



**Minutes of Ordinary Meeting  
Held Wednesday 7 December 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 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)

**Apology**

Cr H Brieschke	(Councillor)
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**Opening of Meeting**

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

**Leave of Absence**

**Decision** Moved – Cr Hall Seconded – Cr Whalley  
“THAT Cr Brieschke be granted leave of absence from today’s Council meeting.”  
*Carried*

**Confirmation of Minutes**

**Decision** Moved – Cr Ogg Seconded – Cr Choat  
“THAT the Minutes of the Ordinary Meeting held on 23 November 2016 as circulated to all Members of Council be confirmed”.  
*Carried*

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

Nil

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

Cr Whalley noted that the last race meeting for the year for the Esk Races will be held on 17 December 2016 and all were invited to attend.

**Cr Choat – Matters of Public Interest**

With the current storm season, Cr Choat wanted to remind the community to make sure that whatever they have that is vulnerable is actually covered by their insurance in the event of loss.

**Cr Hall – Matters of Public Interest**

9 December 2016 - Business Networking function at The Condensery  
14 December 2016 - 3 - 5 pm - BBQ for Lowood Mercy Community Centre launch  
17 December 2016 - Carols in the park at Esk

**Cr Gaedtke – Matters of Public Interest**

09 December 2016 - The Condensery 1<sup>st</sup> Birthday Celebrations and Tourism Brochure Launch  
10 December 2016 - Kilcoy @ the Hall (Children’s Christmas Celebration)  
13 December 2016 - Somerset Tourism Volunteers Day - Kilcoy

14 December 2016 - Launch Lowood Hub Service  
17 December 2016 - Esk Races  
18 December 2016 - Mt Beppo Hall Committee Christmas Party

### **Mayor Lehmann – Matters of Public Interest**

The Mayor noted the Apex Christmas Carnival that was to be held last Saturday night was postponed due to loss of power in Esk. The Apex Club are currently trying to reschedule the event to another date.

<b>Subject:</b>	<b>Natural Resource Management Monthly Report November 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 November 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 (EHP partnership) and offset plantings at Shines Road and Fielding Road reserves, and investigation of other partnership opportunities.
- Facilitated a free tree giveaway on 8 November for members of the Land for Wildlife program to collect plants to assist with property revegetation activities. Approximately 1,200 plants were given away on the day.
- Undertaking preparations for a Land for Wildlife plant identification workshop at a participant's property at Woolmar on 3 December 2016.
- Regular monitoring of the Somerset Flying Fox roosts at Lowood, Esk, Atkinsons Dam, Linville and Kilcoy:
  - Linville – currently has two populations of predominately Grey headed Flying Foxes – approx 300 in the township (in one tree on private land adjacent to the Roost modification works that Council contracted), and approx 400 at Green Hide reserve, the preferred camp location south of the township.
  - Lowood – Currently very full – estimated numbers approx 6000 – 8000, with primarily Grey Headed Flying Fox, but also Black Flying Fox and Little Red Flying Fox species.
  - Esk – Approximately 15,000 – 20,000 Primarily Grey Headed Flying Fox, but also Black Flying Fox.
  - Kilcoy – Approximate 2,000 to 3,000 Primarily Grey Headed Flying Fox, but also some Black Flying Fox – primarily located on the untreated riverbank on private property opposite the High School along the creek, however also some flow

over into trees in the school grounds on the border of Anzac Park.

- Lake Atkinson – An unknown number of Grey Headed Flying Fox are roosting at this site, normally only utilised by the Little Red Flying Foxes. This roost is on private property in a hoop pine plantation.

It is also worth noting that there is a current phenomenon of Flying Fox mothers (primarily Grey Headed Flying Foxes) abandoning their young, and as a result, substantial numbers of baby flying foxes have died at a number of Somerset Camps (primarily at the Esk Roost). This behaviour has been noted right down the east coast of Australia, and unfortunately results in baby flying foxes being left in trees unable to fly until they starve. Smaller numbers of dead juveniles been noted at the Kilcoy roost, but mortality at the other sites is not known due to access issues.

In Somerset, Flying Fox carers have removed approximately 100 live young from Esk, and intend to try and save any other accessible young from roosts where access and permission can be arranged, however the dead babies far outnumber those able to be rescued. As yet, the scientists have not established a conclusive reason for this behaviour, with climatic influence/s and food availability being flagged as possible factors.

## **VIBRANT SOMERSET**

- Somerset Regional Council hosted the Western Launch of the Healthy Waterways (Healthy Waterways and Catchments) 2016 report card at Kilcoy on 16 November 2016.

## **PROSPEROUS SOMERSET**

- Continuing free tree provision arrangement/s with Save Our Waterways Now (SOWN) and Arthur Gorrie Correctional Centre. Approximately 3,000 Koala trees were collected within this period.
- Preparations and media have been initiated to give Somerset residents opportunity to pick up Koala food and habitat trees to plant on their properties. The Koala Free Tree day will be held on the 14 December at the Council administration in Esk. The trees provided in this program are available thanks to the collaborative partnership of Save Our Waterways Now (SOWN) and the Arthur Gorrie Correctional Centre (mentioned above).

## **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.
- 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.

- 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 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.
- Undertaking preliminary preparations for a Property Fire Management Workshop in association with the SEQ Fire and Biodiversity Consortium, the Rural Fire Service and Healthy Waterways and Catchments. The Workshop invite will target the Sandy Creek area, and will be held on 25 February 2017.
- Accompanied Mayor Graeme Lehmann to the Lockyer Catchment Action Plan launch at Gatton on 23 November 2016.
- Participated in an SEQW Investment and Partnership Program workshop for the Mid-Brisbane Catchment on 22 November 2016.
- Assisting Brisbane Valley Kilcoy Landcare to make application to the Queensland Government Department of Environment and Heritage Protection – Community Sustainability Action Grant for the implementation of a proposed Koala Corridor around the southern outskirts of Toogoolawah township.

### Attachments

Nil

### Recommendation

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

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

<b>Subject:</b>	<b>Development Application No 16320 - Application for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling)</b>
<b>File No:</b>	<b>DA16320</b>
<b>Assessment No:</b>	<b>00903-04000-000</b>
<b>Action Officer:</b>	<b>PO-MJ</b>

### Subject Land

Location	31 Poole Road, Fernvale
Real Property Description	Lot 58 on RP224369
Area	9452m <sup>2</sup>
Current land use	House and Shed
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	State Wide Transit Homes Pty Ltd
Applicants contact details	1 Stewart Street WITHCOTT QLD 4352
Date application received	10 October 2016
Date properly made	10 October 2016

### **Referral Agencies**

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

### **Attachments**

1. Site Plan – Reference No. 16063 Sheet A.01 Issue B – prepared by Zest Building Design – dated 27 September 2016
2. Floor plan – Reference No. 16063 Sheet A.02 Issue B – prepared by Zest Building Design – dated 27 September 2016
3. Elevations – Reference No. 16063 Sheet A.03 and A.04 Issue B – prepared by Zest Building Elevations – dated 27 September 2016
4. Draft Infrastructure Charges Notice

### **RECOMMENDED DECISION**

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

#### **1.0 APPLICATION**

Pursuant to Chapter 6 Section 260(1) and (3) of the *Sustainable Planning Act 2009 (SPA)*, the applicant has made a properly made development application and is seeking approval for a Development Permit for Making a Material Change of Use for a 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 General Residential Zone – Park Residential Precinct:

- Code Assessable for 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 establishing a secondary dwelling on a property triggers

assessable development.

## **2.0 PROPOSAL**

The applicant proposes to establish a secondary dwelling on the subject property located at 31 Poole Road, Fernvale. The dwelling will contain three bedrooms and robes, along with a bathroom, ensuite, dining room, kitchen and laundry. The dwelling also contains a verandah. The liveable area of the dwelling will be 120.1m<sup>2</sup>. The applicant has advised that the secondary dwelling is to be used to provide a dwelling for members of the land owner's extended family.

The property owners have also applied to Council for a reconfiguration of a lot over the subject land (DA16345), which if approved, will result in the dwelling house the subject of this application becoming stand-alone dwelling house. The landowners decided to take this approach to ensure the construction of the dwelling house is not held up by the creation of the new lot.

## **3.0 SITE DETAILS**

The site is a large park residential allotment with an area of 9452m<sup>2</sup> and is regular in shape. The site's boundaries are defined to the north by Schmidt Road, to the south by Poole Road, to the east by a drainage reserve and to the west by adjoining properties. The site contains an existing large dwelling house with an area of about 400m<sup>2</sup> and a number of domestic outbuildings. The property is predominantly devoid of vegetation and is not known to be prone to slip, subsidence or erosion, but has historically experienced inundated during the 2011 flood event.

## **4.0 SURROUNDING LAND USES**

The property is surrounded by smaller sized general residential properties that typically contain detached dwellings and associated 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 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).

### **VEGETATION MANAGEMENT ACT 1999**

There is no vegetation of significance as per the Department of Natural Resources and Mines mapping.

### **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 relevant elements of the State Planning Policy 2016 (SPP) have been incorporated into the Somerset Region Planning Scheme and as such, in this instance a separate assessment against the SPP was 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 outcomes they are discussed below.

Applicable Code	Performance Outcome Compliance	Is Alternative Solution Provided?
General residential zone	Yes	Yes
Dwelling house code	Yes	Not required
Transport, access and parking	Yes	Not required
Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Flood 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:

#### General residential zone code

Building setbacks	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<b>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.
<b>Applicants' Alternative Solution</b>	
The secondary dwelling is to be located 8 metres from a side boundary.	
<b>Planning Comments</b>	
The dwelling is proposed to be located 8 metres from the eastern side boundary. As the boundary adjoins a storm water drain it is considered that the amenity of the adjoining premises will not be compromised.	

## 7.0 OTHER CONSIDERATIONS

### Flooding

The site is included within the Potential flood hazard area identified as part of the Flood hazard overlay maps and has historically experienced inundated of up to 1.7 metres across the property during the 2011 flood event. This represents the highest recorded flooding for the site.

Under the planning scheme, the defined flood level (DFL) is either:

- level of the 1% AEP flood event plus 500mm where a 1% AEP flood event inundation line has been approved; or
- the highest recorded flood level where no 1% AEP flood inundation line has been approved.

As there is an approved 1% AEP inundation line for Fernvale, the DFL for the purposes of the application will be the highest nearby level plus 500mm. The dwelling house will also be required to achieve a freeboard of 300mm on top of the DFL. The highest modelled level near the site is 41.14m AHD, which the DFL for the site is 41.64m AHD (plus the 300mm freeboard). The elevation of the property is between 41.77m AHD and 42m AHD, and as such the proposed lots comply with the current DFL.

The proposed dwelling house is to be elevated 2.7m above the current ground level and as such it is considered that the building is to be elevated above the defined flood level. The dwelling house will also be elevated about one (1) metre above the current highest recorded flood level for the site.

As such, it is considered that the proposed development complies with Council's current requirements for habitable floor areas in the Potential flood hazard area.

### **Trunk Infrastructure and Services**

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

#### **Water Supply**

The additional dwelling will be required to connect to the reticulated water network.

#### **Sewerage**

The subject land is located outside the Queensland Urban Utilities Wastewater connection area and as such is not required to connect to the network. The sewer network is available in close proximity to the subject land and as such the applicant may connect to the network rather than provide an on-site effluent disposal system.

#### **Stormwater/Drainage**

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

#### **Infrastructure charges**

Infrastructure charges for the Fernvale stormwater network and Parks and open space network have been calculated for the proposed development in accordance with Council's *Charges Resolution (No 2) 2016*. As Council is also considering an application to subdivide the subject land (DA16345), to ensure that the owners, or subsequent owners, will not be double charged a single Infrastructure Charges Notice will be issued.

As per, Council's *Charges Resolution (No 2) 2016*, the infrastructure charge payable for the proposed development will be \$2,069.00 for stormwater and \$3,125.00 for parks and open space.

#### **Roads**

The secondary dwelling will gain access from Schmidt Road which is formed to a bitumen standard and the primary dwelling will maintain its existing access to Poole Road.

#### **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.

**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 Making a Material Change of Use for a Secondary Dwelling on land described as Lot 58 on RP224369 and situated at 31 Poole Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.  <ul style="list-style-type: none"> <li>- Site Plan – Reference No. 16063 Sheet A.01 Issue B – prepared by Zest Building Design – dated 27 September 2016</li> <li>- Floor plan – Reference No. 16063 Sheet A.02 Issue B – prepared by Zest Building Design – dated 27 September 2016</li> <li>- Elevations – Reference No. 16063 Sheet A.03 and A.04 Issue B – prepared by Zest Building Elevations – dated 27 September 2016</li> </ul>	At all times
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.	During Building Works and Plumbing /Drainage Stages
1.4	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of use
1.5	The dwelling is provided with at least one covered parking space	Prior to commencement of use
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>

2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	At all times
2.2	Floor heights for habitable areas shall be in accordance with the approved plan.	At all times
<b>Vehicle access</b>		
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Development Manual and Standard Drawings.	Prior to commencement of use
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	Prior to commencement of use and maintenance at all times.
2.5	The Applicant is to construct a vehicle access in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to commencement of use
<b>General services</b>		
2.6	<p>The dwelling house is to be connected to the reticulated water supply, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.</p> <p>Where allotments front existing overhead electricity of telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.</p>	Prior to commencement of use
2.7	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that the dwelling house has been connected to applicable service.	Prior to commencement of use
<b>Erosion and sediment control</b>		
2.8	<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>	At all times.

<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</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.	Before the change happens
<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' – being 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].		
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.		

**Attachments for the Decision Notice include:**

- Site Plan – Reference No. 16063 Sheet A.01 Issue B – prepared by Zest Building Design – dated 27 September 2016
- Floor plan – Reference No. 16063 Sheet A.02 Issue B – prepared by Zest Building Design – dated 27 September 2016
- Elevations – Reference No. 16063 Sheet A.03 and A.04 Issue B – prepared by Zest Building Elevations – dated 27 September 2016

Seconded - Cr Ogg

“THAT Council approve the Development Application for a Development Permit for Making a Material Change of Use for a Secondary Dwelling on land described as Lot 58 on RP224369 and situated at 31 Poole Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.  <ul style="list-style-type: none"> <li>- Site Plan – Reference No. 16063 Sheet A.01 Issue B – prepared by Zest Building Design – dated 27 September 2016</li> <li>- Floor plan – Reference No. 16063 Sheet A.02 Issue B – prepared by Zest Building Design – dated 27 September 2016</li> <li>- Elevations – Reference No. 16063 Sheet A.03 and A.04 Issue B – prepared by Zest Building Elevations – dated 27 September 2016</li> </ul>	At all times
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.	During Building Works and Plumbing /Drainage Stages
1.4	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of use
1.5	The dwelling is provided with at least one covered parking space	Prior to commencement of use
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
No	Condition	Timing
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	Floor heights for habitable areas shall be in accordance with the approved plan.	At all times
<b>Vehicle access</b>		
2.3	All vehicular access shall provide convenient and safe	Prior to

	access and egress from the site in accordance with Somerset Regional Council Development Manual and Standard Drawings.	commencement of use
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	Prior to commencement of use and maintenance at all times.
2.5	The Applicant is to construct a vehicle access in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to commencement of use
<b>General services</b>		
2.6	The dwelling house is to be connected to the reticulated water supply, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.  Where allotments front existing overhead electricity of telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.	Prior to commencement of use
2.7	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that the dwelling house has been connected to applicable service.	Prior to commencement of use
<b>Erosion and sediment control</b>		
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times.
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</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.	Before the change happens
<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' – being four (4) years starting the day the approval takes effect.		
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.		
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under <i>section 242</i> 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."		
<u>Carried</u>		

<b>Subject:</b>	<b>Development Application No 16345 - Application for a Development Permit for a Reconfiguration of a Lot by subdividing one lot into two lots</b>
<b>File No:</b>	<b>DA16345</b>
<b>Assessment No:</b>	<b>00903-04000-000</b>
<b>Action Officer:</b>	<b>PO-RG</b>

**Subject Land**

Location	31 Poole Road, Fernvale
Real Property Description	Lot 58 on RP224369
Area	9,452m <sup>2</sup>
Current land use	Dwelling house
Easements and Encumbrances	Nil

**Somerset Region Planning Scheme**



Zone	General residential
Precinct	Park residential
<b>SEQ Regional Plan 2009-2031</b>	
Category	Urban Footprint
<b>Application</b>	
Level of Assessment	CODE
Applicant/s	Anywhere Surveys
Applicants contact details	78 Back Ma Ma Road Veradilla Qld 4347
Land Owner/s	Kim E and Angela M Emblen-Reeves
Date application received	24 October 2016
Date properly made	24 October 2016
<b>Referral Agencies</b>	Nil

**Attachments**

1. Proposal plan: Drawing No. 2169/PROP/01, dated 12.10.16 and drawn by Anywhere Surveys
2. Draft Infrastructure Charges Notice

**RECOMMENDED DECISION**

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

**1.0 APPLICATION**

Pursuant to Chapter 6 Section 260(1) and (3) of the *Sustainable Planning Act 2009 (SPA)*, the applicant has made a properly made development application and is seeking approval for a Development Permit for a Reconfiguration of a Lot by subdividing one lot into two 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 a subdivision.

The application will be assessed against the relevant matters set out in section 314 of *SPA*, and an application is required because subdivision in the General residential zone is assessable development.

**2.0 PROPOSAL**

It is proposed the current lot be subdivided, creating one lot with an area of 5,452m<sup>2</sup> (proposed Lot 58) and one of 4,000m<sup>2</sup> (proposed Lot 3). The existing dwelling house and domestic outbuildings will be retained within proposed Lot 58, which will also retain its frontage and access off of Poole Road, with proposed Lot 3 retaining the Schmidt Road frontage.

The property owners have also applied to Council for a secondary dwelling on the current property (DA16320), which will become a stand-alone dwelling house on proposed Lot 3 when the subdivision is completed. Further detail regarding the proposed secondary dwelling is contained in the report for DA16320.

### 3.0 SITE DETAILS

The site is large, and regular in shape. Its boundaries are defined to the north by Schmidt Road, to the south by Poole Road, to the east by a drainage reserve and to the west by adjoining properties. It currently contains an existing dwelling house and domestic outbuildings and has been historically cleared of most trees. It is not known to be prone to slip, subsidence or erosion but has historically experienced inundation during the 2011 floods.

### 4.0 SURROUNDING LAND USES

The site is located within an established park residential area of Fernvale, and adjoining properties contain dwelling houses and their associated 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 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 does not contain mapped remnant vegetation.

### 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 proposed development complies with the requirements of the SPP April 2016.

### 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 codes. In instances where alternative solutions are provided in lieu of the probable solutions they are discussed below.

Applicable Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Reconfiguring a lot	Yes	No
Services, works and infrastructure	Yes	No
Transport, access and parking	Yes	No
Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Flood hazard	Yes	No

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

## **7.0 OTHER CONSIDERATIONS**

### **Flooding**

The site is included within the Potential flood hazard area identified as part of the Flood hazard overlay maps, and has historically experienced inundation of up to 1.7m across the property during the 2011 floods. This represents the highest recorded flooding for the site.

Under the planning scheme, the defined flood level (DFL) is either:

- the level of a modelled 1% annual exceedance probability (AEP) flood event plus 500mm where a 1% AEP inundation line has been approved; or
- the highest recorded flood level.

As there is an approved 1% AEP inundation line for Fernvale, the DFL for the purposes of the application will be the highest nearby level plus 500mm. The highest modelled level near the site is 41.135m AHD, which means the DFL for the site is 41.635m AHD. The elevation of the property is between 41.774m AHD and 42m AHD, and as such the proposed lots comply with the current DFL.

Additionally, a secondary dwelling is proposed to be built on what will become proposed Lot 3 and it will be elevated 2.7m off of the current ground level – the same height as the current dwelling house. After the proposed subdivision is complete, it will be a single dwelling house on its own property and will be a metre higher than the current highest recorded flood level.

As such, the proposed development complies with Council's current requirements for subdivision in the Potential flood hazard area.

### **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 additional lot will be connected to reticulated water, and will require a separate water approval from Queensland Urban Utilities.

#### **Sewerage**

The proposed additional lot will be serviced with an on-site effluent disposal system consistent with AS/NZS 1547.

#### **Stormwater/Drainage**

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

Infrastructure charges for the Fernvale stormwater network have been calculated for the proposed development in accordance with Council's *Charges Resolution (No 2) 2016*. As the charges pertaining to the proposed subdivision are to account for additional demand generated by the equivalent of a three bedroom dwelling unit, which is what will exist on the property should the subdivision be completed and Council approve the secondary dwelling as proposed in DA16320, a single Infrastructure Charges Notice will be issued to ensure that the owners, or subsequent owners, will not be double charged.

As per *Charges Resolution (No 2) 2016*, the stormwater infrastructure charge payable for

the proposed development will be \$2,069.00.

### **Parks and Open Space**

Infrastructure charges for the Fernvale parks and opens space network have been calculated for the proposed development in accordance with Council's *Charges Resolution (No 2) 2016*. As the charges pertaining to the proposed subdivision are to account for additional demand generated by the equivalent of a three bedroom dwelling unit, which is what will exist on the property should the subdivision be completed and Council approve the secondary dwelling as proposed in DA16320, a single Infrastructure Charges Notice will be issued to ensure that the owners, or subsequent owners, will not be double charged.

As per *Charges Resolution (No 2) 2016*, the stormwater infrastructure charge payable for the proposed development will be \$3,125.00.

### **Services**

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

### **Environment**

The proposed development will not result in environmental degradation.

### **Heritage**

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

## **8.0 REFERRAL AGENCIES**

There were no referral agencies for the proposed development, in accordance with the *Sustainable Planning Regulation 2009*.

## **RECOMMENDED DECISION**

THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by subdividing one lot into two lots on land described as Lot 58 on RP224369 and situated at 31 Poole Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.  <ul style="list-style-type: none"> <li>Drawing No 2169/PROP/01, dated 12.10.16 and drawn by Anywhere Surveys</li> </ul>	At all times.
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.	During construction works.
1.4	Pay to Council any outstanding rates, charges or	Prior to Compliance

	expenses levied by Council over the subject land	Assessment Request.
1.5	Pay to Council the amount of \$34 per lot for the issue of new valuations by the Department of Environment and Resource Management, being \$68 in this instance.	Prior to Compliance Assessment Request
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Compliance Assessment Request
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 Compliance Assessment Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Compliance Assessment Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual and Standard Drawings</i> .	Prior to Compliance Assessment Request.
<b>General Services</b>		
2.5	Connect the new lot to a reticulated water supply, electricity supply and telecommunications in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.  Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.	Prior to Compliance Assessment Request.
2.6	Provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service or has a current supply agreement.	Prior to Compliance Assessment Request
2.7	Any existing roofwater conduits, electrical conduits, irrigation pipes, Telstra conduits, reticulated water conduits and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Prior to Compliance Assessment Request.
<b>Vehicle Access</b>		
2.8	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Development	Prior to Compliance Assessment Request.

	Manual and Standard Drawings.	
2.9	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 from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.10	A vehicle access for Lot 3 is to be constructed in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
	<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>	At all times.
<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].		
<p><b>Relevant Period</b> - Pursuant to <i>Section 341 (2)</i> of the 'Act' to the extent a development approval is for reconfiguring a lot, the approval lapses if a plan for the reconfiguration is not given to the Local Government (Somerset Regional Council) within the following period –</p> <p>(a) For reconfiguration not requiring operational works – 2 years starting the day the approval takes effect;</p> <p>(b) For reconfiguration requiring operational works – 4 years starting the day the approval takes effect;</p> <p>(c) If the approval states a different period from when the approval takes effect – the stated period.</p> <p>Refer to Section 341 of the Act for further clarification.</p>		
This approval requires 'Compliance Assessment' by Somerset Regional Council as the 'Compliance Assessor – the nominated entity', pursuant to Part 10, Section 398 of the <i>Sustainable Planning Act 2009</i> .		
The mandatory form <i>IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]</i> must be completed by the person requesting compliance assessment of this conditional approval. The form must be submitted to Council as the Compliance Assessor and must be accompanied by any fees required by the compliance assessor. If there is insufficient space on the form, the person		

must attach extra pages outlining compliance. *[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:**

1. Proposal plan: Drawing No. 2169/PROP/01, dated 12.10.16 and drawn by Anywhere Surveys

<b>Decision:</b>	Moved - Cr Gaedtko	Seconded - Cr Choat
<p>"THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by subdividing one lot into two lots on land described as Lot 58 on RP224369 and situated at 31 Poole Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.</p>		

**SCHEDULE 1 – GENERAL CONDITIONS**

No	Condition	Timing
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. <ul style="list-style-type: none"> <li>Drawing No. 2169/PROP/01, dated 12.10.16 and drawn by Anywhere Surveys</li> </ul>	At all times.
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.	During construction works.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to Compliance Assessment Request.

1.5	Pay to Council the amount of \$34 per lot for the issue of new valuations by the Department of Environment and Resource Management, being \$68 in this instance.	Prior to Compliance Assessment Request
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Compliance Assessment Request
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 Compliance Assessment Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Compliance Assessment Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual and Standard Drawings</i> .	Prior to Compliance Assessment Request.
	<b>General Services</b>	
2.5	Connect the new lot to a reticulated water supply, electricity supply and telecommunications in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.  Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.	Prior to Compliance Assessment Request.
2.6	Provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service or has a current supply agreement.	Prior to Compliance Assessment Request
2.7	Any existing roofwater conduits, electrical conduits, irrigation pipes, Telstra conduits, reticulated water conduits and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Prior to Compliance Assessment Request.
	<b>Vehicle Access</b>	
2.8	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Development Manual and Standard Drawings.	Prior to Compliance Assessment Request.
2.9	The landowner is responsible for construction and	At all times.



	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 from Council and the landowner must advise all potential purchasers accordingly.	
2.1 0	A vehicle access for Lot 3 is to be constructed in accordance with Council's standard drawing SRC-ROAD-016. The access is to be sealed with a minimum of a two-coat bitumen seal.	Prior to Compliance Assessment Request.
	<b>Erosion and Sediment Control</b>	
2.1 1	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.

**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 (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."

Carried

<b>Subject:</b>	<b>Development Application No 16131 - Application for a Development Permit for a Material Change of Use for a Telecommunications facility</b>
<b>File No:</b>	<b>DA16131</b>
<b>Assessment No:</b>	<b>00088-00000-000</b>
<b>Action Officer:</b>	<b>PO-MJ</b>

The Applicant's representative attended and spoke to this matter.

### Subject Land

Location	68 West Road, Coominya
Real Property Description	Lot 5 on RP18313
Area	2.45 hectares
Current land use	Dwelling House
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	nbn C/- Aurecon Australasia
Applicants contact details	James MacArthur Locked Bag 331 Brisbane QLD 4001
Land Owner/s	Dean and Karen Trend
Date application received	12 July 2016
Date properly made	4 August 2016

### Referral Agencies

Concurrence Agencies	Department of Infrastructure, Local
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Advice Agencies	Government and Planning
Third Party Advice Agencies	Nil
	Department of Health

**Attachments**

1. Overall site plan – Reference No 4FVL-51-02-COOM-C2 Revision 02 – prepared by Aurecon - dated 7 July 2016
2. Site setout plan – Reference No 4FVL-51-02-COOM-C3 Revision 02– prepared by Aurecon - dated 7 July 2016
3. Site Elevation and details - Reference No 4FVL-51-02-COOM-C4 Revision 02– prepared by Aurecon - dated 7 July 2016
4. Department of Infrastructure, Local Government and Planning Concurrence agency response – Reference No SDA-0816-032942 – dated 19 October 2016
5. Department of Health Third Party Advice – dated 15 August 2016

Following Council's resolution at the previous Ordinary meeting held 23 November 2016 the applicants have been requested to provide additional information. The applicant will be attending the meeting of 7 December 2016 to discuss the additional information.

**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 Telecommunications facility.

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 Telecommunications facility

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

An application is required because establishing a Telecommunications facility in the Rural zone triggers assessable development.

**2.0 PROPOSAL**

Approval is sought for the use and development of a telecommunications facility, comprising a 40 m monopole (overall height 41 m), and ancillary components including two (2) outdoor units (ODU) enclosed within a secure compound, which measures approximately 100 m<sup>2</sup>.

The specific components of the proposed installation are described below:

- The installation of a 40 m monopole;
- The installation of two (2) 900 mm diameter parabolic dish antennas for transmission purposes, at an elevation of 37 m on the monopole;
- The installation of four (4) panel antennas (dimensions 0.75 m high x 0.3 m wide x 0.15 m deep), located at an elevation of 40 m;
- The installation of a 2.4 m high chain link security compound fence (compound area 10 m x 11 m), with 3 m wide access gate;
- The installation of two (2) outdoor equipment units (dimensions: 1.5 m high x 0.65 m

wide x 0.65 m deep). The outdoor units will be installed on an elevated platform and will be metallic grey in colour; and

- The installation of associated feeder cables that will run underground from the equipment cabinets, and internally within the monopole to service the antennas.

This nbn Fixed Wireless facility is a mini hub within the network, providing nbn services to Coominya.

### **3.0 SITE DETAILS**

The proposed facility is to be located on land situated at 69 West Road, Coominya, legally described as Lot 5 on RP18313. The topography of the property is relatively flat, with ground levels ranging from 90 m AHD at its highest point in the allotment's north to 82 m AHD along the northern boundary of the allotment. The relative height of the site at the point where the facility is proposed is approximately 87 m AHD.

The property contains an existing dwelling located at the northern end of the allotment and mature trees are scattered throughout the property, particularly along the southern boundary. The property also contains a number of existing sheds and ISO containers located adjacent to the eastern property boundary. Much of the property is cleared and undeveloped.

The location of the proposed facility encompasses a 10 m x 15 m lease area (nbn compound) situated near the centre of the property. Access to the subject site for both construction and maintenance will be provided via the existing driveway access (90m unsealed driveway & 70 m over open ground) off Coominya Connection Road (West Road).

### **4.0 SURROUNDING LAND USES**

The immediate area surrounding the site is characterised by rural residential allotments, with larger rural properties comprising the wider area. Corridors of scattered vegetation are located throughout the Coominya area. The closest dwellings are located approximately 90 m to the north-east and 120 m to the north-west.

### **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 Local Government and Planning (DLGP).

### **VEGETATION MANAGEMENT ACT 1999**

There is no vegetation of significance as per the Department of Natural Resources and Mines mapping.

### **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 relevant components of the State Planning Policy (SPP) have been incorporated into the Somerset Region Planning Scheme, as such, in this instance a separate assessment

against the SPP was 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 outcomes they are discussed below.

Applicable Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Rural zone code	Yes	Not required
Telecommunications facility code	Yes	Yes
Service, works and infrastructure 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	Yes
Infrastructure overlay code	Yes	Not required
Scenic Amenity 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:

### Telecommunications facility code

Co-location	
<i>Performance Outcomes</i>	<i>Acceptable Outcome</i>
<b>PO4</b> Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.	<b>AO4.1</b> Telecommunications facilities are co-located with existing facilities.
<b>Applicants' Alternative Solution</b> The proposed facility employs a monopole design and takes advantage of the highest natural ground elevation to minimise the visual impact and line of sight toward the structure. Due to considerable separation distances between the subject site and other RFNSA facilities (closest approximately 3km to the north), co-location does not present a feasible alternative to greenfield development. Therefore, the facility has been appropriately sited and designed to achieve broad coverage, while minimising visual intrusion.	
<b>Planning Comments</b> In this instance the applicant has demonstrated that it is not practical to co-locate the proposed facility with an existing facility. The proposal has given consideration to the visual impact of the proposal by locating it within mature vegetation. It is considered at the Performance outcome sought by the code has been achieved.	

**Biodiversity overlay code**

<b>Koalas</b>	
<i>Performance outcomes</i>	<i>Acceptable outcome</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>Note - 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><b>Note</b> - 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</b>  <b>AO14.1</b>  No clearing of <i>native vegetation</i> is undertaken within areas mapped as bushland koala habitat – primary habitat areas on Biodiversity overlay maps OM-003c-d, except in the <i>urban area</i> and only where it is demonstrated that there is no alternative to its removal and where <i>koala habitat trees</i> are incorporated into the proposed site layout.</p> <p><b>Where in a Secondary Habitat Area</b>  <b>AO14.2</b>  No acceptable outcome provided.</p> <p><b>Where for Material Change of Use</b>  <b>AO14.3</b>  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>Where for Reconfiguring a Lot</b>  <b>AO14.4</b>  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>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</b>  <b>AO14.5</b>  A minimum setback of 50 metres is provided between <i>operational works</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p> <p><b>Where within the Rural zone or Rural residential zone</b>  <b>AO14.6</b>  Where within the Rural zone or Rural residential zone the minimum setbacks identified in AO14.3 to AO14.5 are taken to be 100 metres.</p>

<p><b>PO16</b> Fencing design provides safe koala movement opportunities appropriate to the type of the <i>development</i> and habitat connectivity values of the <i>site</i>.</p> <p><b>Note</b> - Koala exclusion fencing is only to be used where it can be demonstrated that it will prevent koalas from entering an area that poses a direct threat to their safety.</p>	<p><b>AO16.1</b> Where within bushland koala habitat on <b>Biodiversity overlay maps OM-003c-d</b> and within the Rural Zone or Rural residential zone, fencing:</p> <p>(a) consists of post and rail with a minimum gap of 300 millimetres between rails, or</p> <p>(b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground.</p>
<p><b>Planning Comments</b></p>	
<p>The facility is proposed to be located within 100 metres of mapped secondary koala habitat. Notwithstanding this, the application does not require the removal of any vegetation and will be entirely fenced. If approved, it is considered relevant that a condition be included requiring the use of a koala exclusion panel (smooth unclimbable plastic strip) be integrated into the fencing around the proposed facility, to exclude Koala's from entering the compound.</p> <p>In this instance it is considered that the proposal is consistent with the performance outcomes.</p>	

## 8.0 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 facility is to be unmanned and as such does not require a potable water supply.

#### Sewerage

The proposed facility is unmanned and as such does not require a effluent disposal system.

#### Stormwater/Drainage

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

#### Roads

The existing access onto West Road is proposed to be utilised and the volume of traffic generated by the facility is anticipated to be nominal.

#### Infrastructure charges

The Somerset Regional Council Charges Resolution (No 2) 2016 identifies Telecommunications facility as an Essential service. The resolution identifies that the only applicable charge for an Essential service is stormwater, however, as the subject land is located outside the urban footprint as defined by the South East Queensland Regional Plan

2009-2031 the stormwater charge is not applicable. As such, in this instance there are no infrastructure charges applicable to the development.

### **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.

## **9.0 COMMUNITY CONSULTATION**

Despite the application being considered by the planning scheme as code assessable, the applicant undertook voluntary public consultation of the proposal. The applicant received seven (7) submissions during this period, four (4) of the submissions received were from one (1) single submitter. The submissions received by both Council and the applicant during this time were predominantly relating to the following:

- Concerns about visual amenity to surrounding dwellings;
- Location selection;
- Health and safety;
- Proximity to schools;
- Adequacy of the Safety Standard;
- Impacts on property values;
- Alternative technology;
- Environmental concerns;
- Impacts on tank water / underground water / dam water; and
- Inconsistency with Somerset Region Planning Scheme.

The issues raised in the submissions have been addressed by the applicant which concluded that nbn seeks to achieve a balance between service provision and amenity impacts and that the current quality of broadband in Coominya is poor and that access inequitable, and there is a strong public interest in the proposed facility being delivered as soon as possible.

Council officers have considered the grounds raised in the submissions and while it is acknowledged that the facility will be an addition to the landscape it is not considered anticipated to cause undue adverse impacts. The facility has been positioned in a way to be screened by mature vegetation and setback from the road to minimise visual impacts to passing traffic.

## **10.0 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-0816-032942 dated 19 October 2016. Refer to Attachment 4 and Schedule 4 of the recommended conditions.



### Advice Agencies

There are no Advice Agencies relating to this application.

### Third Party Advice Agency

The application was referred for Third Party Advice to the Radiation Health Unit, Health Protection Branch of the Department of Health who advised that the proposed facility is estimated to operate well below the exposure limits stated in the Radiation Protection Standard *Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz*.

### RECOMMENDED DECISION

THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Telecommunications Facility on land described as Lot 5 on RP18313 and situated at 68 West Road, Coominya subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. <ul style="list-style-type: none"> <li>Overall site plan – Reference No. 4FVL-51-02-COOM-C2 Revision 02 – prepared by Aurecon - dated 7 July 2016</li> <li>Site setout plan – Reference No. 4FVL-51-02-COOM-C3 Revision 02– prepared by Aurecon - dated 7 July 2016</li> <li>Site Elevation and details - Reference No. 4FVL-51-02-COOM-C4 Revision 02– prepared by Aurecon - dated 7 July 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	Prior to commencement of use
1.5	A koala exclusion panel (smooth unclimbable plastic strip) is to be integrated into the fencing around the proposed facility, to exclude Koala's from entering the compound.	Prior to commencement of use
1.6	During construction phases measures are to be taken in construction practices to not increase the risk of death or injury to koalas	During construction phase
1.7	Obtain Council approval for the demolition or removal of	Prior to

	any existing buildings on site necessary for the approved development to proceed.	commencement of use
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to commencement of use
	<b>VEHICLE ACCESS</b>	
2.2	All vehicular access shall provide convenient and safe access and egress from the site.	At all times
2.3	The applicant 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
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.4	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
<b>SCHEDULE 3 – Environmental</b>		
<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 facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
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</li> </ul>	At all times

	<ul style="list-style-type: none"><li>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>	
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>SCHEDULE 4 – REFERRAL AGENCY</b> <b>Department of Infrastructure, Local Government and Planning (DILGP)</b> <i>Concurrence Agency Response</i>		
4.1	Pursuant to section 285 of the <i>Sustainable Planning Act 2009</i> the Department of Infrastructure, Local Government and Planning, as a <i>Concurrence Agency</i> , has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and advises Council that conditions are to be imposed as Concurrence Agency response dated 19 October 2016 and referenced SDA-0816-032942.	
4.2	Concurrence Agency response will be attached to Council’s Decision Notice for DA16131.	
<b>Advice</b>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].		
<b>Relevant Period</b> - Pursuant to <i>Section 341</i> of the ‘Act’ the approval will lapse if the first change of the use under the approval does not start within the ‘relevant period’ – four (4) years starting the day the approval takes effect.		
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant’s responsibility. The applicant must comply with any lawful instruction from Council’s Manager of Operations if in his opinion a dust nuisance exists.		
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has		

**Attachments for the Decision Notice include:**

- Overall site plan - Reference No 4FVL-51-02-COOM-C2 Revision 02 – prepared by Aurecon - dated 7 July 2016
- Site setout plan - Reference No 4FVL-51-02-COOM-C3 Revision 02– prepared by Aurecon - dated 7 July 2016
- Site Elevation and details - Reference No 4FVL-51-02-COOM-C4 Revision 02– prepared by Aurecon - dated 7 July 2016
- Department of Infrastructure, Local Government and Planning Concurrence agency response - Reference No SDA-0816-032942 - dated 19 October 2016

Seconded - Cr Ogg

“THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Telecommunications Facility on land described as Lot 5 on RP18313 and situated at 68 West Road, Coominya subject to the requirements and conditions contained in the Schedules and Attachments.

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	to exclude Koala's from entering the compound.	use
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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	During construction phase

	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
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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

Cr Choat recorded his vote against this decision.

### Visitors to Meeting

Ms Jane O'Dea, Head of Department - Humanities at Lowood State High School, attended with Lowood State High School students, Katie Anderson (Year 10), Mary-Ann Dearlove (Year 10), Regan Goulter (Year 10), Louise Jones (Year 11) and Megan Swan (Year 11). The students presented their geography report to councillors, on their investigation into the infrastructure needs of the Somerset region, and spoke about their ideas on how these needs might be met by 2031.

### Staff Service Presentation

The Mayor presented a Certificate and gift to Mr Danial Webster (ICT Coordinator) in recognition of ten years service to Council.

### Adjournment of Meeting

The meeting adjourned at 10.12am for morning tea, resuming at 10.40am.

<b>Subject:</b>	<b>Development Application No 16169 - Application for a Development Permit for a Material Change of Use for caretaker's accommodation</b>
<b>File No:</b>	<b>DA16169</b>
<b>Assessment No:</b>	<b>81053-5000-000</b>
<b>Action Officer:</b>	<b>PO-RG</b>

This item was withdrawn from the agenda.

<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 28 November 2016 are attached in accordance with section 204 of the Local Government Regulation 2012 including comments in respect of performance against budget.

## Grants

On 24 November 2016, the Deputy Premier confirmed that Council was successful with applications under Queensland Department of Local Government grants programs for the following projects with State funding totalling \$284,500. These are in addition to the four projects reported last month with funding of \$275,000:

- Flood mitigation infrastructure – Toogoolawah drainage upgrade
- Recreational infrastructure – Lowood sports complex playground upgrade
- Emergency response preparedness – Kilcoy SES access upgrade
- Emergency response preparedness – Gregors Creek regional telecommunications facility

Council has now resolved to undertake the following new projects which were not included in the 2016/2017 budget with funding identified largely from new capital grants:

- Lowood Recreation Complex extension - \$450,000
- Gregors Creek Road strengthening and widening - \$800,000
- Lowood library upgrade - \$730,000

Council officers are working on proposals under the Bridges Renewal Programme round 3 and Building Better Regions Fund. Consultants are assisting with designs and costings.

## Rates

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

- \$1.85 million – 31 May 2016
- \$1.74 million – 29 November 2016

Council issued 24 notices of intention to sell land for overdue rates or charges totalling \$162,824 on 27 October 2016. As of 29 November 2016, 18 of these matters remained active with a total of \$127,651 outstanding.

## 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 - \$753,687 - contract road, bridge and park construction and maintenance services/ materials - payment 33451
- CPM Group Pty Ltd - \$224,035 - timber bridge replacement - payment 33470
- Ark Construction Group Pty Ltd - \$213,471 - timber bridge replacement - payment 33452

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:

	Rural (\$000's)	Urban (\$000's)	Total (\$000's)
Bitumen road maintenance	262	45	307
Gravel road maintenance	493	48	541



Roadside drainage	83	50	133
Culvert maintenance	55	-	55
Vegetation maintenance	101	59	160
Traffic furniture	54	23	77
Linemarking	-	2	2
Total actual year to date	1,048	227	1,275
Expected pro-rata budget year to date	1,617	214	1,831

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

Esk Crows Nest (gravel) Ch26120-Ch34090	\$ 41,262
Gregors Creek Rd (bitumen) Ch5530-Ch6810	\$ 30,466
Cedarvale Rd CulvCh1.95	\$ 29,413
Rifle Range Rd (gravel) Ch2770-Ch3800	\$ 26,367
Diaper Rd (gravel) Ch3000-Ch6200	\$ 22,998
Lehmanns Rd (gravel) Ch1920-Ch2840	\$ 22,988
Mahons Rd (bitumen) Ch0-Ch7480	\$ 21,299
Bischoffs Rd (gravel) Ch7510-Ch8160	\$ 18,667
Lowood Minden (bitumen) Ch10530-Ch10890	\$ 17,288
Banffs La (gravel) Ch0-Ch3050	\$ 16,745
Prenzlau Rd (bitumen) Ch1350-Ch3360	\$ 16,724
Diaper Rd (gravel) Ch0-Ch3000	\$ 16,284
Glenhowden Rd (gravel) Ch30-Ch1580	\$ 15,925
Voss Rd (gravel) Ch880-Ch2690	\$ 15,485
Aston Park access (bitumen) Ch0-Ch150	\$ 14,590
Morden Rd (gravel) Ch1880-Ch6470	\$ 14,350
Twah Biarra Rd (bitumen) Ch9960-Ch10010	\$ 14,100
Valma La (gravel) Ch0-Ch160	\$ 13,941
Prenzlau Rd (bitumen) Ch3900-Ch5420	\$ 13,477
Cedarvale Rd (gravel) Ch1540-Ch4410	\$ 13,398
Subtotal most costly 20 road segments	\$395,767

#### 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 \$24,767,470.85 be received.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Whalley
	"THAT the reports including payments presented totalling \$24,767,470.85 be received."	
		<u>Carried</u>

**Subject:** Fernvale Sports Park storage facility trial user agreements  
**File Ref:** Grants - programs - LGGSP  
**Action Officer:** DFIN

#### Background/Summary

Council has contracted to erect a 12m by 6 storage facility at Fernvale Sports Park. It is understood that this facility will be completed by 31 December 2016.

It is proposed to allow user groups including Amazons Netball, Brisbane Valley Rattlers AFL and Marburg – Mount Crosby Thunder Cricket to obtain a key or keys to store sporting equipment at the storage under trial agreements:

It is proposed that the trial agreements would include the following text:

- “I understand Council’s objectives with the trial and will assist in keeping the new storage facilities secure and in good condition and minimising maintenance costs.
- I will sign to confirm receipt of numbered keys to be issued me on behalf of my organisation and will participate in any required training in the operation of the storage.
- I acknowledge that all keys are the property of Somerset Regional Council and must be returned to Council on request or at 30 September 2017, whichever is sooner.
- I undertake to keep all keys issued to me in a secure place at all times and to immediately report any loss of any key to the Chief Executive Officer of Somerset Regional Council as soon as I become aware of any loss.
- I will not give or loan the keys to any unauthorised person including any person outside of my organisation.
- My organisation will ensure the storage is locked after use and that any lights are switched off.
- My organisation will report any issues with the operation, maintenance or construction of the Fernvale Sports Park storage to [mail@somerset.qld.gov.au](mailto:mail@somerset.qld.gov.au) as they arise.
- My organisation undertakes to keep the storage facility tidy.
- My organisation acknowledges that the storage facility is primarily for the storage of maintenance equipment for the park which is owned by either Council or Council’s maintenance contractors and which will occupy two bays of the four bays available. No equipment or assets of my organisation or any other person is to be stored in those two bays.
- My organisation acknowledges that the storage facility is only to be used for storage purposes and not any other purpose including entertainment.
- My organisation acknowledges that all equipment stored at the storage facility is stored at my organisation’s own risk. We indemnify Council against any claim in respect of use of the facility.
- My organisation acknowledges that the Fernvale Sports Park storage is a facility that will be shared between different sporting groups. My organisation agrees to cooperate and communicate with all other groups to which keys to the storage facility are issued over the use of the storage and act reasonably in storing this equipment. The storage is the property of Somerset Regional Council and not of any one group.

- My organisation will not interfere with the property of any other group or organisation that is stored in the facility.
- My organisation will remove all equipment or other assets from the storage within seven (7) days of a written request to do so from Somerset Regional Council. We acknowledge that such request may be given without reason."

#### Attachments

Nil

#### Recommendation

THAT Fernvale Sports Park storage facility trial user agreements incorporating the indicated matters be endorsed with sporting organisations as deemed appropriate.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Ogg
	<p>"THAT Fernvale Sports Park storage facility trial user agreements incorporating the indicated matters be endorsed with sporting organisations as deemed appropriate."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Lowood library and Queensland Government Agency Program (QGAP)</b>
<b>File Ref:</b>	<b>Council properties - design and construction - Lowood library</b>
<b>Action Officer:</b>	<b>DFIN</b>

#### Background/Summary

Council resolved as follows on 14 September 2016:

*"THAT Council cease undertaking any Queensland Government Agency Program (QGAP) functions between midday and 2pm and between 4pm and 5pm each day and redirect resources to providing improved Council library services at these times commencing 1 November 2016 or any other three hour period per day as determined.*

*THAT qualified Council officers be made available at Lowood office for Justice of the Peace and similar witnessing services and that these no longer be recorded as QGAP transactions.*

*THAT Council write to the State Government strongly protesting their under-funding of QGAP services at Lowood in the Somerset region."*

A letter is attached from the State agency responsible for QGAP services of 25 November 2016 confirming an offer of additional funding for Lowood QGAP of \$27,698.71 per annum until 30 June 2018.

The letter includes the statement "it is anticipated that this additional funding will allow for the restoration of Lowood QGAP operating hours to 9am - 4pm during weekdays".

#### Attachments

Letter from Smart Service Queensland of 25 November 2016

### Recommendation

THAT Council write and thank the State for its offer of additional funding for Lowood QGAP and confirm that standard operating hours for Lowood QGAP will be restored to 9am - 4pm during weekdays until 30 June 2018 while also confirming as previously outlined that Council is currently substantially redeveloping the Lowood QGAP / Lowood library premises and there will necessarily be disruption to QGAP services as a consequence of the redevelopment work including temporary relocation to other premises.

### Decision:

Moved - Cr Whalley

Seconded - Cr Gaedtke

“THAT Council write and thank the State for its offer of additional funding for Lowood QGAP and confirm that standard operating hours for Lowood QGAP will be restored to 9am - 4pm during weekdays until 30 June 2018 while also confirming as previously outlined that Council is currently substantially redeveloping the Lowood QGAP / Lowood library premises and there will necessarily be disruption to QGAP services as a consequence of the redevelopment work including temporary relocation to other premises.”

Carried

<b>Subject:</b>	<b>Lowood Recreation Complex expansion drawings</b>
<b>File Ref:</b>	<b>Grants - programs - get playing plus round 2</b>
<b>Action Officer:</b>	<b>DFIN</b>

### Background/Summary

Designs for Lowood Recreation Complex expansion have progressed consistent with the grant application and endorsement is sought for “for construction” plans of the expansion area. The State is funding 66% of this project under the Get Playing Plus program round 2.

The grant deed requires that Council “*construct a new youth field and three netball courts to support rugby union, rugby league, soccer, touch football, cricket and netball at Lowood.*”

The attached plans were discussed with representatives of the Lowood Recreation Complex Inc (LRC) at its meeting held 29 November 2016.

Project Manager, Mr Paul Henderson of GHD Pty Ltd was in attendance.

Additional matters requested at the meeting were irrigation, additional bollards between the field and netball courts and a drinking fountain (refer attached email).

The drawings now show these items as provisional items to be included if budget permits so that tenderers can quote on these items as well as the base project.

It was also raised at the LRC meeting that attendees had an expectation that the new youth field would be 60 metres wide instead of 50 metres wide based on an earlier Council-issued drawing that was mislabelled to show the width as 60 metres instead of 50 metres.

Council officers do not consider that it is possible to fit three netball courts and a 60 metre wide field on the property and leave a safe separation distance between the courts, field, road and drain that meets relevant standards or to build the third netball court to the regulation width.

Notwithstanding that some committee members may be disappointed with a 90m by 50m field, a 50 metre wide field meets the regulation standards for both mod league and under 10 soccer (copy attached) and therefore the grant deed.

The matter has been discussed with Mr Shane Heck who represented the soccer club at the LRC meeting and with Mr Allan Warren of the LRC Inc.

The main issue appears to be the use of the new Lowood field for versions of senior soccer rather than youth soccer.

If endorsed, the attached plans would be used to finalise tender documents and seek relevant approvals from the Department of National Parks Sport and Racing.

#### Attachments

Drawings set of 4 pages (to be forwarded separately to agenda)  
Email from Paul Henderson of 30 November 2016  
Document showing regulation youth field sizes

#### Recommendation

THAT sheets 1 to 4 of plan 1349-1701-000-401 be endorsed for the purpose of finalising tender documents in accordance with the Lowood Recreation Complex expansion grant deed.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Choat
	"THAT sheets 1 to 4 of plan 1349-1701-000-401 be endorsed for the purpose of finalising tender documents in accordance with the Lowood Recreation Complex expansion grant deed."	
		<i><u>Carried</u></i>

<b>Subject:</b>	<b>Council of Mayors (SEQ) – Queensland Local Government Grants Commission (QLGGC) funding formula consultation</b>
<b>File Ref:</b>	<b>Grants – programs – financial assistance grant</b>
<b>Action Officer:</b>	<b>DFIN</b>

#### Background/Summary

Council received the attached flying minute on 5 December 2016 seeking a response by 14 December 2016.

The minute refers to a briefing from QLGGC about a potential review of the financial assistance grant funding formula and recommends a vote in favour of not reviewing the formula.

It is considered that Council may well benefit from a review of the funding formula including the minimum funding allocation.

Councils that have higher assessed revenue than assessed expenditure receive a minimum grant (quoted from page 9, 2011 QLGGC methodology review).

Somerset Regional Council has relatively low revenue raising capacity than other councils in

south east Queensland and suffers expenditure disadvantage including because of its spread of population.

#### Attachments

Flying minute 2016-3 - Council of Mayors (SEQ)

#### Recommendation

THAT Council not support a Council of Mayors (SEQ) motion supporting the retention of the current Local Government Grants Commission funding formula, including the minimum funding allocation and further that Council write to the Queensland Local Government Grants Commission confirming that it supports a review of the general purpose grants formula including the minimum funding allocation.

#### Decision:

Moved - Cr Whalley

Seconded - Cr Ogg

“THAT Council not support a Council of Mayors (SEQ) motion supporting the retention of the current Local Government Grants Commission funding formula, including the minimum funding allocation and further that Council write to the Queensland Local Government Grants Commission confirming that it supports a review of the general purpose grants formula including the minimum funding allocation.”

Carried

<b>Subject:</b>	<b>Esk Racecourse Advisory Committee Meeting – 15 November 2016</b>
<b>File Ref:</b>	<b>Esk Racecourse Advisory Committee Meeting – Doc Id 919496</b>
<b>Action Officer:</b>	<b>DCORP</b>

#### Background/Summary

The quarterly meeting of the Committee was held on Tuesday, 15 November 2016.

#### Attachments

Meeting Report for Esk Racecourse Advisory Committee Meeting – 15 November 2016

#### Recommendation

THAT the Meeting Report for the quarterly meeting of the Esk Racecourse Advisory Committee held on Tuesday, 15 November 2016 be received and the contents noted.

#### Decision:

Moved - Cr Ogg

Seconded - Cr Choat

“THAT the Meeting Report for the quarterly meeting of the Esk Racecourse Advisory Committee held on Tuesday, 15 November 2016 be received and the contents noted.”

Carried

<b>Subject:</b>	<b>RADF - Regional Arts Development Fund Committee Meeting – 24 November 2016</b>
<b>File Ref:</b>	<b>2016 - 2017 - RADF – Doc Id. 920518, 916624, 913968, 919295, 915748</b>
<b>Action Officer:</b>	<b>DCORP</b>

### Background/Summary

The Regional Arts Development Funding Committee met on Monday, 24 November 2016 to discuss miscellaneous items of business.

### Attachments

Meeting Report for RADF Meeting

### Recommendation

THAT:

- (a) the Meeting Report for the RADF Committee meeting held on Monday, 24 November 2016 be received and adopted;
- (b) Council approve RADF funding for the following:
  - 1. The 2017 Somerset Art Awards submitted by the Somerset Art Society for an amount of \$9963.
  - 2. Watercolour Workshops submitted by the Kilcoy Art Society Inc for an amount of \$1610.
- (c) Council accept the outcome report for the Toogoolawah History Group.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Ogg
"THAT:		
(a) the Meeting Report for the RADF Committee meeting held on Monday, 24 November 2016 be received and adopted;		
(b) Council approve RADF funding for the following:		
<ul style="list-style-type: none"> <li>1. The 2017 Somerset Art Awards submitted by the Somerset Art Society for an amount of \$9963.</li> <li>2. Watercolour Workshops submitted by the Kilcoy Art Society Inc for an amount of \$1610.</li> </ul>		
(c) Council accept the outcome report for the Toogoolawah History Group."		
<u>Carried</u>		

<b>Subject:</b>	<b>Esk Lions Club</b>
<b>File Ref:</b>	<b>Council Land and Buildings - Doc Id 922190 AG478, 603602</b>
<b>Action Officer:</b>	<b>DCORP</b>

**Background/Summary**

The Lions Club of Esk Inc. has held a licence agreement over part of Pipeliner Park that includes the former railway buildings in Esk since 7 January 2007. The licence agreement was for a period of ten (10) years.

The licence agreement is due to expire on 7 January 2017 and the Lions Club of Esk Inc. have indicated a desire to renew tenure over the site. As Council are currently negotiating with the State Government in relation to proposed changes with the operation and maintenance of the Brisbane Valley Rail Trail, it is proposed to offer the Lions Club of Esk Inc. a licence agreement for a twelve (12) month period, with two further options each of twelve (12) months, commencing 7 January 2017, at an annual rental of \$1 per annum payable on demand.

**Attachments**

Nil

**Recommendation**

THAT Council advise the Lions Club of Esk Inc –

- (i) Approval is given for a licence agreement between Council and the Lions Club of Esk Inc for the Esk Railway Station building, for a twelve (12) month period, with two further options each of twelve (12) months, commencing 7 January 2017, at an annual rental of \$1 per annum payable on demand.

<b>Decision:</b>	Moved - Cr Hall	Seconded - Cr Choat
"THAT Council advise the Lions Club of Esk Inc –		
(i) Approval is given for a licence agreement between Council and the Lions Club of Esk Inc. for the Esk Railway Station building, for a twelve (12) month period, with two further options each of twelve (12) months, commencing 7 January 2017, at an annual rental of \$1 per annum payable on demand."		
<i><u>Carried</u></i>		

<b>Subject:</b>	<b>Kilcoy Showground Reserve Overall Management Committee Meeting - 24 November 2016</b>
<b>File Ref:</b>	<b>Community services - meetings - 2016 - 2017 - Kilcoy Showground Reserve Overall Management Committee Doc Id 919857</b>
<b>Action Officer:</b>	<b>DCORP</b>

**Background/Summary**

The quarterly meeting of the Committee was held on Thursday, 24 November 2016.



**Attachments**

Meeting Report for Kilcoy Showground Reserve Overall Management Committee Meeting  
Letter and proposal from Kilcoy Race Club regarding proposed alteration to the mounting saddling yard and patron viewing areas

**Recommendation**

THAT the meeting report for the quarterly meeting of the Kilcoy Showground Reserve Overall Management Committee Meeting held on Thursday, 24 November 2016 be received and the following recommendations endorsed:

- (i) THAT the proposal for alterations to the mounting saddling yard and patron viewing areas included in the Kilcoy Race Club document of 9 November 2016, be added to the Showground Master Plan.
- (ii) THAT Council seek quotations for the construction of the retaining wall component of the proposal.

**Decision:**

Moved - Cr Gaedtke

Seconded - Cr Choat

“THAT the meeting report for the quarterly meeting of the Kilcoy Showground Reserve Overall Management Committee Meeting held on Thursday, 24 November 2016 be received and the following recommendations endorsed:

- (i) THAT the proposal for alterations to the mounting saddling yard and patron viewing areas included in the Kilcoy Race Club document of 9 November 2016, be added to the Showground Master Plan.
- (ii) THAT Council seek quotations for the construction of the retaining wall component of the proposal.”

Carried

**Subject:** Vandalism - November 2016  
**File Ref:** Vandalism  
**Action Officer:** DCORP

**Background/Summary**

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

There were no incidents reported during November 2016. The Vandalism Repair Costs until 28 November 2016 are attached. There were no Insurance Claims relating to Vandalism for the month of November 2016.

**Attachments**

Table – Vandalism Repair Costs until 28 November 2016

**Recommendation**

THAT the report be received and the contents noted.

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

“THAT the report be received and the contents noted.”

Carried

**Subject:** Local Disaster Management Group Minutes - 16 November 2016  
**File Ref:** Governance - reporting - officer reports  
**Action Officer:** DMO

### Background/Summary

The Somerset Local Disaster Management Group (LDMG) meets regularly to develop strategies to respond to disasters should they occur and to mitigate the effects of disasters on the community wherever possible. The LDMG consists of the following agencies:

- CS Energy
- Department of Communities
- Energex
- Queensland Health (Esk and Kilcoy Hospitals)
- Queensland Ambulance Service
- Queensland Fire and Emergency Services
- Queensland Police
- Queensland Urban Utilities
- SEQWater
- Somerset Regional Council
- Telstra

Meetings are held quarterly, generally held on the third Wednesday of February, May, August and November each year.

Minutes from the November 2016 meeting are attached.

### Attachments

Minutes – Local Disaster Management Group (16 November 2016)

### Recommendation

THAT the report be received.

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

“THAT the report be received.”

Carried

<b>Subject:</b>	<b>Traffic Safety Advisory Committee Meeting Minutes (16 November 2016)</b>
<b>File Ref:</b>	<b>Community services - service provision - TSAC</b>
<b>Action Officer:</b>	<b>CEO</b>

**Background/Summary**

The Traffic Safety Advisory Committee met at Esk on 16 November 2016.

**Attachments**

Minutes - Traffic Safety Advisory Committee (16 November 2016)

**Recommendation**

THAT the report be received and the contents noted.

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

Carried

<b>Subject:</b>	<b>Speed Management Advisory Committee Meeting Minutes - 16 November 2016</b>
<b>File Ref:</b>	<b>Officers report</b>
<b>Action Officer:</b>	<b>DOPER</b>

**Background/Summary**

The Speed Management Advisory Committee met at Esk on 16 November 2016.

**Attachments**

Minutes – Speed Management Advisory Committee Meeting 16 November 2016

**Recommendation**

THAT the report be received and the contents noted.

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

Carried

<b>Subject:</b>	<b>Hine Road Bridge 2 – Substructure Works</b>
<b>File Ref:</b>	<b>Bridge H0002 Hine Road Number 2</b>
<b>Action Officer:</b>	<b>WM</b>

**Background/Summary**

During the construction of Hine Road Bridge 2, Council was made aware that there is some risk (known but unknown) associated with the existing substructure (piles). At that time the water levels were too high to fully examine and test the piles. Accordingly, at that time, the potential risk was documented in the as constructed details, which was flagged by Council

Engineers for further investigation once water levels receded.

The water level has now receded at Hine Road Bridge 2 which now allows the opportunity to fully examine and test the piles. Timber Restoration Systems (TRS), who were the company subcontracted to assist with the bridge replacement, were asked to perform non-destructive testing on the piles to check for decay and structural integrity. The outcome of this inspection established that there is some decay within some of the piles that need restoring to ensure structural capacity and the long term performance of the bridge is achieved. The cost to undertake this restoration is \$27,971.90 inclusive of GST.

These works should be done at the earliest time possible as the upcoming wet season may remove the opportunity as water levels may rise. Accordingly, given this potential a genuine emergent condition exists and the works have been ordered via the Chief Executive Officer. The cost of these works will be charged against the bridge capital expenditure.

The specialised nature of the substructure bridge restoration (specialised pile wraps) and necessary construction experience meant that TRS are the only one known supplier that has the expertise to perform the installation. Further, under the terms of engagement, TRS will engineer certify the bridge to carry design loads.

It is therefore appropriate that in accordance with the Local Government Regulation 2012, Section 235, part (a) that Council resolves to procure the installation of specialised bridge components from TRS for the restoration of substructure of Hine Road Bridge 2 as the only known supplier offering the required specialised bridge expertise for \$27,971.90 inclusive of GST.

#### Attachments

Nil

#### Recommendation

THAT in accordance with the Local Government Regulation 2012, Section 235, part (a) that Council procures specialised bridge expertise from Timber Restorations Systems Pty Ltd for the restoration of substructure of Hine Road Bridge 2 as the only known supplier offering the required specialised bridge expertise for \$27,971.90 inclusive of GST.

<b>Decision:</b>	Moved – Cr Hall	Seconded - Cr Whalley
	<p>“THAT in accordance with the Local Government Regulation 2012, Section 235, part (a) that Council procures specialised bridge expertise from Timber Restorations Systems Pty Ltd for the restoration of substructure of Hine Road Bridge 2 as the only known supplier offering the required specialised bridge expertise for \$27,971.90 inclusive of GST.”</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Naming of Unnamed Road 2244 as Mapon Road</b>
<b>File Ref:</b>	<b>Roads - naming - roads</b>
<b>Action Officer:</b>	<b>QAO / SES</b>

#### Background/Summary

Road #2244 is an unnamed road approximately 2.6 km long which runs south, south-east off

Gatton Esk Road approximately 600m south west of Aspen Drive, forming part of the border between Esk and Mount Hallen districts. The road provides access to a property which has been allocated a rural property number on this unnamed road; the naming of the road will assist with the delivery of services to this and other properties.

A public notice was placed in local newspapers advising that the name Mapon Road was being considered due to the name having been used for several members of the Chaille family who have owned land in the area since the late 1800's; further, Wilfrid Mapon Chaille was killed in action during World War I. No responses to this notice had been received by the closing date of 18 November 2016.

#### Attachments

Nil

#### Recommendation

THAT unnamed road #2244 be named Mapon Road and that appropriate signage be installed and relevant parties advised.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Choat
	"THAT unnamed road #2244 be named Mapon Road and that appropriate signage be installed and relevant parties advised."	
	<i><u>Carried</u></i>	

<b>Subject:</b>	<b>Atkinson Dam Road - Yellow Gully Bridge</b>
<b>File Ref:</b>	<b>Bridge H0023 - Yellow Gully - Atkinson Dam Road Buaraba</b>
<b>Action Officer:</b>	<b>WM</b>

#### Background/Summary

Council presently has a project listed on the 2017/18 to 2018/19 TIDS program for \$500,000 to potentially look at the upgrade of Yellow Gully Bridge, on Atkinson Dam Road, to two lanes. In preparation for this project, Council Engineers have engaged GHD Engineers to perform preliminary assessment work on the existing structure to determine the suitability of widening the existing bridge. Unfortunately, the findings of this preliminary structural assessment have not been favourable with the following detail being provided:

- The existing bridge was constructed about 1975 to the engineering standard at that time. A review of the design information has confirmed that the design specification was for a 33 Tonne design load. To validate actual load capacity further detailed bridge testing would be required to analyse the as-constructed strength. This detailed engineering testing would cost \$20,977;
- The existing bridge tensioning method makes widening of the bridge extremely difficult and highly likely to cost more than a new bridge. Hence, for Council information, a replacement bridge is likely to cost about \$1.1M;
- Based on the above preliminary advice, it is possible that the bridge is presently being subject to overloading with no load limits presently in place. The bridge is presently 41 years old and not quite half way through its design life. The condition of the present bridge would suggest that with ongoing maintenance and strengthening

the design life of 100 years should be achievable.

The preliminary assessment also indicated that although the bridge is designed to 33T, it is not showing any significant external structural stresses, at this time. As the bridge is not showing any significant structural stresses, has been exposed to heavy vehicles for some time, it is unlikely that a catastrophic structural failure is imminent, hence, Council Engineers have not acted upon load limiting this bridge until the matter is given further consideration by Council. However, it is noted that prolonged overloading may lead to premature degradation of the bridge.

It is suggested to minimise the potential impact of structural degradation that the existing bridge is clearly defined as a single lane bridge by the addition of line marking similar to the attached photograph and the upgrading road signs. This will ensure that heavy vehicles track directly over the major support areas of the bridge and also increase safety at the bridge by clearly defining it as a single lane structure.

Council Engineers present the following short-term options to Council for consideration:

1. The bridge is clearly defined as a single lane bridge and the bridge continues to function as is until a long-term solution is reached. Council Engineers continue to monitor the structural performance of the bridge at bi-annual intervals. Council noting that structural degradation may be accelerated. The cost to undertake these short term works is about \$2,500 and funded from Bridge Maintenance.
2. The bridge is clearly defined as a single lane bridge and Council authorise the expenditure of \$20,997 for detailed bridge testing to establish as-constructed load capacity. If the testing establishes that load limiting is required that it be implemented at that time. It is noted that a 33Tonne limit will create a significant impact to users of Atkinson Dam road which presently carries 10.8% heavy vehicles greater than 33T per day (ie 38 Trucks per day, >33T). The present Annual Average Daily Traffic Count (AADT) is 347 vehicles per day (vpd) with total heavy vehicles of 21.2% (ie 74 Trucks per day).
3. Do nothing and continue to monitor bridge.

Council Engineers present the following long-term options to Council for consideration:

1. If further testing is undertaken and it establishes that load limiting is required, that the bridge be load limited indefinitely and Council looks to replacing the bridge with a new two-lane bridge sometime in the future.
2. The bridge is strengthened using metal plating technology to bring the bridge up to a minimum of 44T design load. That cost to perform these works is estimated as \$144,000. This option will provide Council assurance that structural integrity is maintained and the bridge should reach the end of its design life.
3. That the bridge is replaced as soon as possible with a double lane bridge at an estimated cost of \$1.1M. As previously mentioned the AADT for Atkinson's Dam Road is presently 347vpd. Based on this AADT, Council practices support a double lane bridge now (based on Council normal trigger of 150vpd). However, engineering guidelines suggest that traffic volumes up to 400vpd may remain acceptable for the use of Give Way signs on single lane bridges. Council is also advised that crash history research at the bridge site reveal one rear end crash that resulted in medical treatment in 2001. It is suggested that Council should move forward with design

documentation at this time, to make opportunity for potential grant funding. The cost to undertake the preliminary design of a replacement bridge will cost about \$20,000.

4. Do nothing and continue to monitor bridge.

Council may wish to fund the bridge strengthening using the already approved TIDS project in 2017/18 & 2018/19, allowing the remainder TIDS balance (\$356,000) to be spread to other TIDS projects.

In parallel Council may wish to apply for grant funding to replace this bridge with a double lane bridge under such programs as the Federal Government Bridge Renewal Program, Round 3. Alternatively, Council may wish to amend the TIDS program to fund the bridge replacement project.

#### Attachments

Typical photo showing line-marking to clearly define bridge as single lane

#### Recommendation

THAT Council implements the following short-term and long-term options:

##### Short Term Option

THAT Yellow Gully Bridge on Atkinson Dam Road is clearly defined as a single lane bridge and continues to function as is, until a long term solution is reached. Council Engineers continue to monitor the structural performance of the bridge at bi-annual intervals. The cost to undertake this short term works to be funded from Bridge Maintenance.

##### Long Term Option

THAT Council proceeds with the design of a double lane replacement bridge known as Yellow Gully Bridge on Atkinson Dam Road, and Council seeks grant funding under various grant programs such as the Federal Government Bridge Renewal Program, Round 3 for the construction of a new double lane bridge.

AND THAT Council engages a suitable engineering consultant to prepare design documentation and that Council will commit necessary funds to match grant funding should it be forthcoming.

FURTHER THAT the strengthening of Yellow Gully Bridge be placed on the TIDS program for 2017/18, which would allow the upgrading of the structure to a T44 standard should Council be unsuccessful with grant funding to replace Yellow Gully Bridge on Atkinson Dam Road.

#### Decision:

Moved - Cr Choat

Seconded - Cr Ogg

“THAT Council implements the following short-term and long-term options:

##### Short Term Option

THAT Yellow Gully Bridge on Atkinson Dam Road is clearly defined as a single lane bridge and continues to function as is, until a long term solution is reached. Council Engineers continue to monitor the structural performance of the bridge at bi-annual intervals. The cost to undertake this short term works to be funded from Bridge Maintenance.

**Long Term Option**

THAT Council proceeds with the design of a double lane replacement bridge known as Yellow Gully Bridge on Atkinson Dam Road, and Council seeks grant funding under various grant programs such as the Federal Government Bridge Renewal Program, Round 3 for the construction of a new double lane bridge.

AND THAT Council engages a suitable engineering consultant to prepare design documentation and that Council will commit necessary funds to match grant funding should it be forthcoming.

FURTHER THAT the strengthening of Yellow Gully Bridge be placed on the TIDS program for 2017/18, which would allow the upgrading of the structure to a T44 standard should Council be unsuccessful with grant funding to replace Yellow Gully Bridge on Atkinson Dam Road."

Carried

<b>Subject:</b>	<b>Quotation - Lowood Shared Pedestrian - Bicycle Path</b>
<b>File Ref:</b>	<b>Corporate Management - Tendering - Quotations</b>
<b>Action Officer:</b>	<b>WM</b>

**Background**

A request for quotation was sought under Local Buy Contract BUS244-1013 – Civil Construction and Road Resurfacing, from four suppliers for the construction of a section (560m) of the Lowood Shared Pedestrian / Bicycle Path adjacent Forest Hill Fernvale Road in Lowood.

Quotations closed on Tuesday 17 November 2016 with four submissions received from all suppliers, ranging in value from \$215,778 to \$386,922.29 for the construction of a section (560m) of the Lowood Shared Pedestrian/Bicycle Path. All figures within this report are inclusive of GST.

The two cheapest quotes received are within the estimated construction costs for this project. The Lowood Shared Pedestrian/Bicycle Path is funded 50% under the Cycle Network Local Government Grants.

**Quotation Conformance**

All quotations were considered conforming.

**Quotation Evaluation**

Evaluation of quotations was completed by Council's Engineers. As all contractors have capability to perform civil footpath construction and the works are considered non complex engineering, the only assessment criteria was price. However, contractors will be required to submit project management plans (Safety, Traffic, Quality and Environment) prior to commencement of works.

**Conforming Quotation Discussion**

The two highest ranked conforming suppliers, Construction Siteworks Pty Ltd (CSW) and A&M Civil Pty Ltd (A&M), were further considered to establish the suitability of their offers.



*Construction Siteworks Pty Ltd*

CSW has the past experience, knowledge and resources to fulfill this contract and has successfully constructed many concrete structures (concrete causeways/floodways etc), within Somerset Region. They have demonstrated experience with path construction, constructing many paths in various locations within South East Queensland and the Darling Downs. CSW offered the lowest quotation for the shared path being \$215,778. CSW provided a program with their quotation confirming they can construct the footpath within the given time frame.

*A&M Civil Pty Ltd*

A&M has the past experience, knowledge and resources to fulfill this contract and has successfully built several concrete structures and paths within the Somerset Region. However, the A&M quote was \$244,970 which is \$29,192 dearer than CSW and does not offer any noticeable advantages over the CSW quotation.

Based on the quotation assessment, the quotation submitted by Construction Siteworks Pty Ltd is the highest ranked supplier and is considered to offer Council the best value for money for the construction of a section (560m) of the Lowood Shared Pedestrian/Bicycle Path.

**Attachments**

Nil

**Recommendation**

THAT the quotation for the construction of a section (560m) of the Lowood Shared Pedestrian/Bicycle Path be awarded to Construction Siteworks Pty Ltd for the cost of \$215,778 inclusive of GST.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Hall
	<p>“THAT the quotation for the construction of a section (560m) of the Lowood Shared Pedestrian/Bicycle Path be awarded to Construction Siteworks Pty Ltd for the cost of \$215,778 inclusive of GST.”</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Colours of Somerset Arts and Culture Festival – Lowood Community Action Group</b>
<b>File Ref:</b>	<b>Council properties - usage - 201-2017 - Council hire agreements and bookings - 2016-2017 - bookings - parks and reserves (923042)</b>
<b>Action Officer:</b>	<b>CSSA</b>

**Background/Summary**

The Lowood Community Action Group has requested the use of Clock Park in Lowood to hold a Colours of Somerset Arts and Culture Festival on Saturday, 18 March 2017 between the hours of 10am and 3pm.

The Colours of Somerset Arts and Culture Festival will have local people involved by assisting with food stalls of different cultures, entertainment, music, dancing and market stalls.

The organisers are requesting the use of the whole area of Clock Park and would like to

close part of the car park adjacent to the park. This section would contain 20 x carparks. The closed car park section would be utilised to set up food stalls and to allow pedestrian movement in that area without restriction. Refer to the attached plan showing the proposed car park area to be closed to traffic. It should be noted that Council has approved this section of the car park to be temporarily closed during events on previous occasions and has not received any complaints from the public.

**Attachments**

Plan showing closed car park area.

**Recommendation**

THAT Council allow the Colours of Somerset Arts and Culture Festival to be held in Clock Park in Lowood on Saturday, 18 March 2017 subject to the following conditions:

- The event is only to be held between the hours of 10am and 3pm only.
- The area is to be kept in a clean and tidy state and the organisers are required to adequately provide for the collection and disposal of waste generated by the event. It is noted that Council will assist by supplying an extra 10 x community bins to assist with waste disposal.
- It is noted that toilet facilities are available which are serviced by Council Monday to Friday of each week. Therefore, should these facilities require cleaning or stocking up of supplies during or after your event, you will be required to ensure that these facilities are kept clean and supplied with the necessary stocks.
- Noise is to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
- All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display 1-day after the event.
- Ensure that there is adequate parking available and that the through traffic is not impeded due to the event.
- There is to be no vehicular access into the park.
- Should a temporary shade structure be required, only a standalone marquee (no tent pegs or spikes) is permitted to be used within the park or within the car park area.
- Organiser of the event must have public liability insurance in an amount not less than \$10,000,000 and produce documentary evidence of the insurance to Council before the commencement of the event.
- If food is to be sold at the event for profit, a food business licence must be obtained from Council. Some exemptions do apply for non-profit organisations, please contact Council's Environmental Health Section for further information.

AND THAT Council approve the partial closure of the car park area as shown on the attached plan between the hours of 7am to 4pm only.

AND FURTHER THAT Council will assist with the supply of 10 x community bins for waste

disposal, road closed signage on stands, witches hats and access to power.

**Decision:**

Moved - Cr Gaedtke

Seconded - Cr Ogg

“THAT Council allow the Colours of Somerset Arts and Culture Festival to be held in Clock Park in Lowood on Saturday, 18 March 2017 subject to the following conditions:

- The event is only to be held between the hours of 10am and 3pm only.
- The area is to be kept in a clean and tidy state and the organisers are required to adequately provide for the collection and disposal of waste generated by the event. It is noted that Council will assist by supplying an extra 10 x community bins to assist with waste disposal.
- It is noted that toilet facilities are available which are serviced by Council Monday to Friday of each week. Therefore, should these facilities require cleaning or stocking up of supplies during or after your event, you will be required to ensure that these facilities are kept clean and supplied with the necessary stocks.
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- If food is to be sold at the event for profit, a food business licence must be obtained from Council. Some exemptions do apply for non-profit organisations, please contact Council's Environmental Health Section for further information.

AND THAT Council approve the partial closure of the car park area as shown on the attached plan between the hours of 7am to 4pm only.

AND FURTHER THAT Council will assist with the supply of 10 x community bins for waste disposal, road closed signage on stands, witches hats and access to power.”

Carried

<b>Subject:</b>	<b>Renewal of Term Lease over Lot 8 on CG3953 Woolmar</b>
<b>File Ref:</b>	<b>Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (922106)</b>
<b>Action Officer:</b>	<b>TO</b>

#### Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2016/005565 seeking Council's views on renewal of the term lease of 27/50289 for grazing purpose over LOT 8 on CG3953, locality Woolmar. The land is leasehold land and is presently leased for grazing. The current lease is due to expire on 31 December 2018. The land is zoned Community Facilities. In answer to the Departments questions the following advice is offered:

- It has no objection to the further leasing of Lot 8 on CG3953 for grazing purposes 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 reference 2016/005565 the following -

- It has no objection to the further leasing of Lot 8 on CG3953 for grazing purposes provided it is kept free of noxious weeds.

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Hall
	<p>“THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/005565 the following -</p> <ul style="list-style-type: none"> <li>• It has no objection to the further leasing of Lot 8 on CG3953 for grazing purposes provided it is kept free of noxious weeds.”</li> </ul>	

Carried

<b>Subject:</b>	<b>Seating Styles</b>
<b>File Ref:</b>	<b>Community relations - liaison - community groups</b>
<b>Action Officer:</b>	<b>DDM</b>

#### Background/Summary

At Council's Ordinary Meeting 14 September 2016 council resolved:

*“THAT Council endorse allocating funds for the logo design and installation of four (4)*

*furphy style seats in Lowood as part of Lowood Streetscape.”*

Officers have been liaising with the supplier who has provided further information and options for how the logo may be presented on the seat. Note that Councils official logo includes the swirl with the writing. Options include:

**1. Council logo only**

This option includes the use of the official Council logo (See attached). Issues with the logo are that it would be shrunk to fit which may be difficult to read and that logo does not fit the round cast well.

**2. Council logo without the writing**

This option includes only showing the council swirl. There would be no addition cost.

**3. Council logo with writing on the frame**

This option includes using the council swirl on the round cast, and putting the wording on the frame of the seat. Due to constraints the supplier has said that only “Somerset” or “Somerset RC” would be able to fit. See attached example. The supplier has advised that to have the wording on the frame it would cost an additional \$75+GST per seat.

The supplier has advised that an artwork proof is not able to be provided as they are cast moulds. The colour to be used is “Brunswick Green” that is used on other furphy style seats in the region.

**Attachments**

Seating Style Options

**Recommendation**

THAT Council endorse Option 3 of using the Council logo with writing on the frame of “Somerset” for furphy style seating within the region.

THAT the cost of the additional wording on the frame be funded out of the 2016/17 Lowood Beautification budget item.

**Decision:**

Moved - Cr Gaedtke

Seconded - Cr Choat

“THAT Council endorse Option 3 of using the Council logo with writing on the frame of “Somerset” for furphy style seating within the region.

THAT the cost of the additional wording on the frame be funded out of the 2016/17 Lowood Beautification budget item.”

Carried

<b>Subject:</b>	<b>Community Assistance Grants 2016 - 17 - Toogoolawah Lions Christmas Tree Inc - Doc Id 923727</b>
<b>File Ref:</b>	<b>Community Relations - Sponsorships - Donations</b>
<b>Action Officer:</b>	<b>DHRCS</b>

**Background/Summary**

To assist with the costs of holding the Toogoolawah Lions Christmas Tree Event 2016.

Amount requested: \$ 1,000  
 Total cost of project: \$15,000  
 Amount granted: \$ 500

#### Assessor's Summary

The applicant states that the Toogoolawah Lions Christmas Tree Event is held each year to celebrate Christmas and provide a safe, fun and inexpensive event for the whole of the community.

The 2016 event will include rides for children, prizes and presents. The group will also be providing live entertainment, food and drinks will be available for purchase and the ever popular fireworks display will conclude the event.

The group raise funds throughout the year by holding BBQ's, raffles and events. Local businesses also contribute to the event.

#### Attachments

Nil

#### Recommendation

THAT the application as summarised in this report be approved for funding and \$500 be granted through the Community Assistance Grants budget allocation; plus GST if applicable.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Ogg
	<p>"THAT the application as summarised in this report be approved for funding and \$500 be granted through the Community Assistance Grants budget allocation; plus GST if applicable."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>Community Assistance Grants 2016 - 17 - Lowood Show Society Inc - Doc Id 924228</b>
<b>File Ref:</b>	<b>Community Relations - Sponsorships - Donations</b>
<b>Action Officer:</b>	<b>DHRCS</b>

#### Background/Summary

To assist with the costs of holding the Lowood Show Society Christmas Carnival 2016.

Amount requested: \$ 800  
 Total cost of project: \$1,653  
 Amount granted: \$ 500

#### Assessor's Summary

The applicant states that the Lowood Show Society Christmas Carnival is held each year to celebrate Christmas and to give back to the local community for their valued support.

The 2016 event will include rides for children, face painting and presents. The group will also be providing live entertainment.

#### Attachments

Nil

**Recommendation**

THAT the application as summarised in this report be approved for funding and \$500 be granted through the Community Assistance Grants budget allocation; plus GST if applicable.

**Decision:**

Moved - Cr Whalley

Seconded - Cr Ogg

“THAT the application as summarised in this report be approved for funding and \$500 be granted through the Community Assistance Grants budget allocation; plus GST if applicable.”

Carried

<b>Subject:</b>	<b>Condensery Gallery Advisory Committee Meeting Report – 29 November 2016</b>
<b>File Ref:</b>	<b>2016 - 2017 - Condensery Gallery Advisory Committee</b>
<b>Action Officer:</b>	<b>CMM</b>

**Background/Summary**

A meeting of the Somerset Regional Council Condensery Gallery Advisory Committee was held on Tuesday, 29 November 2016.

**Attachments**

- Agenda for Somerset Regional Council Condensery Gallery Advisory Committee
- Meeting report for Somerset Regional Council Condensery Gallery Advisory Committee 30 November 2016.
- SRAG – The Condensery Exhibition Application Package

**Recommendation**

THAT the meeting report of the Somerset Condensery Gallery Advisory Committee Meeting held on Monday, 29 November 2016 be received and the following recommendations endorsed:

- (i) THAT Sue White's resignation be accepted and that a letter of thanks be sent to Ms White for her service to this committee.
- (ii) THAT Council advertise to appoint two new Arts Community Representatives to this committee.
- (iii) THAT a copy of the advertisement be sent to Condensery Gallery Advisory Group Members for distribution to their contacts.
- (iv) THAT the condenser be considered for inclusion in publicity as part of an arts history trail in the town of Toogoolawah and remain at its current location.
- (v) THAT a plaque for the Red Deer be ordered by Council for installation near the statue at the Somerset Regional Art Gallery – The Condensery.
- (vi) THAT Council officers develop an informative flyer on the Red Deer history in Somerset and make available throughout Somerset.
- (vii) THAT Council officers investigate further a suitable unveiling event for the plaque at

the Somerset Regional Art Gallery – The Condensery and organise.

- (viii) THAT Council agree to this ‘in-principle’ structure for the FOG program.
- (ix) THAT a community meeting be advertised calling for expressions of interest for members of the FOG program.
- (x) THAT Council endorse the committee working towards the outcomes and standards outlined in the National Standards for Australia Museums and Galleries document and associated timeline.
- (xi) THAT Council endorse use of the Exhibition Application Package for use by exhibitors at the Somerset Regional Art Gallery – The Condensery.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Hall
	<p>“THAT the meeting report of the Somerset Condensery Gallery Advisory Committee Meeting held on Monday, 29 November 2016 be received and the following recommendations endorsed:</p> <ul style="list-style-type: none"> <li>(i) THAT Sue White’s resignation be accepted and that a letter of thanks be sent to Ms White for her service to this committee.</li> <li>(ii) THAT Council advertise to appoint two new Arts Community Representatives to this committee.</li> <li>(iii) THAT a copy of the advertisement be sent to Condensery Gallery Advisory Group Members for distribution to their contacts.</li> <li>(iv) THAT the condenser be considered for inclusion in publicity as part of an arts history trail in the town of Toogoolawah and remain at its current location.</li> <li>(v) THAT a plaque for the Red Deer be ordered by Council for installation near the statue at the Somerset Regional Art Gallery – The Condensery.</li> <li>(vi) THAT Council officers develop an informative flyer on the Red Deer history in Somerset and make available throughout Somerset.</li> <li>(vii) THAT Council officers investigate further a suitable unveiling event for the plaque at the Somerset Regional Art Gallery – The Condensery and organise.</li> <li>(viii) THAT Council agree to this ‘in-principle’ structure for the FOG program.</li> <li>(ix) THAT a community meeting be advertised calling for expressions of interest for members of the FOG program.</li> <li>(x) THAT Council endorse the committee working towards the outcomes and standards outlined in the National Standards for</li> </ul>	



Australia Museums and Galleries document and associated timeline.

- (xi) THAT Council endorse use of the Exhibition Application Package for use by exhibitors at the Somerset Regional Art Gallery – The Condensery.”

Carried

### Meetings authorised by Council

Nil

### Mayor's and Councillors' Reports

#### Cr Gaedtke – Councillor's Report

23 November	Somerset Region Business Alliance - Business After Hours “Focus on Tourism” – Cormorant Bay
24 November	Linville and Moore Mobile Hub
24 November	On-site meeting at Linville – BVRT infrastructure
24 November	Kilcoy Showground Overall Reserve Management Committee Meeting
24 November	Kilcoy Chamber of Commerce & Community Inc. Meeting
25 November	Welcome to members of the Blackbutt & District Tourism & Historical Assn to Kilcoy
25 November	Council of Mayors Economic Development Meeting - Brisbane
25 November	Stanley River Environmental Education Centre “Friends of the Stanley River BBQ”
30 November	Esk State School Special Music Parade
01 December	BVHT Christmas Lunch & Annual General Meeting – Yarraman
01 December	Meeting with non-profit event organiser – Kilcoy
01 December	Meeting with community member – Shaping SEQ - Draft SEQ Regional Plan (October 2016)
03 December	Kilcoy Community Carols ( <i>Unable to attend due to weather event</i> )
04 December	St John's Lutheran Church Coolana 125 <sup>th</sup> Anniversary of Congregation ( <i>Late apologies given due to storm cleaning demands</i> )
06 December	Lowood-Fernvale Community Bank Christmas Celebration

#### *Somerset Region Business Alliance – Business After Hours “Focus on Tourism”*

Congratulations to another very informative and collaborative networking evening organised by the Somerset Region Business Alliance. I strongly advocate that the newly formed Somerset Regional Council's Economic Development Advisory Committee embrace this initiative and organise similar events on a regional basis. A wonderful opportunity exists to network with the two regional business orientated committees (KCCCI & SRBA) to achieve successful outcomes. Through this process, local businesses should be encouraged to build strong alliances and develop important networking qualities. I also envisage that Council's Tourism Advisory Committee could collaborate further, and provide support and depth regarding this initiative.

#### *Council of Mayors Economic Development Meeting*

Conversation included recognition of “SEQ” as a broader branded area, without the expectation to distinguish Council boundaries. Piggy backing on major events in SEQ was discussed, and discussions took place around pre and post event strategies. The progress of the following projects was updated – Trade and Investment Events, Regional Tourist Trail,

SEQ Invest Website and Smart Region Projects. A report based on Smart Street Lighting Feasibility (Executive Report November 2016) was tabled. A presentation was provided based around the Queensland Local Government Grants Commission. The Commission's Annual Report 2015/2016 was also tabled at the meeting. The meeting discussed the methodology used by the Commission to distribute the Queensland Local Government Financial Assistance Grants. Grant allocation principles and processes used to develop the general purpose grant and identified road grant, including minimum grant allocations were included. The committee will seek direction from each member Council about a particular section of the methodology. Discussion took place about the need for Councils to complete the ECQ's survey regarding the 2016 Local Government Elections. It is felt that a review of current procedures is urgently needed.

#### *Esk State School Special Music Parade*

I attended a very well-rehearsed production along with Crs. Lehmann, Hall, Brieschke, Choat and Whalley. The Esk State School music teacher, Mr Adam Smith must be congratulated on the standard of this musical presentation. Well done to every student and to all those involved with providing such an endearing experience.

#### *Meeting with community member – Shaping SEQ - Draft SEQ Regional Plan (October 2016)*

I met with Mr David Matthews to discuss the information he obtained by attending a community conversation session of the draft regional plan, Shaping SEQ. Mr Matthews advised that there is very little in the document that relates specifically to the Somerset region. He is concerned of obvious oversights with future planning for the next twenty-five years in our region. It was agreed that the Kilcoy Chamber of Commerce & Community Inc. be requested to consult with the Somerset Region Business Alliance to evaluate the contents of the draft regional plan and to make associated comments that may need attention. It was also agreed that once this action has been achieved, that representatives from the groups meet with Council to address their findings. After attending a session on this subject at the Local Government Association of Queensland's Conference in October 2016, I am aware that advice given to Council delegates was to ensure that this draft regional plan was understood and if considered necessary provide a properly made submission during the statutory public notification period, which concludes at midnight on Friday 3<sup>rd</sup> March, 2017.

#### *State Government News of Interest*

- Early in the morning of Friday 2 December 2016, the Queensland Government passed the Industrial Relations Bill 2016, which LGAQ offered amendments to. Disappointing to learn that the requests by local government were rejected. The Bill introduces a new Industrial Relations Act to commence in March 2017, and which contains changes including the introduction of conditions and entitlements for workers at a cost to councils, a significant strengthening of the role of trade unions in local government, and the return to a system of multiple complicated awards covering local government employees.
- A \$2.5 million investment in regional rail has seen the first cattle train in two decades roll into Oakey from either Quilpie, Charleville, Morven, Roma and Mitchell with the potential for a rural jobs bonanza. One train load of livestock is the equivalent of up to 44 decks of cattle delivered by B Double. Meat processing is estimated to employ 18,000 Queenslanders.

#### *Federal Government News of Interest*

- Queensland Councils have welcomed the decision to reimburse the \$1 billion (2014-15 cyclones) in disaster funding owed, but have vowed to continue fighting for more

than \$8 million (2013-14 floods and storms) to 38 Queensland councils in unpaid plant and equipment costs.

- The eighteen month long backpacker tax saga has finally been resolved with the compromise 15% tax rate passing both houses of the Australian Parliament Sunday night, 4<sup>th</sup> December 2016. Queensland Farmers' Federation is satisfied that the 15% tax rate restores Australia's competitiveness as a destination for backpackers.

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

#### *Somerset Region Business Alliance Meeting 23/11/2016*

This meeting of the SRBA featured guest speakers discussing options for the Somerset in building a viable tourism industry. I was really pleased to see such a strong attendance from the local business community. Congratulations to SRBA President Mark Wells and his team for a terrific and informative event.

#### *Stanley River Environmental Educational Centre Hazeldean 25/11/2016*

Enjoyed the visit and to the Educational Centre where every year school aged students are taught about the environment and sustainability. Shared a great evening with the Centre's staff as well as quite a few local residents who are very obviously supportive of the work done to educate students in realistic and practical endeavours.

#### *Glamorgan Vale Hall Christmas Carnival 26/11/2016*

The Glamorgan Vale Hall Christmas Carnival is an annual event from one of Somerset's more vibrant small communities. It was very pleasing to see such a good roll up again this year. Nicky and I very much enjoyed seeing many of our neighbours and other locals who came out to share in a very enjoyable event. Congratulations to the Hall committee and also the Fernvale Lions for making this one of the best community celebrations of the Somerset Region.

#### *Esk State School Special Music Parade 30/11/2016*

I was really impressed by the very talented young people of Esk State School perform so well for their peers, teachers and the wider community. Mr Smith has certainly nurtured the students in their musical capabilities with some tremendous renditions of popular songs and some classics.

#### *Prenzlau State School End of Year Awards Presentation 2/12/2016*

The Prenzlau community should be extremely proud of their great little school. I was so very impressed yet again by the standards set by Mrs Noonan and her team at the school. The school makes a tremendous effort in encouraging and recognising good attendance and behaviour as well as the academic, cultural and sporting achievement of its students.

#### *Glamorgan Vale State School Annual Presentation Night 3/12/2016*

As a parent within the Glamorgan Vale school community it was great to see our youngest child Eloise who is in Prep at Glamorgan Vale and her fellow students perform for the community and to see the recognition of school achievers. As a typical small country school, Glamorgan Vale students share a tremendous fellowship with the students of all ages interacting with each other and working together in a very close knit student body. Nicky and I are very pleased to be associated with the school on a personal level and to work with P and C President Frank Demmers and Committee to make the school such a great learning environment.

#### *St John's Lutheran Church Coolana 125<sup>th</sup> Anniversary Celebrations 4/12/2016*

Nicky and I attended this wonderful day of celebration including the commemorative Church

service. Special thank you to Pastors Matthew Schultz, Lester Reinbott, Andrew Schultz and former LCAQD Bishop, Pastor Noel Noack. Also congratulations to Lester Sippel for his marvellous job in seeing the service run so smoothly and of course the ladies with their catering such a lovely lunch afterwards.

*Esk Community Choir Annual Christmas Variety Concert 4/12/2016*

I very much enjoyed attending the annual Christmas performance of the very professional Esk Community Choir. It was also good to see the various guest-acts participate, but most notably the Esk State School where under the guidance of Mr Smith, they performed for the community and making a very obvious impression. Congratulations to the Choir and the event's organisers on a lovely afternoon.

**Cr Hall – Councillor's Report**

Cr Hall stated that he had attended various school awards nights, which have all been tremendous, and it was great to see how many children have achieved high marks this year.

<b>Decision:</b>	Moved - Cr Ogg	Seconded - Cr Whalley
	"THAT the written and verbal reports of Crs Gaedtke, Choat 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 11.30am.