



Somerset

REGIONAL COUNCIL

Minutes of Ordinary Meeting Held Wednesday 22 February 2017

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

Present

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

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Opening of Meeting

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

Leave of Absence

Nil

Confirmation of Minutes

Decision	Moved – Cr Ogg	Seconded – Cr Brieschke
	<p>“THAT the Minutes of the Ordinary Meeting held on Wednesday February 2017 as circulated to all Members of Council be confirmed”.</p> <p style="text-align: right;"><u>Carried</u></p>	

Business arising out of minutes of previous meeting

Nil

Matters of Public Interest**Cr Hall– Matters of Public Interest**

Cr Hall will attend the Lion's Youth of the Year on Saturday, 25 February 2017 and the Kilcoy State High School Investiture Ceremony on Monday, 27 February 2017.

Cr Brieschke – Matters of Public Interest

Thursday

23 February 2017 Somerset Mobile Services Hubs will be held around the regions business centres, commencing at 10am.
Toogoolawah Christmas Tree meeting, 7pm 'Our House', Gardner Street, Toogoolawah

Saturday

25 February 2017 Puppy Farm Legislation Information session, 1pm, Glenore Grove Hall

Cr Gaedtke – Matters of Public Interest

23 February Linville Community Meeting
 23 February Kilcoy Art Society Inc. Annual General Meeting
 23 February Kilcoy Chamber of Commerce and Community Inc. Meeting
 26 February Fireweed Workshop Marburg
 27 February Kilcoy State High School Investiture Ceremony
 27 February Mt Beppo Public Hall Committee Annual General Meeting
 28 February Kilcoy Interagency Meeting
 01 March Kilcoy Pony Club Annual General Meeting
 03 March Summer Primary School Somerset Cup

Mayor Lehmann - Matters of Public Interest

Mayor Graeme Lehmann advised that he attended the Somerset Wivenhoe Fishstocking Association meeting held at Fernvale Futures, Tuesday 21 February 2017.

Subject:	Draft South East Queensland Regional Plan - Shaping SEQ
File Ref:	Government relations - submissions - submissions
Action Officer:	DPAD

Background/Summary

At its Ordinary Meeting on 11 January 2017 Council deferred consideration of an officer's report on a proposed submission to the draft SEQ Regional Plan.

Proposed Submission

1. Council has, in recent years, received feedback from multiple service providers and community members that social infrastructure, in the form of government services for disadvantaged residents, in the southern end of the region has not kept pace with the population growth which has occurred over the last decade. While it is acknowledged that there are limitations to the financial capacity of the State to fund services in areas of low population density, and while there have been improvements to services such as the Lowood police station, there has been little in the way of expanded or improved government services in the south of the region. This is despite an increase in population of around 4,015 (2.5%) between 2001 and 2015 and the fact that Fernvale has been identified as a major rural activity centre since the first draft of the regional plan in 2004. In order to better achieve the outcomes sought in Strategy 2 of Element 5: Health and wellbeing and Strategy 3 of Element 6: Fair of the plan's Sustain goal, it would be appreciated if the State increased its commitment to the provision of social infrastructure in the Fernvale major rural activity centre.
2. The draft plan appears to include a modest increase in the amount of Rural Living Area in Plainland, as well as the addition of a small area of Urban Footprint. Council has previously raised concerns with the State concerning the expansion of residential and commercial development in Plainland, particularly the likely detrimental effects such expansion will have on the regional plan's long-established centres hierarchy. These additions represent an ability to further expand urban development in Plainland, and appear to be indicative of the area's incremental evolution into a major rural activity centre – which will come primarily at the expense of the existing nearby centres of Laidley and Fernvale.
3. The inclusion of Glamorganvale as a Potential Future Growth Area for consideration beyond 2041 is welcome and consistent with Council's long term planning intentions expressed in its current planning scheme.
4. The retention of a 100 hectare minimum lot size for subdivisions outside of the Urban Footprint is also welcome, as it guarantees the viability of a diversified and expanded rural economy will not be jeopardised by a proliferation of smaller properties and the subsequent land use conflicts that have been consistently experienced in areas heavily subdivided before 2004.

Instead Council referred the report to Council's Economic Development Plan advisory committee. This advisory committee considered the report at its inaugural meeting on the 8th

February 2017 and in addition to the suggestions submitted by the officer the Committee also resolved that the following suggestions should also be made:

- Lowood should be a *Principal rural activity centre*.
- There should be more Rural Living Areas in the Somerset Region.

As the submission period is closing in early March 2017, it is timely and appropriate that Council determine the contents of its submission on the draft SEQ Regional Plan. In this regard may I advise that the Planning Section do not support the additional suggestions of the advisory committee for the following reasons:

- Lowood as a Principal rural activity centre would not be consistent with the hierarchy promoted in the plan.
- Lowood is only 10 kilometres approximately from Fernvale which has been identified as a Major Rural Activity Centre.
- Two designated towns so close together would likely lead to a dilution of higher order services and convenience.
- Rural Living Areas comprise localities that are currently intended to be used for rural residential development. Council's rural residential development areas form part of the various urban footprints in the Region and ample opportunity is provided.
- Rural lifestyle allotments are scattered throughout the Region and represent an inefficient use of land.

Attachments

Nil

Recommendation

THAT the following comments comprise Council's submission on the draft SEQ Regional Plan:

- 1 Council has, in recent years, received feedback from multiple service providers and community members that social infrastructure, in the form of government services for disadvantaged residents, in the southern end of the region has not kept pace with the population growth which has occurred over the last decade. While it is acknowledged that there are limitations to the financial capacity of the State to fund services in areas of low population density, and while there have been improvements to services such as the Lowood police station, there has been little in the way of expanded or improved government services in the south of the region. This is despite an increase in population of around 4,015 (2.5%) between 2001 and 2015 and the fact that Fernvale has been identified as a major rural activity centre since the first draft of the regional plan in 2004. In order to better achieve the outcomes sought in Strategy 2 of Element 5: Health and wellbeing and Strategy 3 of Element 6: Fair of the plan's Sustain goal, it would be appreciated if the State increased its commitment to the provision of social infrastructure in the Fernvale major rural activity centre.
- 2 The draft plan appears to include a modest increase in the amount of Rural Living Area in Plainland, as well as the addition of a small area of Urban Footprint. Council has previously raised concerns with the State concerning the expansion of residential

and commercial development in Plainland, particularly the likely detrimental effects such expansion will have on the regional plan's long-established centres hierarchy. These additions represent an ability to further expand urban development in Plainland, and appear to be indicative of the area's incremental evolution into a major rural activity centre – which will come primarily at the expense of the existing nearby centres of Laidley and Fernvale.

- 3 The inclusion of Glamorganvale as a Potential Future Growth Area for consideration beyond 2041 is welcome and consistent with Council's long term planning intentions expressed in its current planning scheme.
- 4 The retention of a 100 hectare minimum lot size for subdivisions outside of the Urban Footprint is also welcome, as it guarantees the viability of a diversified and expanded rural economy will not be jeopardised by a proliferation of smaller properties and the subsequent land use conflicts that have been consistently experienced in areas heavily subdivided before 2004.

Decision	Moved – Cr Whalley	Seconded – Cr Hall
	<p>“THAT the following comments comprise Council's submission on the draft SEQ Regional Plan:</p> <ol style="list-style-type: none"> 1 Council has, in recent years, received feedback from multiple service providers and community members that social infrastructure, in the form of government services for disadvantaged residents, in the southern end of the region has not kept pace with the population growth which has occurred over the last decade. While it is acknowledged that there are limitations to the financial capacity of the State to fund services in areas of low population density, and while there have been improvements to services such as the Lowood police station, there has been little in the way of expanded or improved government services in the south of the region. This is despite an increase in population of around 4,015 (2.5%) between 2001 and 2015 and the fact that Fernvale has been identified as a major rural activity centre since the first draft of the regional plan in 2004. In order to better achieve the outcomes sought in Strategy 2 of Element 5: Health and wellbeing and Strategy 3 of Element 6: Fair of the plan's Sustain goal, it would be appreciated if the State increased its commitment to the provision of social infrastructure in the Fernvale major rural activity centre. 2 The draft plan appears to include a modest increase in the amount of Rural Living Area in Plainland, as well as the addition of a small area of Urban Footprint. Council has previously raised concerns with the State concerning the expansion of residential and commercial development in Plainland, particularly the likely detrimental effects such expansion will have on the regional plan's long-established centres hierarchy. These additions represent an ability to further expand urban development in Plainland, and appear to be indicative of the area's incremental evolution into a major rural activity centre – which will come primarily at the expense 	

of the existing nearby centres of Laidley and Fernvale.

- 3 The inclusion of Glamorganvale as a Potential Future Growth Area for consideration beyond 2041 is welcome and consistent with Council's long term planning intentions expressed in its current planning scheme.
- 4 The retention of a 100 hectare minimum lot size for subdivisions outside of the Urban Footprint is also welcome, as it guarantees the viability of a diversified and expanded rural economy will not be jeopardised by a proliferation of smaller properties and the subsequent land use conflicts that have been consistently experienced in areas heavily subdivided before 2004.
- 5 Further that Lowood / Fernvale combined be considered as a principle rural activity centre.
- 6 Further that previous representation regarding an equine precinct for Kilcoy and the increase in the urban footprint for Toogoolawah be reinforced."

Carried

Subject:	Regulatory Services Monthly Report - January 2017
File No:	Governance - Reporting - Officers Report 2016
Action Officer Ref:	LLO

Background/Summary

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

VIBRANT SOMERSET

- *Conduct an ongoing compliance program for dogs/cats, breaches of local laws and kennels across the region:*

Regulatory Services Officers and the Local Laws Officer during this reporting period focused on animal registration compliance and follow up on outstanding fees owed to Council.

Patrols were limited however weekend patrols were maintained including visits to the various markets and Hills Crossing.

Follow up on one hundred fifty four (154) outstanding dog registrations.

Twenty one (21) infringement notices were issued over the January period, eighteen (18) for failing to register an animal, two (2) for animals wandering and one (1) for littering.

Animal Owners	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
	3094	3142	3184	3211	3244	3269	3308					
Outstanding												

registration renewals	627	456	432	406	353	327	173					
53 Kennel Inspections	53	0	0	0	0	0	0					

- *Encourage responsible pet ownership:*

Responsible Pet Ownership Brochures are located at various organisations including vets and boarding kennels.

Brochures are included in new resident kits – mailed out when residents move in to a new premise.

Information flyer with registration renewals provided in the mail.

Media Releases on topical issues are placed in local newspapers, information signage and our website.

- *Investigate and take action on animal/local law complaints:*

A total of three hundred and sixty two (362) complaints and compliance tasks were received and actioned for the month of January. The majority of the complaints involved following up on overgrown allotments and investigating miscellaneous animal complaints.

Four hundred and seventy six (476) Customer Service phone enquiries were taken for Regulatory Services during the January period.

Small Animal Control Statistics

Month	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Dogs Impounded	14	14	12	7	21	17	3					
Cats Impounded	9	7	4	18	1	8	4					

Dog Registration

Number of dogs currently recorded - 4109

Large Animal Control

Large Stock Impounded - 0

Large Stock Auctioned - 0

Customer Service Requests Actioned

Dogs Wandering at Large -	16
Barking Dogs -	8
Dog attack on Another Animal -	7
Dog Attack on a Person -	3
After Hours Emergency call out Dogs -	0
Miscellaneous Dog Issues	..5
Miscellaneous Animal Issues -	69
Livestock Wandering at Large -	12
After Hours Emergency call Out Stock -	2
Request to Impound Animals -	7
Hire of Council Animal Traps-	5

Request to Impound Abandoned Motor Vehicle-	8
Engage in prohibited / restricted activity – Selling Vehicles	0
Overgrown Allotments -	33
Litter and Illegal Dumping of Rubbish less than 200 litres	5
Illegal Camping	2
Unlawful Materials on Footpath	1
Nuisance Complaints-	0
Visual Pollution	1
Request to Impound Live Stock -	3
Local Law Investigations - miscellaneous	0
Infringement Notice Issued	21
Registration Compliance activities	154
TOTAL	362

Training

Nil

Attachments

Nil

Recommendation

THAT the report be received and the contents noted.

Decision	Moved – Cr Brieschke	Seconded – Cr Ogg
	“THAT the report be received and the contents noted.”	
		<u>Carried</u>

Subject:	Environmental Health Monthly Report - January 2017
File:	Environmental Management - Reports - Environmental Health Reports
Action Officer:	SEHO

Background/Summary

In delivering on the themes identified in Council's current Operational Plan, it is with pleasure that we submit a synopsis of the section's activities during the month of January 2017.

NATURAL SOMERSET

The pest management program is implemented.

- *Continue public awareness programme to educate the community on invasive plant and animal impacts, identification and control.*
- *Implement actions listed in the Biosecurity Plan.*

Invasive Animal Control

The following is a summary of pest animal control activities for the month:

Wild dogs

- 1080 baits injected: 10 feral pig baits. The next advertised 1080 baiting program day will be held on the 13th February 2017.

- Dingo scalps presented: 4

Rabbits

- Officers have been working with landholders to control rabbit infestations in the following areas; Kilcoy, Hazeldean and Sandy Creek.
- Pest Management Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset Dam.

Feral Pigs

- Feral pigs have been reported to be impacting on cultivated land in the Lower Cressbrook area. Feral pig baits have been placed out with the view to conducting follow-up baiting in approximately one month.
- Feral pigs have been reported to be on the move in the Mt Glorious area. Pest Management Officers have set up a pre-feed station to ascertain numbers and prepare them for trapping.

Invasive Plant Control

The table below illustrates the times of the year inspection and treatment programs are critical for the control of specific restricted invasive plants. The table also differentiates when regular and minimal control is required.

Restricted Invasive Plant – Biosecurity Act 2015	Summer (Dec—Feb)	Autumn (Mar—May)	Winter (Jun—Aug)	Spring (Sep—Nov)
Honey Locust				
Annual Ragweed				
Fireweed				
Parramatta Grass spp				
Giant Rat's Tail Grass				
Groundsel Bush				
Mother of Millions				
African Boxthorn				
Parthenium				
Water hyacinth				
Water Lettuce				
Hymenachne				

LEGEND:

Critical control/Intensive Inspection Period (Pre-flowing/Severe Growth period)



Regular Control/Routine Inspection Conducted (Regular plant growth)



Minimal Control/No inspection conducted (Minimal at no plant growth)



A summary of invasive plant treatment on Council controlled land for the month is as follows:

- Annual ragweed – Colinton, Harlin, Toogoolawah, Kilcoy, Neurum, Biarra, Fernvale, Lowood, Minden, Mt Beppo, Mt Byron, Gregors Creek, Stanley Pocket, Crossdale, Moore, Harlin and Linville.
- Groundsel – Mt Beppo, Kilcoy, Gregors Creek, Fernvale, Lowood, Glamorgan Vale, Coominya, Monsildale, Jimna, Black Jack Creek and Kangaroo Creek.
- Giant rat's tail grass – Mt Kilcoy, Fernvale, Wivenhoe Pocket, Coominya, Glamorgan Vale and Brightview.
- Honey locust – Black Jack Creek.
- Element 5 – Department of Transport and Main Road work was conducted on – Brisbane Valley Highway, Esk Kilcoy Road, D'Aguilar Highway East and West, Coominya Connection Road, Kilcoy Murgon Road, Esk Hampton Road and Kilcoy Murgon Road.
- Department of Transport and Main Roads vegetation control - Esk-Kilcoy Road, Wivenhoe-Somerset Road, Kilcoy-Murgon Road and Mt Glorious.
- A total of 6139 liters of herbicide was applied.

Compliance activities under the *Biosecurity Act 2014*:

- A total of 12 information letters were issued.

VIBRANT SOMERSET

Swimming pool water quality meets health standards

Water samples from the Toogoolawah, Kilcoy and Lowood pools were collected during November to monitor for compliance with the *Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines, 2004*. Samples collected from Toogoolawah and Kilcoy complied with the Queensland Health guidelines. Non-compliances with the guidelines were experienced at Lowood pool, and officers liaised with the pool operator to address the issues of non-compliance. Subsequent re-testing was undertaken on 19 January 2017 and results showed compliance with the guidelines.

Immunisation clinics are conducted in line with the service provider agreement with Queensland Health

Planning is currently underway for 2017 School Immunisation Program, which will see year 7 students at Lowood and Toogoolawah High Schools being offered vaccinations for Human Papillomavirus (HPV) and Diptheria, Tetanus and Pertussis (dTpa). The first round of clinics is scheduled for 21 February 2017.

The annual inspection and licensing program is implemented.

- Ensure that food businesses prepare and sell food that is safe and suitable.
- Inspections are conducted of premises required to hold licences.
- Ensure that businesses are compliant with licensing requirements.

In delivering the annual inspection program, a total of five food business inspections were conducted during the month resulting in the issue of one letter of non-compliance.

A summary of licences and approvals issued during the month includes:

- One public place activity approval.
- Three food business licences.

- Three caravan park approvals.
- One temporary food business licence.
- One food business design approval.
- One stock route agreement permit.

Food businesses, community groups and the general public are better informed about food safety.

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

Since subscribing in June 2012, 931 users have utilised the site including.

Community is better informed about mosquito management. Mosquito management program is implemented.

Council continues to provide information regarding mosquito management methods to the community through officer advice, Council's website and the Local Government Toolbox.

Council is currently undertaking an annual mosquito surveillance program in conjunction with Queensland Health in various towns and villages in the region that will target the Dengue fever and Zika virus vectors; *Aedes aegypti* and *Aedes albopictus*. The program commenced in December in the townships of Linville and Moore, and will continue through to March 2017. In January mosquito trapping was conducted in Kilcoy and Jimna.

The main aim of the annual surveillance program is to establish the level of confidence in –

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

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

Compliance and other activities

Staff received and investigated a total of 30 customer service requests during January relating to issues such as smoke, odour and dust nuisance, illegal dumping, food premises, asbestos public health risk and invasive plants and animal investigations. During the month the following compliance actions were taken:

- Three advisory letters issued under the *Environmental Protection Act 1994* in relation to nuisance.
- One notice issued under the *Public Health (Infection Control for Personal Appearance Services) Act 2003*.

Officers also undertook water sampling of three private water supplies across the region, with all samples being generally compliant with the *Australian Drinking Water Guidelines 2011*.

A total of 63 property searches were processed during the month.

Attachment

Nil

Recommendation

THAT the report be received and the contents noted.

Decision

Moved – Cr Hall

Seconded – Cr Choat

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

Carried

Subject:	Temporary Entertainment Event - Bottle Tree Bull Ride
File:	Environmental Management - Reports - Environmental Health Reports
Action Officer:	SEHO
Ref:	936925

Background/Summary

Council has received a temporary entertainment event application to hold a bull ride from Glanvale Pty Ltd trading as Bottle Tree Hotel. The bull ride is proposed for Friday 17 March 2017 in the car park of the Bottle Tree Hotel, 664 Glamorgan Vale Road, Glamorgan Vale. The event proposed to be operated from 5pm until 2am and it is expected that approximately 900 people will attend.

Council regulates this activity through *Local Law No 1 (Administration) 2011*, and *Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011*.

Assessment of Application

Under section 9 of *Local Law No 1 (Administration) 2011*, Council may grant an approval for an application for a temporary entertainment event only if it is satisfied that:

- (a) *if the prescribed activity requires a separate approval under an Act, a law of the Commonwealth or the local government's planning scheme - the separate approval has been granted; and*

Officers Comment:

Council has received advice from the Office of Liquor and Gaming Regulation that the applicant will need to extend the current liquor licence for the Bottle Tree Hotel for the event. The applicant has provided verbal advice that an application to extend the liquor licence has been made however at this stage a liquor licence has not been granted to cover the event.

Council's planning and development section has advised that no development approval is required for the proposed one-off event.

- (b) *the proposed operation and management of the prescribed activity is adequate to protect public health, safety and amenity and prevent environmental harm; and*

Officers Comment:

The applicant has provided an Event Management Plan for the event detailing provisions for public safety and environmental harm.

- (c) *if the prescribed activity is the commercial use of a local government controlled area or road - the grant of the approval is consistent with the objective of the local government of restriction of the commercial use of local government controlled areas and roads, where such activities are permitted, in recognition of the fact that the activities may otherwise enjoy an unfair commercial advantage over competitive activities conducted from fixed premises in the local government area for which rates and other charges are paid, and to which planning and other regulatory legislation applies;*

Officers Comment: Not applicable.

- (d) *the proposed operation and management of the prescribed activity would be consistent with any additional criteria prescribed for the activity under a subordinate local law for this paragraph; and*

Officers Comment:

Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011 prescribes criteria for the proposed activity. An assessment against that criterion is provided below.

- (e) *the grant of the approval would be consistent with the purpose of any relevant local law; and*

Officers Comment:

The approval would be consistent with the purpose of *Local Law No. 1 (Administration) 2011*.

- (f) *if the application relates to trust land - the grant of the approval would be consistent with the terms and conditions of the trust; and*

Officers Comment:

The event will be held on freehold land.

- (g) *if the application relates to a prescribed activity mentioned in section 5(b) - the grant of the approval would be consistent with any requirements or criteria specified in the relevant Local Government Act in relation to the approval.*

Officers Comment: Not applicable.

Additional criteria for the granting of an approval contained in Subordinate Local Law No. 1.12 (Operation of Temporary Entertainment Events) 2011 is listed below:

1. *The design and construction of the place of the temporary entertainment event must be safe and appropriate to the nature of the entertainment proposed and the number of people expected to attend the place.*

Officers Comment:

The applicant has provided an Event Management Plan for the event detailing provisions for public safety. The estimated attendance to the event is 900 people. The rodeo is a National Rodeo Association sanctioned event to be operated by contractor Hall Rodeo.

2. *Entertainment provided at the place must not unreasonably detract from the amenity of the area in which the entertainment is, or is proposed to be, situated.*

Officers Comment:

It is considered that the entertainment does not unreasonably detract for the amenity of the area.

3. *Entertainment provided at the place must not generate significant noise, dust or light pollution or other significantly adverse effects on the surrounding neighbourhood.*

Officers Comment:

Noise from the activity will be regulated by the Office of Liquor and Gaming Regulation and environmental nuisance can be appropriately conditioned if the event is approved. The applicant has provided letters of support from the nearest surrounding residents who may be adversely affected by the event.

4. *There must be enough toilets and sanitary conveniences provided for the event.*

Officers Comment:

A satisfactory number of toilets and sanitary conveniences are proposed for the event and can be appropriately conditioned.

5. *Adequate provision must exist for the disposal of waste generated by the use of the place for the temporary entertainment event.*

Officers Comment:

An adequate number of waste bins are proposed for the event and must be serviced by an appropriately licensed waste transporter.

6. *Adequate provision must exist for people and (if relevant) vehicles to enter and leave the place of the temporary entertainment event.*

Officers Comment:

The applicant has provided the attached traffic management plan for the event and as for previously held events parking is proposed on Lot 3 RP814369 with pedestrians crossing the road to the event. The applicant has engaged a licensed traffic management company to manage this process.

Discussion

As mentioned above, the applicant has indicated that he fully intends to provide the liquor licence information as soon as it becomes available.

Attachments

- Attachment 1 - site plan of the proposed temporary entertainment event.
- Traffic Management Plan – AACTION TRAFFIC

Recommendation

THAT Council approve the application subject to the conditions listed below:

No	CONDITION
1.0	ENVIRONMENTAL/ LOCAL LAW
1.1	The approval holder must provide Somerset Regional Council with a copy of a liquor licence that covers the event by no later than 29 September 2016.
1.2	The temporary entertainment event must be operated in accordance with the traffic management plan dated 9 February 2017 and approval by Council on 22 February

	2017.
1.3	<p>The approval holder must:</p> <ul style="list-style-type: none"> • Display the approval in the manner, and at the locations, specified by the local government; and • Produce the approval for inspection by an authorised person on demand.
1.4	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.
1.5	The temporary entertainment event is limited to the operation of a bull ride on Lot 1 SP271740, parking on Lot 3 RP814369 and overnight camping on Lot 155 CH31221 on Friday 17 March 2017.
1.6	<p>The approval holder must provide the following number of toilets and sanitary conveniences:</p> <p>Event location:</p> <p>Males: 4 toilets, 8 urinals and 3 hand basins</p> <p>Females: 13 toilets and 3 hand basins</p> <p>Unisex: 1 disabled toilet</p> <p>Camp ground:</p> <p>Unisex: 2 toilets and 2 hand basins</p>
1.7	The approval holder must provide at least 10 x 240L waste bins that are to be serviced by an appropriately licensed waste contractor.
1.8	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$10,000,000. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the business.
1.9	<p>The permit holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.</p> <p>“Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.</p>
1.10	The temporary entertainment event must not cause a nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.11	The approval holder must implement appropriate dust mitigation measure to ensure the temporary entertainment does not cause a dust nuisance to surrounding sensitive

	receptors.
1.12	The activity must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.13	The approval holder must provide appropriate lighting in all areas of the temporary entertainment event including the proposed parking area on L3 RP814369 and camp ground on Lot 155 CH3122 to ensure the safety of the public.
1.14	All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times: <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
1.15	Ensure that appropriately licensed traffic controllers are engaged to carry out the approved traffic management plan prepared by Aaction Traffic on 9 February 2017 and approval by Council on 22 February 2017.
1.16	Ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.17	The temporary entertainment event is limited to the hours of 5pm until 2am commencing on Friday 17 March 2017. Music provided as part of the event must cease at no later than 1am.
1.18	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the event management plan submitted to Council on 2 February 2017.
1.19	The applicant is to conduct an 'emu parade' of the parking and residential street areas to remove any accumulated litter the day following the event.

Decision

Moved – Cr Hall

Seconded – Cr Whalley

“THAT Council approve the application subject to the conditions listed below:

No	CONDITION
1.0	ENVIRONMENTAL/ LOCAL LAW
1.1	The approval holder must provide Somerset Regional Council with a copy of a liquor licence that covers the event by no later than 29 September 2016.
1.2	The temporary entertainment event must be operated in accordance with the traffic management plan dated 9 February 2017 and approval by Council on 22 February 2017.
1.3	The approval holder must:

	<ul style="list-style-type: none"> • Display the approval in the manner, and at the locations, specified by the local government; and • Produce the approval for inspection by an authorised person on demand.
1.4	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.
1.5	The temporary entertainment event is limited to the operation of a bull ride on Lot 1 SP271740, parking on Lot 3 RP814369 and overnight camping on Lot 155 CH31221 on Friday 17 March 2017. A minimum of two (2) security personnel are to be stationed at the camping ground for the duration of the activity.
1.6	<p>The approval holder must provide the following number of toilets and sanitary conveniences:</p> <p>Event location:</p> <p>Males: 4 toilets, 8 urinals and 3 hand basins</p> <p>Females: 13 toilets and 3 hand basins</p> <p>Unisex: 1 disabled toilet</p> <p>Camp ground:</p> <p>Unisex: 2 toilets and 2 hand basins</p>
1.7	The approval holder must provide at least 10 x 240L waste bins that are to be serviced by an appropriately licensed waste contractor.
1.8	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$10,000,000. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the business.
1.9	<p>The permit holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.</p> <p>“Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.</p>
1.10	The temporary entertainment event must not cause a nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.11	The approval holder must implement appropriate dust mitigation measure to ensure the temporary entertainment does not cause a dust nuisance to surrounding sensitive receptors.
1.12	The activity must not create a traffic nuisance or increase an existing traffic nuisance

	or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.13	The approval holder must provide appropriate lighting in all areas of the temporary entertainment event including the proposed parking area on L3 RP814369 and camp ground on Lot 155 CH3122 to ensure the safety of the public.
1.14	All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times: <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
1.15	Ensure that appropriately licensed traffic controllers are engaged to carry out the approved traffic management plan prepared by Aaction Traffic on 9 February 2017 and approval by Council on 22 February 2017.
1.16	Ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.17	The temporary entertainment event is limited to the hours of 5pm until 2am commencing on Friday 17 March 2017. Music provided as part of the event must cease at no later than 1am.
1.18	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the event management plan submitted to Council on 2 February 2017.
1.19	The applicant is to conduct an 'emu parade' of the parking and residential street areas to remove any accumulated litter the day following the event." <p style="text-align: right;"><u>Carried</u></p>

Subject:	Development Application No 5682 - Request to Extend Period of Approval under section 383 of SPA
File No:	DA5682 - Assessment Nos: 00832-20000-000, 00834-00000-000, 00835-00000-000, 00836-00000-000, 00837-00000-000 and 00838-00000-000
Action Officer:	SP - Senior Planner

Subject Land

Location Brisbane Valley Highway (Main Street), Fernvale
Real Property Description Lots 2-9 on RP28843

Current land use approval:

Development Permit for a Material Change of Use for Commercial Premises (Shopping Centre Complex)

Former Esk Planning Scheme 2005 (as amended)

Zone Town

Precinct Town Centre

SEQ Regional Plan 2009-2031

Designation Urban Footprint

Application

Level of initial assessment Code

Applicant

Who is making the request? Tipglance Pty Ltd
c/- Land Partners Limited
Attn: Shane Smith
PO Box 1399
Milton Qld 4064

Referrals

Concurrence SARA – Department of Infrastructure Local Government and Planning (DILGP) – former Department of Transport and Main Roads

Attachments

1. Approved Staging Plan of Fernvale Commercial Premises Drawing No. A-DD-0100C dated 05/11/2012 prepared by The Buchan Group.
2. Referral Agency response from SARA at DILGP dated 30 January 2017 reference SPD-0117-033568.
3. SRC Infrastructure Charges Notice No: 54B – Stormwater and Transport Networks

RECOMMENDED DECISION

THAT Council approve the request to extend the Relevant Period for DA5682 for a further two years up to and including 13 March 2019 for a Material Change of Use for a Development Permit for Commercial Premises (Staged Shopping Centre Complex) on land described as Lots 2-9 on RP28843, situated along Brisbane Valley Highway (Main Street) Fernvale, subject to the requirements and conditions contained in Council's Decision Notices dated 4 February 2013 and 11 April 2013; and Infrastructure Charges Notice No: 54B dated 14 June 2013; and the Department of Infrastructure, Local Government and Planning referral agency conditions.

1.0 BACKGROUND

14 March 2007, Council conditionally approved Development Application No 5682 for a Development Permit for a Material Change of Use for Commercial Premises (Shopping Centre Complex) on land described as Lots 2-9 on RP28843, situated along Brisbane Valley Highway (Main Street), Fernvale.

Council has considered the following additional requests and resolutions made:

- 15 December 2010 – Council received request to extend approval period for a further four years, from 13 March 2011 up to and including 13 March 2015;
- 9 March 2011 – Council extended approval period by a further two years, from 13 March 2011 up to and including 13 March 2013;
- 03 January 2012 – Council received request to Change Development Approval by:
 - Making a variation to the location of the 2000m² Commercial Premises building currently approved adjoining the south eastern boundary of the site;

- Activation of the Brisbane Valley Highway frontage through a variation to the approved Commercial Premises building location along this frontage;
 - A variation to the awing over the footpath of Brisbane Valley Highway;
 - An increase in GFA on the subject site by 82m² to be used as a Commercial Premises (ie. A total of 2717m² GFA proposed);
 - An increase in vehicular parking spaces from 118 parking spaces to 132 parking spaces; and
 - Allow the construction of the approved development to be undertaken in two Stages;
- 01 March 2012 – Council received request to extend approval period by a further 12 months;
 - 24 April 2012 – Council approved request to Change Development Approval; and Refused request to extend approval period for a further 12 months;
 - 28 May 2012 – applicant suspended the Applicant's Appeal Period;
 - 22 August 2012 – Council considered the applicant's representations;
 - 27 August 2012 – Council issued a Negotiated Decision Notice subject to the conditions remaining unaltered;
 - 20 November 2012 – Council received a further request to Change Development Approval by Staging the approval development into four stages – (Stages 1(a); 1(b), 1(c) and 2);
 - 30 January 2013 – Council considered the request to Change the Development Approval;
 - 4 February 2013 – Council approved the request to Change the Development Approval and issued a Decision Notice subject to amended conditions;
 - 27 February 2013 – Council received a request for a Minor Change to be considered as 'Generally in Accordance with Development Approval'. The request involved a minor variation to the approved layout by increasing the building footprint of Tenancies 11-12. The proposed increase will result in an additional 45m² GFA within Stage 1(a). The total floor area calculation involving proposed Tenancies 1 to 10 within Stages 1b and 1c will be reduced by an equivalent amount of 45m² prior to the construction of Stage 1b. Approval of a revised floor layout drawing for stages 1(b-c) will be submitted to Council as part of the Operational Works application. The total floor area for the staged development will remain unchanged; and will incorporate 717m² for Stages 1(a-c); and 2,000m² for Stage 2;
 - 07 March 2013 – Council received a 'Request to extend the Approval Period' by a further two years from 13 March 2013 to 13 March 2015;
 - 10 April 2013 – Council approved the request for a Minor Change to be considered as 'Generally in Accordance with Development Approval';

- 11 April 2013 – Council issued a Decision Notice for the request for a Minor Change to be considered as ‘Generally in Accordance with Development Approval’;
- 12 June 2013 – Council approved the ‘Request to extend Relevant Period’ up to and including 13 March 2015;
- 14 June 2013 – Decision Notice sent to Applicant extending approval period for a further two years up to and including 13 March 2015;
- 17 February 2015 – Council received ‘Request to extend Approval Period’ for a further two year period from 13 March 2015 up to and including 13 March 2017;
- 10 April 2015 – Decision Notice sent to Applicant extending approval period for a further two years up to and including 13 March 2017.

2.0 APPLICANT’S REQUEST

Pursuant to section 383 of the *Sustainable Planning Act 2009 (SPA)*, the applicant has made another request to extend the relevant period of the Development Permit for a Material Change of Use for Commercial Premises (Staged Shopping Centre Complex) on land described as Lots 2-9 on RP28843, fronting Brisbane Valley Highway (Main Street), Fernvale by two years up to and including 13 March 2019 subject to the requirements and conditions contained in Council’s Decision Notices dated 4 February 2013 and 11 April 2013; and Infrastructure Charges Notice No: 54B dated 14 June 2013 and the Department of Infrastructure, Local Government and Planning referral agency conditions. A copy of the approved Staging Plan is provided at Attachment 1.

The applicant has advised that the Developer is in the process of securing a major tenant for the site, however it is recognised there is insufficient time to complete the development and commence the change of use. Accordingly the applicant is seeking a further two year period, up to and including 13 March 2019 to deliver the staged Commercial Retail Development in accordance with the conditional approval.

3.0 REFERRAL

External

The Department of Infrastructure, Local Government and Planning in its capacity as the State Assessment and Referral Agency has considered the request and advises that it offers no objection to an extension of the relevant period for a further two year period. A copy of the Department’s response is provided at Attachment 2.

4.0 PLANNING COMMENTS

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

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

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

- (a) The consistency of the approval, including its conditions, with the current laws and policies apply to the development, including for example the amount and type of infrastructure contributions, or charges payable under chapter 8 part 1; and

- (b) The communities current awareness of the development approval; and
- (c) Whether if the request were refused –
 - a. Further rights to make a submission may be available for a further development application; and
 - b. The likely extent to which those rights may be exercised; and
- (d) The views of any concurrence agency for the approval given under section 385.

4.1 Consistency of Approval with current laws and policies

As part of a previous request to extend the approval period, the applicant agreed to the inclusion of Infrastructure Charges for Council's Stormwater Network and Transport Network as part of the conditional approval. A copy of Council's Infrastructure Charges Notice is provided at Attachment 3.

In terms of Council's planning intentions for the region, the approved development is consistent with the planning intent expressed in section 3.6.4.1 of the Strategic Framework in Council's Somerset Region Planning Scheme. The request to extend the approval period is considered acceptable when regard is had to the following:

- The consistency of the approval and its conditions are in accordance with the current laws and policies;
- The approved development will positively contribute to the potential of the town by raising the level of shopping convenience; and contribute to the consolidation of the existing commercial centre of Fernvale;
- Access arrangements have been achieved with the Department of Transport and Main Roads;
- The Shopping Complex design provides an active street frontage and all services and infrastructure are available to the site;
- The site is well located adjoining the Brisbane Valley Highway for its intended purposes;
- The approval is consistent with Council's Infrastructure Charges applicable to commercial (retail) development;
- The Department of Infrastructure, Local Government and Planning support the development and offer no objection to the request to extend the approval period for a further 2 years;
- The approval involves an urban activity in an area which is intended to be developed for urban purposes.

4.3 Communities current awareness

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

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

The Somerset Region Planning Scheme identifies the subject land as being within the Centre Zone. The approved development is defined as a Shopping Centre under the Somerset Region Planning Scheme. Should the request be refused, an identical application under the Planning Scheme would be code assessable and so it would not be possible for a member of the community to make a properly made submission.

4.5 The views of any concurrence agency

Refer to item 3 of this report and Attachment 2.

RECOMMENDED DECISION

THAT Council approve the request to extend the Relevant Period for DA5682 for a further two year period up to and including 13 March 2019 for a Material Change of Use for a Development Permit for Commercial Premises (Staged Shopping Centre Complex) on land described as Lots 2-9 on RP28843, situated along Brisbane Valley Highway (Main Street) Fernvale, subject to the requirements and conditions contained in Council's Decision Notices dated 4 February 2013 and 11 April 2013; and Infrastructure Charges Notice No: 54B dated 14 June 2013; and the Department of Infrastructure, Local Government and Planning referral agency conditions.

Decision	Moved – Cr Choat	Seconded – Cr Ogg
	<p>“THAT Council approve the request to extend the Relevant Period for DA5682 for a further two year period up to and including 13 March 2019 for a Material Change of Use for a Development Permit for Commercial Premises (Staged Shopping Centre Complex) on land described as Lots 2-9 on RP28843, situated along Brisbane Valley Highway (Main Street) Fernvale, subject to the requirements and conditions contained in Council's Decision Notices dated 4 February 2013 and 11 April 2013; and Infrastructure Charges Notice No: 54B dated 14 June 2013; and the Department of Infrastructure, Local Government and Planning referral agency conditions.”</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Development Application 8214 and Development Application 11072 - DA8214 - Request to extend Relevant Period - DA11072 - Request to extend Information Response Period for associated Operational Works
File No:	DA8214 and DA11072
Assessment No:	02345-50000-000
Action Officer:	SP - Senior Planner

Subject Land

Location	Banks Creek Road, Fernvale
Real Property Description	Lot 2 RP857927 and Lot 6 RP214853

Current land use approval:

DA8214 – Development Permit for Reconfiguring a Lot by subdividing 2 lots into forty-five lots as a staged development; and

DA11072 – Application for a Development Permit for associated Operational Works

Former Esk Planning Scheme 2005 (as amended)

Zone	Town
Precinct	Park Residential

SEQ Regional Plan 2009-2031

Designation	Urban Footprint
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Application

Level of initial assessment	CODE
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Applicant

Who is making the request?	Greg Ramsay c/- Ramsay Family Holdings Pty Ltd 107 Alperston Road Burbank Qld 4156
Landowners	As above

Referrals

Concurrence	NIL
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Attachments

Approved Plan of proposed reconfiguration over Lot 2 RP857927 and Lot 6 RP214853 situated along Banks Creek Road, Fernvale, reference number A1-1004, dated 18.08.2008 and prepared by DTS Group Pty Ltd for client Landscape One Pty Ltd.

RECOMMENDED DECISION

THAT Council approve the request to extend the Relevant Period for Development Application No. 8214 for a Development Permit for Reconfiguring a Lot by subdividing two lots into forty-five lots as a staged development on land described as Lot 2 RP857927 and Lot 6 RP214853, situated along Banks Creek Road, Fernvale subject to an extended two year period up to and including 29 January 2019; and subject to the requirements and conditions contained in the Schedules and Attachments of Council's decision notice dated 29 January 2009; and Infrastructure Charges Notice dated 26 March 2015; and

THAT Council approve an extension to the applicant's Information Response Period to Council's Information Request for Development Application No. 11072 for a Development Permit for associated Operational Works, up to and including 29 January 2019.

1.0 BACKGROUND

By way of background, Development Application No. 8214 was approved on 29 January 2009 for the creation of forty-five park residential lots to be developed in two stages on land fronting Banks Creek Road, Fernvale. The first stage involves the creation of twenty seven lots including a detention basin, while Stage 2 involves the creation of a further eighteen lots.

The proposed reconfiguration is to be connected to sewer and reticulated water with an average lot size of 2000m². The site has principal road frontage to Banks Creek Road, while the approved development will complete the road connectivity with Aspera Court from the adjoining development.

The site contains undulating topography, it predominantly contains two separate gullies, one enters and exits near the northern section of the site (within proposed lots 37-39 of the approved plan) and the second which covers the remainder of the site, enters in the vicinity

of proposed Lot 31 and travels south-west to the lowest point of the site in proposed Lot 17. A stormwater report formed part of the approved development. An existing central dam will serve as a stormwater detention basin/water feature. The site does contain scattered stands of vegetation that will be retained wherever possible within the approved development.

The surrounding land use is predominantly larger park residential allotments with the Council showgrounds located to the southwest of the subject land.

2.0 APPLICANT'S REQUEST

Pursuant to section 383 of the *Sustainable Planning Act 2009 (SPA)*, the current landowners have made a request to extend the relevant period of the Development Permit for DA8214 for Reconfiguring a Lot by subdividing two lots into forty-five lots as a staged development on land described as Lot 2 RP857927 and Lot 6 RP214853, situated along Banks Creek Road, Fernvale by two years up to and including 29 January 2019 subject to the requirements and conditions contained in the Schedules and Attachments of Council's decision notice dated 29 January 2009; and Infrastructure Charges Notice dated 26 March 2015. A copy of the approved Staging Plan is provided at Attachment 1.

In addition, the current landowners have made a request to extend the Information Response Period to Council's Information Request for the associated Operational Works application lodged under DA11072 for an agreed period of two years to run concurrently with the extended relevant period under DA8214, in accordance with section 279(1)(b) of the *Sustainable Planning Act 2009*.

The purpose of the request is to allow the new landowners/developers sufficient time to deliver the staged development. The developer has advised that funding is available to undertake the development in accordance with the approved design.

3.0 REFERRAL

External

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

4.0 PLANNING COMMENTS

The *Sustainable Planning Act 2009* provides the opportunity for applicants/landowners to seek an extended approval period, thus preventing the application from lapsing. The Act provides that if the request to extend the approval period is received prior to the approval lapsing, the approval does not lapse until the assessment manager decides the request. The 'Act' is silent as to the number of extensions a Local Government may grant for an approval period.

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

- (a) The consistency of the approval, including its conditions, with the current laws and policies apply to the development, including for example the amount and type of infrastructure contributions, or charges payable under chapter 8 part 1; and
- (b) The communities current awareness of the development approval; and
- (c) Whether if the request were refused –
 - a. Further rights to make a submission may be available for a further development application; and

- b. The likely extent to which those rights may be exercised; and
- (d) The views of any concurrence agency for the approval given under section 385.

4.1 Consistency of Approval with current laws and policies

As part of a previous request to extend the approval period, the applicant agreed to the inclusion of Infrastructure Charges for Council's Stormwater Network as part of the conditional approval.

In terms of Council's planning intentions for the region, the approved development is consistent with the planning intent expressed in section 3.3 of the Strategic Framework in Council's Somerset Region Planning Scheme, when regard is had to the following:

- The approval involves an urban activity in an area which is intended to be developed for urban purposes;
- The development maximises the efficient and timely use of designated urban land and infrastructure;
- The approval is consistent with Council's Infrastructure Charges applicable to residential development;
- The development assists in the achievement of dwelling targets set for Somerset Region by the SEQ Regional Plan;
- The development assists in the achievement of housing choice and affordability through the provision of residential lot sizes averaging 2000m² that are responsive to the diverse needs of the community;
- Access arrangements have been achieved with two new access streets connecting to Aspera Court that will characterise the development;
- The site is well located providing connectivity to the Brisbane Valley Highway;
- The development will contribute to the achievement of a compact urban form that will be efficiently serviced by a range of urban infrastructure, including reticulated sewerage and water infrastructure, underground electricity; telecommunication services and efficient road networks.

In terms of assessment against the Somerset Region Planning Scheme, the proposed design is inconsistent with the minimum lot size and dimension prescribed in Table 9.4.3B of the Reconfiguring a Lot Code for the General residential zone – park residential precinct. The Planning Scheme prescribes a minimum lot size of 4,000m² with a minimum frontage of 40m within the park residential precinct of the General Residential zone.

The approved development has been designed with an average lot size of 2,000m² and a minimum frontage of 32m, in accordance with the provisions of the former Esk Shire Planning Scheme 2005 (as amended). The approved development has been designed with connectivity to reticulated sewerage and water infrastructure. The subdivision will essentially extend and complete the existing road network within the immediate area that is developed as an established Park Residential Estate.

The approval remains consistent with the former Esk Shire Planning Scheme 2005 (as

amended) and also with the requirements of the current State Planning Policy. Council Officers have reviewed the conditions of the approval and are satisfied that the conditions are consistent with the current laws and policies.

4.2 Communities current awareness

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

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

The Somerset Region Planning Scheme identifies the subject land as being within the General Residential Zone – Park Residential Precinct. The approved development is defined as Reconfiguring a Lot under the Somerset Region Planning Scheme. Should the request be refused, an identical application under the Planning Scheme would be code assessable and so it would not be possible for a member of the community to make a properly made submission.

4.4 The views of any concurrence agency

Refer to item 3 of this report and Attachment 2.

RECOMMENDED DECISION

THAT Council approve the request to extend the Relevant Period for Development Application No. 8214 for a Development Permit for Reconfiguring a Lot by subdividing two lots into forty-five lots as a staged development on land described as Lot 2 RP857927 and Lot 6 RP214853, situated along Banks Creek Road, Fernvale subject to an extended two year period up to and including 29 January 2019; and subject to the requirements and conditions contained in the Schedules and Attachments of Council's decision notice dated 29 January 2009; and Infrastructure Charges Notice dated 26 March 2015; and

THAT Council approve an extension to the applicant's Information Response Period to Council's Information Request for Development Application No. 11072 for a Development Permit for associated Operational Works, up to and including 29 January 2019.

Decision	Moved – Cr Hall	Seconded – Cr Choat
<p>“THAT Council approve the request to extend the Relevant Period for Development Application No. 8214 for a Development Permit for Reconfiguring a Lot by subdividing two lots into forty-five lots as a staged development on land described as Lot 2 RP857927 and Lot 6 RP214853, situated along Banks Creek Road, Fernvale subject to an extended two year period up to and including 29 January 2019; and subject to the requirements and conditions contained in the Schedules and Attachments of Council's decision notice dated 29 January 2009; and Infrastructure Charges Notice dated 26 March 2015; and</p> <p>THAT Council approve an extension to the applicant's Information Response Period to Council's Information Request for Development Application No. 11072 for a Development Permit for associated Operational Works, up to and including 29 January 2019.”</p> <p style="text-align: right;"><u>Carried</u></p>		

Subject:	Development Application No 16566 - Application for a Development Permit for a Material Change of Use for a secondary dwelling
File No:	DA16566
Assessment No:	04460-00000-000
Action Officer:	SP

Subject Land

Location	3829 Gatton Esk Road, Esk
Real Property Description	Lot 3 RP852086
Area	11.95 hectares
Current land use	Dwelling house
Easements and Encumbrances	Nil

Somerset Region Planning Scheme 2016

Zone	Rural
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SEQ Regional Plan 2009-2031

Category	Regional Landscape and Rural Production Area
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Application

Level of Assessment	CODE
Applicant/s	Lesley Y. Kelloway
Applicants contact details	3829 Gatton Esk Road Esk Qld 4312
Land Owner/s	As above
Date application received	3 February 2017
Date properly made	3 February 2017

Referral Agencies

Concurrence Agencies	Nil
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Attachments

1. Site Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 1 dated 1/2/2017, prepared by Queensland House Removers (QHR).
2. Floor Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).
3. Elevation Drawing of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).

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 Material Change of Use for a Secondary Dwelling.

The following level of assessment applies to the development under the Somerset Region

Planning Scheme as the site is located within the Rural Zone:

- Code Assessable

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

An application is required because the construction of a secondary dwelling on a property in the Rural Zone is assessable development.

2.0 PROPOSAL

The applicant proposes to erect a new primary residence on the property, which will be occupied by the property owner's son, and use the existing dwelling as a secondary dwelling. The new dwelling house will contain three bedrooms, one bathroom, a lounge, kitchen, dining and laundry and will have a total GFA of 128.25m². It will be sited approximately 166m from the rear of the property within an existing cleared area that is referred to as the 'building platform area'. The dwelling will also be sited approximately 95m from the northern boundary and setback 170m from the street frontage boundary. The existing house has an area of approximately 80m², and will remain occupied by the property owner and her disabled husband.

3.0 SITE DETAILS

The property is described as Lot 3 RP852086 and is located at 3829 Gatton Esk Road, Esk. The site contains an area of 11.95 hectares and has been improved with a dwelling house, outbuilding and a small dam. Its boundaries are defined to the north and south by adjoining properties, to the west by Sandy Creek and to the east by Gatton Esk Road. The site is not known to be prone to slip, subsidence or erosion. The property has experienced past inundation. However, the proposed building platform area is elevated and has not experienced previous inundation from Sandy Creek watercourse. Native vegetation is located within the rear portion of the property and within the southern portion surrounding the existing residence. No vegetation will be removed from the property as a result of the construction of the second dwelling.

4.0 SURROUNDING LAND USES

The property is surrounded by similar properties, which contain existing 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 Regional Landscape and Rural Production Area under the SEQRP. The proposed development does not require assessment against the SEQRP Regulatory Provisions and did not require referral to the Department of Infrastructure, Local Government and Planning (DILGP).

5.1 VEGETATION MANAGEMENT ACT 1999

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

5.2 ENVIRONMENTAL PROTECTION ACT 1994

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

5.3 STATE PLANNING POLICY APRIL 2016

The proposed development is consistent with 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 Code. 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?
Rural zone code	Yes	Not required
Dwelling house code	Yes	AO7.1
Services, works and infrastructure code	Yes	Not required
Transport, access and parking code	Yes	Not required
Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Biodiversity Overlay code	Yes	Not required
Bushfire Hazard Overlay code	Yes	Not required
Catchment Management Overlay code	Yes	Not required
Flood Hazard 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:

Dwelling House Code

Secondary Dwellings	
Performance Outcomes	Acceptable Solutions
P07 <i>Secondary dwellings:</i> (a) Are designed and sited to maintain local character and amenity; (b) Are visually compatible with the existing dwelling house; and (c) Are located in proximity to the principal dwelling.	AO7.1 The secondary dwelling is no closer to the front boundary of the premises than the principal dwelling house.
Applicants' Alternative Solution	
The existing residence located at the front of the property, will be used as the secondary dwelling and the new dwelling house will be located at the rear of the property.	
Planning Comments	
Although the proposal will have the secondary dwelling in front of the dwelling house, it has been long established on the site and as such its visual presence forms part of the existing	

amenity of the area. As the proposed dwelling house will be located at the rear of the property, it is considered the alternative solution maintains the existing amenity of the area and so is consistent with PO7.

7.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

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

7.1 Water Supply

The site is not located in an area served by a reticulated water supply, and so a condition will be included requiring the installation of 45,000L of water storage capacity for potable and general use.

7.2 Sewerage

The proposed dwelling house will be connected to an on-site effluent disposal system which complies with AS/NZS 1547. A suitable design has been prepared and accompanied the application. The proposed design forms part of the recommended conditions.

7.3 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.

7.4 Services

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

7.5 Environment

The proposed development will not result in environmental degradation.

7.6 Heritage

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

7.7 Access

The existing vehicle access point to the property will remain unaltered.

7.8 Vegetation

Native vegetation located on the subject property will not be removed as a result of the proposed development. The proposed dwelling house will be sited within an existing cleared building platform area.

7.9 Flooding

The proposed house site is located outside Council's existing Defined Flood Level in accordance with the Esk Flood Study 2014.

7.10 Infrastructure Charges

The proposed development will not incur Infrastructure Charges as the site is located outside the Urban Footprint and is not located within the Parks Service Catchment.

8.0 STATE AGENCY REFERRALS

Concurrence Agencies

There were no referral agencies required for the proposed development.

The application did not trigger referral to the Department of Infrastructure, Local Government and Planning as the proposal is termed an 'excluded material change of use' in accordance with Schedule 26 of the *Sustainable Planning Regulation 2009*.

RECOMMENDED DECISION

THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Secondary Dwelling on land described as Lot 3 RP852086, situated at 3829 Gatton Esk Road, Esk 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.	At all times
	Site Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 1 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Floor Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Elevation Drawing of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Onsite and Soil Evaluation for Effluent Disposal for Secondary Dwelling at 3829 Gatton Esk Road, Esk File No: CWW:823.17 dated 14 February 2017, prepared and Designed by David Lonergan Country-Wide Water Pty Ltd.	
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 the construction phase
1.4	Provide a minimum water supply storage capacity of 45,000L capable of capturing roof run-off and connected to service all domestic water consumption needs of the new dwelling house.	Prior to commencement of the use
1.5	On-site effluent disposal is to be compliant with the relevant standards.	Prior to commencement of the use

SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.2	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policies and Standards.	At all times
2.3	The new dwelling house is to use the existing vehicular access to the property.	At all times
2.4	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use
2.5	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
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
SCHEDULE 4		
ADVISORY NOTES		
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].		
Relevant Period - Pursuant to <i>Section 341</i> of the 'Act' the approval will lapse if the first change of the use under the approval does not start within the 'relevant period' – four (4) years starting the day the approval takes effect.		
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		

Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.

Pursuant to Division 8 Section 461 of the *Sustainable Planning Act 2009*, the Applicant has the Right of Appeal to the *Planning and Environment Court* regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under section 242 of the 'Act'. *[A copy of the Right of Appeal will be enclosed with the Decision Notice].*

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:

1. Site Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 1 dated 1/2/2017, prepared by Queensland House Removers (QHR).
2. Floor Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).
3. Elevation Drawing of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).
4. Onsite and Soil Evaluation for Effluent Disposal for Secondary Dwelling at 3829 Gatton Esk Road, Esk File No: CWW:823.17 dated 14 February 2017, prepared and Designed by David Lonergan Country-Wide Water Pty Ltd.

Decision	Moved – Cr Choat	Seconded – Cr Whalley
<p>“THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Secondary Dwelling on land described as Lot 3 RP852086, situated at 3829 Gatton Esk Road, Esk 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.	At all times
	Site Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 1 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Floor Plan of proposed secondary dwelling on Lot 3 RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Elevation Drawing of proposed secondary dwelling on Lot 3	

	RP852086 at 3829 Gatton Esk Road, Esk, and Drawing No: 1601.5 Sheet 2 dated 1/2/2017, prepared by Queensland House Removers (QHR).	
	Onsite and Soil Evaluation for Effluent Disposal for Secondary Dwelling at 3829 Gatton Esk Road, Esk File No: CWW:823.17 dated 14 February 2017, prepared and Designed by David Lonergan Country-Wide Water Pty Ltd.	
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 the construction phase
1.4	Provide a minimum water supply storage capacity of 45,000L capable of capturing roof run-off and connected to service all domestic water consumption needs of the new dwelling house.	Prior to commencement of the use
1.5	On-site effluent disposal is to be compliant with the relevant standards.	Prior to commencement of the use
SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.2	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policies and Standards.	At all times
2.3	The new dwelling house is to use the existing vehicular access to the property.	At all times
2.4	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use
2.5	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
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	At all times

	Council approved waste collector unless otherwise approved by Council.	
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
SCHEDULE 4		
ADVISORY NOTES		
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].		
Relevant Period - Pursuant to <i>Section 341</i> of the 'Act' the approval will lapse if the first change of the use under the approval does not start within the 'relevant period' – four (4) years starting the day the approval takes effect.		
The <i>Sustainable Planning Act 2009 (SPA)</i> states that any change to the use or the scale or intensity of the approved use requires the submission of a new development application and subsequent development approval.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.		
Pursuant to <i>Division 8 Section 461</i> of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under <i>section 242</i> of the 'Act'. [A copy of the Right of Appeal will be enclosed with the Decision Notice].		
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>		

Subject:	Development Application No 16445 - Application for a Development Permit for a Reconfiguration of a Lot (one into six lots)
File No:	DA16445
Assessment No:	02345-00000-000
Action Officer:	PO-MJ

Subject Land

Location
Real Property Description
Area

Banks Creek Road, Fernvale
Lot 198 on SP237279
20.33 hectares

Current land use	Vacant
Easements and Encumbrances	A SP237279 (providing access to Lot 199 SP237279)

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	David R and Leandra I Toft
Applicants contact details	38 Eurambeen Close KARANA DOWNS QLD 4306
Land Owner/s	David and Leandra Toft
Date application received	6 December 2016
Date properly made	6 December 2016

Referral Agencies	Nil
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Attachments

Site Plan – prepared by applicant and as amended by Council.
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 Subdivision (one into six lots).

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

- Code Assessable for Reconfiguration of a Lot (one into six lots)

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

2.0 BACKGROUND/PROPOSAL

As Councillors may be aware at the Ordinary Council Meeting of 11 January 2017 a request to extend the relevant period for a reconfiguration of a lot (1 into 55 lots and drainage reserves) over the subject land was considered and subsequently approved (DA12792). The applicant has also lodged this development application in an attempt to provide an alternative development option over the subject land to obtain a buyer for the land. The *Sustainable Planning Act 2009* does not restrict the number of approvals that can be obtained over parcels of land, ultimately in this instance the first approval to be acted upon will void the other approval as the proposed lot layouts for each application are not related to one another.

This application proposes to reconfigure the lots into six (6) parcels, with lot sizes varying from 3.7 hectares to 5.17 hectares. The lots are not proposed to be connected to the reticulated sewerage network and future dwellings would be required to be serviced by onsite effluent disposal systems. The lots are proposed to be connected to the reticulated water network.

3.0 SITE DETAILS

The subject land contains an area of 20.33 hectares and has areas of slope in excess of 15% slope. The site contains stands of vegetation but has predominantly been historically cleared. An access easement is located on the property which provides access from Banks Creek Road to the property at the rear of the subject land (Lot 199 SP237279). The access easement arrangements are not proposed to be altered by this development application.

4.0 SURROUNDING LAND USES

The subject land is located on the periphery of the urban footprint for Fernvale and is predominantly surrounded by land identified for Park residential purposes.

5.0 ASSESSMENT

STATE LEGISLATION

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

VEGETATION MANAGEMENT ACT 1999

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.

5.4 STATE PLANNING POLICY APRIL 2016

The State Planning Policy items applicable to the subject land have been appropriately reflected in the Somerset Region Planning Scheme and as such, in this instance, a separate assessment 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?
Reconfiguration of a lot code	Yes	Yes
Service, works and infrastructure code	Yes	Not required
Transport, access and parking	Yes	Not required

code		
Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Biodiversity overlay code	Yes	Yes
Bushfire hazard overlay code	Yes	Yes
Landslide hazard overlay code	Yes	Not required

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

Reconfiguration of a Lot code

Lot size and subdivision design	
<i>Performance Outcomes</i>	<i>Acceptable Solutions</i>
PO1 Lot size and dimensions: <ul style="list-style-type: none"> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone. 	AO1.2 Lots in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 per cent.
Applicants' Alternative Solution	
None provided.	
Planning Comments	
The subject land contains areas of steep slope, average slope across the development is about 16%. Predominantly lots 1 and 6 contain the steepest slopes. A geotechnical report has previously been undertaken for the earlier development which demonstrated that houses could be constructed on the subject land. Notwithstanding that a new geotechnical report has not been prepared it is considered that there is sufficient evidence to demonstrate that houses could be constructed on the subject land. If future dwelling houses were to be located on areas affected by the Landslide hazard overlay then a Material change of use for the dwelling will be required, at this time the site specific requirements for each dwelling house can be dealt with.	
Movement network and access	
<i>Performance Outcomes</i>	<i>Acceptable Solutions</i>
PO9 Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the location of the <i>site</i> and access to public transport.	AO9.1 All lots are located within 500 metres (radial distance) of an existing or potential public transport route.

Applicants' Alternative Solution
None provided.
Planning Comments
The closest public transport route is located on the Brisbane Valley Highway. The subject land is located considerably further than 500 metres from the route. It is not practicable for the development to be located within 500 metres given the amount of public transport available in Fernvale. It is also not considered to be reasonably necessary for a development of this size to be located in close proximity to a public transport route.

Biodiversity overlay code

Biodiversity Corridors -rehabilitation and revegetation	
<i>Performance Outcomes</i>	<i>Acceptable Solutions</i>
<p>PO5 Development provides for land identified as containing a Biodiversity Corridor on Biodiversity overlay maps OM003a-b to be restored and enhanced so as to contribute towards a functional and connected network of viable habitat areas.</p> <p>Note – where an environmental offset applies, restoration and enhancement activities are to be included as a requirement of a Direct Benefit Management Plan under the Queensland Environmental Offsets Policy.</p>	<p>AO5.1 Development provides for cleared, degraded or disturbed areas identified as containing a Biodiversity Corridor on Biodiversity overlay maps OM003a-b to be rehabilitated or allowed to regenerate naturally.</p> <p>AO5.2 Development provides for locally native plant species to be predominantly used in the revegetation and landscape planting on the site.</p> <p>AO5.3 Development provides for revegetation and landscape planting that does not use declared or environmental weeds.</p>
<p>PO6 Unimpeded movement of fauna within and through the site via Biodiversity Corridors identified on Biodiversity overlay maps OM003a-b are maintained.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>AO6.1 Where within a Biodiversity Corridor identified on Biodiversity overlay maps OM003a-b, fauna movement is maintained by:</p> <p>(a) retaining bands of vegetation at least 200 metres wide on a site; and</p> <p>(b) buildings, structures are not located within retained vegetation bands.</p>
Applicants' Alternative Solution	
None provided.	
Planning Comments	
The subject land contains a biodiversity corridor. The applicant has not provided advice on how they intend on dealing with the corridor, notwithstanding this, in some areas the subject land is quite degraded and contains evidence of historic vegetation clearing. Proposed Lot 1 contains an existing drainage gully, there may be opportunities for the land around the gully to be revegetated and the vegetation further protected as it is providing a link through the subject land towards Ferny Gully and onto the Brisbane River.	

As such, if approved conditions should be included requiring a distance of at least 50 metres from the eastern side boundary and 250 from the northern road frontage be appropriately revegetated where required and the vegetation be appropriately protected into the future. The ongoing protection of the retained vegetation is considered reasonable given there will be future subdivision opportunities should the current layout be approved.

Koalas

<i>Performance outcome</i>	<i>Acceptable outcome</i>
<p>PO14 Development 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>Note - 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>Where for Reconfiguring a Lot AO14.4</p> <p>A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.</p>

Applicants' Alternative Solution

None provided.

Planning Comments

The proposed new boundaries are to be located within 50 metres of the mapped koala vegetation. The subject land has been historically cleared with the majority of the site now clear of vegetation. Proposed Lot 2 will contain the majority of the remaining vegetation and there is sufficient area outside the mapped koala habitat to locate a future dwelling house and if a dwelling was proposed to be located within the koala habitat area it will trigger the requirement for a material change of use and at that time the impact on the koala habitat would be addressed.

Bushfire hazard overlay code

<i>Performance Outcomes</i>	<i>Acceptable Solutions</i>
<p>PO1 Development does not increase the number of persons living or working on land subject to Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b unless it is demonstrated that:</p> <p>(a) the subject land is a Medium (potential intensity) Bushfire Hazard (or lesser); or</p>	<p>AO1.1 Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b.</p> <p>AO1.2 Uses within the following <i>Activity groups</i> are located outside of a Very High (potential intensity) Bushfire Hazard or</p>

<p>(b) development is for community infrastructure and facilities are located and designed to minimise susceptibility to bushfire events; and</p> <p>(c) a Bushfire Emergency Management Plan is prepared by suitably qualified person(s) and appropriately mitigates risks to life and property.</p>	<p>High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b:</p> <p>(a) Accommodation activities group;</p> <p>(b) Business activities group;</p> <p>(c) Community activities group; and</p> <p>(d) Entertainment activities group.</p>
Applicants' Alternative Solution	
None provided.	
Planning Comments	
<p>Proposed Lots 1 and 6 will contain areas mapped as very high (potential intensity) bushfire hazard, both lots will also contain large areas outside the very high area that a dwelling house could be located in the future.</p> <p>Further to this, the site has been historically cleared and is predominantly void of vegetation in the areas mapped as containing a very high bushfire risk and as such reducing the bushfire hazard risk on the site. It is considered that as there is sufficient area on the proposed lots to construct a future dwelling house outside the high risk area then the development does not increase the number of people living on land subject to Very High (potential intensity) Bushfire Hazard.</p>	

7.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

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

Water Supply

The proposed lots will be connected to the reticulated water network.

Sewerage

Future dwelling houses will be required to on-site effluent disposal system.

Stormwater/Drainage

The proposed development is not considered to have any adverse impacts upon stormwater.

Infrastructure charges for the Fernvale stormwater network have been calculated for the proposal in accordance with Council's Charges Resolution (No 2) 2016. These are detailed in Attachment 2.

Parks and Open Space

The subject land is not required to provide any land for park purposes.

Infrastructure charges for the Fernvale park and open space network have been calculated for the proposal in accordance with Council's Charges Resolution (No 2) 2016. These are detailed in Attachment 2.

Access and Roads

All lots are proposed to be accessed via Banks Creek Road which is currently constructed to a bitumen standard with a width of 5.5 metres. Proposed lots 3, 4, 5, and 6 will have

driveways down to Banks Creek Road that would likely be steeper than 5% grade. This would require the driveways to be sealed to the property line in accordance with Council's Standard Drawing. It is considered relevant to require the developer to construct the driveways prior to the request for compliance assessment (signing of survey plan). If approved, conditions are requiring the above are considered relevant.

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.

Third Party Advice Agency

South East Queensland Water (Seqwater)

Given the size of the proposed lots and the number of lots proposed, in this instance, Third Party Advice was not sought from Seqwater.

RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by Subdivision (one into six lots) on land described as Lot 198 on RP237279 and situated along Banks Creek 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"> Site Plan – prepared by applicant and as amended by Council. 	At all times
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	Before the change happens
1.3	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to request for Compliance Assessment
1.4	Pay to Council the amount of \$34 per lot for the issue of new	Prior to request for

	valuations by the Department of Environment and Resource Management, being \$204.00 in this instance.	Compliance Assessment
1.5	The existing drainage gully within proposed Lot 1 is to be revegetated where required for a distance of at least 50 metres from the eastern side boundary and 250 from the northern road frontage.	Prior to Request for Compliance Assessment
1.6	A covenant consistent with the requirements of the <i>Land Titles Act 1994</i> is to be registered and maintained over the title of proposed Lot 1 which preserves the natural features of the drainage gully the covenant area is required for a distance of at least 50 metres from the eastern side boundary and 250 from the northern road frontage.	Prior to Request for Compliance Assessment
SCHEDULE 2 – Engineering <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> .	As part of Operational Works
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to request for Compliance Assessment
2.3	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to request for Compliance Assessment
2.5	Connect the development to a reticulated water supply in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment or provide certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to request for Compliance Assessment
ELECTRICITY AND TELECOMMUNICATIONS		
2.6	Submit development applications to Energex/Telstra to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their	Prior to request for Compliance Assessment

	satisfaction and that they can provide services when required at the cost of a normal house connection.	
	BUILDING ABOVE FLOOD LEVEL	
2.7	Floor heights for habitable areas shall be a minimum 500mm + 300mm freeboard above the 1% Average Exceedance Probability (AEP) or Q100 flood event for areas impacted by flooding.	At all times
2.8	Any filling below the 1% Average Exceedance Probability (AEP) or Q100 flood event will be in accordance with an approved flood study.	At all times
	VEHICLE ACCESS	
2.9	The Applicant is to construct a sealed driveway from the road carriageway to the property boundary in accordance with Council's standard drawings for proposed lots 3, 4, 5, and 6.	Prior to request for Compliance Assessment
2.10	All vehicular access shall provide convenient and safe access and egress from the site in accordance Council standard drawings.	Prior to request for Compliance Assessment
2.11	Landowner is responsible for maintenance of vehicular access in accordance with Council's Policy and Standards.	At all times
	STORMWATER	
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.13	Convey stormwater flows through the development from the upstream catchment as required.	As part of Operational Works
	EROSION AND SEDIMENT CONTROL	
2.14	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 proposed controls prove to be ineffective, Council will require the developer to install additional measures.	At all times
Advice		
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].		
Relevant Period - Pursuant to <i>Section 341 (2)</i> of the 'Act' to the extent a development approval is for reconfiguring a lot, the approval lapses if a plan for the reconfiguration is not given to the Local Government (Somerset Regional Council) within the following period –		
(a) For reconfiguration not requiring operational works – 2 years starting the day the approval takes effect;		
(b) For reconfiguration requiring operational works – 4 years starting the day the		

approval takes effect;
(c) If the approval states a different period from when the approval takes effect – the stated period.
Refer to Section 341 of the Act for further clarification.
This approval requires ' <i>Compliance Assessment</i> ' by Somerset Regional Council as the ' <i>Compliance Assessor – the nominated entity</i> ', pursuant to Part 10, Section 398 of the <i>Sustainable Planning Act 2009</i> .
The mandatory form <i>IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]</i> must be completed by the person requesting compliance assessment of this conditional approval. The form must be submitted to Council as the Compliance Assessor and must be accompanied by any fees required by the compliance assessor. If there is insufficient space on the form, the person must attach extra pages outlining compliance. <i>[A copy of Form 32 will be enclosed with the Decision Notice]</i> .
Pursuant to Division 8 Section 461 of the <i>Sustainable Planning Act 2009</i> , the Applicant has the Right of Appeal to the <i>Planning and Environment Court</i> regarding any condition of this approval; another matter stated in the development approval and the identification or inclusion of a code under section 242 of the 'Act'. <i>[A copy of the Right of Appeal will be enclosed with the Decision Notice]</i> .
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:

Site Plan – prepared by applicant and as amended by Council.

Decision	Moved – Cr Choat	Seconded – Cr Gaedtke
<p>“THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a Lot by Subdivision (one into six lots) on land described as Lot 198 on RP237279 and situated along Banks Creek 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.	At all times

	<ul style="list-style-type: none"> Site Plan – prepared by applicant and as amended by Council. 	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	Before the change happens
1.3	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Prior to request for Compliance Assessment
1.4	Pay to Council the amount of \$34 per lot for the issue of new valuations by the Department of Environment and Resource Management, being \$204.00 in this instance.	Prior to request for Compliance Assessment
1.5	The existing drainage gully within proposed Lot 1 is to be revegetated where required for a distance of at least 50 metres from the eastern side boundary and 250 from the northern road frontage.	Prior to Request for Compliance Assessment
1.6	A covenant consistent with the requirements of the <i>Land Titles Act 1994</i> is to be registered and maintained over the title of proposed Lot 1 which preserves the natural features of the drainage gully the covenant area is required for a distance of at least 50 metres from the eastern side boundary and 250 from the northern road frontage.	Prior to Request for Compliance Assessment
SCHEDULE 2 – Engineering <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> .	As part of Operational Works
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to request for Compliance Assessment
2.3	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works
2.4	<p>It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including:</p> <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to request for Compliance Assessment

2.5	Connect the development to a reticulated water supply in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment or provide certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to request for Compliance Assessment
ELECTRICITY AND TELECOMMUNICATIONS		
2.6	Submit development applications to Energex/Telstra to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to request for Compliance Assessment
BUILDING ABOVE FLOOD LEVEL		
2.7	Floor heights for habitable areas shall be a minimum 500mm + 300mm freeboard above the 1% Average Exceedance Probability (AEP) or Q100 flood event for areas impacted by flooding.	At all times
2.8	Any filling below the 1% Average Exceedance Probability (AEP) or Q100 flood event will be in accordance with an approved flood study.	At all times
VEHICLE ACCESS		
2.9	The Applicant is to construct a sealed driveway from the road carriageway to the property boundary in accordance with Council's standard drawings for proposed lots 3, 4, 5, and 6.	Prior to request for Compliance Assessment
2.10	All vehicular access shall provide convenient and safe access and egress from the site in accordance Council standard drawings.	Prior to request for Compliance Assessment
2.11	Landowner is responsible for maintenance of vehicular access in accordance with Council's Policy and Standards.	At all times
STORMWATER		
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.13	Convey stormwater flows through the development from the upstream catchment as required.	As part of Operational Works
EROSION AND SEDIMENT CONTROL		
2.14	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 proposed controls prove to be ineffective, Council will require the developer to install additional measures.	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

Subject:	Amendments to Somerset Planning Scheme - planning consultants
File Ref:	Officers' Reports
Action Officer:	DPAD

Background/Summary

Councillors would be aware that a new piece of State Planning Legislation (Planning Act) commences in July 2017 and as a consequence Council's planning scheme requires "recalibration" to be consistent with the new legislation. The State Government has offered to assist Council by engaging PSA Consulting to undertake this work.

Council officers are of the view that Council should welcome the State Government offer and take advantage of this situation by further commissioning PSA Consulting to undertake a number of minor scheme amendments which have become apparent following operation of the scheme over the past year, incorporate a Local Government Infrastructure Plan (LGIP) into the planning scheme and also to facilitate the vegetation clearing amendments that Council is proposing. A fee proposal of \$37,770 has been submitted by PSA.

Attachments

Nil

Recommendation

THAT Council commission PSA Consulting to undertake the necessary planning scheme amendments.

Decision	Moved – Cr Choat	Seconded – Cr Whalley
	"THAT Council commission PSA Consulting to undertake the necessary planning scheme amendments."	
	<u>Carried</u>	

Subject:	Action under section 130 of the Local Government Regulation 2012
File Ref	Rates and government valuations - rate payments - FY2017
Action Officer:	MFIN

Background/Summary

It is recommended that Council again use section 130 of the Local Government Regulation 2012 in order to potentially save administrative costs in respect of rate payments received on 5 and 6 April 2017. The due date to show on issued rate notices is 4 April 2017.

The regulation says:

130 (7) The local government may, by resolution, change the discount period to end on a later day (the new discount day).

130 (8) However, if the discount period is changed under subsection (7), the local government must also, by resolution, change the due date for payment to a later day that is no earlier than the new discount day.

Recommendation

THAT under subsections 130 (7) and (8) of the Local Government Regulation 2012, Council changes the discount date and the due date for payment for the current rating period to 6 April 2017.

Decision

Moved – Cr Gaedtke

Seconded – Cr Ogg

“THAT under subsections 130 (7) and (8) of the Local Government Regulation 2012, Council changes the discount date and the due date for payment for the current rating period to 6 April 2017.”

Carried

Subject:	Somerset Region Neighbourhood Centre Service Report for the period 1 January - 31 January 2017
File Ref:	Community services - service provision - Community Development
Action Officer:	CDC

Background/Summary

Activities throughout the month included:

- Friendly Crafters continued with 9 and 11 attending the two sessions including one new resident.
- Friendly Games had 9 and 14 attendees. The second Thursday was Australia Day and even though it was a public holiday the group wanted to meet.
- They dressed in Australian flags and colours and brought celebratory food to share.
- The Toogoolawah Positive Peers Mental Health Support Group had one meeting in January. The group has grown to seven.
- Toogoolawah Women's Group continues to be supported. The CDC assisted by connecting the group with a couple of guest speakers and providing a mail out of the first half year activities to members. Their first formal meeting for the year commences in February, with the group relating from the RSL Hall to Our House which is airconditioned. The group has around 35 members with 20 regular attendees.
- Lowood Women's Group continues to be supported with assistance around organising guest speakers. Around twelve ladies meet on a regular basis.
- The CDC also attended the first West Moreton Mental Health Collaborative meeting for the year in Ipswich, where the changes to the *Mental Health Act* were discussed.
- A CPR and responding to health emergencies workshop was held in Toogoolawah, similar to the previous ones held in Esk. Unfortunately only three residents attended. This was held during school holidays with advertising being difficult, and on an unpleasantly hot day. It is likely a second one will be held in May.
- The CDC attended the NDIS Network Group which included a presentation by the

Office of the Public Guardian.

- The CDC working with Somerset Vision to hold two Information Sessions for seniors in Lowood.

Future Activities

February - Community Share Meal – in partnership with Save the Children Mobile Playgroup – community bar-be-cue – Kilcoy –

- March – participating in Colours of Somerset Festival Lowood
- May – Information Expos for Over 65's Lowood
- May – DV Awareness Month activity (subject to successful funding) Lowood

CDC has been asked to represent Somerset in the preparation of –

- State of the Children and Young Person's Report (CYFA)
- West Moreton Hospital and Health Service health service plan for Children, young people and families

Somerset Region Neighbourhood Centre Service usage

Events

Group/event name	Date	Location	Topic	Number attendees	Number new attendees
Cuppa and Chat	NIL	Esk			
Friendly Crafters	5 Jan 19 Jan	Toogoolawah		9 11	0 0
Toogoolawah Women's Group	NIL	Toogoolawah			
Friendly Games	12 Jan 26 Jan	Toogoolawah	Various board and card games	9 14	0 1
Health Workshop	18 Jan	Toogoolawah	CPR and understanding health emergencies	3	3

Information and referrals

Referring centre/role	Total number of people assisted	Any trends (including topic and location)	How enquirers heard about the service
Esk Community Connection Point	5	Activities /social (3) Emergency Relief (2)	Co-location (5)
Kilcoy Community Connection Point mobile	0		
Toogoolawah Community Connection Point	Not open for info/referral		
CDC	6	Social connections/clubs (2)	Referred by council (2) Referred by agency (4)

		Emergency Relief (1) Aged care/transport (1) Mental Health (1) Crisis accom(1)	
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Attachments

Nil

Recommendations

THAT the contents of this report be noted.

Decision	Moved – Cr Brieschke	Seconded – Cr Ogg
	“THAT the report be received and the contents noted.”	
		<u>Carried</u>

Subject:	Youth Engagement Officer Report – January 2017
File Ref:	Community Services – Youth Development – Youth Services
Action Officer:	Youth Engagement Officer

Background/Summary

The following report contains an overview of the key projects and activities of the youth engagement officer (YEO) for January 2017. The report also outlines planned projects and proposals for future youth related projects.

Networks, partnerships and local connections

The youth engagement officer (YEO) liaised with the wider community to discuss and advocate the needs of local young people in the region, and the key issues and projects relevant to the YEO role.

Networks and committees attended, and key engagements:

- Mercy Community Services
- Anglicare Southern Queensland
- Ipswich Community Youth Service (ICYS)
- Ipswich PCYC
- Caboolture PCYC
- Australian Skateboarding Community Initiative (ASCI)
- Ipswich Local Level Alliance
- Caboolture Local Level Alliance
- Caboolture Headspace
- Kontraband Studios
- Fernvale Youth Inc (FYI)
- Somerset Region Business Alliance (SRBA)
- Stanley River Environmental Education Centre (SREEC)
- Ted Noffs Foundation (and Caboolture Street University)
- Seqwater
- The Rogue and Rouge Foundation
- Somerset Art Society Inc
- Kilcoy Art Society Inc
- Fernvale Artists

- Folk Art Co-operative Society Ltd
- Kilcoy State High School
- Lowood State High School
- Toogoolawah State High School
- Lowood State School
- Harlin State School
- Linville State School
- Lowood Police
- Toowoomba Regional Council
- Lockyer Valley Regional Council

General activities and key projects undertaken

A listing of key events and projects with a brief summary is outlined below. Please note that there may be other events or activities not included.

- The RADF power pole art project is set to be finalised during Term 1 of the school year. Lowood State High School and Kilcoy State High School have finished their projects. Toogoolawah State High School and Kontraband Studios have been approached regarding the project and dates will soon be set to complete the project. The YEO will complete the RADF acquittal as soon as the project is complete.
- The YEO has started preparations for the annual Youth Leadership Forums for 2017. The YEO has met with The Rogue and Rouge Foundation to discuss their involvement and to determine the structure of the forums. The three high schools have been approached regarding the forums and dates for the forums will be set as soon as possible.
- The YEO has started to plan for National Youth Week 2017. The events are yet to be confirmed, however may include:

Movie Night

6pm, Friday, 31 March

Toogoolawah Pictures, Alexandra Hall, Toogoolawah

Free movie night for ages 12-17; free transport to Toogoolawah from Kilcoy, Harlin, Fernvale, Lowood, Coominya and Esk; proposed movie is Power Rangers.

Skate Clinics and Youth Banners

2pm-4pm	Esk Skate Park	Monday, 3 April
2pm-4pm	Fernvale Skate Park	Tuesday, 4 April
2pm-4pm	Kilcoy Skate Park	Wednesday, 5 April
2pm-4pm	Lowood Skate Park	Thursday, 6 April
2pm-4pm	Toogoolawah Skate Park	Friday, 7 April

Skateboarding clinics to be held by ASCI qualified instructors; youth town banners will be created by local youth for each town listed – youth will work with their school and local art groups before event day to design the banner and final creations will be unveiled at the events.

Somerset Skate Championship

11am-2pm, Sunday, 9 April

Esk Skate Park, Redbank Street, Esk

Skateboarding (junior and senior), scooter and bike competitions; prizes, giveaways, a free barbecue and free transport from Kilcoy, Harlin, Toogoolawah, Fernvale, Lowood and Coominya.

- The YEO, together with the SRO, attended several activities as a part of the Somerset Christmas School Holiday Program 2016. These included the Kilcoy Skateboarding Clinic, the Toogoolawah Skateboarding Clinic and the Fernvale Skateboarding Clinic. The events were well supported and the YEO also liaised with members of the community on various topics whilst at these events.
- After discussions with Lowood State High School and Toogoolawah State High School, Somerset Regional Council will no longer be involved in the resilience survey project which is hoped to be completed in 2017. The YEO will continue to support the three high schools should they ask for any assistance on this project.
- The YEO met with Lowood Police to discuss various projects and will continue to work and liaise with police on various initiatives.
- The YEO has started liaising with the three high schools in Somerset, as well as Stanley River Environmental Education Centre, regarding a cultural camp for Indigenous students in 2017.
- The YEO has been requested by Toogoolawah State High School to organise a meeting each term with the various support services that can support youth in the area. The YEO has started to undertake this task and will also offer the same support to Kilcoy State High School and Lowood State High School.
- The final draft of the Memorandum of Understanding between Lowood State High School, Lowood State School, Somerset Region Business Alliance and local businesses for school aged children not to be served during school hours unless accompanied by a parent or guardian has been prepared by the YEO. Lowood Police will no longer be a signatory on the document due to recommendations from the Queensland Police Service, however Lowood Police are still supportive of the initiative. The document has been signed by Lowood State High School, Lowood State School, Somerset Region Business Alliance and all local businesses included on the document. The program is set to be put in place on Monday, 6 February.
- The YEO and the SRO have been granted access to the Somerset Youth Facebook page. The YEO, together with the SRO, have made several posts to this page regarding the School Holiday Program, National Youth Week and Get Started Vouchers.
- The YEO, along with the SRO, have started working with the Community Development Coordinator (CDC) to plan activities for the Colours of Somerset festival being planned in Lowood on March 18. The YEO, CDC and SRO will undertake a variety of activities to contribute to this community event.

Attachments

N/A

Recommendation

THAT the report be received and the contents noted.

Decision	Moved – Cr Whalley	Seconded – Cr Brieschke
“THAT the report be received and the contents noted.”		
<i><u>Carried</u></i>		

Subject:	Somerset Libraries’ officer report 1 January 2017 - 31 January 2017
File Ref:	Officers report
Action Officer:	Regional Librarian

Background/Summary

7883 visits to Somerset Libraries were recorded in the month from 1 January 2016 – 31 January 2017. Over **418** attendances have been recorded at community program sessions and outreach events where library staff presented a variety of literacy opportunities and activities.

Somerset Libraries’ statistical snapshot for 1 January 2016 – 31 January 2017:

Somerset Libraries	January 2016	January 2017
Customer Service		
Visits to library branches (Appendix A)	9289	7883
Enquiries answered	2300	2355
New membership (Appendix B)	85	87
Loans of library stock (Appendix C)	6820	5851
eBook loans (Appendix C)	307	230
eAudio loans (Appendix C)	31	77
Digital magazines (Appendix C)	11	35
Total loans	7169	6193
Reservations of library stock (Appendix C)	898	1402
Computer usage (Appendix D)		
Hours of public computer use	760	491
Hours of Broadband for seniors kiosk use	409	226
Total hours of computer usage	1169	717
IT training (Appendix E)		
BFS Training	43	11
eDevice Training	67	19
Community programs (Appendix F)		
Storytime attendances	236	234
Outreach and events attendances	141	184
Total community program attendances	487	448

Summer Reading Club

January 31 saw the Summer Reading Club draw to a close.

Led by the State Library of Queensland, in partnership with the Australian Library and Information Association (ALIA) and other state and public libraries, the Australian Summer Reading Club is an annual program delivered in libraries and online that aims to encourage a continued love of reading and ongoing multi-literacy skills development amongst children and young people during the summer holidays.

Participating libraries receive access to a suite of themed artwork, promotional materials and programming ideas which support the delivery of a high-quality, low cost summer reading club program to children and young people across Australia.

This year's theme was 'Heroes and Villains' which gave rise to lots of fun activities.

This year 109 children registered to join the Summer Reading Club. A total of 890 books read during the program. Note the read total on itemized lists returned to Libraries.

Somerset Conversations

Somerset Libraries host many special events throughout the year for people of all ages. Storytelling, children's holiday activities, community displays, visits from authors, illustrators, and guest speakers.

Somerset Conversations is about engaging the community and creating more awareness of libraries and what they can offer.

Events for the 2017 year have been prepared. This year Lowood will commence conversations in June in the new refurbished venue.

Attachments

Nil

Recommendation

THAT the Somerset Libraries' report 1 – 31 January 2017 be received.

Decision	Moved – Cr Gaedtko	Seconded – Cr Choat
	"THAT the Somerset Libraries' report 1 – 31 January 2017 be received."	
		<u>Carried</u>

Subject:	Extension of Lease Area – Kilcoy Art Society Inc
File Ref:	Council Land and Buildings Doc Id 936854
Action Officer:	DCORP

Background/Summary

The Kilcoy Art Society Inc (Society) currently hold two leases from Council for part of Lot 305 CG4123, being Yowie Park at Kilcoy.

The Society has lodged a building application for a deck on the eastern side of the existing building. The design of the deck encroaches the neighbouring property being Lot 474

CG4012, a Reserve for Recreation, of which Council is the trustee (refer to the attached plan). For the building approval to be issued, the land must be in the same ownership.

To achieve this, the Society has requested that Council purchase 20m² of the Reserve and add it to the freehold lot (Lot 305). A reconfiguring of a lot application will need to be made if the State agrees to dispose of the land. A further lease would be granted to the Society for the additional area.

The actions proposed are for the sole benefit of the Society. As such, any costs to Council in acquiring this land, including application fees, should be met by the Society.

Attachments

Drawing of proposed area of Purchase Lot 305 CG4123 and Lot 474 CG4012

Recommendation

THAT –

- (1) Council make an application to the Department of Natural Resources and Mines to acquire 20m² of Lot 474 CG4012 and add it to Lot 305 CG4123;
- (2) Subject to the Department's agreement, application be made for a reconfiguration of a lot to amend the boundary between Lots 305 and 474;
- (3) Any costs to Council in acquiring this land including application fees be met by the Kilcoy Art Society Inc.

Decision

Moved – Cr Gaedtke

Seconded – Cr Ogg

“THAT –

- (1) Council make an application to the Department of Natural Resources and Mines to acquire 20m² of Lot 474 CG4012 and add it to Lot 305 CG4123;
- (2) Subject to the Department's agreement, application be made for a reconfiguration of a lot to amend the boundary between Lots 305 and 474;
- (3) Any costs to Council in acquiring this land including application fees be met by the Kilcoy Art Society Inc.”

Carried

Subject:	Sport and Recreation report – January 2017
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	SRO

Background/Summary

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

Vibrant Somerset

1. Operate Indoor Sports Facilities

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

Fernvale Indoor Sports Centre

- There were 2,160 attendees at the centre in December. Attendances were higher than figures recorded in the previous month.
- Gym memberships for December were slightly higher than figures recorded in the previous month, however lower than figures recorded during the same period last year.
- Internal marketing included frequent updates on facebook. The facebook page received a total of 22 new likes for the month. December saw the 25 days of Christmas fitness challenge which had a new exercise each day with the amount of repetitions increasing with the day of the month.
- External marketing included offering the 'steal a deal' promotion which offered the month of December free to new members.

Toogoolawah Community Gym

- There were 165 attendees at the Community Gym in December. Attendances were lower than figures recorded in the previous month.
- Gym memberships for December were lower than figures recorded in the previous month.
- Internal marketing initiatives included the Christmas tree fitness challenge and offering members free passes for their families/friends.
- External marketing initiatives for December included the following:
 - Advertisement in the Somerset paper several times relating to the change of hours and new classes.
 - Free passes have been left at various businesses in Toogoolawah.
 - Regular facebook updates.
 - Space in the local high school newsletter promoting the gym.
 - Posters have been placed around town.

Kilcoy Indoor Sports Centre and Gym

- There were 680 attendees at the centre in December. Attendances were lower than figures recorded in previous month.
- There were 15 new gym members in December. Memberships increased in comparison to the previous month.
- Internal marketing initiatives included several internal promotions with challenges, new promotional banners, friends in fitness newsletter, the member of the month displayed in the foyer and free passes to classes were given to all netball teams.
- External marketing initiatives for December included the following:
 - Placed third in the national yoga magazine competition.
 - Sponsored a local Kilcoy boy Dalton Smith for selection in a representative team.
 - Attended and promoted at the Kilcoy Races.
 - Advertised in local papers for New Year special.
 - Met with local Dr Latif in Kilcoy to discuss future referrals.
 - Made contact with visiting exercise physiologist to develop a two way referral system.
 - Publication of indoor sports results and updates in the local papers.
 - Corporate membership packages offered to local businesses.

- Free passes given to allied health services to hand to their patients.
- Regular facebook updates with an increase on members from the previous month.
- Leaflet drop to promote Christmas specials.

2. Swimming pools maintained in operating condition

Toogoolawah Pool

- There were 1,140 attendances recorded for December; attendances were lower than the figures recorded in the previous month.
- All internal and external marketing is done through regular facebook and website updates along with the creation of flyers for all programs and events.
- Centre programs that are available to the community include aqua aerobics, squad training, learn to swim and beach volleyball.

Kilcoy Aquatic Centre

- There were 5,587 attendances recorded for December; attendances were lower than the figures recorded in the previous month however higher than the figures recorded during the same period last year.
- All internal and external marketing is done through regular facebook and website updates along with the creation of flyers for all programs and events.
- Centre programs that are available to the community include aqua aerobics, squad training, learn to swim bubble maker experience, try stars and pool parties.

The SRO has received a request from Kilcoy Aquatic Centre for an extension of the pool season, two options have been suggested:

- Pool operates all year round with no close down period or;
- Operate all year round with a June/July close period for seasonal maintenance.

Additional information to be considered:

- Direct leasing costs for Council will be incurred.
- Additional electricity costs.
- Has been attempted previously with no success.

Lowood Pool

- There were 2,877 attendances recorded for December; attendance figures were lower than the previous month.
- Marketing and promotion initiatives included regular facebook updates and the creation of flyers for upcoming events and programs.
- Centre programs such as learn to swim, squad training, senior exercise time and aqua aerobics have continued throughout the month of December and are well received by community.

Esk Pool

- There were 802 attendances recorded for December, attendance figures are higher than the previous month.
- Marketing and promotional initiatives included regular facebook updates.
- Centre programs such as learn to swim, squad training and fitness, senior exercise time and aqua aerobics have continued throughout the month of November and are well received by the community.

The SRO with assistance of the Facilities Maintenance Coordinator (FMC) has continued to

work with new operators on a variety of matters relating to the operation of the various facilities and various maintenance issues that arise.

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

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

The SRO provided information to community sporting groups on upcoming funding opportunities, a free social media workshop held in Esk, referrals to free webinars and other educational opportunities.

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

The SRO had informal discussions with a few members of the community regarding a social touch football competition in Esk and Fernvale. The SRO has organised a meeting with South West Queensland Touch and the respective community members to discuss what is required for a competition to start.

The SRO attended the LRCA monthly meeting. A number of matters were discussed and resolved during the meeting. The SRO and DCORP provided advice around preparing a master plan for the complex.

The SRO had a meeting with a community member regarding the Brisbane Valley Bulls and interest shown in assisting the club where possible. The SRO referred the matter onto the Ipswich Rugby League who will advise of steps moving forward.

5. Community participation in physical activity

December-January School Holiday Activities

Basketball Clinic

The Brian Kerle basketball clinic held at the Fernvale Indoor Sports Centre was well received by the children with approximately 25 attending. The kids also received a free basketball for attending the clinic. General feedback was good from parents and kids.

Somerset Skate Clinics

The Somerset Skate Clinics were held on January 9,11,13,17 and 19.

The clinics received good attendance with a collective attendance of approximately 80 across the five skate parks. The clinics were well received by the children and positive was obtained from the parents also.

The SRO organised for community groups to be present at each site to provide a barbeque and drinks for the kids and parents to enjoy after the clinics. The community groups enjoyed being involved and flagged interest for future events.

Australia Day Pool Events

Feedback obtained by the pool operators indicated that the Australia Day pool activities were well received by the community. All four venues received good attendance for the day. Attendances for the day consisted of the following:

- Lowood – 217

- Esk – 114
- Toogoolawah – 187
- Kilcoy – 529

LIFE – Workplace Wellness

The SRO attended a meeting with DHRCS to discuss a plan of events for 2017 and the first half of 2018. The SRO has begun the initial stages of organising the various activities.

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

Somerset Rail Trail Fun Run

The SRO continued working on relevant tasks required to ensure progress is maintained and event preparations are on track.

Get Active and Healthy in Somerset Directory 2017

The SRO has continued working on the Get Active and Healthy in Somerset Directory for 2017. The SRO will look to finalise the directory over the coming weeks.

2017 Somerset Primary Schools Cup (winter and summer edition)

The SRO has continued to liaise with the relevant schools for the 2017 Somerset Primary Schools Cup.

Active Ageing

The SRO has continued organising the 2017 Active Ageing with a program outline to be available in next month's report.

6. Develop appropriate management strategies

The SRO liaised with management at Somerset Sport and Aquatics, Aqua Antics, Somerset Health and Fitness and the facilities maintenance coordinator regarding various facilities.

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

Recommendation 3.6.1 – the SRO continues to communicate with clubs and the community on matters relating to sport and recreation through email notices and information on the Active and Healthy Council website page kept up to date.

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

The SRO inspected a selection of outdoor exercise equipment in order to do a comparative analysis. An additional report has been constructed providing recommendations.

8. Multiple use of recreation reserves

The SRO continued to liaise with user groups at the Fernvale Sports Park including signage and the storage shed arrangements to ensure there is cooperative behaviour at the facility.

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

Club Liaison

- The SRO continued to liaise with the LRC and the Department of National Parks, Sport and Racing regarding a successful irrigation grant that the association secured.
- Several emails were sent to Somerset clubs this month. These included reminders for upcoming events, the latest grant information and information on upcoming workshops and webinars.
- The SRO liaised with Marburg – Mount Crosby Thunder Cricket Club regarding storage agreements and scheduling at the Fernvale Sports Park.
- The SRO liaised with the Brisbane Valley Rattlers Junior AFL Club regarding scheduling and signage at the Fernvale Sports Park.
- Provided advice to the Kilcoy Golf Club regarding grant funding.

10. Grants approved

Nothing to report this month.

11. Sports equipment library developed*January -*

- Esk – 5
- Kilcoy – 9
- Lowood – 3
- Toogoolawah - 5

There were a total of 22 loans from the Active and Healthy Resource Centre in the month of January.

Attachments

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

Recommendation

THAT the report be received.

THAT the operator of Kilcoy Aquatic Centre be advised that Council does not support an extension of the pool season.

Decision

Moved – Cr Brieschke

Seconded – Cr Ogg

“THAT the report be received.

THAT the operator of Kilcoy Aquatic Centre be advised that Council does not support an extension of the pool season.”

Carried

Subject:	Fernvale Hall and Col Powell Park Overall Management Committee – Meeting Report for Meeting held 14 February 2017
File Ref:	Community services – meetings - 2016 - 2017 - Fernvale Hall and Col Powell Park Overall Management Committee
Action Officer:	DCORP

Background/Summary

The quarterly meeting of the Committee was held on Tuesday, 14 February 2017

Attachments

Meeting Report for Fernvale Hall and Col Powell Park Reserve Overall Management Committee

Recommendation

THAT -

- (a) the meeting report for the quarterly meeting of the Fernvale Hall and Col Powell Park Reserve Overall Management Committee held on Tuesday, 14 February 2017 be received.
- (b) Council consider the introduction of a training day fee (\$52 for 4 hours) for Pony Club activities for its members only.
- (c) Council approve the relocation of the Campdraft yards to the eastern side of the arena, subject to the provision of a fence through to the rear property boundary to maintain security at the Pony Club area.

Decision	Moved – Cr Hall	Seconded – Cr Brieschke
	<p>“THAT -</p> <ul style="list-style-type: none"> (a) the meeting report for the quarterly meeting of the Fernvale Hall and Col Powell Park Reserve Overall Management Committee held on Tuesday, 14 February 2017 be received. (b) Council approve the introduction of a training day fee (\$52 for 4 hours) for Pony Club activities for its members only. (c) Council approve the relocation of the Campdraft yards to the eastern side of the arena, subject to the provision of a fence through to the rear property boundary to maintain security at the Pony Club area.” <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Exercise equipment - Lowood
File Ref:	Somerset Regional Council - Recreation and Cultural Services - Service Provision - Recreation Facilities
Action Officer:	SRO/DCORP

Background/Summary

The development of parkland will be required as further anticipated residential growth is

projected for the region. Providing recreational opportunities is essential to meet demand and to also ensure service gaps have been met.

Through consultation with community and relevant stakeholders it has been suggested that additional development to local parkland be pursued. It is suggested that the construction of a 10 piece exercise station located in Clock Park, Lowood (site map attached) will assist with providing further recreational opportunities for members of the community.

Council considered this matter at workshop on 14 November 2016 and gave their in-principle support to the proposed project. With that in mind the SRO proceeded to investigate this further.

The SRO and DCORP had a meeting with Paul Hemmings from The Great Outdoor Gym Company on 13 December 2016 at the proposed site to discuss all aspects involved with the project. After the meeting, a list of immediate and future needs were highlighted for the project and the consideration of Council, these include the following:

Immediate:

- Turf - Additional turf is required for the surrounds of the exercise area.
- Trees - Nearby trees to be trimmed to reduce debris on the exercise area and equipment.

Future/optional:

- Security - Additional surveillance camera/s to be installed to monitor vandalism/ graffiti of the equipment or site.
- Fencing - Fencing around the site to provide separation from Peace Street.
- Lighting - Overhead lighting for night usage.
- Shade - Shade sail to provide protection to the equipment and also to provide shade for community members using the equipment.

The immediate needs for the project will increase Council's contribution by approximately \$2,000.

The total cost to purchase the 10 piece station from The Great Outdoor Gym Company is \$62,700 including GST. It is proposed that this cost be met by equal contributions from Council and the Real Insurance Group. The purchase agreement will be between Council and the Great Outdoor Gym Company.

It is recommended that Council consider the information above with consideration for the growing population in Lowood and the provision of local park opportunities.

Following Council's direction of 11 January 2017, further quotations were sought, together with an inspection of the individual supplier's equipment where currently installed.

Council has received one further quotation that has increased significantly from that provided previously to Council. A further supplier indicated that they would not be able to compete with the offer from the Great Outdoor Gym Company.

Site visitation for each supplier was undertaken on 31 January 2017. An evaluation is attached for information.

Overall assessment of the equipment offered indicates that the offer from The Great Outdoor Gym Company represents the best value for money option for Council.

Attachment

Site map of proposed exercise area
Site assessment

Recommendation

THAT Council enters into an agreement with the Great Outdoor Gym Company for the construction of exercise equipment in Clock Park, Lowood at an estimated cost of \$33,550 including GST.

Decision

Moved – Cr Whalley

Seconded – Cr Hall

“THAT Council enters into an agreement with the Great Outdoor Gym Company for the construction of exercise equipment in Clock Park, Lowood at an estimated cost of \$33,550 including GST.”

Carried

Subject:	Application to Hold Annual Lifecycle Cycling Classic – 25 June 2017
File Ref:	Customer service - public reaction - 2016-2017 - request for service (931699)
Action Officer:	CSSA

Background/Summary

The Lifecycle Cycling Club has written to Council requesting permission to hold their annual Lifecycle Cycling Classic on Sunday, 25 June 2017 in the Lowood / Fernvale / Coominya precinct. The course details are contained in the attached correspondence.

The annual cycling event has been conducted over the past 15 years; during this time Council has not received any complaints regarding the event.

The Lifecycle Cycling Club has flagged that they are considering promoting the Brisbane Valley Rail Trail during the event by way of setting up a marquee at the start and finish marshalling areas to set up photos, maps, and promotional gear. The club is seeking the following assistance from Council to help with promoting the Brisbane Valley Rail Trail during the event.

- Setting up of a Brisbane Valley Rail Trail marquee at the start and finish marshalling area with brochures, photos, maps and promotional gear and to have Council staff on hand to answer queries promoting riding the trail.
- Have a Somerset Council person at the prize presentations to promote the Brisbane Valley Rail Trail.

As the Brisbane Valley Rail Trail is not currently under the control of Somerset Regional Council, it may be appropriate to refer the Lifecycle Cycling Club to the Brisbane Valley Rail Trail Users Association who may be able to assist them in this request.

Should the event be approved Council it is recommended that the following conditions apply:

1. The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
2. The organisers must make all arrangements associated with the safe running of the event.
3. 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.
4. A copy of the police permit to be provided to Council prior to the event showing the conditions of approval.
5. A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated main roads to hold this event.
6. Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
7. A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
8. All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
9. Any change to the details provided to Council regarding this event shall be notified to Council in writing.

Attachments

Letter from Lifecycle Cycling Club

Recommendation

THAT permission to given to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 26 June 2016 with the following conditions:

1. The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
2. The organisers must make all arrangements associated with the safe running of the event.
3. 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.
4. A copy of the police permit to be provided to Council prior to the event showing the conditions of approval.
5. A copy of Department of Transport and Main Roads approval to be given to Council

- prior to the event showing that approval has been given to use the nominated main roads to hold this event.
6. Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
 7. A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
 8. All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
 9. Due recognition shall be given to local SES groups for assistance with the safe running of the event.
 10. Any change to the details provided to Council regarding this event shall be notified to Council in writing.

FURTHER, the Lifecycle Cycling Club be referred to the Brisbane Valley Rail Trail Users Association, who may be able to assist them in promotion of the Brisbane Valley Rail Trail.

Decision	Moved – Cr Gaedtke	Seconded – Cr Whalley
	<p>“THAT permission to given to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 26 June 2016 with the following conditions:</p> <ol style="list-style-type: none"> 1. The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event. 2. The organisers must make all arrangements associated with the safe running of the event. 3. 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. 4. A copy of the police permit to be provided to Council prior to the event showing the conditions of approval. 5. A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated main roads to hold this event. 6. Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event. 7. A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been 	

given to the use of the grounds shall be provided to Council prior to the event.

8. All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
9. Due recognition shall be given to local SES groups for assistance with the safe running of the event.
10. Any change to the details provided to Council regarding this event shall be notified to Council in writing.

FURTHER, the Lifecycle Cycling Club be referred to the Brisbane Valley Rail Trail Users' Association, who may be able to assist them in promotion of the Brisbane Valley Rail Trail."

Carried

Subject:	Operational Report for January 2017
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA

Background/Summary

Technical Design Team (Michael Kinion)

This team has completed the designs for the 2016/17 capital works budget and are now progressing forward work designs for future budget consideration. They have continued to provide support to the construction crews on the Lowood shared footpath project, Ivory Creek drainage project and Gallinani Bridge project. The team has now started the bi-annual survey of gravel pits within the region. Our assets register continues to be updated with the stormwater and cemeteries. The team continues to gather traffic data to update the information in our system.

It has also issued the following permits as listed below:

Permit	Jan-17	Jan-16
Property searches	59	22
Land access permit	21	43
Property access applications	6	1
National Heavy Vehicle Regulator permits:		
Dwellings	0	4
Other	18	12

Background/Summary – Works Department (Rob Bouchier)

Weather Conditions:

Dry and hot again, no lost time.

Gary Eastell - Foreman:

Northern Maintenance Crew (Greg Rolph)

This crew has been undertaking maintenance on Mt Byron Road, Ivory Creek Road and Cooeimbardi Road. This crew will be building the detour at Crossdale No 1 Bridge before

moving to Esk Crows Nest Road where they will complete the widening and overlay works started last year. They will also construct the approaches to Gallanani Bridge after the deck is completed.

Excavator crew (Dave Bandit)

There were six (6) burials during January 2017. This crew has continued with ongoing drainage maintenance and clean up of illegal dumping sites.

Landfill (Rob Hester)

The waste operations are continuing as normal at Esk Landfill.

Wayne Kohler - Foreman:

Southern Maintenance Crew (Thomas Varney)

This crew has undertaken maintenance on Deletraz Road, Harpeng Road, Kennedy Road, Lukritz Road, Wivenhoe Pocket Road and Jacqueline Road. This crew has now commenced work on the construction and widening of Kammholz Road.

Esk Concrete Crew (Ron Ratcliff)

This crew is now back on the Prospect Street footpath job.

Wayne Feeney - Foreman:

Kilcoy 1 Grader Crew (Stuart Gardner)

This crew has undertaken maintenance on gravel sections, cleaned drains and culverts on Mt Kilcoy Road, Prattens Road, Kerrs Lane, Armstrong Lane and Ruckers Lane. This crew has also undertaken CSR work on Glenhowden and Foggs Road. It is currently cleaning drains and cutting proud shoulders on Emu Creek Road.

Kilcoy 2 Grader Crew (Ian Thompson [Temp Ganger])

Crew has been on maintenance including gravel placement and opening the drains back of Kilcoy tennis courts. It has installed new signs on Mary Smokes Creek Road and Roads to Recovery signs on Sandy Creek Road. This crew has also installed CSR signs on Deer Reserve Road, Sheep Station No 3 and Monsildale Road.

It has cut a drain behind the monument in Colinton Park. Also undertaken maintenance grades to sections on Esk Crow Nest Road, Owen Road, Happy Creek Road and Westaway Road. It has also repaired scouring and replaced pipes on Turners Road, repaired drainage on Toogoolawah Biarra Road and cleaned a culvert on Scrub Creek Road. This crew is currently working on Happy Creek Road and the ganger is assisting in the water blasting job for TMR on D'Aguilar Highway.

Bob Peters – Foreman:

Austroads Patching Crew 1 (Clinton McLeod)

This crew has continued with ongoing patrols for potholes, edge breaks and sealing of jobs as required.

Austroads Patching Crew 2 (Craig Thompson)

This crew is continuing on with pothole patching throughout the region, spray sealing and assisting other crews as needed.

Bitumen Crew (James Rolph)

This crew has completed cleaning drains and pipes and trimming of overhanging trees on Mt Glorious Road. The crew is now back into asphalt repairs and other jobs for TMR.

Bruce Zinn - Foreman:*Bridge Crew: (Kerry Kubler)*

The bridge crew is working on Gallanani Bridge with the bridge decks now in place. The crew is starting on the detour on Crossdale Road at crossing number 1.

Kilcoy Concrete Crew: (Nigel Valentine)

This crew is continuing with the culvert work on Ivory Creek Road, Toogoolawah.

Nelson Handyside – Senior Foreman:*Repair Crew: (Jim Walker)*

This crew has almost completed this section/stage of the Brisbane Valley Highway signage scheme. A further stage is expected to be released shortly. It is now placing signs for schemes on some Council roads.

Town Maintenance Crew: (Jim Smith)

This crew has been integrated with the Repair crew to assist with the signage scheme installations.

Charlene Meehan – Foreman:*Esk Gardeners:*

This crew is continuing with tree and garden maintenance including watering gardens, mulching, infill plantings and grounds maintenance in preparation of community events.

Esk and Lowood Mowing Crew:

The mowing crew is continuing with mowing rounds, delivery of residential bins and preparation for community events.

Kilcoy Mowing Crew and Gardeners

This crew is continuing with mowing rounds, garden and grounds maintenance and preparation for community events.

SRC Slasher Operators:

Slasher operators are continuing with the slashing of Main roads and Council roads.

Town Stewards:

Town stewards are continuing their usual cleansing duties as well as general mowing, grounds and asset and facility maintenance activities.

Peter Heath – Workshop Foreman:*Mechanics:*

The mechanics have been continuing with ongoing service and maintenance of Council fleet along with services and repairs to floating plant items. Two repairs were carried out on IWS trucks. No new lease vehicles have arrived in January. Three new John Deere 1585 out front mowers arrived in January and were fitted out and put to work. There were a couple of issues relating to cab and air conditioning which Vanderfield Gatton and John Deere are looking into. The monthly check and start test on emergency gensets were carried out at Esk Office, Fernvale Futures and Kilcoy Depot. Also the quarterly test and tag of all Council's electrical portable items has been completed.

Welding Crew:

This crew has carried out various repairs to Council assets including parks, gardens and buildings around the Region. This crew also fabricated and installed a small section of handrail on the rail tail at Lowood.

Hire Plant:

Trucks, excavators, water trucks, rollers have been hired as needed. Council's bitumen contractor, SRS Roads have been on site completing new works as required. Reseals will continue in late February. Contractors have been assisting us with maintenance in areas that we have been unable to get to. These include Brad Grigor for maintenance on Goodla and Bellthorpe Roads and A&M Civil in the Fernvale area.

Background/Summary – Customer Service Requests (Debbie Chandler)

Council received 584 customer service requests for the month of January 2017. A copy of the report is attached for your information.

Month	No. of CSR's Received	For Comparison Month	No of CSR's Received
Jul-16	462	Jul-15	453
Aug-16	529	Aug-15	526
Sept-16	590	Sept-15	526
Oct-16	541	Oct-15	518
Nov-16	557	Nov-15	609
Dec-16	423	Dec-15	422
Jan-17	584	Jan-16	510
Total	3686	Total	3564

The top five requests received from customers were:

- Animals, Miscellaneous - 69
- Overgrown Allotments - Private Owned Land - 33
- Grading Maintenance - 21
- Removal of Trees from Road Reserve - 19
- Dogs Wandering at Large - 16

Recommendation

THAT the report be received.

Decision	Moved – Cr Hall	Seconded – Cr Whalley
	"THAT the report be received."	
		<u>Carried</u>

Subject:	Naming of Unnamed Road 4140 - Thompson Lane
File Ref:	Roads - naming - roads (909403)
Action Officer:	QAO / SES

Background/Summary

Unnamed Road #4140 runs north from recently named Wise Lane, between Kangaroo Creek Road and Spring Creek Road and provides access to a property which requires a rural property number to be allocated.

It is proposed that this road be named Thompson Lane. This name is included in the Moore

Soldiers Memorial Hall Honour Roll amongst the names of fallen soldiers in WWI.

Public notices were placed in local newspapers advising of the name being considered for this road. Two responses had been received by the closing date of 3 February 2017, one suggesting that the name Josey be considered due to that family's long association with that area, and the other suggesting the name Wise, referring (in error) to the recently named Wise Road. The name Josey has been allocated to a road in the Toogoolawah / Harlin area.

Council's place naming policy provides for the consideration of the names of "former residents of Somerset region, who have paid the supreme sacrifice while serving with the armed forces of Australia, in any of the various armed conflicts in which Australia has been involved" when naming various features including infrastructure. It is therefore considered that the name Thompson is appropriate for unnamed road 4140.

Attachments

Map showing location of unnamed road 4140

Recommendation

THAT Unnamed Road 4140 be named Thompson Lane and that signage be installed as appropriate and that external agencies be notified accordingly.

Decision

Moved – Cr Brieschke

Seconded – Cr Ogg

"THAT Unnamed Road 4140 be named Thompson Lane and that signage be installed as appropriate and that external agencies be notified accordingly."

Carried

Subject:	Renewal of Term Lease over Lot 206 on SL9142
File Ref:	Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (935318)
Action Officer:	TO

Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2016/005495, seeking Council's view on renewal of the term lease of TL 0/232969 for grazing purpose over Lot 206 on SL9142, locality Mount Byron.

The term of the lease expires on 14 November 2018. The Department is also looking for the following additional information –

- Date to which rates have been paid
- Present or proposed zoning of the land.

The land is leasehold land and presently leased for grazing.

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

- It has no objection to the further leasing of Lot 206 on SL9142 for grazing purposes provided it is kept free of noxious weeds.
- Rates levied to 31 December 2016 are paid in full. Council will be issuing rates for

the half year ending 30 June 2017 on 21 February 2017 with the due date being 4 April 2017.

- The land is zoned rural.

Attachments

Property Map

Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/005495 the following:

- It has no objection to the further leasing of Lot 206 on SL9142 for grazing purposes provided it is kept free of noxious weeds.
- Rates levied to 31 December 2016 are paid in full. Council will be issuing rates for the half year ending 30 June 2017 on 21 February 2017 with the due date being 4 April 2017.
- The land is zoned rural.

Decision

Moved – Cr Hall

Seconded – Cr Ogg

“THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2016/005495 the following:

- It has no objection to the further leasing of Lot 206 on SL9142 for grazing purposes provided it is kept free of noxious weeds.
- Rates levied to 31 December 2016 are paid in full. Council will be issuing rates for the half year ending 30 June 2017 on 21 February 2017 with the due date being 4 April 2017.
- The land is zoned rural.”

Carried

Subject:	McCauley Street, Kilcoy - Temporary Closure to Through Traffic
File Ref:	Roads - Road Closures - Temporary
Action Officer:	WM

Background/Summary

Council officers are well advanced with the planning for the capital improvement works in McCauley Street, Kilcoy, with works scheduled to commence in the week commencing 6 March 2017.

As part of the planning process, the options for the delivery of works to be performed most cost effectively, quickest timeframe, and safely were carefully considered. Whilst the work can be carried out under traffic, it is considered that the work can be delivered more quickly, safely and minimise the requirement of traffic controllers by temporary closing a section of the Street. It is therefore proposed that McCauley Street be temporary closed between Anzac Lane and Seib Street, Kilcoy. Local access (including emergency access) to affected residents will be maintained during the construction period.

An alternative route is available via other local streets in Kilcoy, hence, the impact on motorists is considered to be minimal. The access to the RSL and Fire Brigade buildings will not be impacted. The works are scheduled for completion prior to ANZAC day.

As a minimum, the proposed road closure would be advertised to the community in the following manner:

- Local Newspapers
- Letter drops to residents directly affected by road closure.

Emergency Services and bus operators would be directly consulted in regards to the temporary road closure.

Attachments

Nil

Recommendation

THAT Council authorise the temporary closure of McCauley Street Kilcoy to through traffic for the duration of the construction of McCauley Street between Anzac Lane and Seib Street, subject to access being maintained to local residents and such temporary road closure being advertised.

Decision	Moved – Cr Hall	Seconded – Cr Whalley
	<p>“THAT Council authorise the temporary closure of McCauley Street Kilcoy to through traffic for the duration of the construction of McCauley Street between Anzac Lane and Seib Street, subject to access being maintained to local residents and such temporary road closure being advertised.”</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject: File Ref: Action Officer:	Fernvale Bus Shelters - Colour Roads / maintenance / footpaths WM
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Background/Summary

Reference is made to the report presented to council on the 14 November 2016 where the following resolution was carried:

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

After much back and forth with the supplier, Council now has an image of what the bus shelter will look like (refer attached) along with a final quotation. However, it is advised that the roof colour will be off-white as it is not possible to have it in a corporate colour due to manufacturing limitations.

To achieve the outcome of partial corporate colours, the cost to Council will increase by \$3,770 excluding GST for the shelters (total cost \$22,400 excl GST). This price does not include Somerset Logos which are proposed to be installed post the installation. The budget allowance for the bus shelters not including installation is \$23,000 excluding GST.

Council Officers are concerned that the image of the bus shelter in the corporate colours may not be the most appropriate. Council may wish to consider reverting back to the original concept of matching bus the shelters to that similar to Esk (refer attached). In this manner, Council could integrate its logo (in white) onto the heritage red colour design at all bus shelters in the region.

Council confirmation of the colour scheme is requested now that a colour image is available. In terms of delivery timelines, this project has now slipped and running behind planned delivery dates.

Attachments

Sample photograph of bus shelter in corporate colours.

Sample photograph of bus based on original concept presented in November 2016.

Recommendation

THAT Council confirm the colour selection for the Fernvale Bus Shelters.

Decision	Moved – Cr Whalley	Seconded – Cr Choat
	“THAT Council confirm the colour selection for the Fernvale bus shelter as per the blue white and green sample.”	
		<u>Carried</u>

Subject:	Beaumont Road Biarra - Maintenance
File Ref:	Roads - Maintenance - Roads
Action Officer:	TO

Background/Summary

A customer service request has been received regarding the maintenance of Beaumont Road, Biarra. Beaumont Road currently is a sealed road and the road reserve is leased to the property owner of Lot 1 RP840721 who is the only resident living on Beaumont Road. The customer has also mentioned that it has no objection if council maintains this road as a gravel road instead of a bitumen road.

Works Overseer has inspected this road and found that the current seal condition has deteriorated to a level where the road requires a lot of work to bring back to a satisfactory seal condition. The estimated cost of rejuvenation of this road is about \$48,000. However to establish a gravel road it will cost about \$32,000.

Council officers are now seeking direction as to whether this road is to be retained as a sealed road or to build a gravel road and continue to receive routine maintenance.

Council officers present the below options for Council's consideration.

1. That an item be placed onto Council's Forward Works list to reconstruct the bitumen road which costs about \$48,000 which is currently not funded.
2. That the road be left as is until it is considered to be no longer serviceable at which time it will be ripped and re-laid as a gravel road.

3. No further action – road to be removed from the road register as the road reserve is leased.

Attachments

Map of Beaumont Road

Recommendation

THAT the road be left “as is” until it is considered to be no longer serviceable at which time it will be ripped and re-laid as a gravel road.

Decision	Moved – Cr Ogg	Seconded – Cr Choat
	“THAT the road be left “as is” until it is considered to be no longer serviceable at which time it will be ripped and re-laid as a gravel road.”	
	<u>Carried</u>	

Subject:	Community Assistance Grants 2016 – 17 – Rotary Club of Ipswich North Inc - Doc Id 912986
File Ref:	Community Relations – Sponsorships – Donations
Action Officer:	DHRCS

Background/Summary

To assist with the costs associated with holding the Police and Emergency Services Officer of the Year Awards.

Amount requested:	\$	3,000
Total cost of project:	\$	15,904
Amount granted:	\$	2,000

Assessor's Summary

Correspondence has been received from the Rotary Club of Ipswich North requesting sponsorship for the Police and Emergency Services Officer of the Year Awards night, being held 7 April 2017.

Awards will be offered for officers who, in serving the community:

- Displays very high standards of professionalism; or
- Performs significant acts of courtesy, kindness, understanding or courage; or
- Handles complex and difficult situations with humanity; or
- Demonstrates excellence in a particular policing discipline, role or task.

Somerset Regional Council has supported this event in previous years by donation only.

Sponsorship categories are available for this year's awards.

- \$5,000 – Gold
- \$3,000 – Silver
- \$2,000 – Bronze
- \$ 950 – Table
- \$ 200 – Table name

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$2,000 be granted through the Community Assistance Grants budget allocation; plus GST if applicable.

Purchase Bronze Sponsorship package for the Rotary Emergency Services Officer of the year Awards.

Decision	Moved – Cr Whalley	Seconded – Cr Choat
	<p>“THAT the application as summarised in this report be approved for funding and \$2,000 be granted through the Community Assistance Grants budget allocation; plus GST if applicable.</p> <p>Purchase Bronze Sponsorship package for the Rotary Emergency Services Officer of the year Awards.”</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Australia Day Celebrations 2017 Review
File Ref:	Community Relations – Ceremonies – Australia Day 2017
Action Officer:	CMM

Background/Summary

Australia Day award nominations opened in October with 34 nominations received across six categories. It is recommended that the awards open significantly earlier to allow nominators more time to develop and submit applications. This will also allow Council to close applications earlier and judging to occur prior to Christmas shutdown.

The 2017 Australia Day breakfast and awards ceremony was held at the Somerset Civic Centre, Esk on Thursday, 26 January from 7.30am to 11am.

Breakfast reservations opened on Tuesday, 3 January 2017 with 250 bookings received by Friday, 6 January. Reservations were closed on Friday because breakfast had reached capacity. Reservations were pre booked for nominees, nominators, Councillors and new citizens with one guest allocated for each. There were 38 people who asked to be placed on a waiting list for breakfast. There were a total of 256 people on the reservation list to attend the Australia Day Breakfast. Buffet breakfast was available between 7.30am and 9.30am. The cost of the breakfast to Council was about \$7400 which equates to about \$30 per person.

Several people commented on the wait between the breakfast and the start of the ceremony, particularly those who arrived at 7.30am, with people wanting to take their seats for the ceremony before 9am.

It should be noted that the majority of people who attend the breakfast do not stay for the awards ceremony. The ceremony started at 10am and seated more than 300 people. The ceremony finished at 11am, followed by photographs with the winners and new citizens. The

cost of hosting the formal awards ceremony to Council is about \$2000.

Based on the current structure of the Australia Day celebrations, Council can host a maximum of 250 people at breakfast and 300 people for the ceremony due to the restricted capacity of the Somerset Civic Centre. With Somerset's population being 23,000, this style of event allows only 1.3% of the regions residents to be involved in the formal celebrations.

Based on this finding, it is recommended that Council move forward with a different format for the Australia Day awards ceremony in 2018. The suggested format for the awards ceremony in 2018 is that Council host an awards ceremony and morning tea on Australia Day and no longer provide a breakfast.

This would allow attendees to interact with the award winners after the ceremony and still create a social inclusion activity. It would also enable more people to be involved as Council would not have to restrict numbers to the morning tea. It would also enable additional seating for the awards ceremony.

2018 Ceremony Program

7.30am	Doors open
8am	Ceremony starts
9am	Ceremony finishes – morning tea starts
10am	Morning tea finishes

Recommendations

THAT Council organise an Australia Day Awards Ceremony and morning tea for Friday, 26 January 2018 at the Somerset Civic Centre, Esk.

Decision	Moved – Cr Hall	Seconded – Cr Brieschke
	“THAT Council organise an Australia Day Awards Ceremony and morning tea for Friday, 26 January 2018 at the Somerset Civic Centre, Esk.”	
		<u>Carried</u>

Subject:	Open Garden Program and Competition
File Ref:	Officers Reports
Action Officer:	CMM

Background/Summary

Council officers have been investigating the Open Garden Program event to be introduced in Somerset as per previous correspondence received from resident Di McCauley and Councillor requests.

Officers researched and contacted South Burnett, Lockyer Valley, Scenic Rim, Ipswich, Gold Coast, Brisbane City and Toowoomba council's to determine how, and if, they organise a similar competition, budgets, judging categories and more.

Based on the suggestion from Mrs McCauley officers found the following model could be adopted for a Somerset Regional Council organised event.

Concept: Somerset Open Garden Scheme

Entries Open: Tuesday, 1 August 2017

- Entries Close: Monday, 21 August 2017
- Gardens open to the public: From Friday, 1 September 2017 to Sunday, 11 September 2017 (inclusive of two weekends) Weekends only.
- Marketing Material: to be created internally before entries open and close to promote throughout Somerset. Advertising to go into Somerset based newspapers and circulated through Council channels (offices, online, social media, etc) and through the Valley of the Lakes Garden Club (and associated event on 17 June 2017).
- Incentive: competition - Open Garden Scheme to be run in conjunction with Somerset Garden Competition

Based on research and information found from other surrounding council's, Council officers suggest the following model could be adopted for a Somerset Regional Council organised event and associated garden competition.

Concept: Somerset Garden Competition

- Judging to occur: Week starting 21 August 2017
- Judging panel: Three judges to judge all categories (Councillor, garden enthusiast or garden club president and a judge from one of the sponsors)
- Categories: Best Rural Garden, Best Urban Garden and Best Business/ community group.
- Marketing Material: Flyer to be developed with winning entries and circulated throughout period where gardens are open to the public: From Friday, 1 September 2017 to Sunday, 17 September 2017 (inclusive of three weekends).
- Prizes: Cash prizes for each category – recommend \$500 cash prize or equivalent Somerset based voucher. The cash prize acts as an incentive for the people entering. Sponsors to be sourced (Example: Searles) to offer additional prizes or participation prizes to all entrants.

Acknowledgement of winners: Via social media, media releases and flyers.

Major Council's (TRC, LVRC) operate bus tours of the Open Gardens for a fee. This option was investigated for the Somerset and would add five hundred dollars (half day) (one bus seating 52 people) towards the competition. There are concerns with our region being very large that the time allocated would not be enough to cover the entire region giving the opportunity to stop and explore the gardens properly. This is dependent on the number of entries – difficult to gauge ahead of time.

Attachments

Correspondence from Di McCauley DOC ID: 919329

Recommendation

THAT Council support the introduction of an annual Open Garden Competition to be organised by Council and allocate \$2000 in the 2017/18 Budget.

Decision

Moved – Cr Choat

Seconded – Cr Gaedtke

“THAT Council support the introduction of an annual Open Garden Competition to be organised by Council and allocate \$2000 in the 2017/18 Budget.”

Carried

Subject:	Tourism Advisory Committee Meeting Report 14 February 2017
File Ref:	2016 - 2017 - Tourism Advisory Committee
Action Officer:	CMM

Background/Summary

A meeting of the Somerset Regional Council Tourism Advisory Committee was held on Tuesday, 14 February 2017.

Attachments

- Meeting Agenda Somerset Regional Council Tourism Advisory Committee 14 February 2017.
- Meeting Report Somerset Regional Council Tourism Advisory Committee 14 February 2017.

Recommendation

THAT the report be received and the contents noted.

THAT traffic counters be installed at the following locations for a two to four week period each from March 2017:

- Location one: on the Brisbane Valley Rail Trail between Fairney View (south of Fernvale).
- Location two: on the Brisbane Valley Rail Trail at Mt Hallen.

THAT Council not replace the *Welcome to Region* Signs.

THAT Council only display and sell its wares promoting Somerset. Real Country. Real Adventure at Visitor Information Centres.

Decision

Moved – Cr Gaedtke

Seconded – Cr Hall

“THAT the report be received and the contents noted.

THAT traffic counters be installed at the following locations for a two to four week period each from March 2017:

- Location one: on the Brisbane Valley Rail Trail between Fairney View (south of Fernvale).

- Location two: on the Brisbane Valley Rail Trail at Mt Hallen.

THAT Council not replace the *Welcome to Region* Signs.

THAT Council only display and sell its wares promoting Somerset. Real Country. Real Adventure at Visitor Information Centres."

Carried

Subject:	2017 Fishing Competition
File Ref:	Tourism – Fishing Competition
Action Officer:	CMM

Background/Summary

Council at its meeting on 14 November 2016 adopted the following:

Decision: Moved - Cr Gaedtke Seconded - Cr Whalley

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

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

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

Carried

Further discussions between Council, Seqwater, Bass Australia Nation and independently with Somerset resident and former organiser of the Kirkleigh Classic, Garry Fitzgerald, have taken place.

Discussions surrounding the event scope for a professional series and non-professional tournament in addition to an associated fishing festival to be run from Billies Bay/ Hays Landing had occurred between Council, Seqwater and Bass Australia Nation following the decision by Council on 14 November 2016. It was estimated that an event of this scope, as originally supported by Council, would cost in excess of \$40,000. This would be the cost incurred to Council to host this type of event. It was also noted that this event proposal was significantly different from what Council had originally supported at its meeting on 27 July 2016 -

Decision: Moved – Cr Hall Seconded – Cr Whalley

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

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

Carried

Consequently, Council approached angler Garry Fitzgerald and asked for quotations to organise and host a non-professional tournament at Logans Inlet. Council would need to allocate a budget of about \$20,000 to host this event including a family fun day component. Some of this cost would be recoverable via entry fees.

Council has since met with Seqwater who have advised they are supportive of the alternative proposal.

Attachments

Email from Seqwater CEO Jim Pruss - 20 January 2017. DOC ID: 939419

Recommendation

THAT Council allocate a budget of \$20,000 to host a non-professional fishing tournament and family fun day at Logans Inlet.

THAT Council engage the services of Garry Fitzgerald to organise the non-professional tournament at Logans Inlet from 20 – 23 July 2017.

THAT Council write to BASS Australia Nation advising them of the outcome.

Decision:	Moved – Cr Ogg	Seconded – Cr Gaedtke
	<p>“THAT Council allocate a budget of \$20,000 to host a non-professional fishing tournament and family fun day at Logans Inlet.</p> <p>THAT Council engage the services of Garry Fitzgerald to organise the non-professional tournament at Logans Inlet from 20 – 23 July 2017.</p> <p>THAT Council write to BASS Australia Nation advising them of the outcome.”</p>	
		<u>Carried</u>

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor’s Report

Feb	9	Brisbane Valley Interagency Meeting, Esk
	10	Opening of the ‘Bimblebox’ Exhibition at The Condensery
	14	SRC Tourism Advisory Committee meeting
	15	Traffic Safety Advisory Committee meeting
	20	Toogoolawah High School Investiture ceremony
	21	Bendigo Bank community meeting, Toogoolawah

Toogoolawah High School Investiture

I would like to express my thanks to Toogoolawah High School for their invitation to attend and participate in their investiture ceremony on Monday. It was a pleasure to see so many young people achieving and taking on responsible roles in the governance of their school.

Bimblebox Exhibition

The Bimblebox Exhibition opened at the Somerset Regional Art Gallery The Condensery last Friday. I would like to encourage the community to visit this special exhibition, The Condensery's first touring exhibition which has travelled throughout Australia. The exhibition is earthy and the supplementary literature on works quite thought provoking.

Esk Cultural Festival

The ECF has been carefully working towards program planning for their first event to be held July.

Bendigo Bank Meeting, Toogoolawah

Crs Ogg, Gaedtke and I attended the Bendigo Bank meeting at Toogoolawah last night. The meeting attracted a large attendance at the RSL Hall and information shared was positive towards the eventual opening of a bank premise at Toogoolawah. The Bendigo "Our Community Bank Project" for Toogoolawah has gained some ground reaching 234 out of 300 pledges valued at \$473,250 out of \$600,000 required. Business attracted has reached \$4 million for the Toogoolawah Agency. This is outstanding progress for the campaign, now in its eighth month and the big message to the community from Bill Roughan, Chairman of the Steering Committee, is the agency would like more business to reach its goal of a community bank.

Cr Ogg– Councillor's Report

Cr Ogg inspected the works which have taken place at Billies Bay and Hayes Landing. Cr Ogg noted that the road and facilities have been improved. He also noted the grounds have been tidied up and look fantastic. Cr Ogg stated he is proud that this is part of our region.

Cr Ogg attended the Brisbane Valley Rattlers sign on day held at the Fernvale Sports Park on Tuesday 21 February 2017. He noted it was a great day and it was great to see so many kids on the field.

Cr Gaedtke – Councillor's Report*Meetings/Functions attended*

8 February	Somerset Art Society Inc. General Meeting – Esk
8 February	Inspection of drainage and miscellaneous issues – Esk residence
10 February	Kilcoy Art Society Artist of the Month – Ms Di Taylor
13 February	Esk State School Induction of Student Leaders' Ceremony
14 February	Somerset Regional Council Tourism Advisory Committee Meeting
15 February	Traffic Safety Advisory Committee Meeting
15 February	Local Disaster Management Group Committee Meeting
15 February	Kilcoy State High School Council Committee Meeting
20 February	Toogoolawah State High School Student Leaders Investiture Ceremony
20 February	Regional Arts Development Fund Committee Meeting
21 February	Somerset Region Community Enterprises Ltd. Toogoolawah Project Bendigo Bank

Somerset Art Society Inc. General Meeting

The meeting was well attended by more than twenty members, and the main agenda discussion was based around the organisation of the Somerset Art Awards – 2017. Bendigo Bank has become a major sponsor of the event and will be offered naming rights. The meeting was introduced to Ms LeAnne Vincent, who is the awards' event manager. A serious part of the meeting reflected on the forthcoming election of the executive, after it was

announced that all positions will be declared vacant at the next AGM planned for August 2017. The organisation will need three interested persons to stand for election.

Kilcoy and District Community Bank Steering Committee

It is with some considerable disappointment that the committee, at this time, in conjunction with Bendigo Bank, has decided to cease its efforts to establish a Community Bank® branch in Kilcoy. This decision was not reached without extensive soul searching and was based on the belief that it is highly unlikely that it would be able to turn the project into a profitable one in a short enough time frame to satisfy all our stake holders. The committee has always been acutely aware that in raising capital to finance a Community Bank® it would be asking for people's hard earned savings, and that any plan to proceed had to have a very high probability of being successful very quickly.

Banking is a very competitive business sector and is evolving very quickly. Currently we have a record low interest rate environment, placing additional pressure on pricing and reducing profit margins. In this environment, it was essential that the majority of the Kilcoy community wholeheartedly supported the project in order that the bank branch would be profitable in a short period of time. Sadly, this was not the case and as such the committee reluctantly decided not to continue.

Although the above issues present significant difficulties at this point in time, they do not diminish the committee's belief in the community benefits to be derived from a Community Bank® branch. A change in circumstances, the growth of our district and a different financial climate could well mean that a future campaign may be successful and our community will enjoy the rewards.

Mayor Graeme Lehmann – Mayor Report

The Mayor presented a written report of his activities from 26 January to 22 February 2017 as follows –

Wednesday 25 January 2017	2pm	Visited property at East Street Esk with Cr Hall and Andrew Johnson regarding road and tree issues.
Thursday 26 January 2017	7am	Attended Australia Day Breakfast at Somerset Civic Centre.
	10am	conducted Australia Day Awards Ceremony and Citizenship Ceremony, Somerset Civic Centre Esk.
Sunday 29 January 2017	9am	Attended AGM of Lowood Lutheran Parish.
Monday 30 January 2017	10am	Attended NDIS meeting at Fernvale Futures.
	1.30pm	Attended West Moreton Hospital Australia Day awards ceremony at Ipswich.
Tuesday 31 January 2017	12noon	Attended at Lowood IGA as part of the media promotion for the Truancy Program, with police, local school representatives and local business people .
	2.30pm	ABC radio interview regarding poultry conditions and the planning scheme.
	7pm	Attended Lowood Recreational Complex meeting.

Wednesday 1 February 2017	2.30pm	Channel 7 interview regarding Lowood truancy program .
Thursday 2 February 2017	12noon	Meeting with developers and councillors regarding planning matters.
	1.30pm	Meeting with Mr Garry Fitzgerald and CMM regarding proposed fishing competition.
Friday 3 February 2017	2pm	Council of Mayors - Olympic Bid Feasibility taskforce teleconference.
Monday 6 February 2017	6.45pm	Brisbane Valley Neighbourhood Watch meeting at Borallon Correctional Centre.
Wednesday 8 February 2017	3pm	Economic Development Committee meeting at Esk.
Friday 10 February 2017	10.30am	Mt Kilcoy School badge presentation ceremony
	6pm	Official opening of the Bimblebox Art Exhibition The Condensery, Toogoolawah.
Saturday 11 February 2017	10am	Attended Esk RSL Annual General Meeting
	1pm	Attended Lowood Slimmers Fashion Parade at Lowood Showgrounds.
Monday 13 February 2017	8.30am	Attended Esk State School induction of school leaders.
	11am	Attended at Kilcoy office to make staff service presentation to Mrs Lesley Marman.
Tuesday 14 February 2017	8am	Met with Seqwater representatives, CEO and others regarding proposed fishing competition.
	2pm	Tourism Advisory Committee meeting at Esk.
Wednesday 15 February 2017	9.30am	Traffic Safety Advisory Committee meeting at Esk.
	11am	Local Disaster Management Group meeting at Esk.
	1pm	Teleconference regarding future event with CMM
Thursday 16 February 2017	7pm	Attended Words for Wellbeing launch at Lockyer Valley Library with library staff.
Friday 17 February 2017	7.30pm	Attended Lowood RSL AGM.
Sunday 19 February 2017	9am	Attended Coolana Lutheran Church AGM
Monday 20 February 2017	9am	Met with Nadia Brozic and DCORP regarding proposed changes to dog laws.
	10.30am	Attended Toogoolawah High School student badge presentation.
Tuesday 21 February 2017	5pm	Attended Fernvale Sports Park Brisbane Valley Rattlers and Brisbane Lions launch at the Fernvale

7.30pm Sports Grounds and BBQ.
Attended Somerset Wivenhoe Fishstocking
Association meeting at Fernvale Futures.

Decision: Moved - Cr Ogg Seconded - Cr Whalley
“THAT the verbal and written reports of Crs Brieschke, Ogg, Gaedtke
and Mayor Lehmann be received and the contents noted”
Carried

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

Staff Service Recognitions

The Mayor presented certificates and gifts to –

- Mrs Jayne Sellers in recognition of 10 years service to Council, and
- Mr Ross White in recognition of 15 years service to Council.

The Mayor thanked them for their service.

Staff Introductions

Manager HR and Customer Service introduced new staff members Michael O'Connor, Brendan Wogandt and Ryan Cheng.

Closure of Meeting

Summary There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 10am.