<p><b>AO1.1</b></p> <p>Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard</p>



<p>Hazard identified on Bushfire Hazard Overlay Map OM-004a-b unless it is demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) the subject land is a Medium (potential intensity) Bushfire Hazard (or lesser); or</li> <li>(b) development is for community infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and</li> <li>(c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.</li> </ul>	<p>as identified on Bushfire Hazard Overlay Map OM-004a-b.</p> <p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b:</p> <ul style="list-style-type: none"> <li>(a) Accommodation activities group;</li> <li>(b) Business activities group;</li> <li>(c) Community activities group; and</li> <li>(d) Entertainment activities group.</li> </ul>
<p><b>Planning Comments</b></p>	
<p>The applicant has provided a bushfire hazard assessment prepared by a suitably qualified person who has identified that with appropriate measures taken the bushfire risk of a future dwelling house can be reduced to a medium potential risk.</p> <p>As the majority of the recommendations are relating to a future dwelling house on the subject land it is difficult to ensure these recommendations are achieved at the reconfiguration of a lot stage. As such to ensure any future development of a dwelling on the subject land can only occur within the appropriate building pad area it is appropriate to require a registrable covenant in accordance with the <i>Land Titles Act 1994</i> should be required, if the development is approved.</p>	

### Landslide hazard overlay code

Risk of harm to people and property	
<i>Performance outcomes</i>	<i>Acceptable outcome</i>
<p><b>PO1</b> <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide.</p> <p><i>Note</i> - A site-specific geotechnical investigation must be undertaken to demonstrate that although the development site is located within a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b, the landslide hazard risk is acceptable.</p>	<p><b>AO1.1</b> <i>Buildings</i> are not located in a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b.</p>
<p><b>Planning Comments</b></p>	
<p>As discussed previously as part of the Reconfiguration of a Lot code assessment, a slope stability assessment has been provided as part of the application material which demonstrates that a dwelling can be developed on the proposed building pad with the implementation of the recommendations contained in the assessment. Where appropriate, if approved, the recommendations of the assessment will be conditioned and recommendations specifically relating to the construction of a dwelling house will be</p>	

considered within a later material change of use application.
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## **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 subject land is located outside the reticulated water area and as such any future dwelling house on the additional lot will require potable water storage.

#### **Sewerage**

The subject land is located outside the reticulated sewerage area and as such any future dwelling house on the additional lot will require on-site effluent disposal.

#### **Stormwater/Drainage**

Given the minor nature of the development, it 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.

As the subject land is included within the Urban Footprint, an infrastructure charges notice in accordance with the Charges Resolution (No. 2) 2016 for stormwater is to be issued should the development be approved.

#### **Parks and Open Space**

As the subject land is included within the parks and open space area, an infrastructure charges notice in accordance with the Charges Resolution (No. 2) 2016 for park and open space is to be issued should the development be approved.

#### **Roads**

The proposed lots are to gain frontage from Ridge Street. Currently the formed section of Ridge Street terminates at the boundary of the subject land. Due to the existing topography of the Ridge Street reserve it is difficult to construct the road reserve for the frontage of the site. As such, the lot layouts have been created in a way to provide a concrete driveway within the road reserve.

#### **Services**

All infrastructure and services including the provision of underground 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.

The applicant will be advised as part of the Schedules of Approval that all due diligence and reasonable precautionary measures are to be undertaken before 'any activity' may harm Aboriginal Cultural Heritage on the site.

## **8.0 STATE AGENCY REFERRALS**

### **Concurrence Agencies**

There are no Concurrence Agencies relating to this application.

**Advice Agencies**

There are no Advice Agencies relating to this application.

**RECOMMENDED DECISION**

THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by subdivision one into two lots on land described as Lot 24 on RP155068 and situated at 29 Ridge Street, Esk 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	<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>• Proposal Plan – Reference No. 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015</li> <li>• Driveway design – Reference No. 215041 Drawings C1, C3 and C2B – prepared by Hunt Michel and Partners – dated June 2016</li> <li>• Bushfire hazard assessment – prepared by Rob Friend and Associates Pty Ltd – dated 21 September 2016</li> <li>• Slope stability assessment – Reference No. DE15/310 20332 – prepared by Morrison Geotechnical – dated 19 October 2015</li> <li>• Draft Infrastructure Charges Notice – Stormwater and Park and Open Space Networks</li> </ul>	At all times
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	Before the change happens
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 Request for Compliance Assessment
1.5	Pay to Council the amount of \$34.00 per lot for the issue of new valuations by the Department of Natural Resources and Mines, being \$68 in this instance.	Prior to Request for Compliance Assessment
1.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to Request for Compliance Assessment
1.7	All buildings are to be wholly located within lot boundaries.	Prior to Request for Compliance

		Assessment
1.8	A covenant consistent with the requirements of the <i>Land Titles Act 1994</i> is to be registered and maintained over the title which preserves the natural features of all of the land outside the building envelope identified on Proposal Plan – Reference No 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015.	Prior to Request for Compliance Assessment and maintained at all times
<b>SCHEDULE 2 – Engineering</b> <i>Assessment Manager</i>		
<b>2.0</b>	<b>ENGINEERING</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 Request for Compliance Assessment
	<b>EARTHWORKS</b>	
2.3	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	At all times
2.4	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.5	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
2.6	All earthworks to be constructed in general accordance with Slope Stability Assessment – Proposed Stability Assessment – Proposed Residential Development – 29 Ridge St, Esk, prepared by Morrison Geotechnic and dated October 2015  The landowner must advise all potential purchasers accordingly.	Prior to Request for Compliance Assessment and At all times
	<b>VEHICLE ACCESS</b>	
2.7	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 Request for Compliance Assessment
2.8	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. Approval is to be sought	At all times

	from Council and the landowner must advise all potential purchasers accordingly.	
2.9	The Applicant is to construct a vehicle access for proposed lot 40 and 41 in accordance with Council's standard drawing SRC-ROAD-012 and in accordance with amended driveway design drawings (215041 C1, C2 and C3) prepared by Hunt, Michel and Partners dated June 2106	Prior to Request for Compliance Assessment
	<b>STORMWATER</b>	
2.10	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>	
2.11	<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
2.12	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
2.13	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.14	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> <li>i) Milling;</li> <li>ii) Chipping and/or mulching</li> <li>iii) Disposal at an approved waste disposal facility.</li> <li>iv) Burning provided fire permits are in place.</li> </ul> <p>Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times
<b>Advice</b>		

This approval has effect in accordance with the provisions of *Division 5 Section 339* of the *Sustainable Planning Act 2009*. *[A copy of Section 339 will be enclosed with the Decision Notice].*

**Relevant Period** - Pursuant to *Section 341 (2)* 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 *Sustainable Planning Act 2009*.

The mandatory form *IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]* 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]*

Pursuant to *Division 8 Section 461* of the *Sustainable Planning Act 2009*, the Applicant has the Right of Appeal to the *Planning and Environment Court* 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'. *[A copy of the Right of Appeal will be enclosed with the Decision Notice].*

Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.

The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.

The completion of relevant documentation and a pre start meeting with Council's Technical Officer, supervising Engineer and the Contractor is required prior to any works starting at the site.

**Attachments for the Decision Notice include:**

- Proposal Plan – Reference No. 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015
- Driveway design – Reference No. 215041 Drawings C1, C3 and C2B – prepared by Hunt Michel and Partners – dated June 2016
- Bushfire hazard assessment – prepared by Rob Friend and Associates Pty Ltd – dated 21 September 2016
- Slope stability assessment – Reference No. DE15/310 20332 – prepared by Morrison

## Geotechnical – dated 19 October 2015

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Choat
<p>“THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by subdivision one into two lots on land described as Lot 24 on RP155068 and situated at 29 Ridge Street, Esk 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>• Proposal Plan – Reference No. 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015</li> <li>• Driveway design – Reference No. 215041 Drawings C1, C3 and C2B – prepared by Hunt Michel and Partners – dated June 2016</li> <li>• Bushfire hazard assessment – prepared by Rob Friend and Associates Pty Ltd – dated 21 September 2016</li> <li>• Slope stability assessment – Reference No. DE15/310 20332 – prepared by Morrison Geotechnical – dated 19 October 2015</li> <li>• Draft Infrastructure Charges Notice – Stormwater and Park and Open Space Networks</li> </ul>	At all times
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	Before the change happens
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 Request for Compliance Assessment
1.5	Pay to Council the amount of \$34.00 per lot for the issue of new valuations by the Department of Natural Resources and Mines, being \$68 in this instance.	Prior to Request for Compliance Assessment
1.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to Request for Compliance Assessment
1.7	All buildings are to be wholly located within lot boundaries.	Prior to Request for Compliance

		Assessment
1.8	A covenant consistent with the requirements of the <i>Land Titles Act 1994</i> is to be registered and maintained over the title which preserves the natural features of all of the land outside the building envelope identified on Proposal Plan – Reference No. 13280 P03-01a – prepared by Baird and Hayes Surveyors and Town Planners – dated 06 November 2015.	Prior to Request for Compliance Assessment and maintained at all times
<b>SCHEDULE 2 – Engineering</b> <i>Assessment Manager</i>		
<b>2.0</b>	<b>ENGINEERING</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 Request for Compliance Assessment
	<b>EARTHWORKS</b>	
2.3	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	At all times
2.4	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.5	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
2.6	All earthworks to be constructed in general accordance with Slope Stability Assessment – Proposed Stability Assessment – Proposed Residential Development – 29 Ridge St, Esk, prepared by Morrison Geotechnic and dated October 2015.  The landowner must advise all potential purchasers accordingly.	Prior to Request for Compliance Assessment and At all times
	<b>VEHICLE ACCESS</b>	
2.7	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 Request for Compliance Assessment
2.8	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. Approval is to be sought	At all times



	from Council and the landowner must advise all potential purchasers accordingly.	
2.9	The Applicant is to construct a vehicle access for proposed lot 40 and 41 in accordance with Council's standard drawing SRC-ROAD-012 and in accordance with amended driveway design drawings (215041 C1, C2 and C3) prepared by Hunt, Michel and Partners dated June 2106	Prior to Request for Compliance Assessment
	<b>STORMWATER</b>	
2.10	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>	
2.11	<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
2.12	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
2.13	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.14	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> <li>i) Milling;</li> <li>ii) Chipping and/or mulching</li> <li>iii) Disposal at an approved waste disposal facility.</li> <li>iv) Burning provided fire permits are in place.</li> </ul> <p>Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times
<b>Advice</b>		

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The completion of relevant documentation and a pre start meeting with Council's Technical Officer, supervising Engineer and the Contractor is required prior to any works starting at the site."

Carried

<b>Subject:</b>	<b>Development Application No 15972 - Application for a Development Permit for a Material Change of Use - Relocatable Home Park (Over-50s Lifestyle Resort) and Residential Care Facility – Reconfiguration of a Lot – Boundary Realignment (4 into 2 lots)</b>
<b>File No:</b>	<b>DA15972</b>
<b>Assessment No:</b>	<b>00576-00000-000</b>
<b>Action Officer:</b>	<b>PO-MJ</b>

**Subject Land**

Location	Highland Street, Esk
Real Property Description	Lot 1 on RP116781, Lot 2 on RP20824, Lot 3 on RP20824 and Lot 2 on RP156749
Area	19.34 hectares
Current land use	Vacant
Easements and Encumbrances	Nil

**Somerset Region Planning Scheme 2016**

Zone	General Residential Zone
Precinct	Park Residential Precinct (2 RP156749 only)

**SEQ Regional Plan 2009-2031**

Category	Urban Footprint
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**Application**

Level of Assessment  
Applicant/s

**IMPACT**

Burnside Road No. 1 Pty Ltd

Applicants contact details

C/- Project Urban  
Peter Folker / John McKennarney  
PO Box 6380  
MAROOCHYDORE QLD 4558

Land Owner/s

John M Hertrich and Cindy M Daniels

Date properly made

16 May 2016

**Referral Agencies**

Concurrence Agencies

Department of Infrastructure, Local Government and Planning

Advice Agencies

Nil

Third Party Advice Agencies

Nil

**Notification Stage**

Compliance received	16 September 2016
Submissions received	15
Submissions properly made	14

**Attachments**

1. Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016
2. Overall Site Layout Plan – Staging Plan – Drawing No. SL 02 Revision D – prepared by Alwin Architects – dated April 2016

3. Residential care facility – ground floor plan – Reference No. 251 AC101 – prepared by Alwin Architects – dated 26 April 2016
4. Residential care facility – 1<sup>st</sup> floor plan – Reference No. 251 AC102 – prepared by Alwin Architects – dated 26 April 2016
5. Residential care facility – Elevations - Reference No. 251 AC103 – prepared by Alwin Architects – dated 26 April 2016
6. Residential care facility - Section - - Reference No. 251 AC 01 – prepared by Alwin Architects – dated August 2016
7. Reconfiguration of Lot Proposal Plan – Drawing No. DF16015.2 Sheet 1 of 1 – prepared by Project Urban - dated 18 August 2016
8. Typical House Type A – Drawing No. HA 101 – A Revision A – prepared by Alwin Architects – dated 27 June 2016
9. Typical House Type B – Drawing No. HB 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
10. Typical House Type C – Drawing No. HC 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
11. Typical House Type D – Drawing No. HD 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
12. Community Building Floor Plan – Drawing No. CB 101 – prepared by Alwin Architects – dated 26 April 2016
13. Community Building South East View – Drawing No. CB 102 – prepared by Alwin Architects – dated 26 April 2016
14. Community Building North West View – Drawing No. CB 103 – prepared by Alwin Architects – dated 26 April 2016
15. Community Building Elevations – Drawing No. CB 106 – prepared by Alwin Architects – dated 3 May 2016
16. Community Building Sections – Drawing No. CB 104 – prepared by Alwin Architects – dated 3 May 2016
17. Ecological Assessment Report version 3 – North Coast Environmental Services – dated August 2016
18. Bushfire Hazard overlay assessment – Reference – BR1 2016-06 - prepared by North Coast Environmental Services – dated 22 August 2016
19. Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.
20. Department of Infrastructure, Local Government and Planning concurrence agency response – Reference SDA-0516-030788 – dated 22 August 2016
21. Infrastructure Charges Notice – Somerset Regional Council Stormwater Network and Transport Network

### **RECOMMENDED DECISION**

THAT Council 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 Relocatable Home Park (Over-50s Lifestyle Resort) (180 dwellings) and Residential Care Facility (121 suites) and Reconfiguring a lot – Boundary realignment (4 into 2 lots).

The following level of assessment applies to the development under the Somerset Region Planning Scheme as the site is located within the General Residential Zone – Park Residential Precinct:

- Impact Assessable for Material Change of Use and Reconfiguration of a Lot

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

## **2.0 PROPOSAL**

It is proposed to develop a relocatable home park that will function as an 'Over 50's Lifestyle Resort' along with a residential care facility.

### *Relocatable Home Park – Over 50's Lifestyle Resort*

The relocatable home park will comprise 180 dwellings, manager's residence, caravan/ boat parking and communal recreation facilities. The facility will be contained on a single lot and is to operate in accordance with the *Manufactured Homes (Residential Parks) Act 2003*. The facility will function under a body corporate type arrangement with residents owning their dwelling but leasing the land on which their dwelling sits. Access to the facility will be gained via Highland Street. While the boat and caravan storage will be contained on the same lot as the Over 50's Lifestyle Resort it will be accessed from Esk Hampton Road.

A suite of dwelling houses design proposals have been provided as part of the application material, to ensure a high quality of housing standards within the development it is proposed that if the development is approved, the dwelling designs will be included as a condition of development. The housing designs are of a slab on ground construction technique, which will result in a large amount of operational works across the site to facilitate appropriate building pads. The applicant has advised that the facility will be serviced by an individual bin service to each dwelling house.

Considerable operational works for filling and excavation will also be required across the development to facilitate building pads for each of the 180 dwellings and internal roads. The proposal plans indicate a terraced terrain with retaining walls varying in height from the Highland Street frontage towards the community facility.

### *Residential Care Facility*

The Residential care facility is proposed to contain 121 suites, with each suite containing an ensuite and bedroom. The facility includes a large communal open space in the centre with additional communal facilities within the building are also proposed. In response to the topography of the land and to ensure the maximum building height of 8.5 metres, the facility is also proposed to 'step down' the hill in two sections. Please refer to Attachment 6 for details of the proposed elevation.

The Residential care facility will be accessed via a currently unnamed and unformed road, which fronts Highland Street. If approved the development will be conditioned to upgrade the road to Council's standards.

### *Reconfiguration of a Lot – Boundary Realignment*

The subject land is currently made up of four lots, the applicant proposes to amalgamate the current four lots into two lots and realign the boundaries to allow the Residential care facility and the Relocatable home park to be wholly located on individual lots. The Residential care facility will be located on a lot with 1.186 hectares and the Relocatable home park located on the balance of the land, approximately 18.205 hectares.

## **3.0 SITE DETAILS**

The subject land contains a combined area of about 19 hectares. The land is currently vacant and contains areas of vegetation. The subject land contains a slope of less than 15% across the majority of the development area.

#### 4.0 SURROUNDING LAND USES

The subject land to the north and west is predominantly surrounded by land used for residential purposes. The land directly to the east of the proposed location of the Residential care facility contains the Esk cemetery and is also in close proximity to the Esk Hospital. The Esk showgrounds also directly adjoins the eastern boundary of the subject land.

#### 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 development is consistent with the strategic intent requirements for the Urban Footprint. The proposed use 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.

#### 5.1 VEGETATION MANAGEMENT ACT 1999

The site contains remnant vegetation that is mapped as containing endangered ecosystems (along the creek line) and also least concern ecosystems (north western corner of the site). The endangered ecosystem along the creek line are not proposed to be impacted by the development and if approved, conditions will be included requiring the ongoing protection of this vegetation. The least concern vegetation is predominantly located within the proposed 'natural park' and as such will also be retained. Similarly as above, if approved, conditions will be included requiring the on-going protection of the vegetation.

#### 5.2 ENVIRONMENTAL PROTECTION ACT 1994

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

#### 5.3 STATE PLANNING POLICY APRIL 2016

The State Planning Policy has been incorporated into the Somerset Region Planning Scheme and as such, in this instance a separate assessment against the policy is not required.

#### 6.0 ASSESSMENT - LOCAL GOVERNMENT LEGISLATION

The Somerset Region Planning Scheme identifies relevant codes and overlays by which the development is to be assessed with alternative solutions measured against the specific outcomes proposed by the Code.

The following table provides a summary of the identified codes and overlays applicable to the proposed development and in instances where alternative solutions are provided in achieving the performance outcomes, they are discussed below.

Applicable Code	Specific Outcome Compliance	Is Alternative Solution Provided?
General Residential Zone	Yes	Yes
Reconfiguration of a Lot Code	Yes	Not required
Retirement facility and residential care facility code	Yes	Yes
Tourist park and relocatable home park code	Yes	Not required
Landscaping code	Yes	Not required
Services, works and infrastructure code	Yes	Yes

Transport, access and parking code	Yes	Yes
Applicable Overlay Code	Specific Outcome Compliance	Is Alternative Solution Provided?
Biodiversity Overlay Code	Yes	Yes
Bushfire hazard overlay code	Yes	Yes
Catchment management overlay code	Yes	Not required
Flood hazard overlay code	Yes	Yes
Infrastructure overlay code	Yes	Not required
Landslide hazard overlay code	Yes	Not required
Scenic amenity overlay code	Yes	Not required

### General residential zone code

Building setbacks	
Performance outcome	Acceptable Solutions
<b>Land within the General residential zone PO4</b> Building setbacks: <ul style="list-style-type: none"> <li>(a) maintain a coherent streetscape character in the zone; and</li> <li>(b) do not detract from the amenity enjoyed by <i>adjoining premises</i>.</li> </ul>	<b>For development other than a <i>dwelling house</i> or <i>dual occupancy</i>:</b>  <b>AO4.1</b> Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site.  <b>AO4.2</b> Buildings and structures are setback a minimum 3 metres from each side boundary of the site.  <b>AO4.3</b> Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.
<b>Land within the Park residential precinct PO5</b> Building setbacks: <ul style="list-style-type: none"> <li>(a) provide a well-defined separation of built form between <i>adjoining premises</i> consistent with the semi-rural character of the precinct; and</li> <li>(b) do not detract from the amenity enjoyed by <i>adjoining premises</i>.</li> </ul>	<b>AO5.1</b> Buildings and structures are setback a minimum 10 metres from the <i>primary street frontage</i> of the site.  <b>AO5.2</b> Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.
Planning Comments	
The proposal plan indicates that the relocatable home sites will abut the Highland Street boundary. The subject land includes land that is within the General residential zone and also the General residential zone – Park residential precinct. Given the size of the home sites it is anticipated that the houses will be within the 6 metre setback to the primary street frontage. Notwithstanding this, it is anticipated that the Highland Street streetscape will not be impacted due to the large road reserve and existing vegetation within the road reserve.	

**Retirement facility and residential care facility code**

<b>Location and access to services</b>	
<b>Performance outcome</b>	<b>Acceptable outcome</b>
<b>PO1</b> The use is located on land that: <ul style="list-style-type: none"> <li>(a) is in close proximity to <i>centre activities</i> and <i>community activities</i>; or</li> <li>(b) provides <i>on-site</i> convenience services and alternative transport options to centre activities and community activities where public transport is not available.</li> </ul>	<b>AO1.1</b> The use is located within 400 metres of public transport or the Centre zone.  OR  <b>AO1.2</b> The use provides one or more of the following <i>on-site</i> services for residents: <ul style="list-style-type: none"> <li>(a) chemist;</li> <li>(b) hairdresser;</li> <li>(c) convenience shopping;</li> <li>(d) postal facility;</li> <li>(e) public telephone; or</li> <li>(f) basic medical services.</li> </ul>
<b>Planning Comments</b>	
The subject land is located greater than 400 metres from the Centre zone and the proposal plans do not specifically identify that any of the required on-site services are provided as part of the development. If approved a pedestrian path will be required connecting the development to the centre of Esk. It is also considered appropriate that if approved, a condition be included requiring at least one (1) of the services be included along with a shuttle bus service to convenience and higher order shopping and medical facilities as part of Stage 1 of the development.	
<b>Mobility and access</b>	
<i>Performance outcome</i>	<i>Acceptable outcome</i>
<b>PO6</b> The pedestrian movement system: <ul style="list-style-type: none"> <li>(a) enables residents to easily navigate the <i>site</i> on foot or with the assistance of mobility aids;</li> <li>(b) provides non-discriminatory access;</li> <li>(c) incorporates covered or protected walkways, particularly those linking <i>dwelling</i>s with communal facilities;</li> <li>(d) provides comfortable vantage points to rest, socialise and observe surrounding activities;</li> <li>(e) provides a variety of circulation options; and</li> <li>(f) links with external pedestrian paths.</li> </ul>	<b>AO6.1</b> Internal pathways: <ul style="list-style-type: none"> <li>(a) are a width of 2 metres extending to 3.5 metres when combined with a seating area;</li> <li>(b) comply with <i>AS1428.1-4: 2010 - Design for Access and Mobility</i>;</li> <li>(c) have a firm, level, well drained non-slip surface;</li> <li>(d) provide handrails where there are grade changes or other areas of potential risk to pedestrians;</li> <li>(e) provide a covered principal walkway that links all <i>on-site</i> communal facilities; and</li> <li>(f) resting areas (seats and shade) are incorporated into the walkway</li> </ul>



	design and provide hand rails where necessary.
<b>Planning Comments</b>	
The applicant has advised as part of the application material that the development will not include internal pathways as the road network allows for the safe and efficient movement of pedestrians throughout the development and connecting it to the external network. Given the low speed nature of the development, in this instance it is considered appropriate to not require internal pedestrian pathways.	

**Service, works and infrastructure code**

<b>Vegetation clearing</b>	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<b>PO6</b> Vegetation must be protected to ensure that: <ul style="list-style-type: none"> <li>(a) vegetation of historical, cultural or visual significance is retained;</li> <li>(b) vegetation is retained for erosion prevention and slope stabilisation;</li> <li>(c) the character of the local area is maintained;</li> <li>(d) pedestrian shading is maintained;</li> <li>(e) the conservation of natural biodiversity is assisted.</li> </ul>	<b>AO6.1</b> No vegetation clearing (unless <i>minor operational work</i> ).  OR  <b>AO6.2</b> Vegetation clearing is essential for carrying out work authorised or required under another Act.  OR  <b>AO6.3</b> Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works.  OR  <b>AO6.4</b> Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level) of an existing building or structure.  OR  <b>AO6.5</b> Vegetation clearing is authorised by Council and is considered as one or more of the following: <ul style="list-style-type: none"> <li>(a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous;</li> <li>(b) a threat to the safety of persons or property or the environment</li> </ul>

	<p>integrity;</p> <p>(c) restricting the habitability of the dwelling on the site.</p> <p>OR</p> <p><b>AO6.6</b> Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p><b>AO6.7</b> Vegetation clearing is undertaken to:</p> <p>(a) maintain an existing fire break;</p> <p>(b) undertake works in order to implement an approved fire management plan; or</p> <p>(c) establish a fire break during a fire event or to contain fire in some other way during a fire event.</p>
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#### Planning Comments

Vegetation clearing will be required across the subject land to facilitate the development. In order to mitigate the impacts of the clearing the applicant is proposing to retain the vegetation within the natural park in the north western corner of the site and along the creek line. A corridor along the western boundary of the subject land to provide a wildlife corridor between the areas of retained vegetation. As such, it is considered that the performance outcome is satisfied.

#### Transport, access and parking code

Car parking locations and treatments	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<p><b>P07</b> Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.</p>	<p><b>AO7.1</b> Car parking is located behind or within a building.</p> <p><b>AO7.2</b> The location of visitor parking is discernible from the street or alternatively appropriate signage is provided.</p>
<p><b>P08</b> Car parking areas are sensitively designed to minimise impacts on <i>sensitive land uses</i> and visually soften and provide shade to ground parking.</p>	<p><b>AO8.1</b> Screen fencing is provided next to any vehicle movement or vehicle parking areas along the side or rear boundary of a <i>site</i>.</p>

<b>Planning Comments</b>	
While the individual dwelling houses will contain undercover car parking, a large number of car parks are also to be provided in close proximity to the community facility. The car parking is predominantly located in front of the communal facility, due the topography of the site the car parking cannot be provided to the rear of the building and in its current location is easily identifiable and provides convenient and safe access into the communal facility. Shade trees may be provided in close proximity to the car parking and this will be dealt with as part of any future Landscaping work operational works applications. In this instance, as the car parking and communal facility are located well within the development and not visible from the Highland Street frontage it is considered that the Performance outcome is satisfied.	
<b>Vehicle standing and manoeuvring areas</b>	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<b>PO11</b> Long driveways are designed and treated to soften their visual appearance when viewed from the street frontage.	<b>AO11.1</b> Internal driveways do not exceed 50 metres in length.
<b>Planning Comments</b>	
The only internal driveway provided is to connect the boat and caravan storage to Esk Hampton Road. The length of the driveway is in excess of 50 metres in length but facilitates the location of the parking area in an existing cleared area in an attempt to reduce the impacts on the mapped koala habitat. In this instance, it is considered that the proposed driveway is appropriate.	

**Biodiversity overlay code**

<b>Matters of State Environmental Significance</b>	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<b>PO2</b> Vegetation clearing in areas mapped as containing Matters of State Environmental Significance (MSES) is avoided unless:  (a) it is demonstrated that the area does not support MSES as mapped; or  (b) the loss or reduction in MSES is for <i>community infrastructure</i> , or any purpose associated with an Airport, or extractive resources in a key resource area  <i>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</i>	<b>AO2.1</b> <i>Buildings and structures</i> are not located within areas mapped as containing Matters of State Environmental Significance (MSES) on the Biodiversity overlay maps OM003a-b.  AND  <b>AO2.2</b> No clearing of <i>native vegetation</i> unless defined as <i>minor operational work</i> is undertaken within areas mapped as containing MSES on the Biodiversity overlay maps OM003a-b.  OR  <b>AO2.3</b> Development is located, designed and operated to mitigate significant impacts on the environmental values of the areas mapped as containing MSES on the Biodiversity overlay maps OM003a-b, as identified through provision of a report

	prepared by an appropriately qualified person that demonstrates how the proposed development mitigates the impacts.
<b>Planning Comments</b>	
The mapped Matters of State Environmental Significance (MSES) are predominantly contained within the creek corridor and the north western corner of the site. The vegetation within the creek corridor is identified as being regulated vegetation and wildlife habitat and is proposed to be retained. The vegetation within the north western corner is identified as being wildlife habitat, the vegetation will be predominantly retained. It appears from the proposal plan that some of the wildlife habitat will be removed. The application has been referred to the State Assessment Referral Agency who have not identified any specific requirements in relation to vegetation clearing, predominantly due to the clearing being for an urban purpose in an urban area.	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<b>Where in an Urban Area</b> <b>PO3</b> Management arrangements facilitate the ongoing conservation and protection of nature conservation and biodiversity areas within <i>Urban Areas</i> .  <i>Note</i> - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.	<b>Where in an Urban Area</b> <b>AO3.1</b> Areas that are mapped as containing MSES on Biodiversity overlay maps OM002a-b are dedicated as public open space for purposes consistent with the ecological values and functions of the area.
<b>PO4</b> Development on land adjacent to areas identified as containing MSES protects the biodiversity values of MSES and: <ul style="list-style-type: none"> <li>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</li> <li>(b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values.</li> </ul> <i>Note</i> - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.	<b>Where for Material Change of Use</b> <b>AO4.1</b> A minimum setback of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.  <b>Where for Reconfiguring a Lot</b> <b>AO4.2</b> A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.
<b>Planning Comments</b>	
The applicant does not propose to dedicate the areas mapped Matters of State Environmental Significance as public open space however the areas will predominantly be	

retained through natural parks. To ensure the vegetation is protected on a long term basis, if approved, conditions will be included requiring a registrable covenant be put in place over the retained vegetation.

### Koalas

<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<p><b>PO14</b>  <i>Development</i> is sufficiently setback and minimises impacts on koalas, koala habitat values, and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values.</p> <p><i>Note</i> - Koalas are listed as vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Referral under the EPBC is required for certain actions.</p> <p><i>Note</i> - Where a suitably qualified person demonstrates that the mapped koala habitat values attributed to the site are not present on the site the above performance outcome may not apply (subject to Council discretion).</p>	<p><b>Where in a Primary Habitat Area Where for <i>Material Change of Use</i> AO14.3</b></p> <p>A minimum setback of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p>
<p><b>PO17</b>            Significant habitat areas are not dissected or further fragmented by <i>roads</i> and <i>road</i> siting and design facilitates safe koala movement by taking into account:</p> <p>(a) the number of vehicles likely to use the proposed <i>road</i>;</p> <p>(b) anticipated vehicle speeds; and</p> <p>(c) the likely volumes of traffic between 6pm and 6am.</p>	<p><b>AO17.1</b>            New <i>roads</i> near identified bushland koala habitat:</p> <p>(a) are designed to limit traffic speeds by incorporating the following 'go slow' features:</p> <ul style="list-style-type: none"> <li>(i) narrowing <i>roads</i>; and/or</li> <li>(ii) curving <i>roads</i>; and/or</li> <li>(iii) incorporating structures to slow vehicles, such as speed bumps.</li> </ul> <p>(b) include minor deviations in <i>roads</i> and driveways to retain important <i>koala habitat trees</i>;</p> <p>(c) include lighting at identified or potential koala crossing points to reduce koala and vehicle collisions;</p> <p>(d) provide vegetation and landscaping to increase the visibility of koalas entering the road within verges and median strips;</p> <p>(e) incorporates trees within traffic islands and <i>streetscapes</i>;</p>

	<p>(f) retains or provides interlocking tree canopies over roads; and</p> <p>(g) includes koala crossing warning signs.</p>
<b>Applicant comment</b>	
<p>The applicant has provided an Ecological Assessment Report which has reviewed the proposal against the relevant requirements in relation to koalas, the report includes the following comments and recommendations.</p> <p>Two individual units of remnant vegetation are mapped within the site. Least concern Regional Ecosystems (RE) 12.9-10.2/12.9-10.5 (70/30) is mapped as being present within the north-western extent of the site, and 'Endangered' RE 12.3.7/12.3.3 (95/5) is mapped flanking Redbank Creek through the centre of the site. Development is proposed within the eastern fringe of the Least Concern remnant vegetation, with no development proposed within the mapped Endangered remnant vegetation. An exemption applies under the VM Act for clearing of Least Concern remnant vegetation in an urban area for an urban purpose (eg residential, industrial, sporting, recreational or commercial), therefore no approval for clearing of Least Concern remnant vegetation is required at a State level (ie SARA).</p> <p>No flora species listed under either the QLD <i>Nature Conservation Act 1992 (NC Act)</i> or the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i> were identified on the site.</p> <p>A habitat assessment of the site has determined the on-site vegetation represents a core component of a vegetated wildlife corridor positioned on the western extent of the Esk township. The site is likely to host a modest assemblage of resident terrestrial fauna including the known presence of conservation significant koalas. Two koalas (Vulnerable under the <i>NC Act</i> and <i>EPBC Act</i>) were observed within the site along with considerable evidence of high koala usage across the site in general. A <i>Significance of Impact Assessment</i> is required to be undertaken as per the <i>EPBC Act referral guidelines for the vulnerable koala</i> (DoEE, 2014) to determine whether the activity is required to be referred to DoEE for assessment under the <i>EPBC Act</i>.</p> <p>The proposed layout retains more than 6ha of biodiversity resources within the site and offers an opportunity to rehabilitate the retained bushland areas including the degraded Redbank Creek riparian corridor in the centre of the site and to remove current grazing pressures which are eroding the potential faunal carry capacity of the site. The application also represents the opportunity to secure the retained koala habitat areas on the site under a legally binding protective instrument such as a conservation covenant to ensure the long term protection of the in-situ biodiversity values. Such measures will become increasingly invaluable to local wildlife populations residing within the urban growth boundary as the Esk Township expands in the future in line with predicted human population growth.</p>	
<b>Planning Comments</b>	
<p>The Relocatable home park is to be located within mapped secondary koala habitat as such the setback required by the planning scheme cannot be achieved. Notwithstanding this, the applicant has allocated significant portions of the subject land for enduring koala conservation and strategic wildlife corridor connectivity. The applicant also changed the application to remove the development from within the mapped primary koala area.</p>	

The retention of vegetation includes a corridor along the western boundary of the subject land connecting the 'natural park' within the north western corner of the subject land to the balance of the site including Redbank Creek and the land to the south.

If approved, conditions of development will include the requirement for all retained vegetation, including the corridor, be permanently protected by the inclusion of registrable covenants over the title in accordance with the *Land Titles Act 1994*.

### Bushfire hazard overlay code

<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<p><b>PO1</b> Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b unless it is demonstrated that:</p> <ul style="list-style-type: none"> <li>(a) the subject land is a Medium (potential intensity) Bushfire Hazard (or lesser); or</li> <li>(b) development is for community infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and</li> <li>(c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.</li> </ul>	<p><b>AO1.1</b> Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b.</p> <p><b>AO1.2</b> Uses within the following <i>Activity groups</i> are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b:</p> <ul style="list-style-type: none"> <li>(a) Accommodation activities group;</li> <li>(b) Business activities group;</li> <li>(c) Community activities group; and</li> <li>(d) Entertainment activities group.</li> </ul>

### Applicant comments

A Site based Bushfire Hazard Assessment has been undertaken using the methodology prescribed in the State Planning Policy – State Interest Technical Manual - Natural Hazards, Risk and Resilience (DILGP, 2016) (refer Attachment 1). The result of this assessment is that all hazardous vegetation within 100m of the site is classified as a Medium Potential Bushfire Hazard Area, thereby achieving compliance with AO1.1.

The Plan of Development proposes the provision of a 6-8m firebreak buffer inclusive of a sealed and formed roadway between the Relocatable Home Park and the open eucalypt forest to be retained in the north-west site corner. The proposed alternative outcome and takes into consideration factors which act to reduce the likely severity of fire encroachment from the west including declining slopes, existing firebreaks in the form of Outlook Drive and Highland Street, and existing clearing on the westerly adjacent allotment. Pressurized town water will also be available on-site to defend against bushfire impacts.

### Planning Comments

The site contains areas mapped as High and Very High potential risk of bushfire hazard. The mapped areas are predominantly located within the retained natural park. Notwithstanding this the applicant has completed a Bushfire hazard assessment which has confirmed that the proposed dwellings will be located outside the high and very high

potential risk areas.

The proposal plan has been designed in such a way that no dwelling houses directly adjoin the retained vegetation in an attempt to mitigate the bushfire risk.

The applicant has advised that pressurised town water will be available. The applicant will need to liaise directly with Queensland Urban Utilities to ensure sufficient pressure is available for fire fighting purposes.

### Flood hazard overlay code

Significant flood hazard area	
<i>Performance outcome</i>	<i>Acceptable Solutions</i>
<p><b>PO11</b> Development within a Significant flood hazard area on Flood Hazard Overlay Map OM-007 is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) likelihood and frequency of flooding;</li> <li>(b) the flood risk acceptability of development;</li> <li>(c) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure.</li> </ul>	<p><b>Where for Material Change of Use AO11</b> The following uses are not located within a Significant flood hazard area identified on Flood Hazard Overlay Map OM-007:</p> <ul style="list-style-type: none"> <li>(a) child care centre;</li> <li>(b) community care centre;</li> <li>(c) community residence;</li> <li>(d) community use;</li> <li>(e) emergency services;</li> <li>(f) hospital;</li> <li>(g) residential care facility;</li> <li>(h) retirement facility; or</li> <li>(i) utility installation involving water and sewerage treatment plants.</li> </ul>
<p><b>Planning Comments</b></p> <p>The proposed communal facilities of the Relocatable home park are proposed to be located within the Significant flood hazard area. The application material provided identifies that the facilities will be constructed above the defined flood event and will allow flood water to travel underneath the buildings. The proposed dwellings are located well outside the Significant flood hazard area.</p> <p>The proposed boat and caravan storage area will be located within the low potential hazard area. As the parking area does not include any built structures there is no requirement for the area to be located outside the flood hazard area.</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 and Sewer**

The proposed development will be connected to both reticulated water and sewerage. The applicant has provided a Services Advice Notice from Queensland Urban Utilities which appears to indicate that the development can be appropriately serviced for both potable water and reticulated sewerage.

**Stormwater/Drainage**

The applicant has provided a stormwater management plan prepared by a RPEQ. The stormwater plan proposes to have stormwater basins to provide non-worsening for both quantity and quality to downstream property owners for a range of flows up to the 1% AEP or Q100 event which is consistent with the requirements of the State Planning Policy in relation to stormwater. If approved, considerable conditions will be included relating to stormwater detention and management.

If approved, an Infrastructure Charges Notice in accordance with Council's Charges Resolution (No. 2) 2016 will be issued for Stormwater.

**Pedestrian connectivity**

The applicant has advised that the development is not intended to contain specific pedestrian pathways and the pedestrian network will be contained within the internal road network. The applicant has advised that this is a suitable outcome given the low speed and traffic generation of the internal roads. While officer have accepted that this may be an acceptable outcome it is considered necessary for a pedestrian pathway to be provided from the entrance of the site to the communal facilities. Relevant conditions will be included, should the application be approved.

**Roads**

The Relocatable home park is to gain access from Highland Street, Council's design and development manager has reviewed the application and has provided conditions to be included should the application be approved requiring widening of Highland Street.

The Residential care facility is to gain access via Un-named Road #2511, this road fronts Highland Street and is currently unformed. If approved the applicant will be required to construct this road in accordance with Council's standards.

If approved, an Infrastructure Charges Notice in accordance with Council's Charges Resolution (No. 2) 2016 will be issued for the Transport network.

**Services**

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

**Heritage**

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

The applicant will be advised as part of the Schedules of Approval that all due diligence and reasonable precautionary measures are to be undertaken before 'any activity' may harm Aboriginal Cultural Heritage on the site.

**8.0 STATE AGENCY REFERRALS****Concurrence Agencies****Department of Infrastructure, Local Government and Planning (DILGP)**

The Department of Infrastructure, Local Government and Planning, as a concurrence

agency has assessed the impact of the proposed development on the State Controlled Road Network and requires Council to include the referral agency response in Council's Schedules of Approval for the development application. Referral response SDA-0516-030788 dated 22 August 2016. Refer to Attachment 20 and Schedule 6 of the recommended conditions.

**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'. The public notification period was undertaken twice for the development. At the completion of the first notification period the applicant made changes to the application as a result of concerns raised within submissions. The concerns were predominantly of an environmental nature and removed all built structures to outside the primary koala habitat. The changes were considered to be significant enough to require the public notification period to be repeated. The following is a summary of the submissions received during both consultations periods.

During the two notification periods Council received a total of 14 properly made submissions include one submission supporting the application.

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

***Traffic Impacts along Highland Street***

Submissions have raised concerns that the increased traffic along Highland Street will impact on the quiet rural atmosphere of Esk

**Officer comments**

The applicant has provided a traffic impact assessment for the proposed development which has advised that the proposed traffic generation is anticipated to be negligible. Council's design and development engineer requires only minor upgrades to Highland Street which is consistent with the traffic generation anticipated by the traffic study.

***Wildlife impacts***

Concerns have been raised regarding the impact of the development on native wildlife including koalas, echidnas etc.

**Officer comments**

The applicant has provided an Ecological Assessment which has acknowledged the role the subject land plays in providing habitat and corridor features for native wildlife, including koalas. The report further acknowledges that at the time the site investigation was undertaken two koalas were spotted on the site. As a result of the concerns raised during the original public notification period the application was changed to remove all development, apart from the boat and caravan storage, out of the primary koala habitat area.

Further the layout was amended to include a 10 meter wide corridor along the western boundary of the subject land connecting the retained vegetation to around and to the south of Redbank Creek to the natural park in the north western corner of the site. If approved, a number of conditions will be included relating to the retention of a large amount of vegetation across the site and also to ensure any clearing is undertaken in a way that minimises the impacts on the native wildlife.

If approved, a condition will be included requiring animals be kept on site in accordance with

Council's Local Laws, which will theoretically limit the number of dogs and cats to a very small number which will have a beneficial impact on the protection of wildlife on the site once the development is operational. The internal speed limit will also be limited to ensure minimal impact from traffic is created.

### ***Storm water impacts***

Concerns have been raised regarding the possible quality and quantity of the storm water produced by the development and the potential impact of the storm water on adjoining and nearby properties.

### **Officer comments**

The applicant has provided a stormwater management plan prepared by a RPEQ. The stormwater plan proposes to have stormwater basins to provide non-worsening for both quantity and quality to downstream property owners for a range of flows up to the 1% AEP or Q100 event. Council's design and development manager has reviewed the storm water plans provided and has advised that he is satisfied with the proposal.

### ***Privacy, amenity and social impacts***

Concerns regarding the privacy, amenity and social impacts to adjoining properties and the local community have been raised by submitters.

### **Officer comments**

Concerns raised included the social implications of the development being a gated community. As the development will be wholly contained on a single lot and access will be limited and as such it is considered appropriate that the development is operated as a gated community. Fencing is also requested along the boundaries to provide privacy to the adjoining properties, given the requirement for wildlife to travel along the proposed corridor consideration needs to be given to the type and style of fencing. As such, if approved, a fencing plan will be requested as part of the Landscaping operational works application to ensure any fencing facilitates wildlife movements.

### ***Inconsistency of development with Strategic Intent of the planning scheme***

Concerns have been raised within the submissions that the proposal is inconsistent with the intent of the planning scheme, in particular the General residential zone code.

### **Officer Comment**

The concerns raised within the submission are not supported as the overall outcomes for the General residential zone code identifies that Residential care facilities and retirement facilities are an acceptable land use within the zone where well located in relation to town centres. The proposed development is in close proximity to the town of Esk with pedestrian and vehicle connections proposed.

### **RECOMMENDED DECISION**

THAT Council approve the Development Application for a Material Change of Use for a Development Permit for Relocatable Home Park (Over-50s Lifestyle Resort) (180 dwellings) and Residential Care Facility (121 suites) and Reconfiguring a lot – Boundary realignment (4 into 2 lots) on land described as Lot 1 on RP116781, Lot 2 on RP20824, Lot 3 on RP20824 and Lot 2 on RP156749 and situated at Highland Street, Esk 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	At all times

	<p>documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>• Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016</li> <li>• Overall Site Layout Plan – Staging Plan – Drawing No. SL 02 Revision D – prepared by Alwin Architects – dated April 2016</li> <li>• Residential care facility – ground floor plan – Reference No. 251 AC101 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility – 1<sup>st</sup> floor plan – Reference No. 251 AC102 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility – Elevations - Reference No. 251 AC103 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility - Section - - Reference No. 251 AC 01 – prepared by Alwin Architects – dated August 2016</li> <li>• Reconfiguration of Lot Proposal Plan – Drawing No. DF16015.2 Sheet 1 of 1 – prepared by Project Urban - dated 18 August 2016</li> <li>• Typical House Type A – Drawing No. HA 101 – A Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type B – Drawing No. HB 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type C – Drawing No. HC 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type D – Drawing No. HD 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Community Building Floor Plan – Drawing No. CB 101 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building South East View – Drawing No. CB 102 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building North West View – Drawing No. CB 103 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building Elevations – Drawing No. CB 106 – prepared by Alwin Architects – dated 3 May 2016</li> <li>• Community Building Sections – Drawing No. CB 104 – prepared by Alwin Architects – dated 3 May 2016</li> <li>• Ecological Assessment Report version 3 – North Coast Environmental Services – dated August 2016</li> <li>• Bushfire Hazard overlay assessment – Reference –</li> </ul>	
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	BR1 2016-06 - prepared by North Coast Environmental Services – dated 22 August 2016	
	<ul style="list-style-type: none"> <li>Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.</li> </ul>	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; 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	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.6	The approved use is for a relocatable home park (Lifestyle Resort for Over 50's) under the Manufactured Homes (Residential Parks) Act 2003, including 180 dwellings, a manager's residence, communal facilities and boat/van storage generally in accordance with the approved plans	At all times
1.7	Boat and caravan parking is to be provided only for residents of the over 50's lifestyle resort.  Access is to be provided via the existing access and parking area is to be located within the existing cleared area to facilitate no vegetation clearing in relation to this matter	At all times
1.8	Dwelling house designs within the development include only the designs identified by Condition 1.1	At all times
1.9	One or more of the following services are to be provided on site for the convenience of the residents:  (a) chemist; (b) hairdresser; (c) convenience shopping; (d) postal facility; (e) public telephone; or (f) basic medical services	As part of Stage 1 of the development and At all times
1.10	A shuttle bus service to convenience and higher order shopping, and medical facilities is to be provided for the residents.	As part of Stage 1 of the development and At all times
1.11	A geotechnical report is to be prepared by a suitably qualified person that undertakes a detailed site analysis confirming	Prior to lodgement of Operational Works

	that the site is suitable for the proposed construction of the relocatable homes (slab on ground). A copy of the report is to be provided to Council.  If it is determined as a result of the investigation that the proposed layout or house plans need to be amended the appropriate representations are to be made to Council to change the approved documents.	application for Stage 1 of the development.
1.12	The applicant must operate the Over 50's Lifestyle Resort under the Manufactured Homes (Residential Parks) Act 2003 (or subsequent legislation) and ensure that the manufactured homes are owner occupied by a maximum of 2 patrons who meet the resort's age criteria (which must be clearly articulated in any sales/lease contract/agreement), other than short term visitors. Specifically, 1 of the owner occupiers must be at least 50 years of age, with the other not less than 40 years of age.	At all times
1.13	The maximum height of all buildings is to not exceed 8.5m from the ground level.	At all times
1.14	Certification must be submitted to council from a cadastral surveyor which certifies that the building/s does not exceed the maximum height requirement of this decision notice.	Prior to lodgement of any Building Applications.
1.15	The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.	As part of Stage 1 and at all times
1.16	The Relocatable Home Park (Lifestyle Resort for Over 50's) must have an entry statement at the Highland Street frontage and the entry statement must be maintained.  The entry statement must be wholly located within private land and not within the public road reserve.	As part of Stage 1 and maintenance at all times
1.17	The Residential care facility must have an entry statement and the entry statement must be maintained.  The entry statement must be wholly located within private land and not within the public road reserve.	As part of Stage 4 and maintenance at all times
1.18	The development may be staged in accordance with the stage boundaries shown the approved plans. The development needs to be completed sequentially in the stage order indicated on the Approved Plans provided.	At all times
1.19	Pursuant to s342 of the Sustainable Planning Act 2009, this development approval lapses if the whole of the approved use has not happened within 10 years of the approval taking effect.	At all times

1.20	The entrance to the site and individual dwelling/unit numbers must be clearly signed.	At all times
1.21	The Aboriginal Cultural Heritage Act 2003 duty of care imposes requirements for the implementation of reasonable and practicable measures to ensure no harm is done to Aboriginal cultural heritage. Accordingly, the applicant is to consult with Jagera Daran Pty Ltd and undertake a cultural heritage survey in conjunction with them. Their current phone number is (07) 3902 0968.	Within three months of this approval becoming effective.
1.22	A copy of the completed survey prepared in accordance with condition 1.21 is to be submitted to Council.	Prior to commencement of any works which will result in ground disturbance.
1.23	Animals are to be kept in accordance with Somerset Regional Council Local Law 2 – Animal Management 2011 (or as amended)	At all times
1.24	Each dwelling house is to be provided with private open space as follows:  (i) at <i>ground level</i> , a minimum of 25 square metres with a minimum width of 4 metres; or  (ii) above <i>ground level</i> , a minimum of 10 square metres with a minimum width of 2.5 metres	As part of each dwelling house within Stages 1 – 3
1.25	A Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia</i> , prepare by the Australian Government is to be prepared by a suitably qualified person and provided to Council.	Prior to commencement of Stage 1.
1.26	Areas of the site within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points and signage indicating the position and path of all safe evacuation routes off the site is to be provided.	Prior to commencement of Stage 1 and at all times.
1.27	All internal roads are to make a maximum speed limit of 20km/h and the speed limit must be sufficiently signed.	At all times once the use has commenced.
<b>SCHEDULE 2 – Engineering</b> <i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	The Applicant is to complete each stage of the development in sequence in accordance with Drawing No. SL 01 Revision D – prepared by Alwin Architects dated April 2016	At all times

	The Applicant is not to complete each stage of the development until the Applicant has received endorsement for the preceding stage.	
2.2	Make an Operational Work application to Council and pay the required fees where an application involves landscape works, earthworks, erosion and sediment control, roadwork, landscaping, car parks, clearing or stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work for each stage
2.3	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
2.4	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 for each stage
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As part of Operational works for each stage.
<b>OPEN SPACE/PARK/LANDSCAPING</b>		
2.6	An application for operational works for landscape works is to be lodged with Council for the overall development. The application material must be prepared by a suitably qualified landscape architect, horticulturist, or other person experienced in landscape design and construction.	As part of operational works application for Stage 1.
2.7	Any landscape works must be undertaken in accordance with any operational works approvals.	At all times
2.8	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times
2.9	The Operational works application for landscape works must address the performance criteria listed below: <ul style="list-style-type: none"> <li>Comply with the Somerset Regional Planning Scheme and Somerset Development Manual.</li> <li>Enhance the appearance of the development internally and externally.</li> <li>To make a positive contribution to the streetscape;</li> <li>To screen unsightly objects from public view;</li> </ul>	As part of Operational works for Stage 1.



	<ul style="list-style-type: none"> <li>• To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>• To ensure common areas are useable;</li> <li>• To provide long term erosion protection;</li> <li>• To integrate with existing vegetation and other natural features of the site and adjoining lands; and</li> <li>• To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Operational works application must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• The number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching.</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan.</li> <li>• All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period.</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> </ul> </li> <li>• A minimum of 70% of landscaped areas must be retained as a permeable surface.</li> <li>• Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</li> <li>• Endemic koala habitat tree species are to be planted within the Highland Street road reservation to supplement the existing wildlife corridor.</li> <li>• Fencing plan which illustrates the location and materials proposed for any proposed fencing across the site.</li> <li>• Screening of the Relocatable home park along the eastern boundary.</li> </ul>	
2.10	The landscaping works must be maintained, and the site must remain in a clean and tidy state at all times.	At all times

2.11	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work.	As part of Operational Works for each stage.
	<b>GENERAL SERVICES</b>	
2.12	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each site.	As part of Operational works for each stage.
2.13	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that the development has been connected to applicable service.	Prior to commencement of use for each stage.
2.14	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational works for each stage.
	<b>BUILDING ABOVE FLOOD LEVEL</b>	
2.15	Floor heights shall be a minimum of 300mm above the Defined Flood Level (DFL).	At all times
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works for each stage
2.17	Vehicle Access shall have a maximum depth of 200mm in a 1% Average Exceedance Probability (AEP) or Q100 flood event.	As part of operational works and at all times.
	<b>EARTHWORKS</b>	
2.18	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of operational works.
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property	At all times

	owner(s).	
	<b>ROADWORKS</b>	
2.22	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to commencement of use for each applicable stage.
2.23	Design and construct all roads as illustrated on the approved plans, with appropriate edge treatment (including internal roads, drainage and associated works) with sealed surfacing in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational works for each stage.
2.24	Carriageway widths to be in general accordance with Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016 and the <i>Somerset Regional Council Development Manual</i> .	As part of Operational works for each stage.
2.25	The landowner is responsible for the construction of Un-named Road 2511, from the road carriageway of Highland Street to the property boundary to a 8m width as an Access Place in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> . The road is to be designed such that vegetation within the road reserve is retained where possible.	Part of Operational works for Stage 4
2.26	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works for each stage
2.27	Provide a vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	As part of Operational works for each stage.
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational Works for each stage
2.29	Applicant is required to design Highland Street to the ultimate design carriageway width of 10m including kerb and channel, footpath, and verge from Edward Street through to the full frontage of the site. Applicant is required to construct the following:  a) 1.5m seal widening including table drains and verge adjacent to and for the full frontage of the development.	As part of Operational works for Stage 1
	<b>FOOTPATHS</b>	

2.30	Provide a concrete footpath with a width of 1.5 metres, from both entrances to the site along the southern side of Highland Street to the intersection of Edward Street to join Councils existing footpath network.	As part of Operational Works for Stage 1.
2.31	Provide a concrete footpath with a width of 1.5 metres, from the entrance to the site along Highland Street to the Community Building.	As part of Operational works for Stage 1
2.32	Provide a concrete footpath with a width of 1.5 metres, along Un-named Road #2511 connecting the Residential care facility Building to the footpath network on Highland Street.	As part of Operational works for Stage 4
<b>VEHICLE ACCESS</b>		
2.34	All vehicular access for dwellings 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> .	As part of Operational works for each stage
2.35	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
2.36	All vehicles shall enter and leave the site in a forward gear	At all times
2.37	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational works for each stage
<b>CAR PARKING</b>		
2.38	Provide a minimum of one (1) on-site car parking for each dwelling.  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.	As part of building application for each dwelling contained within the Relocatable home park.
2.39	Provide 11 visitor vehicles parking spaces, including two (2) spaces for disabled persons for Stage 1 of the Relocatable home park.  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.	As part of Operational works for Stage 1
2.40	Provide 14 visitor vehicle parking spaces, including two (2)	As part of Operational

	spaces for disabled persons for Stage 2 of the Relocatable home park.  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.	works for Stage 2
2.41	Provide 11 visitor vehicle parking spaces, including one (1) space for disabled persons for Stage 3 of the Relocatable home park.  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.	As part of Operational works for Stage 3
2.42	Provide 37 parking spaces, including four (4) spaces for disabled persons for Stage 4 of the development – Residential care facility .  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.	As part of Operational works for Stage 4
2.43	Provide secure bicycle parking and associated support facilities for a minimum of four (4) bicycles in close proximity to the community building.	Prior to commencement of use of Stage 1.
2.44	Provide secure bicycle parking and associated support facilities for a minimum of four (4) bicycles in close proximity to the residential care facility.	Prior to commencement of use for Stage 4.
	Boat and caravan storage area is to be provided with a 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.	Prior to commencement of use for Stage 2.
	<b>REFUSE STORAGE AREA</b>	
2.45	Refuse bin storage areas of the community facility and residential care facility must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 meter high solid fence or wall.	Prior to commencement of use for the community building and Residential care facility.

2.46	Provide Waste Collection Areas in such locations so as to allow a servicing vehicle to enter and manoeuvre, so as to minimize the risk of injury to persons or damage to property, and leave the property in forward gear.	Prior commencement of use for each stage.
2.47	Provide presentation pads for waste collection for each unit that is clear of the 6m internal road. Pads are to be clearly marked, located within close proximity to the dwelling.	As part of Operational works for each stage.
<b>VISUAL AND GENERAL AMENITY</b>		
2.48	Any graffiti within the proposed development must be removed immediately.	At all times
<b>LIGHTING</b>		
2.49	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:  i) Minimum Lighting Category P4 – Cluster Housing  Install all street lighting on the same side as footpaths, where applicable.  Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	As part of Operational works for each stage.
2.50	Lighting must be provided to the following areas of the site:  <ul style="list-style-type: none"> <li>The entries and exits of the approved building.</li> <li>The pathways between the parking areas and the entrances/exits of the building/s.</li> <li>Throughout car parking areas.</li> </ul>	Prior to commencement of use of the community building and Residential care facility.
2.51	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:  <ul style="list-style-type: none"> <li>Providing Lighting that is designed, installed and regulated in accordance with the parameters outlined in <i>Australian Standard AS 1158</i>.</li> <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>	Prior to commencement of use of each stage
<b>EASEMENTS</b>		
2.52	Dedicate an easement over proposed lot 2 in favour of	Prior to

	proposed lot 1 for the purpose of providing drainage to Redbank Creek. The proponent, in a form satisfactory to Council's Solicitor, shall prepare all documentation at no cost to Council.	commencement of use for Stage 1 or as part of Reconfiguration of Lot component, whatever occurs first.
	<b>STORMWATER</b>	
2.53	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.	As part of Operational works for each stage
2.54	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Development Manual</i> .	As part of Operational Works for each stage
2.55	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.56	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage
2.57	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage
2.58	The applicant is to demonstrate how stormwater through the development does not impact on the building sites.	As part of Operational Works for each stage
2.59	Fill, compact and grade all low lying land to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	As part of Operational Works for each stage
2.60	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.	At all times
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.61	<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</p>	At all times

	the work and recover all costs from the developer associated with the work.	
2.62	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
2.63	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application for each stage
2.64	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.65	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> <li>(i) Milling;</li> <li>(ii) Chipping and/or mulching</li> <li>(iii) Disposal at an approved waste disposal facility.</li> </ul> No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times
2.66	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times
<b>SCHEDULE 3 – Environmental Health</b> <i>Assessment Manager</i>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
3.1	All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained – <ul style="list-style-type: none"> <li>▪ In a serviceable condition; and</li> <li>▪ In a state of good repair and efficient action; and</li> <li>▪ In a clean, sanitary condition; and</li> <li>▪ Free of accumulated disused materials; and</li> <li>▪ Free of vermin and pest infestations.</li> </ul>	At all times
3.2	All construction / demolition or other waste is to be removed	Prior to



	from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	commencement of each stage.
3.3	<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
	<b>Noise</b>	
3.4	<p>The component noise from the Residential care facility must be limited such that the adjusted A-weighted equivalent continuous noise level, <math>L_{Aeq, adj, 15 min}</math> when measured at any affected noise sensitive place must not exceed:</p> <ul style="list-style-type: none"> <li>(a) the background noise level + 3 dBA for daytime hours (7 am to 6 pm);</li> <li>(b) the background noise level + 3 dBA for evening hours (6 pm to 10 pm);</li> <li>(c) the background noise level + 0 dBA for night time hours (10 pm to 7 am).</li> </ul>	At all times
3.5	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times
3.6	Conduct acoustic assessment of the likely impacts of the Residential care facility on nearest and future likely sensitive receptors. The assessment must be carried out by a suitably qualified person and should have regard to the <i>Environmental Protection (Noise) Policy 2008</i> and the DEHP Planning for Noise Control Guideline 2004 or any superseding document as published from time to time. The assessment must also assess the mechanical plant proposed to be used to ensure compliance with the conditions of this approval. The acoustic assessment must be submitted to Council for approval.	Prior to the commencement of Stage 4 of the development.
	<b>Waste</b>	
3.7	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.8	<p>All general waste produced as part of the operation of the development must be disposed of through either:</p> <ul style="list-style-type: none"> <li>a. The number of standard waste services as</li> </ul>	At all times

	determined by Council; or	
	b. A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	
<b>SCHEDULE 4 – Environmental Assessment Manager</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
4.1	A vegetated buffer is to be provided along the western boundary of the subject land for a width of at least 10 metres. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the corridor must be prepared and registered on the title.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.2	The vegetated buffer along the western boundary of the subject land is to be revegetated with endemic plant species that support koala movement and forage. The vegetation is to be maintained and if vegetation dies it is to be replaced.	Prior to commencement of Stage 1 and Maintenance at all times
4.3	The Redbank Creek riparian corridor within the site is to be retained.	At all times
4.4	The retained 1.1ha of natural park in the north-west corner of the site is retained and protected as outlined (Drawing No. SL 01 Revision D). A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.5	Areas vegetation below the Q100 floodline, incorporating the Redbank creek corridor, and the primary koala habitat area south of the Redbank creek is retained and protected as outlined. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title. The covenant area is to exclude the boat/caravan storage area and access.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.6	A Significance of Impact Assessment is required to be undertaken prior to clearing to determine if the proposed activity is required to be referred to Department of the Environment for assessment under the Environmental Protection and Biodiversity Conservation Act 1999 for impacts to koalas – Evidence of this assessment will be required prior to operational works approval associated with	Prior to the Operational Works application for Stage 1

	the development.	
4.7	A licensed fauna spotter catcher is to be present during required vegetation clearing activities.	At all times
4.8	Koala warning signage, and appropriate traffic calming be implemented along internal roadways that are adjacent to any retained and restored areas of vegetation.	Prior to commencement of each stage.
4.9	Any required clearing of the site must occur sequentially in accordance with the Nature Conservation Act 1992, Nature Conservation (Koala) Conservation Plan 2006, the proposed staging plan for the development, and only subject to the approval of operational works for an applicable stage. Habitat is only cleared on an as required basis and immediately prior to civil works commencing.	Per the Operational Works application for each stage, and at all times.
4.10	<p>Prior to any clearing taking place, a bushland rehabilitation plan is prepared and implemented to control existing (and disturbance generated) pest infestations on the site, and to direct the general rehabilitation of existing bushland areas to be retained, and areas to be restored. The plan shall incorporate the construction period, applicable on maintenance period/s, and the ongoing maintenance of retained and covenanted vegetation.</p> <p>The plan should include:</p> <ul style="list-style-type: none"> <li>○ The extent of impacted vegetation and proposed area/s of required clearing</li> <li>○ Supplementary and replacement planting plan/s, and long term maintenance proposals of retained vegetation</li> <li>○ Management proposals for native fauna protection and interaction post development.</li> <li>○ Pest management strategy for pest plants and animals</li> <li>○ Timelines and milestone measures of success.</li> </ul>	Prior to the Operational Works application for Stage 1
4.11	Revegetation is to be undertaken in any cleared areas within the proposed vegetation retention portions of the site that reflect the pre-clearing ecosystem relevant to that part of the site, with particular reference to Koala habitat trees. Revegetation is to be managed to point of establishment, and thereafter incorporated in site management regimes (per the bushland rehabilitation plan), to maintain the integrity of retained vegetation.	At all times
<b>SCHEDULE 5 - RECONFIGURATION OF A LOT</b>		
5.1	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to Request for Compliance Assessment
5.2	Dedicate an easement over proposed lot 2 in favour of	Prior to Request for

	proposed lot 1 for the purpose of providing drainage to Redbank Creek. The proponent, in a form satisfactory to Council's Solicitor, shall prepare all documentation at no cost to Council.	Compliance Assessment
5.3	All vehicular access for lots 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 Request for Compliance Assessment
5.4	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.	Prior to Request for Compliance Assessment
5.5	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	Prior to Request for Compliance Assessment and at all times
5.6	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times
5.7	A vegetated buffer is to be provided along the western boundary of the subject land for a width of at least 10 metres. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the corridor must be prepared and registered on the title.	Prior to Request for Compliance Assessment
5.8	The retained 1.1ha of natural park in the north-west corner of the site is retained and protected as outlined (Drawing No. SL 01 Revision D). A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title.	Prior to Request for Compliance Assessment
5.9	Areas vegetation below the Q100 floodline, incorporating the Redbank creek corridor, and the primary koala habitat area south of the Redbank creek is retained and protected as outlined. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title. The covenant area is to exclude the boat/caravan storage area and access.	Prior to Request for Compliance Assessment

**SCHEDULE 6 – REFERRAL AGENCY****DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING***Concurrence Agency Status**Agency Response: Recommend Conditions Apply*

6.1	<p>The Department of Infrastructure, Local Government and Planning is a concurrence agency under the Sustainable Planning Regulation 2009 (SPR).</p> <p>The Department has assessed the impact of the proposed development on the State-controlled road network and requires Council to include the 'conditions of development' in the Schedules of Approval as indicated on the attached Statement of Reasons. Reference: SDA-0516-030788 dated 22 August 2016.</p>
6.2	<p>The Department of Infrastructure, Local Government and Planning Referral Agency response (Conditions and Statement of Reasons) will be attached to Council's Decision Notice for DA 15972.</p>

**Advice**

This approval has effect in accordance with the provisions of *Division 5 Section 339* of the *Sustainable Planning Act 2009*. [A copy of Section 339 will be enclosed with the Decision Notice].

**Relevant Period** - Pursuant to *Section 341* 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 *Sustainable Planning Act 2009 (SPA)* 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 *Sustainable Planning Act 2009*, the Applicant has the Right of Appeal to the *Planning and Environment Court* 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'. [A copy of the Right of Appeal will be enclosed with the Decision Notice].

**Attachments for the Decision Notice include:**

- Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016
- Overall Site Layout Plan – Staging Plan – Drawing No. SL 02 Revision D – prepared by Alwin Architects – dated April 2016
- Residential care facility – ground floor plan – Reference No. 251 AC101 – prepared by Alwin Architects – dated 26 April 2016
- Residential care facility – 1<sup>st</sup> floor plan – Reference No. 251 AC102 – prepared by Alwin Architects – dated 26 April 2016
- Residential care facility – Elevations - Reference No. 251 AC103 – prepared by Alwin Architects – dated 26 April 2016

- Residential care facility - Section - - Reference No. 251 AC 01 – prepared by Alwin Architects – dated August 2016
- Reconfiguration of Lot Proposal Plan – Drawing No. DF16015.2 Sheet 1 of 1 – prepared by Project Urban - dated 18 August 2016
- Typical House Type A – Drawing No. HA 101 – A Revision A – prepared by Alwin Architects – dated 27 June 2016
- Typical House Type B – Drawing No. HB 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
- Typical House Type C – Drawing No. HC 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
- Typical House Type D – Drawing No. HD 101 Revision A – prepared by Alwin Architects – dated 27 June 2016
- Community Building Floor Plan – Drawing No. CB 101 – prepared by Alwin Architects – dated 26 April 2016
- Community Building South East View – Drawing No. CB 102 – prepared by Alwin Architects – dated 26 April 2016
- Community Building North West View – Drawing No. CB 103 – prepared by Alwin Architects – dated 26 April 2016
- Community Building Elevations – Drawing No. CB 106 – prepared by Alwin Architects – dated 3 May 2016
- Community Building Sections – Drawing No. CB 104 – prepared by Alwin Architects – dated 3 May 2016
- Ecological Assessment Report version 3 – North Coast Environmental Services – dated August 2016
- Bushfire Hazard overlay assessment – Reference – BR1 2016-06 - prepared by North Coast Environmental Services – dated 22 August 2016
- Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.

**Decision:**

Moved - Cr Ogg

Seconded - Cr Hall

“THAT Council approve the Development Application for a Material Change of Use for a Development Permit for Relocatable Home Park (Over-50s Lifestyle Resort) (180 dwellings) and Residential Care Facility (121 suites) and Reconfiguring a lot – Boundary realignment (4 into 2 lots) on land described as Lot 1 on RP116781, Lot 2 on RP20824, Lot 3 on RP20824 and Lot 2 on RP156749 and situated at Highland Street, Esk 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>• Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016</li> <li>• Overall Site Layout Plan – Staging Plan – Drawing No. SL 02 Revision D – prepared by Alwin Architects</li> </ul>	At all times

	<ul style="list-style-type: none"> <li>– dated April 2016</li> <li>• Residential care facility – ground floor plan – Reference No. 251 AC101 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility – 1<sup>st</sup> floor plan – Reference No. 251 AC102 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility – Elevations - Reference No. 251 AC103 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Residential care facility - Section - Reference No. 251 AC 01 – prepared by Alwin Architects – dated August 2016</li> <li>• Reconfiguration of Lot Proposal Plan – Drawing No. DF16015.2 Sheet 1 of 1 – prepared by Project Urban - dated 18 August 2016</li> <li>• Typical House Type A – Drawing No. HA 101 – A Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type B – Drawing No. HB 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type C – Drawing No. HC 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Typical House Type D – Drawing No. HD 101 Revision A – prepared by Alwin Architects – dated 27 June 2016</li> <li>• Community Building Floor Plan – Drawing No. CB 101 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building South East View – Drawing No. CB 102 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building North West View – Drawing No. CB 103 – prepared by Alwin Architects – dated 26 April 2016</li> <li>• Community Building Elevations – Drawing No. CB 106 – prepared by Alwin Architects – dated 3 May 2016</li> <li>• Community Building Sections – Drawing No. CB 104 – prepared by Alwin Architects – dated 3 May 2016</li> <li>• Ecological Assessment Report version 3 – North Coast Environmental Services – dated August 2016</li> <li>• Bushfire Hazard overlay assessment – Reference – BR1 2016-06 - prepared by North Coast Environmental Services – dated 22 August 2016</li> <li>• Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.</li> </ul>	
1.2	Comply with relevant provisions of the Somerset Region	At all times

	Planning Scheme; Planning Scheme Policies and Local Laws.	
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	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.6	The approved use is for a relocatable home park (Lifestyle Resort for Over 50's) under the Manufactured Homes (Residential Parks) Act 2003, including 180 dwellings, a manager's residence, communal facilities and boat/van storage generally in accordance with the approved plans	At all times
1.7	Boat and caravan parking is to be provided only for residents of the over 50's lifestyle resort.  Access is to be provided via the existing access and parking area is to be located within the existing cleared area to facilitate no vegetation clearing in relation to this matter	At all times
1.8	Dwelling house designs within the development include only the designs identified by Condition 1.1	At all times
1.9	One or more of the following services are to be provided on site for the convenience of the residents:  (a) chemist; (b) hairdresser; (c) convenience shopping; (d) postal facility; (e) public telephone; or (f) basic medical services	As part of Stage 1 of the development and At all times
1.10	A shuttle bus service to convenience and higher order shopping, and medical facilities is to be provided for the residents.	As part of Stage 1 of the development and At all times
1.11	A geotechnical report is to be prepared by a suitably qualified person that undertakes a detailed site analysis confirming that the site is suitable for the proposed construction of the relocatable homes (slab on ground). A copy of the report is to be provided to Council.  If it is determined as a result of the investigation that the proposed layout or house plans need to be amended the appropriate representations are to be made to Council to change the approved documents.	Prior to lodgement of Operational Works application for Stage 1 of the development.



1.12	The applicant must operate the Over 50's Lifestyle Resort under the Manufactured Homes (Residential Parks) Act 2003 (or subsequent legislation) and ensure that the manufactured homes are owner occupied by a maximum of 2 patrons who meet the resort's age criteria (which must be clearly articulated in any sales/lease contract/agreement), other than short term visitors. Specifically, 1 of the owner occupiers must be at least 50 years of age, with the other not less than 40 years of age.	At all times
1.13	The maximum height of all buildings is to not exceed 8.5m from the ground level.	At all times
1.14	Certification must be submitted to council from a cadastral surveyor which certifies that the building/s does not exceed the maximum height requirement of this decision notice.	Prior to lodgement of any Building Applications.
1.15	The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.	As part of Stage 1 and at all times
1.16	The Relocatable Home Park (Lifestyle Resort for Over 50's) must have an entry statement at the Highland Street frontage and the entry statement must be maintained.  The entry statement must be wholly located within private land and not within the public road reserve.	As part of Stage 1 and maintenance at all times
1.17	The Residential care facility must have an entry statement and the entry statement must be maintained.  The entry statement must be wholly located within private land and not within the public road reserve.	As part of Stage 4 and maintenance at all times
1.18	The development may be staged in accordance with the stage boundaries shown the approved plans. The development needs to be completed sequentially in the stage order indicated on the Approved Plans provided.	At all times
1.19	Pursuant to s342 of the Sustainable Planning Act 2009, this development approval lapses if the whole of the approved use has not happened within 10 years of the approval taking effect.	At all times
1.20	The entrance to the site and individual dwelling/unit numbers must be clearly signed.	At all times
1.21	The Aboriginal Cultural Heritage Act 2003 duty of care imposes requirements for the implementation of reasonable and practicable measures to ensure no harm is done to Aboriginal cultural heritage. Accordingly, the applicant is to	Within three months of this approval becoming effective.

	consult with Jagera Daran Pty Ltd and undertake a cultural heritage survey in conjunction with them. Their current phone number is (07) 3902 0968.	
1.22	A copy of the completed survey prepared in accordance with condition 1.21 is to be submitted to Council.	Prior to commencement of any works which will result in ground disturbance.
1.23	Animals are to be kept in accordance with Somerset Regional Council Local Law 2 – Animal Management 2011 (or as amended)	At all times
1.24	Each dwelling house is to be provided with private open space as follows:  (i) at <i>ground level</i> , a minimum of 25 square metres with a minimum width of 4 metres; or  (ii) above <i>ground level</i> , a minimum of 10 square metres with a minimum width of 2.5 metres	As part of each dwelling house within Stages 1 – 3
1.25	A Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to <i>Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia</i> , prepare by the Australian Government is to be prepared by a suitably qualified person and provided to Council.	Prior to commencement of Stage 1.
1.26	Areas of the site within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points and signage indicating the position and path of all safe evacuation routes off the site is to be provided.	Prior to commencement of Stage 1 and at all times.
1.27	All internal roads are to make a maximum speed limit of 20km/h and the speed limit must be sufficiently signed.	At all times once the use has commenced.
<b>SCHEDULE 2 – Engineering</b> <i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	The Applicant is to complete each stage of the development in sequence in accordance with Drawing No. SL 01 Revision D – prepared by Alwin Architects dated April 2016  The Applicant is not to complete each stage of the development until the Applicant has received endorsement for the preceding stage.	At all times
2.2	Make an Operational Work application to Council and pay the required fees where an application involves landscape works,	Prior to the commencement of

	earthworks, erosion and sediment control, roadwork, landscaping, car parks, clearing or stormwater drainage required as stated in the following conditions.	Operational Work for each stage
2.3	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
2.4	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 for each stage
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	As part of Operational works for each stage.
<b>OPEN SPACE/PARK/LANDSCAPING</b>		
2.6	An application for operational works for landscape works is to be lodged with Council for the overall development. The application material must be prepared by a suitably qualified landscape architect, horticulturist, or other person experienced in landscape design and construction.	As part of operational works application for Stage 1.
2.7	Any landscape works must be undertaken in accordance with any operational works approvals.	At all times
2.8	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times
2.9	The Operational works application for landscape works must address the performance criteria listed below: <ul style="list-style-type: none"> <li>Comply with the Somerset Regional Planning Scheme and Somerset Development Manual.</li> <li>Enhance the appearance of the development internally and externally.</li> <li>To make a positive contribution to the streetscape;</li> <li>To screen unsightly objects from public view;</li> <li>To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>To ensure common areas are useable;</li> <li>To provide long term erosion protection;</li> <li>To integrate with existing vegetation and other natural features of the site and adjoining lands; and</li> <li>To provide adequate vehicle sightlines and road</li> </ul>	As part of Operational works for Stage 1.

	<p>safety.</p> <p>The Operational works application must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• The number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching.</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan.</li> <li>• All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period.</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> </ul> </li> <li>• A minimum of 70% of landscaped areas must be retained as a permeable surface.</li> <li>• Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</li> <li>• Endemic koala habitat tree species are to be planted within the Highland Street road reservation to supplement the existing wildlife corridor.</li> <li>• Fencing plan which illustrates the location and materials proposed for any proposed fencing across the site.</li> <li>• Screening of the Relocatable home park along the eastern boundary.</li> </ul>	
2.10	The landscaping works must be maintained, and the site must remain in a clean and tidy state at all times.	At all times
2.11	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work.	As part of Operational Works for each stage.
	<b>GENERAL SERVICES</b>	

2.12	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each site.	As part of Operational works for each stage.
2.13	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that the development has been connected to applicable service.	Prior to commencement of use for each stage.
2.14	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational works for each stage.
<b>BUILDING ABOVE FLOOD LEVEL</b>		
2.15	Floor heights shall be a minimum of 300mm above the Defined Flood Level (DFL).	At all times
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to the commencement of works for each stage
2.17	Vehicle Access shall have a maximum depth of 200mm in a 1% Average Exceedance Probability (AEP) or Q100 flood event.	As part of operational works and at all times.
<b>EARTHWORKS</b>		
2.18	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of operational works.
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
<b>ROADWORKS</b>		
2.22	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to commencement of use for each applicable stage.

2.23	Design and construct all roads as illustrated on the approved plans, with appropriate edge treatment (including internal roads, drainage and associated works) with sealed surfacing in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational works for each stage.
2.24	Carriageway widths to be in general accordance with Overall Site Layout Plan – Drawing No. SL 01 Revision D – prepared by Alwin Architects - dated April 2016 and the <i>Somerset Regional Council Development Manual</i> .	As part of Operational works for each stage.
2.25	The landowner is responsible for the construction of Un-named Road 2511, from the road carriageway of Highland Street to the property boundary to a 8m width as an Access Place in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> . The road is to be designed such that vegetation within the road reserve is retained where possible.	Part of Operational works for Stage 4
2.26	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices</i> – Part 3, Works on Roads”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works for each stage
2.27	Provide a vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	As part of Operational works for each stage.
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	As part of Operational Works for each stage
2.29	Applicant is required to design Highland Street to the ultimate design carriageway width of 10m including kerb and channel, footpath, and verge from Edward Street through to the full frontage of the site. Applicant is required to construct the following:  a) 1.5m seal widening including table drains and verge adjacent to and for the full frontage of the development.	As part of Operational works for Stage 1
	<b>FOOTPATHS</b>	
2.30	Provide a concrete footpath with a width of 1.5 metres, from both entrances to the site along the southern side of Highland Street to the intersection of Edward Street to join Councils existing footpath network.	As part of Operational Works for Stage 1.
2.31	Provide a concrete footpath with a width of 1.5 metres, from the entrance to the site along Highland Street to the	As part of Operational works for Stage 1

	Community Building.	
2.32	Provide a concrete footpath with a width of 1.5 metres, along Un-named Road #2511 connecting the Residential care facility Building to the footpath network on Highland Street.	As part of Operational works for Stage 4
	<b>VEHICLE ACCESS</b>	
2.34	All vehicular access for dwellings 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> .	As part of Operational works for each stage
2.35	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
2.36	All vehicles shall enter and leave the site in a forward gear	At all times
2.37	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational works for each stage
	<b>CAR PARKING</b>	
2.38	Provide a minimum of one (1) on-site car parking for each dwelling.  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.	As part of building application for each dwelling contained within the Relocatable home park.
2.39	Provide 11 visitor vehicles parking spaces, including two (2) spaces for disabled persons for Stage 1 of the Relocatable home park.  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.	As part of Operational works for Stage 1
2.40	Provide 14 visitor vehicle parking spaces, including two (2) spaces for disabled persons for Stage 2 of the Relocatable home park.  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	As part of Operational works for Stage 2

	minimum longitudinal gradients and minimum crossfall in accordance with AS2890.	
2.41	<p>Provide 11 visitor vehicle parking spaces, including one (1) space for disabled persons for Stage 3 of the Relocatable home park.</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>	As part of Operational works for Stage 3
2.42	<p>Provide 37 parking spaces, including four (4) spaces for disabled persons for Stage 4 of the development – Residential care facility .</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>	As part of Operational works for Stage 4
2.43	Provide secure bicycle parking and associated support facilities for a minimum of four (4) bicycles in close proximity to the community building.	Prior to commencement of use of Stage 1.
2.44	Provide secure bicycle parking and associated support facilities for a minimum of four (4) bicycles in close proximity to the residential care facility.	Prior to commencement of use for Stage 4.
	Boat and caravan storage area is to be provided with a 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.	Prior to commencement of use for Stage 2.
	<b>REFUSE STORAGE AREA</b>	
2.45	Refuse bin storage areas of the community facility and residential care facility must be provided on the premises within a building, outbuilding or other enclosed structure so that it is screened from public view with a minimum 1.5 meter high solid fence or wall.	Prior to commencement of use for the community building and Residential care facility.
2.46	Provide Waste Collection Areas in such locations so as to allow a servicing vehicle to enter and manoeuvre, so as to minimize the risk of injury to persons or damage to property, and leave the property in forward gear.	Prior commencement of use for each stage.
2.47	Provide presentation pads for waste collection for each unit	As part of Operational



	that is clear of the 6m internal road. Pads are to be clearly marked, located within close proximity to the dwelling.	works for each stage.
	<b>VISUAL AND GENERAL AMENITY</b>	
2.48	Any graffiti within the proposed development must be removed immediately.	At all times
	<b>LIGHTING</b>	
2.49	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:  i) Minimum Lighting Category P4 – Cluster Housing  Install all street lighting on the same side as footpaths, where applicable.  Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	As part of Operational works for each stage.
2.50	Lighting must be provided to the following areas of the site:  <ul style="list-style-type: none"> <li>• The entries and exits of the approved building.</li> <li>• The pathways between the parking areas and the entrances/exits of the building/s.</li> <li>• Throughout car parking areas.</li> </ul>	Prior to commencement of use of the community building and Residential care facility.
2.51	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:  <ul style="list-style-type: none"> <li>• Providing Lighting that is designed, installed and regulated in accordance with the parameters outlined in <i>Australian Standard AS 1158</i>.</li> <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>	Prior to commencement of use of each stage
	<b>EASEMENTS</b>	
2.52	Dedicate an easement over proposed lot 2 in favour of proposed lot 1 for the purpose of providing drainage to Redbank Creek. The proponent, in a form satisfactory to Council's Solicitor, shall prepare all documentation at no cost to Council.	Prior to commencement of use for Stage 1 or as part of Reconfiguration of Lot component, whatever occurs first.

	<b>STORMWATER</b>	
2.53	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan Eskapade Lifestyle Resort Highland Street Esk for Burnside Road No. 1 PTY LTD, report # 100367, revision C, prepared by Covey Associates Pty Ltd, and dated October 2016.	As part of Operational works for each stage
2.54	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Development Manual</i> .	As part of Operational Works for each stage
2.55	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.56	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage
2.57	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage
2.58	The applicant is to demonstrate how stormwater through the development does not impact on the building sites.	As part of Operational Works for each stage
2.59	Fill, compact and grade all low lying land to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	As part of Operational Works for each stage
2.60	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.	At all times
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.61	<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
2.62	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times

2.63	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application for each stage
2.64	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.65	Where vegetation is removed, the vegetation waste shall be disposed of by:  (i) Milling; (ii) Chipping and/or mulching (iii) Disposal at an approved waste disposal facility.  No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times
2.66	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times
<b>SCHEDULE 3 – Environmental Health</b> <i>Assessment Manager</i>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
3.1	All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained –  <ul style="list-style-type: none"> <li>▪ In a serviceable condition; and</li> <li>▪ In a state of good repair and efficient action; and</li> <li>▪ In a clean, sanitary condition; and</li> <li>▪ Free of accumulated disused materials; and</li> <li>▪ Free of vermin and pest infestations.</li> </ul>	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	Prior to commencement of each stage.
3.3	The holder of this development approval must not:  <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this</li> </ul>	At all times

	<p>development approval at or on the development site; nor</p> <ul style="list-style-type: none"> <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>	
	<b>Noise</b>	
3.4	<p>The component noise from the Residential care facility must be limited such that the adjusted A-weighted equivalent continuous noise level, <math>L_{Aeq, adj, 15 min}</math> when measured at any affected noise sensitive place must not exceed:</p> <ul style="list-style-type: none"> <li>(a) the background noise level + 3 dBA for daytime hours (7 am to 6 pm);</li> <li>(b) the background noise level + 3 dBA for evening hours (6 pm to 10 pm);</li> <li>(c) the background noise level + 0 dBA for night time hours (10 pm to 7 am).</li> </ul>	At all times
3.5	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times
3.6	Conduct acoustic assessment of the likely impacts of the Residential care facility on nearest and future likely sensitive receptors. The assessment must be carried out by a suitably qualified person and should have regard to the <i>Environmental Protection (Noise) Policy 2008</i> and the DEHP Planning for Noise Control Guideline 2004 or any superseding document as published from time to time. The assessment must also assess the mechanical plant proposed to be used to ensure compliance with the conditions of this approval. The acoustic assessment must be submitted to Council for approval.	Prior to the commencement of Stage 4 of the development.
	<b>Waste</b>	
3.7	All waste generated as part of the operation of the development must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.	At all times.
3.8	<p>All general waste produced as part of the operation of the development must be disposed of through either:</p> <ul style="list-style-type: none"> <li>a. The number of standard waste services as determined by Council; or</li> <li>b. A private agreement with a licensed waste disposal contractor through an exemption granted by Council.</li> </ul>	At all times
<b>SCHEDULE 4 – Environmental Assessment Manager</b>		

No	Condition	Timing
4.1	A vegetated buffer is to be provided along the western boundary of the subject land for a width of at least 10 metres. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the corridor must be prepared and registered on the title.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.2	The vegetated buffer along the western boundary of the subject land is to be revegetated with endemic plant species that support koala movement and forage. The vegetation is to be maintained and if vegetation dies it is to be replaced.	Prior to commencement of Stage 1 and Maintenance at all times
4.3	The Redbank Creek riparian corridor within the site is to be retained.	At all times
4.4	The retained 1.1ha of natural park in the north-west corner of the site is retained and protected as outlined (Drawing No. SL 01 Revision D). A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.5	Areas vegetation below the Q100 floodline, incorporating the Redbank creek corridor, and the primary koala habitat area south of the Redbank creek is retained and protected as outlined. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title. The covenant area is to exclude the boat/caravan storage area and access.	Prior to the Operational Works application for Stage 1 or Prior to request for Compliance Assessment for reconfiguration of a lot component, whichever occurs first.
4.6	A Significance of Impact Assessment is required to be undertaken prior to clearing to determine if the proposed activity is required to be referred to Department of the Environment for assessment under the Environmental Protection and Biodiversity Conservation Act 1999 for impacts to koalas – Evidence of this assessment will be required prior to operational works approval associated with the development.	Prior to the Operational Works application for Stage 1
4.7	A licensed fauna spotter catcher is to be present during required vegetation clearing activities.	At all times
4.8	Koala warning signage, and appropriate traffic calming be implemented along internal roadways that are adjacent to any	Prior to commencement of

	retained and restored areas of vegetation.	each stage.
4.9	Any required clearing of the site must occur sequentially in accordance with the Nature Conservation Act 1992, Nature Conservation (Koala) Conservation Plan 2006, the proposed staging plan for the development, and only subject to the approval of operational works for an applicable stage. Habitat is only cleared on an as required basis and immediately prior to civil works commencing.	Per the Operational Works application for each stage, and at all times.
4.10	<p>Prior to any clearing taking place, a bushland rehabilitation plan is prepared and implemented to control existing (and disturbance generated) pest infestations on the site, and to direct the general rehabilitation of existing bushland areas to be retained, and areas to be restored. The plan shall incorporate the construction period, applicable on maintenance period/s, and the ongoing maintenance of retained and covenanted vegetation.</p> <p>The plan should include:</p> <ul style="list-style-type: none"> <li>○ The extent of impacted vegetation and proposed area/s of required clearing</li> <li>○ Supplementary and replacement planting plan/s, and long term maintenance proposals of retained vegetation</li> <li>○ Management proposals for native fauna protection and interaction post development.</li> <li>○ Pest management strategy for pest plants and animals</li> <li>○ Timelines and milestone measures of success.</li> </ul>	Prior to the Operational Works application for Stage 1
4.11	Revegetation is to be undertaken in any cleared areas within the proposed vegetation retention portions of the site that reflect the pre-clearing ecosystem relevant to that part of the site, with particular reference to Koala habitat trees. Revegetation is to be managed to point of establishment, and thereafter incorporated in site management regimes (per the bushland rehabilitation plan), to maintain the integrity of retained vegetation.	At all times
<b>SCHEDULE 5 - RECONFIGURATION OF A LOT</b>		
5.1	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to Request for Compliance Assessment
5.2	Dedicate an easement over proposed lot 2 in favour of proposed lot 1 for the purpose of providing drainage to Redbank Creek. The proponent, in a form satisfactory to Council's Solicitor, shall prepare all documentation at no cost to Council.	Prior to Request for Compliance Assessment
5.3	All vehicular access for lots shall provide convenient and safe access and egress from the site in accordance with <i>Somerset</i>	Prior to Request for Compliance

	<i>Regional Council Development Manual and Standard Drawings.</i>	Assessment
5.4	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.	Prior to Request for Compliance Assessment
5.5	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	Prior to Request for Compliance Assessment and at all times
5.6	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times
5.7	A vegetated buffer is to be provided along the western boundary of the subject land for a width of at least 10 metres. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the corridor must be prepared and registered on the title.	Prior to Request for Compliance Assessment
5.8	The retained 1.1ha of natural park in the north-west corner of the site is retained and protected as outlined (Drawing No. SL 01 Revision D). A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title.	Prior to Request for Compliance Assessment
5.9	Areas vegetation below the Q100 floodline, incorporating the Redbank creek corridor, and the primary koala habitat area south of the Redbank creek is retained and protected as outlined. A covenant consistent with the <i>Land Titles Act 1994</i> that preserves the natural features of the area must be prepared and registered on the title. The covenant area is to exclude the boat/caravan storage area and access.	Prior to Request for Compliance Assessment
<b>SCHEDULE 6 – REFERRAL AGENCY</b> <b>DEPARTMENT OF INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING</b> <i>Concurrence Agency Status</i> <i>Agency Response: Recommend Conditions Apply</i>		
6.1	<p>The Department of Infrastructure, Local Government and Planning is a concurrence agency under the Sustainable Planning Regulation 2009 (SPR).</p> <p>The Department has assessed the impact of the proposed development on the State-controlled road network and requires Council to include the 'conditions of development' in the Schedules of Approval as indicated on the attached Statement of</p>	

	Reasons. Reference: SDA-0516-030788 dated 22 August 2016.
6.2	The Department of Infrastructure, Local Government and Planning Referral Agency response (Conditions and Statement of Reasons) will be attached to Council's Decision Notice for DA 15972.
<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 <i>Division 8 Section 461</i> 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 <i>section 242</i> of the 'Act'. [A copy of the Right of Appeal will be enclosed with the Decision Notice]."	
<u>Carried</u>	

<b>Subject:</b>	<b>DA9092 - Request for support of application to the Planning and Environment Court to revive lapsed development approval</b>
<b>File Ref:</b>	<b>DA9092</b>
<b>Action Officer:</b>	<b>Senior Planner</b>

### Background/Summary

Council on 8 November 2016 received a request from Zone Planning Group on behalf of Sunslide Pty Ltd seeking Council's written support for the revival of a lapsed development approval and a resultant extension to the relevant period to 18 November 2018, sought under the Originating Application filed in the Planning and Environment Court by MBA Lawyers on behalf of Sunslide Pty Ltd, which has been allocated a hearing date of 18 November 2016. A copy of the Originating Application is provided at Attachment 1.

By way of background, Council on 26 February 2010 issued a development permit for DA9092 for a material change of use for Commercial Premises (Supermarket, Retail Tenancies and associated Public Amenities and Medical Centre) and Community Facilities (Child Care Centre) and reconfiguration of a lot for four lots on land formerly described as Lot 503 on SP216824, (currently described as Lots 103-105 on SP254157).



The relevant period of the development approval was subsequently extended until 26 February 2016, by way of Council's Decision Notice dated 16 December 2013.

On 16 June 2015, Council issued a permissible change development approval which allowed for a number of minor changes to be made to the shopping centre layout in order to allow for a supermarket business to lease a tenancy within the premises. At the time the permissible change application was lodged, the securing of a supermarket tenant allowed for the preparation of a construction works program that included the lodgement of an Operational Works application.

The lodgement of the Operational Works application would have enacted the "rolling forward provisions" under the *Sustainable Planning Act 2009 (SPA)* and extended the relevant period of the approval for a further two years. It is for this reason that the permissible change application did not seek to also extend the relevant period of the approval.

Following the receipt of the permissible change development approval, the intended supermarket tenant did not eventuate and therefore no further related application was lodged and the rolling forward provisions provided under SPA were not enacted.

The Developer was unaware of the approval period timeframe and has since secured a contract for the construction of the shopping centre development and approached Zone Planning Group for assistance with the due diligence process. During initial investigations by Zone Planning Group it was determined that the development approval lapsed on 26 February 2016 due to the lack of 'related applications' being lodged with Council. Given the intention to start construction of the development in early 2017, Zone Planning Group has commenced the process to have the approval revived in the Planning and Environment Court.

In order to ensure that the revival request to the Planning and Environment Court has the greatest chance of success, the applicant respectfully requests Council to provide written support for the proposed revival of the lapsed development approval and resultant extension to the relevant period to 18 November 2018. The applicant considers this request to be warranted for the following reasons:

- The revival will allow for the construction of a much needed local shopping centre to commence in a timely manner and provide residents of the adjacent Eagle Rise Estate with various essential services.
- The lodgement of a fresh development application would represent an unfeasible delay to the commencement of construction and would result in the current contract becoming void;
- It is acknowledged that the planning scheme has changed since the time of the original approval; however, the new scheme has reflected the approval by allocating a Centre Zone designation to the relevant portions of the site. Therefore the revival of the approval will not conflict with Council's current planning intent for the site; and
- No changes to the current approval are proposed and construction will occur based on the current approval plans.

### Planning Comments

The lapsed development approval was to be conducted in stages. Essentially, the subdivision creating four lots and a Reciprocal Easement has been completed. The Survey

Plan of Lots 103-105, 515 and 900 and Easements A and B in Lots 103-104 on SP254157, cancelling Lot 503 on SP216824, has been registered in the Titles Department. Lot 900 SP254157 has been transferred to Council for Park purposes. Locality plan inserted below.

The balance of the development involved the construction of Commercial Premises (Supermarket, Retail Tenancies and associated Public Amenities and Medical Centre); and Community Facilities (Child Care Centre – 75 persons) in accordance with the conditions provided in the Decision Notice dated 16 June 2015. The scale of Commercial Premises within Precinct 1 is limited to a gross floor area (GFA) not exceeding 1,039.1m<sup>2</sup> and used for:

- Supermarket – 450m<sup>2</sup> GFA Stage 1;
- Supermarket extension - 150m<sup>2</sup> GFA Stage 2;
- Total = 600m<sup>2</sup> GFA
- Retail tenancies (combined GFA 355m<sup>2</sup>);
- Public Amenities (GFA 84.1m<sup>2</sup>); and
- Associated car parking area providing 41 spaces (inclusive of 2 disability spaces and space for service and staff vehicles).

A copy of the Decision Notice dated 16 June 2015 with attachments is provided at Attachment 2.

In terms of deciding the request Council must have regard to:

- (a) The consistency of the approval, including its conditions, with the current laws and policies apply to the development, including for example the amount and type of infrastructure contributions, or charges payable under chapter 8 part 1 of the *Sustainable Planning Act 2009*; and
- (b) The communities current awareness of the development approval; and
- (c) Whether if the request were refused –
  - a. Further rights to make a submission may be available for a further development application; and
  - b. The likely extent to which those rights may be exercised; and
- (d) The view of any concurrence agency for the approval given under section 385.

The lapsed approval under DA9092 is still consistent for the locality in the long term which is reflected by designation of the site within the Centre Zone under Council's Somerset Region Planning Scheme and associated mapping. Therefore, the revival of the approval will not conflict with Council's current planning intent for the site.

The lapsed approval is consistent with Council's Infrastructure Charges applicable to commercial (retail and office) and Education Facility (Childcare Centre) development. Infrastructure Charges Notice number 61 formed part of the Decision Notice dated 16 June 2015. Should Council support the revival request, payment of Infrastructure Charges will be in accordance with Council's current Infrastructure Charges at the time of payment.

The original application was subject to Impact Assessment. During the original notification period, the application did not receive any submissions suggesting that there was no public concern regarding the establishment of a local shopping centre, Retail Tenancies, Medical

Centre and Childcare Centre on the site. Should a fresh development application be lodged over the site involving the proposed development, the level of assessment applied to a material change of use application will involve code assessment against the relevant provisions of the new Planning Scheme.

The original application involved referral to the Department of Transport and Main Roads as a concurrence agency. The Department supported the proposed development and Council as the Assessment Manager included the Departments concurrence agency response as part of the approval. Conditions applied to the development.

The Permissible Change request involved referral to the Department of State Development, Infrastructure and Planning as a responsible entity under section 369 of the *Sustainable Planning Act 2009*. The Department supported the request. A copy of the Department's response is included in Council's Decision Notice dated 16 June 2015.

MBA Lawyers acting on behalf of Sunslide Pty Ltd have given the Department of Infrastructure Local Government and Planning (DILGP) the opportunity to respond to the revival of the lapsed development approval as a separate entity to Council.

Based on the justification provided above, it is considered that the request to revive the lapsed development approval DA9092 and resultant request to extend the relevant period to 18 November 2018, sought under the Originating Application filed in the Planning and Environment Court by MBA Lawyers on behalf of Sunslide Pty Ltd, be supported.

#### Attachments

1. Originating Application filed in the Planning and Environment Court No 278 of 2016 between Sunslide Pty Ltd and Somerset Regional Council.
2. Copy of Decision Notice and attachments, dated 16 June 2015 for a Permissible Change Request for DA9092.

#### Recommendation

THAT Council support the revival of a lapsed development approval and a resultant extension to the relevant period to 18 November 2018 for DA9092, sought under the Originating Application filed in the Planning and Environment Court by MBA Lawyers on behalf of Sunslide Pty Ltd.

#### Decision:

Moved - Cr Gaedtke

Seconded - Cr Ogg

"THAT Council support the revival of a lapsed development approval and a resultant extension to the relevant period to 18 November 2018 for DA9092, sought under the Originating Application filed in the Planning and Environment Court by MBA Lawyers on behalf of Sunslide Pty Ltd."

Carried

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

### Background/Summary

#### Financial reports

Monthly financial reports for the period 1 July 2016 to 4 November 2016 are attached in accordance with section 204 of the Local Government Regulation 2012 including comments in respect of performance against budget.

#### Grants

Council has been successful with grant applications under Queensland Department of Local Government grants programs for the following totalling \$275,000:

- Emergency preparedness - evacuation centre amenities - Somerset Dam
- Flood mitigation infrastructure - Brisbane River bridge strengthening, Fernvale
- Economic development infrastructure - Lowood CBD streetscaping
- Recreational infrastructure - Fernvale Sports Park equipment storage

Council has been granted tender exemption as part of the offered \$400,000 funding under Australian Government's Heavy Vehicle Safety and Productivity Programme towards an \$800,000 widening of the western section of Gregors Creek Road. This means the project can be done with Council day labour.

An application was lodged under the SES non-recurrent subsidy program on 2 November 2016 for \$18,000 State funding towards a \$24,000 Kilcoy SES access upgrade project.

#### Rates

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

- \$1.85 million – 31 May 2016
- \$2.06 million – 4 November 2016

Overdue rates owing in respect of 21 notices of intention to sell land that were issued on 23 May 2016 were successfully collected as of 4 November 2016. Council also collected legal and other costs incurred in respect of one Esk property. No other legal or creditor costs were incurred for this process and no auctions were required to be held.

Council issued a further 24 notices of intention to sell land for overdue rates or charges totalling \$162,824 on 27 October 2016.

#### 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 as indicated in the attached payments listing including as follows:

- A and M Civil Contracting Pty Ltd - \$712,869 - contract road, bridge and park construction and maintenance materials/ services - payment 33114
- ARK Construction Group - \$248,478 - timber bridge replacement - payment 33240
- CPM Group Pty Ltd - \$204,356 - timber bridge replacement - payment 32901

Councillors have previously requested a full listing of payments made by Council since the previous report. This information is not provided pursuant to any legal requirement.

### Road maintenance detail

Councillors have previously requested additional information about road maintenance:

	7270 Rural (\$000's)	7220 Urban (\$000's)	Total (\$000's)
Bitumen road maintenance	222	33	255
Gravel road maintenance	413	46	459
Roadside drainage	79	45	124
Culvert maintenance	53	-	53
Vegetation maintenance	95	46	141
Traffic furniture	46	20	66
Linemarking	-	2	2
Total actual year to date	908	192	1,100
Expected pro-rata budget year to date	1,386	183	1,569

Council's 20 most costly road segments for ordinary maintenance this financial year are:

Esk Crows Nest Rd (gravel) Ch 26120-Ch 34090	\$41,262
Gregors Creek Rd (bitumen) Ch 5530-Ch 6810	\$30,466
Cedarvale Rd Culv Ch1.95	\$29,413
Rifle Range Rd (gravel) Ch 2770-Ch 3800	\$26,367
Diaper Rd (gravel) Ch 3000-Ch 6200	\$22,998
Lehmanns Rd (gravel) Ch 1920-Ch 2840	\$22,988
Mahons Rd (bitumen) Ch 0-Ch 7480	\$19,112
Bischoffs Rd (gravel) Ch 7510-Ch 8160	\$18,667
Banffs La (gravel) Ch 0-Ch 3050	\$16,745
Prenzlau Rd (bitumen) Ch 1350-Ch 3360	\$16,724
Lowood Minden Rd (bitumen) Ch 10530-Ch 10890	\$16,590
Diaper Rd (gravel) Ch 0-Ch 3000	\$16,284
Glenhowden Rd (gravel) Ch 30-Ch 1580	\$15,925
Voss Rd (gravel) Ch 880-Ch 2690	\$15,485
Valma La (gravel) Ch 0-Ch 160	\$13,941
Prenzlau Rd (bitumen) Ch 3900-Ch 5420	\$13,477
Cedarvale Rd (gravel) Ch 1540-Ch 4410	\$13,398
Jackson Rd (gravel) Ch 300-Ch 430	\$12,784
Glenhowden Rd (gravel) Ch 2430-Ch 4470	\$12,615
Twah-Biarra Rd (bitumen) Ch 9960-Ch 10010	<u>\$12,606</u>
Subtotal most costly 20 road segments	<u>\$387,847</u>

### 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 \$41,328,677.59 be received.

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

"THAT the reports including payments presented totalling \$41,328,677.59 be received."

Carried

**Subject:** Audit observation report FY2016  
**File Ref:** Financial management - external audit  
**Action Officer:** DFIN

**Background/Summary**

A copy of an audit observation report to the Mayor is required to be presented to the next Council meeting under S213 (3) of the Local Government Regulation 2012.

The report for 2015/2016 is attached for Council's consideration.

**Attachments**

Closing report on 2015/2016 audit to the Mayor and Chief Executive Officer from Queensland Audit Office

**Recommendation**

THAT the 2015 / 2016 audit observation report be received and contents noted.

**Decision:** Moved - Cr Hall Seconded - Cr Choat

"THAT the 2015 / 2016 audit observation report be received and contents noted."

Carried

**Subject:** Property search options  
**File Ref:** Rates and valuations - payments - 2016 - 2017 - property searches  
**Action Officer:** DFIN

**Background/Summary**

Solicitors and other parties approach Council with requests for information about properties prior to property settlements. Solicitors will normally request a full search from Council on behalf of their clients which includes rates information as well as information about planning, building, flood, road access and other issues.

Many solicitors will advise their clients to make contracts conditional upon property search results that are satisfactory to the purchaser. If Council advises that a property has a particular flood history or has no constructed road access, the purchaser is then in a position to not proceed with the purchase.

Council also provides a cheaper short property search option which includes only rating and

land-use planning matters. As an indication of relative numbers, on 7 November 2016, one of four search responses issued was a short search. It has been observed in the past that short property searches have been requested for properties that were known to have no legal or constructed road access. It is probable that short property searches have been also requested for properties with a history of flooding or which host unapproved buildings.

While a buyer-beware premise applies to property dealings, it is recommended that Council cease providing short property searches in the new year in order to ensure full information about properties is provided to prospective purchasers.

Purchasers wanting rate-only information may be able to obtain that information from the vendors of properties. Council is happy to provide transaction listings free of charge to property owners at any time.

#### Attachments

Property search application form extract

#### Recommendation

THAT effective 1 January 2017, Council no longer accept applications for short property searches and the relevant line item be deleted from Council's schedule of cost recovery fees.

#### Decision:

Moved - Cr Whalley

Seconded - Cr Gaedtke

"THAT effective 1 January 2017, Council no longer accept applications for short property searches and the relevant line item be deleted from Council's schedule of cost recovery fees."

Carried

<b>Subject:</b>	<b>Request to renew lease agreement for Lowood and District Community Kindergarten - Lot 125 RP32307 - Lot 126 on RP32307</b>
<b>File Ref:</b>	<b>Council Land and Buildings Doc Id. 599142, 599143, 817186</b>
<b>Action Officer:</b>	<b>01284-00000-000 - AG241 DCORP</b>

#### Background/Summary

A request has been received from Lowood and District Community Kindergarten to renew the lease over Lots 125 and 126 on RP32307. The current lease agreement is due to expire on 31 May 2017.

Lots 125 and 126 on RP32307 contain an area of 0.2011ha. Both parcels are owned by Council; however there are buildings owned by the Lowood and District Community Kindergarten located on site.

Lowood and District Community Kindergarten have occupied the land since May 1998 and the land would continue to be used as a Kindergarten.

As the proposed lease is to a community organisation, no tender for dealing with land is required in accordance with s236(b)(ii) of the Local Government Regulation 2012.

**Attachments**

Nil

**Recommendation**

THAT Council advise Lowood and District Community Kindergarten -

- (i) THAT there is no objection to the granting of a ten (10) year lease over Lots 125 and 126 on RP32307 at an annual rental of \$1 per annum payable on demand; and
- (ii) THAT general rates will be exempt, but any additional services eg garbage collection, water, electricity, etc. will be at the cost of the Lowood and District Community Kindergarten.

**Decision:**

Moved - Cr Hall

Seconded - Cr Ogg

“THAT Council advise Lowood and District Community Kindergarten -

- (i) THAT there is no objection to the granting of a ten (10) year lease over Lots 125 and 126 on RP32307 at an annual rental of \$1 per annum payable on demand; and
- (ii) THAT general rates will be exempt, but any additional services eg garbage collection, water, electricity, etc. will be at the cost of the Lowood and District Community Kindergarten.”

Carried

<b>Subject:</b>	<b>Somerset Region Neighbourhood Centre Service Report for the period 1 October - 31 October 2016</b>
<b>File Ref:</b>	<b>Community services - service provision - Community Development</b>
<b>Action Officer:</b>	<b>CDC</b>

**Background/Summary**

Activities throughout the month included:

- Family Fun and Information Morning at Eagle Rise Estate. Twenty-three agencies attended to provide information, referral pathways and activities for residents. Three hundred and twenty flyers were letter box dropped on the previous day around the estate, as well as the event promoted with media releases and facebook posts. Around 40 residents attended. Most of these were from the estate and they walked to the event, demonstrating the need to be flexible in where events of this nature are held. Agencies reported a lot of interest in their services. There was a mix of residents from aged and disabled to young parents with pre-schoolers.
- CPR Awareness training was held at Esk. Sixteen residents attended and gained hands on training with mannequins being available for all to use. Residents found it very informative and reported a much higher level of confidence in performing CPR, having attended.
- Volunteers at the Esk Community Connection Point hosted a successful Cuppa and Chat. The Community Nurse from Esk Hospital discussed her service as well as how



to maintain heart health.

- The CDC held a star weaving workshop for the Lowood Womens Group. Twelve ladies attended. The purpose of star weaving, making a stand against violence in our community was raised, as well as morning being a craft exercise.
- The Community Share Meal was held again in Kilcoy with numbers being low. The Bangladeshi boys were not in attendance due to changes in their circumstances and some other regulars were away due to other commitments. The respite group from Anglicare (formerly KCC) were also absent. The group that attended expressed their desire for the event to continue, but some thought needs to be given to the changing nature of the event.
- Friendly Crafters continued with 11 and 15 attending the two sessions in September. This included two new crafters. The group continues to be friendly and supportive with much laughter. Next month they have planned to have a workshop on folk art. The knitters in the group are also planning on supporting "Knitted Knockers", helping to knit prostheses for breast cancer patients.
- Friendly Games had 10 and 7 persons attending the mornings. There were three new residents who came along in the month.
- The Toogoolawah Positive Peers Mental Health Support Group met with a new resident joining the original four members. The group is continuing to develop and will meet once again with an Aftercare Worker next month to continue to develop the group.
- Toogoolawah Women's Group continues to be supported, but is a very autonomous group. They are having a planning day to determine guest speakers for the first half of 2017. They have planned a Christmas breakup, to be held on 30 November. The CDC will attend this.
- CDC attended the first meeting of a Somerset/Lockyer NDIS network group. The formation of the group, grew out of the need for agencies to support each other in preparation for the role out of the NDIS in West Moreton from July next year. Experiences in other area eg Mackay and Townsville, demonstrate the need for agencies to be ready at the onset, to ensure residents needs are met. The meeting is being supported by the council and CDC in providing space at Fernvale Futures every second month. Alternate meeting are planned to be held at Laidley. Although there were only eight at this initial meeting, it is anticipated that it will grow.
- The CDC also attended various Interagency and local level alliance meetings.

#### Future Planned Events/Activities for November/December

- Health Workshop – How to identify and respond to health emergencies
- Community Garden Working Bee in association with ALARA
- International Volunteers Day

**Somerset Region Neighbourhood Centre Service usage****Events**

<b>Group/event name</b>	<b>Date</b>	<b>Location</b>	<b>Topic</b>	<b>Number attendees</b>	<b>Number new attendees</b>
Cuppa and Chat	7 Oct	Esk	Community Nurse	7	0
Community Share Meal	25 Oct	Kilcoy	Life experiences as children	8	0
Friendly Crafters	6 Oct 20 Oct	Toogoolawah	General craft	11 15	2 0
Toogoolawah Women's Group	12 Oct 26 Oct	Toogoolawah		20 approx 20 approx	0 0
Mobile Hub	27 Oct  30 Sept	Coominya Fernvale Toogoolawah Moore Linville Kilcoy	2 services 3 services 1 service 2 services 2 service 4 services	2 residents 3 residents 1 resident 1 resident 1 resident 1 resident	9 residents 14 agencies
Friendly Games	13 Oct 27 Oct	Toogoolawah	Various board and card games	10 7	3 0
Lowood Women's Grp	18 Oct	Lowood	Star Weaving	12	0
Eagle Rise	20 Oct	Esk	Information and Child Friendly Event	40	40

**Information and referrals**

<b>Referring centre/role</b>	<b>Total number of people assisted</b>	<b>Any trends (including topic and location)</b>	<b>How enquirers heard about the service</b>
Esk Community Connection Point	2	Activities eg yoga (1)  Use of phone to access service (1)	New about it (1) Saw sign (1)
Kilcoy Community Connection Point mobile	1	Emergency Relief (1)	Referred by volunteer at Anglicare
Toogoolawah Community Connection Point	Not open for info/referral		
CDC	7	Social connections/ clubs (1)  Service details (2)	Referred by interagency/councillor (4)

## Attachments

Nil

THAT the contents of this report be noted.

"THAT the contents of this report be noted."

*Carried*

**Subject:** Sport and Recreation report - September 2016  
**File Ref:** Governance - Reporting - Officer Reports  
**Action Officer:** SRO

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 September 2016.

## Vibrant Somerset

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

- There were 1,575 attendees at the centre in August 2016. Attendances were lower than figures recorded in the previous month.
- Gym memberships for August were slightly higher than figures recorded in the previous month, however lower than figures recorded during the same period last year.
- Internal marketing included frequent updates on facebook. The facebook page received a total of 31 new likes for the month.
- The member challenge for the month included a 7 Week Heptathlon Challenge.

- Attendance figures for this month were not recorded.

*Kilcoy Indoor Sports Centre and Gym*

- Attendance figures for this month were not recorded.

**2. Swimming pools maintained in operating condition**

The Toogoolawah, Lowood and Kilcoy Pools reopened for the pool season on September 17. Esk Swimming Pool is set to reopen on October 4.

The SRO with assistance of the Facilities Maintenance Coordinator (FMC) has continued to work with new operators on a variety of matters relating to the operation of the facility and a number of maintenance issues.

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

The SRO continued to inform the community about upcoming events and programs including the September School Holiday Program and the Fernvale Sports Park official opening.

The SRO provided information for a number of media releases and facebook updates for various programs and events available to the community. The SRO also ensured that the Active and Healthy Council website page was updated with relevant information.

The SRO provided information to community sporting groups on upcoming funding opportunities as well as referrals to free webinars and other educational opportunities.

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

The SRO attended the monthly Lowood Recreation Complex Association meeting, however due to a number of members not being present, the meeting was cancelled. The intention for the monthly meeting was for the committee to sign the M.O.U put forward in the previous monthly meeting.

The SRO will ensure the M.O.U is signed at the next monthly meeting.

**5. Community participation in physical activity***2016 September School Holiday Program*

The SRO completed the September School Holiday Program for 2016. The program was held over four days and included three days for ages 5-12 (19, 21 and 23 September) and one day for ages 12-17 (26 September). There were 99 registrations across the four days for the School Holiday Program. The activities chosen appeared to be enjoyed by the participants and there were no major incidents. The SRO has taken note of changes to be made for the 2017 program including looking into implementing online registrations to make it easily accessible for parents that work full time.

*Fernvale Sports Park Official Opening*

The SRO attended the opening of the Fernvale Sports Park held on September 3 between 10am-2pm. The event provided an opportunity for the community to view the brand new 1.8 million dollar facility and enjoy the free activities that were on offer also. The event was well attended with over 200 people attending on the day which represented a success.

*Get Out Get Active*

The Get Out Get Active program concluded on September 16 with attendance figures remaining very positive through to the end of the program. The average attendance each week was between 35-40 participants.

*Teddy Bears Picnic*

The SRO attended the Teddy Bears Picnic event held at Pipeliner Park in Esk on 10 September. The SRO assisted with the setting up and packing down of the event and also ran the billy cart challenge that was available for the children to participate in. The SRO coordinated activities that were run by Anglicare staff. The use of the equipment from the Active and Healthy Resource Centre provided opportunity to promote the Somerset libraries and the use of the Active and Healthy Resource Centre.

*LIFE – Workplace Wellness*

The SRO and Director of Human Resources and Customer Service (DHRCS) have scheduled a 10,000 steps challenge that will commence on October 4 and run for 10 weeks. The SRO continued to encourage fellow Council staff to get involved in the free LIFE activities that are on offer on a weekly basis.

*Somerset Rail Trail Fun Run*

The SRO has continued to finalise the 2016 Somerset Rail Trail Fun Run ensuring that Lowood and Fernvale Lions received their donation of \$2 per participant as part of the event beneficiary agreements. The SRO and other Council officers have initiated planning for the 2017 Somerset Rail Trail Fun Run.

**6. Develop appropriate management strategies**

The SRO with assistance by the Facilities Maintenance Coordinator (FMC) liaised with management from Aqua Antics and Somerset Health and Fitness regarding facilities. This has included dealing with a myriad of issues and ensuring ongoing repairs and improvements are being made to the various facilities.

The SRO has liaised with management from the new operators, Aqua Antics and Somerset Health and Fitness, to ensure monthly reporting is completed to a required standard and in a timely manner.

**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 email notices and information on the Active and Healthy Council website page kept up to date.

Recommendation 3.1.1 – the SRO continues to assist as needed on Council's successful round 2 application for upgrades to the Lowood Recreation complex under the *Get Playing Plus* funding program.

Recommendation 3.7 – the SRO has provided assistance as needed for the review of the Esk Parkland Strategy document. Recommendations are to be made for the new Parkland Strategy document.

**8. Multiple use of recreation reserves**

The SRO has yet to further liaise with Ipswich Rugby League in regards to seeking a rugby league presence at the Fernvale Sports Park however will continue to pursue the idea.

**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 events, the latest grant information and information on upcoming

workshops and webinars.

#### 10. Grants approved

Nothing to report this month.

#### 11. Sports equipment library developed

*September –*

Esk – 45 loans

Kilcoy – 14 loans

Lowood – 3 loans

Toogoolawah – 16 loans

There were a total of 78 loans from the Active and Healthy Resource Centre in the month of September. The SRO also promoted the use of the Active and Healthy Resource Centre at the Teddy Bears Picnic event on 10 September in Esk.

#### Attachments

Centre Attendance figures for the month of August for the Fernvale Indoor Sports Centre.

#### Recommendation

THAT the report be received.

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

<b>Subject:</b>	<b>Sport and Recreation report - October 2016</b>
<b>File Ref:</b>	<b>Governance - Reporting - Officer Reports</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 October 2016.

#### ***Vibrant Somerset***

#### 1. Operate Indoor Sports Facilities

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

##### *Fernvale Indoor Sports Centre*

- There were 1,897 attendees at the centre in September. Attendances were higher than figures recorded in the previous month.
- Gym memberships for September were slightly higher than figures recorded in the previous month, however lower than figures recorded during the same period last year.
- Internal marketing included frequent updates on facebook. The facebook page

received a total of 26 new likes for the month.

- External marketing initiatives included a 'Spring into Action and get ready for Summer' offer which included a free 5 day pass and on joining received a spring support pack which included 1 x free fitness consultation, 1 x free PT session, 3 week nutrition plan and 2 x 5 day passes for friends.

#### *Toogoolawah Community Gym*

- There were 274 attendees at the Community Gym in September. First figures for new lessee.
- There were 44 gym memberships for September.
- Internal marketing initiatives included the launch of the Toogoolawah Community Gym facebook page, a 'buy three months memberships and receive the fourth free' offer and also providing free passes for existing members to promote amongst family and friends.
- External marketing initiatives included a column for the local paper, various posters around town and the promotion of free passes to allied health services/businesses to hand to their patients/customers.

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

- There were 1,326 attendees at the centre in September. First figures for new lessee.
- There were 120 new gym memberships for September.
- There were a number of internal marketing initiatives conducted in September. These included buying three months membership and receiving the fourth free, member of the month and issuing new members with free passes just to name a few.
- External marketing initiatives for September included starting a column for the local Somerset paper, holding an open day and liaising with local doctors regarding member referrals for challenging medical conditions.

## **2. Swimming pools maintained in operating condition**

#### *Toogoolawah Pool*

- There were 55 attendances recorded for September; attendance figures are low due to the recommencement of operation starting on September 17.
- Internal marketing initiatives included regular updates on facebook, website and the creation of flyers for all programs.
- External marketing initiatives were achieved through new facility signs and banners placed at the front of the centre to encourage community interest.
- Centre programs that are available to the community include aqua aerobics, squad training, and learn to swim.
- There were no incidents recorded for the month of September.

*Kilcoy Aquatic Centre*

- There were 418 attendances recorded for September; attendance figures are low due to the recommencement of operation starting on September 17.
- Internal marketing initiatives included regular updates on facebook, website and the creation of flyers for all programs.
- External marketing initiatives were achieved through new facility signs and banners placed at the front of the centre to encourage community interest.
- Centre programs that are available to the community include aqua aerobics, squad training, learn to swim and pool parties.
- There were no incidents recorded for the month of September.

*Lowood Pool*

- There were 196 attendances recorded for September; attendance figures are low due to the recommencement of operation starting on September 17.
- Marketing and promotional initiatives included a free open day which welcomed many new members and young families to programs such as learn to swim.
- Other promotional initiatives included a free senior's morning which was received well by the community.

*Esk Pool*

- Esk Swimming Pool attendance figures will be presented in next month's report due to it re-opening on October 4.

The SRO with assistance of the Facilities Maintenance Coordinator (FMC) has continued to work with new operators on a variety of matters relating to the operation of the various facilities and a number of maintenance issues.

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

The SRO ensured that the Somerset Rail Trail Fun Run and Active and Healthy Council website page was updated with relevant information.

The SRO provided information to community sporting groups on upcoming funding opportunities as well as referrals to free webinars and other educational opportunities.

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

The SRO attended the monthly Lowood Recreation Complex Association meeting, where the M.O.U between the user groups and Council was signed. The SRO also advised the committee of the scheduled attendance of the newly appointed Project Manager (Paul Henderson) for the next meeting to address any queries or concerns towards the upgrades to the complex that is scheduled for early 2017. Other general business matters were discussed such as the upcoming Lowood Rodeo scheduled for November 11.



## 5. Community participation in physical activity

### *December-January School Holiday Activities*

The SRO attended a meeting with Mercy Community Services and Anglicare to determine activities for the December-January school holidays. Activities have been decided on and the SRO will continue to liaise with respective stakeholders to ensure progress is maintained. A table outlining the activities that will be on offer will be included in next month's report.

### *Somerset Skate Clinics*

The SRO received information from Australian Skateboarding Community Initiative and have now scheduled five skateboarding events for the Christmas School Holidays. These events will take place on:

- Monday, 9 January – 4pm-6pm – Kilcoy Skate Park
- Wednesday, 11 January – 4pm-6pm – Toogoolawah Skate Park
- Friday, 13 January – 4pm-6pm – Esk Skate Park
- Tuesday, 17 January – 4pm-6pm – Lowood Skate Park
- Thursday, 19 January – 4pm-6pm – Fernvale Skate Park

The SRO is organising for barbeques to be held by community groups for each event

### *Australia Day Pool Events*

The SRO has liaised with the Promotions and Tourism Officer (PTO) in regards to the Australia Day events at Council swimming Pools. The SRO is now liaising with Somerset Sport and Aquatics and Aqua antics in regards to the arrangements for this day.

### *LIFE – Workplace Wellness*

The SRO and Director of Human Resources and Customer Service (DHRCS) have continued promoting the 10,000 steps challenge.

The SRO continued to encourage fellow Council staff to get involved in the free LIFE activities that are on offer on a weekly basis.

The SRO has signed up with the Movember Foundation to create awareness of men's health issues.

### *Somerset Rail Trail Fun Run*

The SRO attended a meeting with other Council Officers to commence planning for the 2017 Somerset Rail Trail Fun Run, this included discussions around the need for strategic documents such as a Business Plan and Marketing Plan. The SRO with assistance of other Council Officers intend to collect information and data from similar events in order to assist with the construction of the strategic documents.

### *Get Active and Healthy in Somerset Directory 2017*

The SRO has started to plan for the Get Active and Healthy in Somerset Directory for 2017. The SRO will contact clubs, community organisations, state health organisations and other relevant stakeholders in the near future to begin developing this resource.

### *Somerset Primary Schools Cup (Summer Edition)*

The SRO has continued to work on the Somerset Primary Schools Cup, completing relevant tasks to ensure progress is maintained. The event is scheduled to take place on November 14 and will host Linville, Harlin, Esk and Toogoolawah State Schools. They will be competing against each other in modified games.

**6. Develop appropriate management strategies**

The SRO with assistance by the FMC conducted facility inspections across the region to ensure the relevant sites are meeting compliance and highlight forecasted issues or ongoing maintenance.

**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 email notices and information on the Active and Healthy Council website page kept up to date.

Recommendation 3.1.1 – the SRO continues to assist as needed on Council's successful round 2 application for upgrades to the Lowood Recreation complex under the *Get Playing Plus* funding program.

Recommendation 3.7 – the SRO has provided assistance as needed for the review of the Esk Parkland Strategy document.

**8. Multiple use of recreation reserves**

The SRO has liaised with Marburg Mount Crosby Thunder Cricket Club to secure a presence at the Fernvale Sports Park. They have shown interest in using the facility and the SRO will continue liaising with the club to secure temporary tenure arrangements.

The SRO has yet to further liaise with Ipswich Rugby League in regards to seeking a rugby league presence at the Fernvale Sports Park however will continue to pursue the idea.

**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 events, the latest grant information and information on upcoming workshops and webinars.
- The SRO has liaised with the Esk and District Cricket Club and provided an array of grant information and also highlighted numerous funding avenues that they can access.
- The SRO has liaised with the Brisbane Valley Rattlers JAFRC regarding their regular meeting day and time. The SRO intends to attend a meeting in the near future to ensure they are being conducted correctly and ensure correct club governance is being demonstrated.

**10. Grants approved**

Nothing to report this month.

**11. Sports equipment library developed***October*

Esk - 11 Loans

Kilcoy - 1 Loan

Lowood - 4 Loans

Toogoolawah - 3 Loans

There were a total of 19 loans from the Active and Healthy Resource Centre in the month of October.

#### Attachments

Centre Attendance figures for the month of September for the Fernvale Indoor Sports Centre, Kilcoy Indoor Sports Centre, Toogoolawah Community Gym, Lowood Swimming Pool, Toogoolawah Swimming Pool and Kilcoy Aquatic Centre

#### Recommendation

THAT the report be received.

<b>Decision:</b>	Moved - Cr Gaedtke	Seconded - Cr Choat
	"THAT the report be received."	
		<u>Carried</u>

<b>Subject:</b>	<b>Fernvale Sports Park - trial usage agreements</b>
<b>File Ref:</b>	<b>Grants and subsidies - programs - Get Playing Plus</b>
<b>Action Officer:</b>	<b>SRO / DCORP</b>

#### Background/Summary

As outlined in a report to Council on 25 May 2016, Council has entered into a number of trial user agreements for Fernvale Sports Park similar to the attached agreement with Fernvale State School.

Trial usage agreements have also been established with Fernvale Amazons Netball Club and the Brisbane Valley Rattlers Junior AFL Club.

The trial agreements deal with maintenance issues, control over keys and other matters.

In addition to the existing usage agreements, the Marburg – Mount Crosby Thunder Cricket Club have also requested to begin using the Fernvale Sports Park in January 2017.

These trial agreements expire on 28 February 2017 and require the user groups to return keys at that time.

It is proposed that trial agreements be extended or offered until 30 September 2017 to allow time for further discussion and consideration of longer term tenure arrangements or other hire arrangements.

#### Attachment

Trial user agreement for Fernvale Sports Park with Fernvale State School of 8 June 2016

#### Recommendation

THAT Council agrees to include Marburg – Mount Crosby Thunder Cricket Club in the trial usage stage of the Fernvale Sports Park.

THAT trial usage agreements for Fernvale Sports Park be extended until 30 September 2017 or otherwise offered where appropriate to user groups until this date.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Hall
	<p>"THAT Council agrees to include Marburg – Mount Crosby Thunder Cricket Club in the trial usage stage of the Fernvale Sports Park.</p> <p>THAT trial usage agreements for Fernvale Sports Park be extended until 30 September 2017 or otherwise offered where appropriate to user groups until this date."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Request for change of operating hours - Toogoolawah Community Gym</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services - Service Provision - Recreation Facilities</b>
<b>Action Officer:</b>	<b>SRO / DCORP</b>

#### Background/Summary

A request for change of operating hours for the Toogoolawah Community Gym has been made by Manager Jayne McKenzie.

After operating the facility for over a month and being able to observe customer trends and patterns within this time, the following request for change has been made:

**Current:**

Monday, Wednesday, Friday – 6am – 9am

**Proposed:**

Monday, Wednesday, Friday – 7am – 10am.

The change will allow for a much broader audience to access the facility and will not affect operating hours required as per the contract or increase operating hours.

The change of operating hours will not provide an additional cost to Council.

A survey conducted by Jayne McKenzie, outlined that several people would prefer the change to the operating hours.

It is proposed that the change of operating hours be amended and commence 1 December 2016 to allow for New Year promotions.

#### Attachment

Nil

#### Recommendation

THAT Council agrees on the amendment of operating hours for the Toogoolawah Community Gym with effect from 1 December 2016 as follows -

Monday, Wednesday, Friday – 7am – 10am

<b>Decision:</b>	Moved - Cr Brieschke	Seconded - Cr Gaedtke
<p>"THAT Council agrees on the amendment of operating hours for the Toogoolawah Community Gym with effect from 1 December 2016 as follows -</p> <p>Monday, Wednesday, Friday – 7am – 10am."</p> <p style="text-align: right;"><u>Carried</u></p>		

<b>Subject:</b>	<b>Vandalism - October 2016</b>
<b>File Ref:</b>	<b>Risk management - risk assessment - Vandalism – Doc Id 918219</b>
<b>Action Officer:</b>	<b>DCORP</b>

#### Background/Summary

Council has previously resolved to be informed of incidences of wilful damage and destruction of Council property.

The following incident occurred during September 2016 but was reported after the agenda for the Ordinary Council meeting had closed:

Date	Location	Incident
28/09/16	Clock Park, Lowood	Report received that the amenities block was graffitied internally.

The following incident occurred during October 2016:

Date	Location	Incident
21/10/16	Minden Park	Report received that the amenities block was graffitied.
23/10/16	Coach Stop William St, Kilcoy	Report received that a sink was removed from the wall; toilet seats and a soap dispenser were broken.

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

#### Attachments

Table – Vandalism Repair Costs until 31 October 2016

#### Recommendation

THAT the report be received and the contents noted.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Whalley
<p>"THAT the report be received and the contents noted."</p> <p style="text-align: right;"><u>Carried</u></p>		

<b>Subject:</b>	<b>Council Meeting Dates - January 2017 to December 2017</b>
<b>File Ref:</b>	<b>Governance - council meetings - Notices of Motion</b>
<b>Action Officer:</b>	<b>DCORP</b>

### Background/Summary

Council is requested to adopt the Schedule of Meeting dates for the period January 2017 to December 2017, set out below:

<b>January</b>	11 25
<b>February</b>	8 22
<b>March</b>	8 22
<b>April</b>	12 26
<b>May</b>	10 24
<b>June</b>	14 (Budget) 28
<b>July</b>	12 26
<b>August</b>	9 23
<b>September</b>	13 27
<b>October</b>	11 25
<b>November</b>	8 22
<b>December</b>	6 21 (Thursday)

### Attachments

Nil

### Recommendation

THAT Council adopt the Schedule of Meeting dates commencing 11 January 2017, set out below:

<b>January</b>	11 25
----------------	----------

<b>February</b>	8 22
<b>March</b>	8 22
<b>April</b>	12 26
<b>May</b>	10 24
<b>June</b>	14 (Budget) 28
<b>July</b>	12 26
<b>August</b>	9 23
<b>September</b>	13 27
<b>October</b>	11 25
<b>November</b>	8 22
<b>December</b>	6 21 (Thursday)

**Decision:**

Moved - Cr Hall

Seconded - Cr Brieschke

“THAT Council adopt the Schedule of Meeting dates commencing 11 January 2017, set out below:

<b>January</b>	11 25
<b>February</b>	8 22
<b>March</b>	8 22
<b>April</b>	12 26
<b>May</b>	10 24
<b>June</b>	14 (Budget) 28
<b>July</b>	12 26

<b>Subject:</b>	<b>Change of start time - Council Meeting 23 November 2016</b>
<b>File Ref:</b>	<b>Governance - council meetings - Notices of Motion</b>
<b>Action Officer:</b>	<b>DCORP</b>

<b>Subject:</b>	<b>B-double Route Applications - Masondale Pty Ltd</b>
<b>File Ref:</b>	<b>Traffic and Transport - Permits - 2016 - 2017 - National Heavy Vehicle Regulator - NHVR (915603)</b>
<b>Action Officer:</b>	<b>CD</b>

THAT Council approve the application for the period 1 November 2016 to 31 October 2019), as the existing infrastructure along the proposed route is suitable for a 19m B-double (50t to 55t).



<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Brieschke
<p>"THAT Council approve the application for the period 1 November 2016 to 31 October 2019), as the existing infrastructure along the proposed route is suitable for a 19m B-double (50t to 55t)."</p> <p style="text-align: right;"><u>Carried</u></p>		

<b>Subject:</b>	<b>B-double Route Applications – The Trustee for Asher Enterprises Trust</b>
<b>File Ref:</b>	<b>Somerset Regional Council - Traffic and Transport - Permits - 2016 - 2017 - National Heavy Vehicle Regulator - NHVR (915998)</b>
<b>Action Officer:</b>	<b>CD</b>

#### Background/Summary

An application has been received from The Trustee for Asher Enterprises Trust to obtain a 19m B-double (50t-55t) permit along the following Somerset Regional Council road for the period 24 October 2016 to 23 October 2019:

- Old Esk Road, Moore

The load description for this application is timber logs

#### Attachments

Road Manager consent request Number 88170  
Location Sketch of Old Esk Road, Moore

#### Recommendation

THAT Council approve the application for the period 24 October 2016 to 23 October 2019, as the existing infrastructure along the proposed route is suitable for a 19m B-double (50t-55t).

<b>Decision:</b>	Moved - Cr Brieschke	Seconded - Cr Choat
<p>"THAT Council approve the application for the period 24 October 2016 to 23 October 2019, as the existing infrastructure along the proposed route is suitable for a 19m B-double (50t-55t)."</p> <p style="text-align: right;"><u>Carried</u></p>		

<b>Subject:</b>	<b>Purchase of Floating Road Reservation – 213CA311129 - Ottaba</b>
<b>File Ref:</b>	<b>Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (914721)</b>
<b>Action Officer:</b>	<b>TO</b>

#### Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2016/004773, seeking Council's views on the purchase of the floating public purpose reservation for road purposes contained within Lot 213 on CA311129 – location of Ottaba to allow for reconfiguration of Lots 213 on CA311129 and Lot 214 on CSH92 (both owned by the applicant) to give access to Lot 214 which is currently landlocked.

The area of the road reservation is 2.49 ha.

In answer to the Department's questions the following advice is offered:

*Council has no objection on the purchase of the floating public road reserve subject to the reconfiguration of lots being approved and completed.*

#### Attachments

- Property map
- Survey Plan

#### Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/004773 the following:

*Council has no objection on the purchase of the floating public road reserve subject to the reconfiguration of lots being approved and completed.*

#### Decision:

Moved - Cr Whalley

Seconded - Cr Gaedtke

"THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/004773 the following:

*Council has no objection on the purchase of the floating public road reserve subject to the reconfiguration of lots being approved and completed."*

Carried

<b>Subject:</b>	<b>Fernvale Bus Shelters - Colour</b>
<b>File Ref:</b>	<b>Roads - design and construction - bus route (91270)</b>
<b>Action Officer:</b>	<b>WM / CMM</b>

#### Background/Summary

Reference is made to the report presented to council on the 12 October 2016 where the following resolution was carried:

*"THAT Council endorse Option 4 the "Steel" general configuration for the preferred bus shelters."*

The above report did not address colour selection as the bus shelter style needed confirming first. Council Officers have commenced procurement of bus shelters and now wish to confirm colour selection for the roof and frame. A palette of available colours is attached to this report.

To keep the bus shelters uniform within Somerset Region, it is suggested that the colours be similar to the one presently in Ipswich Street, Esk. Referring to attached colour palette, this would mean Cottage Green for the roof and Manor Red for the frame. A sample photograph using this colour combination is attached.

### Attachments

Colour Palettes  
Sample photograph

### Recommendation

THAT Council determine the colour selection for the Fernvale Bus Shelter as Cottage Green for the roof and Manor Red for the frame.

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

“THAT the Fernvale bus shelter reflect Council’s corporate colours.”

Carried

### Adjournment of Meeting

The meeting adjourned for morning tea at 10.05am, resuming at 10.30am.

### Closed Session

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

“THAT the meeting move into a closed session at 10.30am for a confidential briefing of the Healthy Waterways Catchments report card.”

Carried

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

“THAT the meeting move out of the closed session at 11am and be once again open to the public.”

Carried

<b>Subject:</b>	<b>Renewal of Term Lease 0/211309 - 24 CSH2084 - 05517-50000-000 - Avoca Creek Road, Avoca Vale</b>
<b>File Ref:</b>	<b>Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (914534)</b>
<b>Action Officer:</b>	<b>TO</b>

### Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2016/005520, seeking Council’s views on renewal of the term lease of 0/211309 for grazing purpose over LOT 24 on CSH2084 locality Avoca Vale.

The term of the lease expires on 22 November 2018. The Department is also looking for Council’s view on the following:

- Confirmation that the reserve is still required for its gazetted purpose.

- On expiry of the existing lease, would Council as Trustee be prepared to offer the current lessee a Trustee Lease or Trustee Permit over the subject area in accordance with Section 57 of the Land Act 1994 and Policy PUX/901/210 - Leases over reserves.
- If entering into a Trustee Lease or Trustee Permit is not an option, Council's views or requirements to the granting of a new Term Lease over the subject area.

The land is presently reserved for camping and water purpose and is presently leased for grazing.

In answer to the Department's questions the following advice is offered:

- the reserve may at sometime in the future still be required for camping and water purposes.
- the Manager Corporate & Community Services would prefer that leasing of this property continue to be under a term lease arrangement direct with the State on the basis that offering a trustee lease raises potential conflict with trustee permits for grazing purposes, for which Council can only offer a three (3) year period, as opposed to the State being able to offer a term of up to 50 years.
- the area should be leased for grazing purposes and be kept free of noxious weeds.

#### Attachments

Smart Map

#### Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/005520 the following:

- The reserve may be required in the future for its gazetted purpose.
- Council is not prepared to take over the administration of the leasing of the reserve.
- It has no objection to the further leasing of lot 24 on CSH2084 for grazing purposes provided it is kept free of noxious weeds.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Whalley
	<p>"THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/005520 the following:</p> <ul style="list-style-type: none"> <li>• The reserve may be required in the future for its gazetted purpose.</li> <li>• Council is not prepared to take over the administration of the leasing of the reserve.</li> <li>• It has no objection to the further leasing of lot 24 on CSH2084 for grazing purposes provided it is kept free of noxious weeds."</li> </ul> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Renewal of Term Lease over Lot 178 on E3971, Biarra</b>
<b>File Ref:</b>	<b>Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (915865)</b>
<b>Action Officer:</b>	<b>TO</b>

### Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2016/001044 seeking Council's views or requirements on the future use of Lot 178 on E3971 situated off Esk Crows Nest Road, Locality of Biarra and the proposed further leasing of the land.

The land is leasehold land and is presently leased for grazing. The current lease is due to expire on 19 June 2017. The land is zoned rural.

In answer to the Department's questions, the following advice is offered -

- It has no objection to the further leasing of Lot 178 on E3971 for grazing purposes provided it is kept free of noxious weeds.

### Attachments

Property Map

### Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/001044 the following:

- It has no objection to the further leasing of Lot 178 on E3971 for grazing purposes provided it is kept free of noxious weeds.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Ogg
	<p>"THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/001044 the following:</p> <ul style="list-style-type: none"> <li>• It has no objection to the further leasing of Lot 178 on E3971 for grazing purposes provided it is kept free of noxious weeds."</li> </ul> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Glamorgan Vale Speed Environment - Lowood to Marburg section</b>
<b>File Ref:</b>	<b>Traffic and Transport - Planning - Traffic Speed</b>
<b>Action Officer:</b>	<b>WM</b>

### Background/Summary

The matter of motorists obeying the 60km/hr and 80km/hr speed limits on Glamorgan Vale Road between Lowood and Marburg Townships has been raised at various forums. As this matter will be raised again on the next Transport Safety Advisory Committee Agenda, Council Engineers believe it prudent to give this ongoing matter further review.

The posted speed limits of 60km/hr and 80km/hr are considered appropriate and consistent with the *Manual of Uniform Traffic Control Devices (MUTCD), Part 4: Speed Controls*. Based on feedback from various sources, it is apparent that some motorists choose to disobey the speed limit. While Council has asked the police to increase surveillance, they have limited resources and the geometric alignment of the road makes patrolling difficult.

Another opportunity that may assist with changing motorist speed behaviour is to increase visual impacts with targeted road signage to create a road environment that emphasises imminent road conditions as well as increasing the interval and duplication of regulatory speed signs.

Accordingly, Council Engineers have undertaken a signage review of this section of Glamorgan Vale Road and the suggested changes are contained in the attached drawings (*Note: brighter signs with red notations are the suggested new signs. Duller signs with blue notations are existing signs*).

In summary, should Council proceed to implement this signage review, the following features will be incorporated:

- Regulatory Speed Signs – Eleven changes, including entry speed signs with targeted borders, duplication of signage and an additional set of reminder signs. Estimated cost \$2,600;
- Advisory speeds – A review of advisory speeds was undertaken using specialised equipment in conjunction with details contained in the MUTCD, this resulted in eleven amendments. Estimated cost \$700;
- Target Signs – Four large target signs are incorporated to remind motorists of road conditions. Estimated cost \$2,400;
- Additional Warning Signs – A number of additional warning signs, such as crest, concealed driveway, chevron access markers (CAMS) to provide additional warning. Estimated cost \$3,300.

The cost to implement the entire signage scheme as presented is estimated to cost \$9,000. Should Council choose to implement the scheme it may be funded from road maintenance. It is noted that the implementation of this signage scheme will also assist with general road safety.

#### Attachments

Glamorgan Vale Road Proposed Signage Scheme (Lowood to Marburg)

#### Recommendation

THAT Council proceed to implement the signage scheme for Glamorgan Vale Road (Lowood to Marburg) funded from Council Road Maintenance program.

#### Decision:

Moved - Cr Hall

Seconded - Cr Ogg

"THAT Council proceed to implement the signage scheme for Glamorgan Vale Road (Lowood to Marburg) funded from Council Road Maintenance program."

Carried

<b>Subject:</b>	<b>Lowood Beautification Project - IGA Proposal</b>
<b>File Ref:</b>	<b>Community relations - liaison - community groups</b>
<b>Action Officer:</b>	<b>DDM</b>

**Background/Summary**

Reference is made to the attached proposal received to Council from the Lowood IGA.

The Lowood IGA has been in discussions with Council officers and is seeking permission to construct a new access to their property and that the access be constructed to compliment the beautification project along the Brisbane Valley Rail Trail (from James Street to Main Street) that has previously been approved by Council at the Ordinary Meeting 12 October 2016.

Lowood IGA and their parent body, Metcash, are seeking permission to re-grade and install a gravel path from the rail trail to the property boundary. It is noted that users have worn away an informal path, and this project would seek to provide a better surface with better longitudinal grade and cross fall. In addition a garden would be planted using native plantings in keeping with the beautification plantings.

Officers have previously reviewed the proposal as part of the beautification project to achieve plantings that keep the openness of the trail for security concerns, use appropriate native plantings for the corridor size, reduce maintenance issues, and integrate with previously approved works.

As the access would benefit the IGA it is felt that the construction and maintenance of the path should be the responsibility of the property receiving the benefit. This is how Council currently treats the construction and maintenance of private driveways.

Attached is a plan of the proposed works. It is estimated that total cost would be \$7,500. The IGA have agreed to contribute \$7,500 to fund the work adjacent to their property.

Should Council approve the proposal the following conditions could be included:

- The full cost of construction is to be borne by the owners of Lot 11 RP897656.
- Maintenance of the path is the responsibility of the owners of Lot 11 RP897656.
- The work will include any necessary changes to the structures on Lot 11 RP897656 to ensure the walkway complies with relevant codes.
- The construction of the path shall not remove anything that was put in place as a condition of the Development Approval for the Supermarket.
- Should the path not be maintained to the satisfaction of Council the access will be closed.
- Council retain the right to withdraw permission for use of the land as an access to Lot 11 RP897656.

**Attachments**

IGA Path and Planting Proposal  
Map of Proposed IGA Path and Planting Works

### Recommendation

THAT Council endorses proposed path and gardens as part of the Lowood Beautification Project.

THAT a native plantings list be submitted and approved by Councils Operations Department for the garden area before any work is undertaken.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Ogg
	<p>"THAT Council endorses proposed path and gardens as part of the Lowood Beautification Project.</p> <p>THAT a native plantings list be submitted and approved by Councils Operations Department for the garden area before any work is undertaken."</p> <p style="text-align: right;"><i><u>Carried</u></i></p>	

<b>Subject:</b> <b>File Ref:</b> <b>Action Officer:</b>	<b>Kilcoy Creek Bridge Replacement - Rest Area Car Park</b> <b>Roads - design and construction - bridges - culvert</b> <b>DDE</b>
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### Background/Summary

Officers have been contacted by the Department of Transport and Main Roads (TMR) about the replacement of the bridge over Kilcoy Creek, Kilcoy. The timber bridge is nearing the end of the useful life and is proposed to be replaced with a concrete bridge.

As part of the replacement, TMR has said that the entrance to the rest area on the northwestern side of the bridge will be closed off due to the installation of updated crash barrier on the approaches. To mitigate the closure of the entrance TMR has provided Council with several different options.

The first option was a standard car park using the entrance to the campground off Seib Street. Officers asked TMR for further options that:

- Would accommodate passenger vehicles and passenger vehicles with trailers;
- Have a separate entrance closer to the intersection with the D'Aguilar Highway to keep the campground and rest area users separated;
- Provide a turnaround area to allow vehicles with trailers to turnaround and exit to Seib Street if the car park is full.

TMR has now provided a further three options for Council consideration. The four options are attached (including the original).

There are some concerns with the new options. These include:

- The number of vehicle parking spaces are being maximised that is taking up additional space for maneuverability and green space.



- As the rest area is primarily for passing motorists making short stays to the rest area, the minimum parking spaces could be 1 vehicle with a trailer and 4 car parking spaces (including 1 disabled space) to limit space requirements.
- Vehicles with trailers tend to need additional room on the inside of the turning radius. Parking spaces on the inside of the turning areas could be eliminated to improve the turning maneuverability.
- The typical length of parallel parking spaces per Australia Standards is 5.4m, with length up to 6.7m provided to improve maneuverability into parking spaces. As spaces may be on the bend of a curve, would recommend longer spaces up to 6.7m be used where possible for parallel parking. TMR has indicated spaces of 6.3m as typical.

#### Attachments

- Option 1 – Original
- Option 2 – Round
- Option 3 – Teardrop
- Option 4 – Square

#### Recommendation

THAT Council endorses Option 2 - Round, conditioned upon:

1. Minimum parking spaces be one (1) passenger vehicle with trailer and four (4) car parking spaces (including 1 for disabled persons).
2. Car parking spaces be 6.3 to 6.7m long for parallel spaces.
3. The parking area to incorporate a turnaround facility for passenger vehicles with trailers.

#### Decision:

Moved - Cr Gaedtker

Seconded - Cr Hall

"THAT Council endorses Option 2 - Round, conditioned upon:

1. Minimum parking spaces be one (1) passenger vehicle with trailer and four (4) car parking spaces (including 1 for disabled persons).
2. Car parking spaces be 6.3 to 6.7m long for parallel spaces.
3. The parking area to incorporate a turnaround facility for passenger vehicles with trailers."

Carried

<b>Subject:</b>	<b>Kilcoy Tennis Car Park</b>
<b>File Ref:</b>	<b>Council properties - maintenance and operations - maintenance - council infrastructure</b>
<b>Action Officer:</b>	<b>DDM</b>

#### Background/Summary

This report has been prepared as directed by Council at the Ordinary meeting 28 September 2016 to:

*"Council personnel inspect the access road and prepare a report regarding repairs*

*and ongoing maintenance for further consideration of Council.”*

Council officers reviewed the on-site conditions of the Kilcoy tennis courts parking area and provide the below comments.

### **Existing Tennis Car Park**

The existing car park has degenerated into a gravel surface with multiple potholes and deficiencies. It appears the car park entrance was at one time sealed, with parking areas of gravel or grassed areas. Currently there are users from the tennis club and additional high use from the adjacent high school. It was noted that there is existing on-street parking along Taylor Street that was underutilised on the day of the inspection and that vehicles are parking in various ways in the area behind the tennis courts.

The Kilcoy District Tennis Association has been maintaining the car park under their lease agreement, but these works have become increasingly costly. The High School currently rents out the tennis grounds for various events, but the tennis association has said that the cost to maintain the road has exceeded their budget.

Car parks for Council owned sporting grounds in Fernvale, Lowood, and in other areas of the region have been typically maintained by Council where there are multiple benefits and uses of the areas. The Kilcoy tennis car park is currently not on Council's asset register to maintain.

### **Options**

After reviewing the on-site conditions of the car park, the following options are provided for Council's consideration:

1. Repair the car park to a gravel standard along the entrance and re-grading of the parking areas to drain. Estimated cost \$6,000.
2. Repair and improve the car park to a bitumen standard along the entrance with gravel parking areas. This does not include K&C. Estimated cost \$25,000.
3. Repair and improve the car park to a bitumen standard with K&C and drainage. Estimated cost \$120,000.
4. Consideration of the future maintenance responsibility. Continue the current arrangement or does Council take over maintenance of the car parking areas?
5. Does Council wish to restrict the current practice where over-flow parking occurs on the grassed area where the pool was removed? Bollards could be used to restrict where parking was allowed. Estimated cost \$2,000.
6. Does Council want to restrict access to the area, this could be done by installing a gate at the entrance of the site or at a point closer to the club house so that the parking is still possible on some areas, but provides a parking area for the specific use of the tennis club. Both gate options have an estimated cost \$1,000 each.

### **Attachments**

Map of Kilcoy tennis parking area

### **Recommendation**

THAT the access to the Kilcoy tennis access be rehabilitated to a gravel standard with the work being funded from road maintenance.

THAT the Kilcoy tennis access be added to Councils asset register with future maintenance be done by Council.

THAT the sealing of the Kilcoy tennis access be placed on the Forward Works List for future budget consideration.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Hall
	<p>"THAT the access to the Kilcoy tennis access be rehabilitated to a gravel standard with the work being funded from road maintenance.</p> <p>THAT the Kilcoy tennis access be added to Councils asset register with future maintenance be done by Council.</p> <p>THAT the sealing of the Kilcoy tennis access be placed on the Forward Works List for future budget consideration."</p>	
	<u>Carried</u>	

<b>Subject:</b>	<b>Revocation of Reserves - 43 CSH173 and 17 CSH1755</b>
<b>File Ref:</b>	<b>Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (916364)</b>
<b>Action Officer:</b>	<b>TO</b>

#### Background/Summary

An email has been received from the Department of Natural Resources and Mines, seeking Council's views on revoking the reserves for Camping and Water purposes described as lot 43 on CSH173 and 17 on CSH1755 locality Clarendon under the control of Somerset regional Council as trustee. Currently these lands are leased for grazing purpose.

Council officer discussed this matter with Council's Works division to find out the current and possible future use of these lands and it has been revealed that grazing is the best purpose that the land is serving now and would not be in any use of Council.

In answer to the Department's question the following advice is offered:

- It has no objection to the revocation of reserves and make the lots unallocated State land provided it is kept free of noxious weeds

#### Attachments

Smart Map

#### Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their inquiry the following -

- It has no objection to the revocation of reserves and making the lots unallocated State land provided it is kept free of noxious weeds.

<b>Decision:</b>	Moved - Cr Gaedtke	Seconded - Cr Whalley
	<p>"THAT Council advise the Department of Natural Resources and Mines in relation to their inquiry the following -</p> <ul style="list-style-type: none"> <li>It has no objection to the revocation of reserves and making the lots unallocated State land provided it is kept free of noxious weeds."</li> </ul> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Eskdale Road, Toogoolawah - Dust Concerns - Installation of Bollards</b>
<b>File Ref:</b>	<b>Roads - maintenance - roads</b>
<b>Action Officer:</b>	<b>WM</b>

### Background/Summary

A small section of Eskdale Road in Toogoolawah Township in front of Childrens Park remains unsealed. The bitumen sealing of this section of road has been listed on the forward works list for several years and remains unfunded. The estimate to bitumen seal this section is \$50,000.

Council has continued to receive customer service requests from nearby residents regarding dust nuisance. Council Officers have discussed this issue with concerned residents. To mitigate the dust nuisance one solution that Council could consider is to install frangible bollards across Eskdale Road at the intersection with Cairnscroft Street to prevent motorists using this section of unsealed road as a shortcut. This would mean that the majority of motorists using this section of road are park users and the amount of dust should be greatly reduced. During the engagement with residents, this action was supported and agreed that this action should greatly assist with nuisance dust.

Referring to attached plan, the number of bollards required is minimal due to the existing drainage path that prevents motorists from trying to use this area. The cost to install frangible bollards at the intersection of Eskdale Road and Cairnscroft will be about \$1,800 and could be funded from street maintenance.

### Attachments

Plan showing location of bollards

### Recommendation

THAT Council install frangible bollards at the intersection of Eskdale Road and Cairnscroft Road to assist with dust mitigation on the unsealed section of Eskdale Road.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Ogg
	<p>"THAT Council install frangible bollards at the intersection of Eskdale Road and Cairnscroft Road to assist with dust mitigation on the unsealed section of Eskdale Road."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Community Assistance Grants - Somerset Excellence Bursary 2016 - 2017 - Moses Armstrong - Ravula - Doc Id 916630</b>
<b>File Ref:</b>	<b>Community Relations - Sponsorships - Somerset Excellence Bursaries</b>
<b>Action Officer:</b>	<b>DHRCS</b>

### Background/Summary

Council has received an application for financial assistance from Stephen Armstrong, on behalf of his son Moses from Fernvale. Moses has been selected as a member of the Queensland School Sport 10-12 years Track and Field Team and has been invited to attend the Australian Track and Field Under 10 – 12 Championships being held in at the Olympic Stadium in Sydney 25-29 November 2016.

Moses has previously been the recipient of three regional level grants and a state level grant for representation in Athletics, Soft Ball and Rugby League over the last three financial years.

This application is considered as part of the Community Assistance Grant Policy which provides for a payment of \$300 for State Level representation.

### Attachments

Nil

### Recommendation

THAT Council approve the application as summarised in this report and grant a State Level Sporting Excellence grant of \$300 to Stephen Armstrong, on behalf of his son Moses Armstrong - Ravula, who has been invited to attend the Australian Track and Field Under 10 – 12 Championships being held in at the Olympic Stadium in Sydney 25-29 November 2016.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Hall
	<p>"THAT Council approve the application as summarised in this report and grant a State Level Sporting Excellence grant of \$300 to Stephen Armstrong, on behalf of his son Moses Armstrong - Ravula, who has been invited to attend the Australian Track and Field Under 10 – 12 Championships being held in at the Olympic Stadium in Sydney 25-29 November 2016."</p> <p style="text-align: right;"><i><u>Carried</u></i></p>	

<b>Subject:</b>	<b>Drinking Fountains for Visitor Information Centres</b>
<b>File Ref:</b>	<b>Officers report</b>
<b>Action Officer:</b>	<b>CMM</b>

### Background/Summary

Council officers have investigated costs associated with purchasing drinking fountains for installation outside the Esk Visitor Information Centre, Fernvale Futures and Toogoolawah Condensery.

These fountains are the same as the one installed outside the entrance to the Kilcoy Visitor Information Centre. Please refer to images attached.

These fountains are branded with Council's logo and promote using reusable water bottles opposed to purchasing plastic water bottles.

Further, the use of these fountains compliments the branded tourism water bottles that are for sale at the visitor information centres.

Council currently spends around \$1,800 across the three Council facilities on purchasing bottled water for its visitors and volunteers. Council could better direct these funds into a long-term sustainable option that is cost effective.

It is proposed that the drinking fountains installed at each of the centres be the same design and branding as the one already installed at Kilcoy.

Estimates to purchase and install one drinking fountain at each of the sites is about \$8,500 each (excluding GST) and an annual return of around 7%.

#### Attachments

Images of the drinking fountain installed at the Kilcoy Information Centre  
Product overview

#### Recommendation

THAT Council list for consideration \$25,500 in the 2017/18 budget the purchase and installation of drinking fountains at the Esk Visitor Information Centre, Fernvale Futures and Toogoolawah Condensery.

#### Decision:

Moved - Cr Hall

Seconded - Cr Whalley

"THAT Council list for consideration \$25,500 in the 2017/18 budget the purchase and installation of drinking fountains at the Esk Visitor Information Centre, Fernvale Futures and Toogoolawah Condensery."

Carried

<b>Subject:</b>	<b>Tourism Monthly Report - October 2016</b>
<b>File Ref:</b>	<b>Tourism - Promotions</b>
<b>Action Officer:</b>	<b>TPO</b>

#### Background

The following is the end of monthly summary of activities relating to promotions, tourism and the visitor information centres in October 2016.

#### VISITOR INFORMATION CENTRES

##### Sale of permits

The three visitor information centres manage the sales of boating permits (on behalf of Seqwater) and fishing permits (on behalf of DAFF).

Below is a breakdown of all Seqwater boating permits sold across the three VIC's throughout the month of October 2016.

<b>Seqwater Boating Permits</b>	<b>No. Permits Sold</b>	<b>Gross Sales</b>
Esk Visitor Information Centre	7	\$228
Fernvale Futures Complex	27	\$1061
Kilcoy Information Centre	25	\$729

The online process does not allow Council to track the number of Stocked Impoundment Permit Scheme (fishing permits) sold or the dollar value of the sales each month.

#### **Sale of Council merchandise:**

Below is a breakdown of all Council merchandise sold across the three VIC's throughout the month of October 2016.

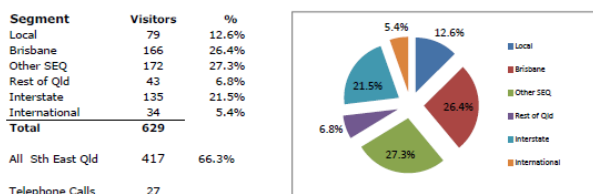
	<b>Postcards</b>	<b>Magnets</b>	<b>Flood Books</b>	<b>Water Bottles</b>	<b>Gross sales</b>
Esk VIC	8				\$8
Fernvale VIC		4		1	\$12
Kilcoy VIC	10			1	\$18

#### **Visitor Statistics:**

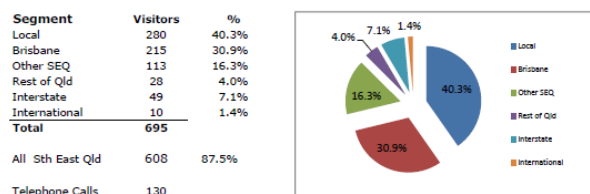
	<b>Total visitors</b>	<b>Local to Somerset</b>	<b>From the greater Brisbane area</b>	<b>All SEQ locations</b>
Esk VIC	629	79	766	417
Kilcoy VIC	691	107	180	435
Fernvale VIC	695	280	215	608
Somerset Regional Art Gallery - The Condensery	243	81	80	232

Full breakdown of visitor statistics for each centre below -

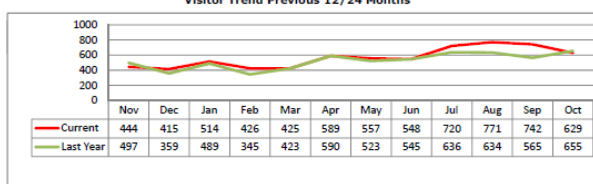
### Visitor Statistics Esk Visitor Information Centre Month Ending Oct 2016



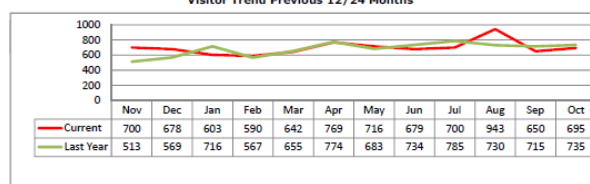
### Visitor Statistics Fernvale Futures Complex Month Ending Oct 2016



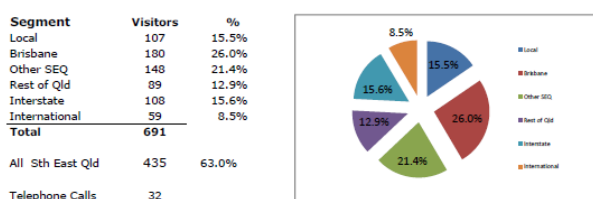
Visitor Trend Previous 12/24 Months



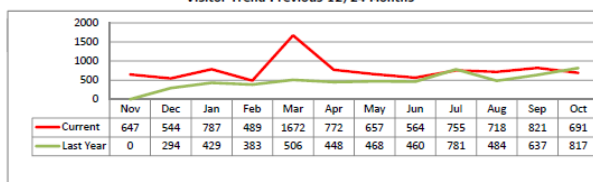
Visitor Trend Previous 12/24 Months



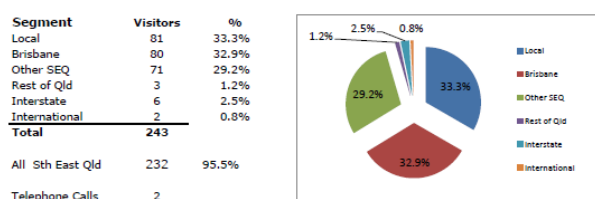
### Visitor Statistics Kilcoy Information Centre Month Ending Oct 2016



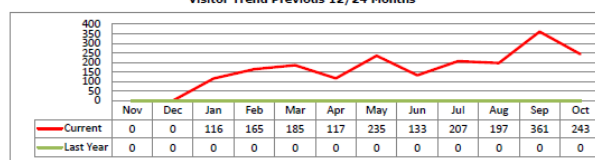
Visitor Trend Previous 12/24 Months



### Visitor Statistics Somerset Regional Art Gallery Month Ending Oct 2016



Visitor Trend Previous 12/24 Months



## Volunteers

- As at 4 October, there are 57 active volunteers across the four centres.
- The next volunteer famil will be hosted on Tuesday, 13 December and will be a mini trade exhibition with local operators based at the Kilcoy Information Centre.

## Esk Visitor Information Centre

- There are currently 16 active volunteers. One new volunteer was inducted on Friday, 7 October 2016.
- VIC audit was completed in September. Waiting on feedback from Visit Queensland about the outcome of this.
- The Glenrock Gallery displayed Tom Mason throughout October. Mr Mason's art is watercolour and acrylic painting work of France depicting French country, villages and rural scenes. Gallery changeover occurred on Thursday, 27 October 2016. The new



exhibition will be a display of local artists, Jill Maxworthy, Matiese Jones and Susan Cory.

- Bookings for the Glen Rock Gallery for the month of October -
  - Somerset Art Society – Monday, 3 October 2016

### **Kilcoy Information Centre**

- There are currently 13 active volunteers. Three volunteers are currently taking leave. Three new volunteers started in October so training is being provided to these people.
- Additional volunteer recruitment is required with many vacancies on the roster still. Volunteer incentive program to be discussed.
- 2016 VIC audit completed in September. This was an online audit, waiting on feedback from Visit Queensland about the outcome of this.
- VISO is obtaining quotes for a new brochure display system for the VIC.
- The Kilcoy Historical Society video is now on display on an LCD screen in the meeting room- volunteers are encouraging visitors to watch it.
- Casual bookings at the Kilcoy Information Centre in October include –
  - Volunteer Induction – Thursday, 6 October
  - SEQ Catchments – Monday, 10 October
  - Suncare – Tuesday, 11 October
  - RADF discussion – Thursday, 20 October
  - Volunteer team meeting – Wednesday, 26 October
  - Community Share Meal – Thursday, 27 October

### **Fernvale Visitor Information Centre**

- There are currently 20 active volunteers.
- 2016 VIC audit completed in September. This was an online audit, waiting on feedback from Visit Queensland about the outcome of this.
- All standard hirers at Fernvale Futures and FCH / FSH.

### **The Condensery**

- There are currently 13 active volunteers at The Condensery. Two new volunteers started in October. Two volunteers have become inactive due to gaining casual employment.
- The gallery will be closed from 3 – 7 October for the Sandgate Art Society (SAS) exhibition to be installed. This SAS official opening was held on Saturday, 8 October. This exhibition will be on display until Sunday, 4 December.
- TV segment filmed by Queensland Weekender earlier in the year aired on Saturday, 22 October 2016, featuring Toogoolawah and the Somerset Regional Art Gallery – The Condensery. This segment has been shared on Council's Somerset Tourism facebook page. The gallery has seen an increase in visitors after the feature aired.

### **Tourism Team**

A tourism team meeting was held at the Esk VIC on Wednesday, 12 October. This was also school-based trainee, Matiese Jones' final day with Council after completing a certificate III

in Business Administration.

### **Regional Visitor Guide**

Work towards the 2017 Somerset Regional Visitor Guide is progressing with the official launch of the guide scheduled for Friday, 9 December 2016. The dedicated tourism website project is running alongside the development of the regional visitor guide.

The Somerset. Real Country. Real Adventure regional visitor guides are distributed through Somerset VIC's, local tourism businesses and visitor information centres across Queensland with a number distributed across northern NSW. These will again be stored and distributed via Link Logic from their facility at Eagle Farm.

## **EVENTS**

### **International Volunteers Day**

Council is celebrating the valuable contribution volunteers make to the Somerset community. To mark this special occasion, volunteers will be treated to a matinee movie screening in both Toogoolawah and Kilcoy on Saturday, 3 December 2016.

TOOGOOLAWAH - Keeping up with the Joneses  
KILCOY - Me Before You

Free tickets for the movie can be collected at any Council office.

The Lowood and Fernvale Community Bendigo Bank are sponsoring a bus. This transport will be available from Fernvale, Lowood, Coominya and Esk to the Toogoolawah screening. Promotion for this event starts on Monday, 7 November.

### **Australia Day 2017**

Nominations are open for the 2017 Australia Day awards program. There are six award categories being:

- Citizen of the Year Award
- Young Citizen of the Year Award
- Sports Award
- Arts and Cultural Award
- Event of the Year Award
- Community Group of the Year Award

Planning has started towards the Australia Day breakfast/awards ceremony and the pool activities.

### **Somerset Regional Art Gallery – The Condensery First Birthday Celebration**

Planning has started towards the first birthday celebration, to include the launch of the 2017 regional visitor guide. Quotes have been sought for the catering and other functions for the evening. A draft invitation list has been developed.

## **PROMOTIONS**

### **Town Maps**

Amended town maps have been designed for the 13 townships across the region. These have been professionally printed (1000 of each) and are available at all Somerset VIC's and Council customer service centres. These amended maps are also available on Council's website.

### Tourism Video

The tourism team have been supporting Council's CMM with the filming for the tourism video. The first draft of the video was shown to Council for feedback on 28 September 2016 with suggested amendments to be made.

### Brisbane Marketing

Planning towards the 2016/17 Brisbane Marketing campaign has started. The push from TPO to Brisbane Marketing and the regions is to develop a program that has more focus on increasing the capacity of our local operators as opposed to the campaigns being run in recent years. A meeting will be held with the Brisbane Marketing team to develop the strategy.

### RV Friendly Towns

An application has been submitted for Toogoolawah to be registered as an RV Friendly town. There are several issues to consider for this application to be accepted:

- 1) *Long Term Parking (for self-contained vehicles)*  
Toogoolawah Showgrounds needs a planning approval under the Somerset Region Planning Scheme for a tourist park (caravan park), which they currently do not have, in order to lawfully provide short-term accommodation to the travelling public. An alternate option for long-term parking needs to be identified.
- 2) *Dump Point*  
The dump point must be available free of charge (or at a minimum, free to CMCA members). The dump point is within the showgrounds and is only available for a fee.

An application has been submitted for Fernvale to be registered as an RV Friendly town. This application lists Geoffrey Fisher Bridge as the short term stay option and the Lowood Showgrounds as the long-term stay (as it is only 7km from Fernvale). CMCA advised that they removed the long term stay option from the application as it is in another town and not part of the essential criteria. Waiting on correspondence from CMCA about the progression of the application.

### Social Media: Facebook

Somerset Tourism continues to interact with operators via liking and sharing posts or event pages from their Facebook pages. Current page likes as at 31 October – **1600**.

Date	Page Visits	Page likes	Total Reach	People Engaged	Total Page Likes
2-9 October	66	4	2528	308	1594
9-16 October	61	0	1400	77	1592
16- 23 October	46	3	2495	212	1595
23 -30 October	26	5	3340	635	1600

### Social Media: Instagram

Current followers as at 31 October: 368

### MEETINGS / ADVOCACY

Council's tourism, promotion and event functions continue to be represented by the tourism and promotions officer and visitor information services officers at the following groups and organisations:

- Brisbane Marketing
- Tourism Events Queensland
- Queensland Information Centre Association
- Brisbane Valley Heritage Trails
- Somerset Art Society Inc.

The tourism and promotions officer continues to maintain relationships within the region and with counterparts in nearby regions.

#### Attachments

Nil

#### Recommendations

THAT the report be received and the contents noted.

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

<b>Subject:</b>	<b>2017 Fishing Competition Event</b>
<b>File Ref:</b>	<b>Tourism - Bass Fishing Competition</b>
<b>Action Officer:</b>	<b>CMM</b>

#### Background/Summary

Council at its meeting on 27 July 2016 adopted the following:

*Moved – Cr Hall*

*Seconded – Cr Whalley*

*"THAT Council partner with Bass Australia Nation to host the second annual Bass Australia Wivenhoe Showdown from 20 – 23 July 2017.*

*THAT Council seek approval from SeqWater to host an annual bass fishing event on Lake Wivenhoe, from Hamon Cove and that the speed limits on the lake be opened up for the duration of the competition."*

Since then, discussions between Council and Seqwater have taken place. Seqwater were not supportive of the Bass 2 event concept and proposed an alternate fishing tournament for the following main reason:

- The requirements for the Bass tournament fall outside the allowable recreational activities for Wivenhoe Dam and do not align with the outcomes of their recreational review and subsequent changes.

Council can still submit an application to Seqwater for BASS 2 however it has been made clear by Seqwater that the application would be rejected, taking away from valuable planning time.

The alternate event that is proposed fits within the scope of Seqwater's allowable activities

on Somerset and Wivenhoe Dams and supports the outcomes outlined in Council's Destination Management Plan. The alternate proposal is also supported by Bass Australia Nation.

#### Event Proposal – Mega Fishing Extravaganza in Somerset

- Event to run from Thursday, 20 to Sunday, 23 July 2017
- The event will be a partnership between Somerset Regional Council, Seqwater and Bass Australia Nation
- A fishing competition will be hosted on Somerset and Wivenhoe Dams, with two competitions to be hosted simultaneously -
  - Bass Australia Nation Pro-Series Final (for the professionals)  
*This would include two practice days and two days of competition.*
  - Inaugural non-professional fishing competition to include a multi-species tournament and have several categories (including junior, women etc)  
*This would be a one day event with other practice days available to entrants.*
- The main event site including festival to be based out of the new recreation site at Billies Bay and Hays Landing. Event to be hosted during standard recreational use opening hours (6am – 5pm).
- The Wivenhoe event to be open to fuel-powered boats (with required engine restrictions), electric boats, and fishing kayaks as well as shoreline fishing. There is also the opportunity to install floating pontoons to allow non vessel competitors access to deeper areas of the lake.
- Both competitions to be 'catch and release' events with prize money/ trophies for the various categories.
- Billies Bay and Hay's Landing to be transformed into a "fishing village" for the weekend complete with food vans and other supporting stalls (boating, lure expo). This is also an opportunity for local groups and tourism operators to be involved.
- It is thought the event team will work closely with local fish stocking associations and fishing clubs as well as regional stocking associations.
- Seqwater has developed a relationship with Boating Camping Fishing (BCF) and Channel 7, as potential sponsor and media partner respectively for the event.

Council officers are supportive of the alternate proposed event as it meets objectives outlined in Council's Destination Management Plan.

Seqwater have indicated their willingness to enter into a three-year agreement to jointly host the event, if the 2017 event proceeds and is successful.

If Council is supportive of the alternate concept, Council and Seqwater will establish a set of measurable outcomes to determine what is considered a successful event.

Seqwater has provided a letter of intent outlining their interest in partnering with Council, matching Council's contribution with a combination of financial and in-kind support including promotion, media partnership, advertising, event planning and significant event day support.

Seqwater is also interested in using the event to promote water safety on the lakes across Somerset, as well as the importance of protecting drinking water catchments. Seqwater is keen to explore how participants can make a contribution towards catchment protection as part of their involvement in the event. The proposed timing of the event coincides with the final phase out of boating permit requirements on Somerset and Wivenhoe Dams which could be incorporated into the events marketing.

Moving forward, Council will need to enter into a formal partner agreement with Bass Australia Nation. It is anticipated that this will be in a similar capacity to the 2016 event. In 2016, Council supported the event to the value of \$5,000 (Council also covered some event costs).

Sponsorship opportunities will be developed, inviting companies to support the event. Sponsorship packages will include the option of cash sponsorships or prize donations.

Based on costing for previous events (Australia Day Festival, Somerset Rail Trail Fun Run), and discussions with Seqwater and Bass Australia Nation, it is suggested that a total budget of more than \$100,000 is required to run this event professionally.

#### Attachments

SEQWater Letter - Proposed Tourism Opportunity Wivenhoe Dam

#### Recommendation

THAT Council move forward with the concept of a professional series and a non-professional tournament to be run across Somerset and Wivenhoe Dams from 20 – 23 July 2017.

THAT Council move forward with an associated fishing festival to be run from the Billies Bay / Hays Landing site on Saturday, 22 July 2017.

THAT Council establish a working group with Seqwater and BASS Australia Nation to develop an event plan an associated budget.

<b>Decision:</b>	Moved - Cr Gaedtke	Seconded - Cr Whalley
	<p>“THAT Council move forward with the concept of a professional series and a non-professional tournament to be run across Somerset and Wivenhoe Dams from 20 – 23 July 2017.</p> <p>THAT Council move forward with an associated fishing festival to be run from the Billies Bay / Hays Landing site on Saturday, 22 July 2017.</p> <p>THAT Council establish a working group with Seqwater and BASS Australia Nation to develop an event plan an associated budget.”</p> <p style="text-align: right;"><i><u>Carried</u></i></p>	

#### Meetings authorised by Council

Nil

## Mayor's and Councillors' Reports

### Cr Gaedtke – Councillor's Report

27 October	Kilcoy Chamber of Commerce and Community Monthly Meeting
28 October	54 <sup>th</sup> Annual Awards Ceremony – Kilcoy State High School
31 October	Agforce Meeting - Toogoolawah
2 November	Kilcoy and District Village Committee General Meeting
3 November	Brisbane Valley Heritage Trail Committee Monthly Meeting
6 November	Fernvale Car and Bike Show – Fernvale
7 November	Toogoolawah Ambulance Committee Special Meeting
8 November	Tourism Advisory Committee Meeting
9 November	Somerset Region Community Enterprises Ltd Annual General Meeting - Lowood
11 November	Remembrance Day Commemoration – Kilcoy
13 November	Artist of the Month Exhibition Opening – Kilcoy Courthouse Art Gallery

#### *Kilcoy Chamber of Commerce and Community Monthly Meeting*

Correspondence will be forwarded to the respective government Ministers advising of the very intermittent mobile coverage in and around Kilcoy areas. I requested that a copy of the correspondence be cc'd to Somerset Regional Council for information purposes only.

#### *Domestic Violence Measures*

Following the formation of a special committee, the Palaszczuk Government has committed a record \$198.2 million over five years in this year's Budget to continue to implement the response to Not Now, Not Ever.

Key achievements include:

- releasing the 10-Year Domestic and Family Violence Prevention Strategy;
- opening of 72-hour crisis shelters in Brisbane and Townsville, which have helped more than 1000 victims escape violence. Since the six-month report, a further \$8.7 million has been allocated for regional shelters in Charters Towers and Roma;
- trialling of a specialist domestic and family violence court at Southport. To build on the trial, the 2016-17 Budget included \$42.4 million over four years to roll out more specialist courts;
- a suite of laws including amendments to the Penalties and Sentences Act to make domestic violence an aggravating factor and laws to make non-fatal strangulation a separate offence;
- the development of the Respectful Relationships education program for all Queensland schools to counter attitudes and behaviours that underpin violence later in life. The State Government has also included introducing an Industrial Relations Bill, and once passed, will provide to up to 10 days of domestic and family violence leave per year on full pay.

#### *Queensland Country Women's Association Conference*

A landmark vote was made at the annual state conference on 26 October 2016, allowing men (over the age of 18 years) to join the previously exclusively "women only" organisation as support members.

#### *Awareness Campaign – Property Fire Risks*

Given the event of out of control fires to the east of Kilcoy during the month of October, I would like to suggest that council consider educating its residents of the need to judge the fire risks of their individual properties, and become more "Fire Ready". This strategy could

be supported by collaborating with Community Education Officers. Brisbane Valley Kilcoy Landcare Group in conjunction with local Rural Fire Brigades and the South East Qld Fire and Biodiversity Consortium will be holding a fire management planning workshop on 25th February 2017. Council could assist this serious situation by raising awareness with its residents.

#### *Queensland's Heritage Grants*

Minister for Environment and Heritage Protection Dr Steven Miles has advised that 99 applications were received under round one of the 'heritage' category and 18 successful recipients would share \$701,944 in funding. Congratulations to local recipient, Your Archives Pty Ltd submitting a project that aims to prepare a Condition Assessment report and undertake urgent stabilisation work at the historic Stonehouse at Moore for a grant of \$50,000.

#### *Emergency Vehicles to get priority in neighbouring Toowoomba Region*

I was interested to learn that the Emergency Vehicle Priority (EVP) system is an innovative technology that provides fire trucks and ambulances priority when responding to emergencies. The EVP system provides a green traffic signal to approaching emergency vehicles fitted with the technology, when safe to do so. Toowoomba Regional Council Mayor Paul Antonio commented that council is happy to see this system being implemented in the Toowoomba Region.

#### *Somerset Region Community Enterprises Ltd AGM*

The meeting was held at the Lowood Golf Club on Wednesday 9 November. I was overwhelmed by the achievements of this organisation. Total holdings after acquiring the Toogoolawah Bendigo Agency on 1 November is now \$100m. The organisation has now reinvested around \$326,000 back in to the community over the last six years. Congratulations to everyone, past and present who have been involved

#### **Cr Ogg – Councillor's Report**

Cr Ogg noted his attendance at two events –

The very successful car and bike show at Fernvale. It was really astounding the amount of cars attracted, and the Lowood Rodeo which was a fabulous success.

#### **Cr Whalley – Councillor's Report**

Cr Whalley attended the after school robotics program final day at Lowood School on behalf of the Mayor. The children demonstrated what they achieved and Cr Whalley congratulated them on behalf of the Mayor and Council. Cr Whalley encouraged the children, asking them to be proud of what they had achieved.

#### **Cr Choat – Councillor's Report**

*8 November 2016 - Fernvale Car and Bike Show*

This was a fantastic event, and Cr Choat congratulated Fernvale Youth Inc and all the organisers concerned there.

#### *Official Bridge Opening Ceremony 26/10/2016*

It was great to see the bridge at Hine Road opened with dignitaries from both the State and Commonwealth Government – particularly Local MP Deb Frecklington, who is a very passionate about our Region.



This program is testament to the sound management of Council improving local infrastructure in the most responsible way with maximum return on investment and ensuring the very best outcomes possible.

*Lowood State High School 2016 Awards Night 26/10/2016*

The 2016 Awards night really demonstrated just how well Lowood High students are doing in all areas including academic, sporting and cultural. So very pleased to see Lowood continues to produce some fantastic young people. Congratulations to all student achievers, everyone who made the awards night the best one yet. Principal Anne McLaughlan and her team deserve our thanks.

*Kilcoy High 54th Annual Awards Ceremony 28/10/2016*

I very much enjoyed attending the Kilcoy Student Awards Ceremony. It was great to see the students manage this event with everything going to plan. I was very impressed with the endeavours of the students, particularly the school's Student Leadership Team.

Congratulations to all student achievers, Principal Chris Dench and his team. I was particularly impressed by Kilcoy High School Captain and 2016 Dux Bailey Woodrow. I wish Bailey well for his studies as an Electrical Apprentice and his desire to carry on with an engineering degree once his trade and Certificate III in Electrical Engineering are completed. I'm sure we will see great things from the Class of 2016.

*Queensland Pest Animal Symposium 7 – 10/11/2016*

The Pest Animal Symposium was held in Townsville with attendees and speakers from across Queensland and Australia. I attended this conference with Mayor Graeme Lehmann. We learnt a great deal about the issues pest animals can cause residents and agribusiness as well as the environment.

There were many experts and practitioners who detailed modern means of controls and the serious risks these animals can cause. The Somerset Region, like so many other local government areas across Queensland has experienced damage from pest animals such as dogs, cats, pigs, deer, tilapia fish, rabbits and even some native animals.

The symposium provided information on advances in science which will assist with control of various species including those prevalent to the Somerset Region. I will use this knowledge to better understand how Council can manage this issue and educate our community about the threats pest animals pose.

I am preparing a full report for Council on what we learnt, including information on various agencies and strategies which will assist in pest eradication.

*Lowood RSL Remembrance Day Commemorations - 11/11/2016*

Nicky and I were very proud to join Lowood RSL Members and the general community commemorate this important event. President Peter Ryan conducted a very good ceremony and it was nice to share some fellowship with veterans and community members afterwards.

*Lowood Show Society Dinner Dance - 12/11/2016*

Was such a pleasure to attend this event together with Nicky and Mayor Lehmann and Lady Mayoress Judy Lehmann. Thanks to Noel and Elaine Kammholz, the organising Committee for a great night and a sumptuous dinner as expected.

*Queensland Pest Animal Symposium* last week – very impressed. Lot of very impressive speakers, spoke of strategies for control and eradication of pest animals, and native species that can cause problems. Communication strategies raised. Cr Chaot will put a formal

report co-authored by the Mayor, worthwhile attending and strategies that can be used that are not cost intensive.

### **Cr Brieschke – Councillor’s report**

26 October	Official Bridge Opening, Hine Road, Dundas
27 October	Met with Council Officers, Community Support, Toogoolawah facility
28 October	Esk District Co-op AGM, Esk
31 October	AGForce meeting
1 November	Meeting with resident
2 November	Words for Wellbeing update
6 November	Fernvale Car and Bike Show
	Fernvale Artists Exhibition
7 November	Toogoolawah and District Local Ambulance Committee Special meeting
8 November	SRC Tourism Advisory Committee meeting
9 November	Esk Lions Club meeting
	Toogoolawah Show Society meeting
11 November	Remembrance Day Service, Esk
12 November	Toogoolawah Railway Markets
	Caboonbah Udenominational Church Annual Service
13 November	Somerset Dam and District Progress Association meeting

I would like to congratulate the members of Fernvale Inc for their successful presentation of the Fernvale Car and Bike Show. The show was well supported with easily over 500 people there at any one time.

Congratulations also to the Fernvale Art Society who held their exhibition over the same week-end. This was a great idea and I hope they can do this again.

I would like to thank the committee of the Caboonbah Udenominational Church for the invitation to attend their Annual Service. The service was testament to the families that have supported the committee for over 100 years and the recent restoration to the church is a credit to those members.

### **Cr Hall – Councillor’s report**

Represented the Mayor at the Rural Fires Service presentations, which was excellent.

Meeting with Agforce at Toogoolawah regarding vegetation management and they are coming up with a working group to discuss and work things out.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Ogg
	“THAT the written and verbal reports of Crs Gaedtke, Ogg, Whalley, Choat, 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

**Closure of Meeting****Summary**

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 11.55am.