



**Minutes of Ordinary Meeting
Held Wednesday 24 January 2018**

*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 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)
Mrs J Bertso	(Senior Planning Officer)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs S Pitkin	(Minute Secretary)
Ms M Maesele	(Communications and Marketing Manager)

Apology

Cr S Choat	(Councillor)
------------	--------------

CONTENTS

Adjournment of meeting	89	Financial reports.....	34
Adjournment of Meeting	47	Items for reports for future meetings.....	90
Alex Brown Bridge restoration.....	46	Kilcoy Motorcycle Club Inc – Event Management Plan 2018	62
Amalgamation of Council freehold parcels in Esk.....	45	Leave of Absence.....	4
Application for Allocation of Floating Road Reservation 81500-00000-000 – Lot 75 on RP860467 to Lot 12 on SP298975 - Kingaham Road, Kingaham	71	Matters of Public Interest.....	4
Application for Lease Renewal over Lot 46 on CSH1186, Avoca Vale	72	Mayor's and Councillors' Reports	90
Application for rebate of rates	41	Meetings authorised by Council.....	90
B-double Route Applications – Multiquip Transport – Larsens Road	74	Mt Brisbane Communications Site.....	42
B-Double Route Applications - Multiquip Transport - Twin Lakes Farm	73	Naming of Infrastructure – Proposed Names for Consideration.....	80
Business arising out of minutes of previous meeting.....	4	Official opening Gregors Creek Road widening.....	43
Closed session.....	68	Opening of Meeting	4
Closed Session – Staffing matters	89	Operational Report for December 2017 .	81
Closure of Meeting	90	Planning and Building Services Monthly Report - December 2017	4
Confirmation of Minutes	4	Policy – Mayoral Gala Charity Ball Funds Distribution	64
Conflicts of Interest	68	Proposed Queensland Container Refund Scheme.....	75
Consideration of notified motions	90	Quotation 1058 – Pryde Creek Bridge, England Creek Road - Bridge Piling ...	77
Coronation Hall Somerset Dam hire fees	43	Receipt of Petition	90
Council park assets on Lot 2 RP150954	38	Reception of notices of motion for next meeting	90
Cr Brieschke – Matters of public interest..	4	Renewal of Lease Agreements – Lot 16 SP133023 and Lot 17 SP133023 – Railway Street, Lowood.....	61
Cr Gaedtke – Matters of public interest....	4	Risk management strategy - sale of land for rate arrears action	36
Declaration of State-Controlled Roads by Department of Transport and Main Roads	70	Somerset Libraries' officer report 1 December – 31 December 2017	58
Delegations Register Annual Review – Council to Chief Executive Officer.....	60	Somerset Region Neighbourhood Centre Service Report for the period 1 December - 31 December 2017	49
Deletion of two small freehold parcels in Kilcoy	40	Somerset Region Neighbourhood Centre Service Report for the period 1 November - 30 November 2017	47
Development Application No 16702 - Banks Creek Road, Fernvale	22	Sport and Recreation report – December 2017.....	53
Development Application No 17375 - 1123 Esk Hampton Rd, Redbank Creek	9		
Disposal of remaining properties – Haslingden Park Estate	68		
England Creek Road - Temporary Closure to Through Traffic	76		
Environmental Health Monthly Report November - December 2017.....	5		
Esk Cultural Festival – Saturday 28 July 2018	69		

Temporary road closure - unnamed road south of Harlin.....	36	Tourism and Promotions Report – December 2017.....	84
Toogoolawah IGA, Cressbrook Street, Toogoolawah – Request for Relocation of Street Bins	79	Vacant land rationalisation – Colinton....	39
		Youth Engagement Officer Report - December 2017.....	51

Opening of Meeting

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

Leave of Absence

Cr Choat requested leave of absence from today's Council meeting.

Decision

Moved – Cr Whalley

Seconded – Cr Ogg

"THAT Cr Choat be granted a leave of absence from attending today's Council meeting."

Carried

Confirmation of Minutes**Decision**

Moved – Cr Brieschke

Seconded – Cr Whalley

"THAT the Minutes of the Ordinary Meeting held on 21 December 2017 as circulated to all Members of Council be confirmed".

Carried

Business arising out of minutes of previous meeting

Nil

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

Cr Brieschke informed the meeting that radio station Valley FM has been off air since midnight New Year's Eve while they sort out their problems. There will be a meeting this coming Monday and hopefully they will have a new committee voted in, with a positive outcome. It is their intention to carry on.

Cr Gaedtke – Matters of public interest

Cr Gaedtke reminded the meeting that the Diabetes Health Lifestyle Program starts 4 February 2017 at Kilcoy. This is a free program and is going very well. 140 people have booked in to date, which is a great effort and a great response.

Subject:	Planning and Building Services Monthly Report - December 2017
File:	Governance - Reporting - Officer Reports
Action Officer:	DPAD, SP, BS, PI

Background/Summary

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

NATURAL SOMERSET

Nil

VIBRANT SOMERSET

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

WELL PLANNED SOMERSET

During the month officers continued working on the proposed amendments to the planning scheme.

Planning Development Applications

During the month sixteen (16) Development Applications were received, equal to the number of applications during the same month in the previous year. Details form part of the attachments.

Building Development Approvals

A total of forty-nine (49) building approvals were issued in the region for November. This is up on the October total of thirty-six (36). The percentage of 'Council approved' building applications is 32.6% of all building approvals for the month of November.

Plumbing Compliance Permits and Inspections

The number of plumbing and drainage approvals for December 2017 was 14; this figure is a 17.64% decrease on the figure of 17 for December 2016.

The number of treatment plants on Councils register is 1766 of which 52 or 2.94% are currently overdue for servicing. Letters have been sent to the owners of these systems to ensure compliance. Penalty infringement notices have been issued to repeat offenders.

UNITED SOMERSET

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

Attachments

Spreadsheets and Graphs

Recommendation

THAT the report be received and the contents noted.

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

Subject:	Environmental Health Monthly Report November - December 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 months of November and December 2017.

NATURAL SOMERSET

The pest management program is implemented

- Continue public awareness programme to educate the community on declared pest impacts, identification and control
- Implement actions listed in the Pest Management Plan

Pest Animal Control

The following is a summary of pest animal control activities:

Wild dogs

- Manufacture Baits: 100 Doggone baits were provided
- 1080 Baits injected: 897 wild dog baits and 116 Feral Pig baits
The next advertised 1080 baiting program day will be held on 12 February 2018
- Wild Dog scalps presented: 31

Rabbits



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

Pest Plant Control

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

Declared Class 1 Plant	Summer (Dec—Feb)	Autumn (Mar—May)	Winter (Jun—Aug)	Spring (Sep—Nov)
Honey Locust				
Declared Class 2 Plant	Summer (Dec—Feb)	Autumn (Mar—May)	Winter (Jun—Aug)	Spring (Sep—Nov)
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 pest plant treatment activities is as follows:

- **Fireweed** – Fernvale, Sandy Creek, Neurum, Villeneuve, Jimna, Tarampa, Glamorganvale, Wivenhoe Pocket and Coominya.
- **Annual ragweed** – Kangaroo Creek, Somerset, Crossdale, Gregors Creek, Harlin, Colinton, Harlin, England Creek, Toogoolawah, Biarra, Esk, Eskdale, Sandy Creek, Royston, Wivenhoe Pocket, Moore, Coominya and Glamorganvale.
- **African Box Thorn** - Glamorganvale.
- **Groundsel** – Mt Stanley, Spring Creek, Kangaroo Creek, Harlin, Crossdale, Mt Byron, Dundas, Villeneuve and Neurum.
- **Giant rat's tail grass** – Dundas, Sandy Creek, Mt Kilcoy, Royston, Wivenhoe Pocket, Toogoolawah, Harlin, Wivenhoe Pocket, Glamorganvale, Mount Tarampa, Coominya, Monsildale, Jimna and Colinton.
- **Prickly Pear** - Linville, Mt Tarampa.
- **Parthenium** - Linville.
- **Element 5 - Department of Transport and Main Road work was conducted on** – Esk-Kilcoy Road, D'Aguiar Highway East and West, Wivenhoe Somerset Road, Kilcoy Murgon Road and Mount Glorious.
- **Herbicide applied:** 31, 099L

Property survey for Prohibited Biosecurity Matter –Bitterweed, Scientific Name: *Helenium amarum*

Pest Management Officers in conjunction with Officers from Biosecurity Queensland conducted a bitterweed survey of properties in the Mount Tarampa area. The area surveyed is around the location of an airstrip used during World War II, when it is believed that bitterweed was introduced into the area. An operational object to eradicate bitterweed from the area is on track, with the no plants being found in this area for the past seven years.

Compliance under the Biosecurity Act 2014 –

- Nine information letters were issued to landholders under the *Biosecurity Act 2014*.

VIBRANT SOMERSET***Swimming pool water quality meets health standards***

Water samples from the Toogoolawah, Kilcoy and Lowood pools were collected during

November and December to monitor for compliance with the *Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines, 2004*.

A sample taken from the therapy pool at the Kilcoy Aquatic Centre in December did not comply with the guidelines. The matter was investigated and a subsequent resample returned compliant results. Samples collected from all other pools complied with the Queensland Health guidelines.

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

Council successfully delivered the 2017 school based vaccination program at the Lowood and Toogoolawah High Schools under a service provider agreement with the State of Queensland. Planning is currently underway for next year program.

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, the following occur:

- **20** food business inspections.
- **Four** poultry farm inspections.
- **One** ERA metal recovery inspection.
- The issuing of **four** letters of non-compliance, **two** improvement notices and **one** penalty infringement notice, under the *Food Act 2006*.
- **One** letter of non-compliance was issued in relation to illegal roadside vending.

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

- **Five** public place activity approvals.
- **11** food business licences.
- **Two** temporary entertainment event approvals.

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

A total of **17** users completed the training during the months of November and December.

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.

Officers are currently planning a mosquito survey program in conjunction with Queensland Health in various towns and villages in the region to be conducted from January 2018 to March 2018.

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 with relevant legislation

Staff received and investigated a total of **90** customer service requests relating to issues such as Illegal vending, dust, smoke, odour and noise nuisance, water pollution, illegal dumping, and invasive plants and animal investigations. The following compliance actions were taken:

- **One** warning letter and **one** compliance notice were issued under the *Waste Reduction and Recycling Act 2011*.
- **Three** advisory letters in relation to environmental nuisance *Environmental Protection Act 1994*.
- **One** local law compliance notice.

Attachment

Nil

Recommendation

THAT the report be received and the contents noted.

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

Subject:	Development Application No 17375 - Application for a Development Permit for a Material Change of Use for a Dwelling house affected by the Biodiversity, Scenic amenity and Infrastructure overlays and an attached Secondary dwelling
File No:	DA17375
Assessment No:	04545-10000-000
Action Officer:	PO-MO

Subject Land

Location	1123 Esk Hampton Road, Redbank Creek
Real Property Description	175 CA31894
Area	80.727 hectares
Current land use	Dwelling house and associated outbuildings
Easements and Encumbrances	Nil

Somerset Region Planning Scheme Version Two

Zone	Rural zone
------	------------

South East Queensland Regional Plan 2017

Category	Regional Landscape and Rural Production Area
----------	--

Application

Level of Assessment	Code
Applicant/s	Beryl Limberg c/- G J Gardiner Homes Ipswich
Applicants contact details	23 Downs Street North Ipswich QLD 4305
Date application received	18 December 2017
Date properly made	19 December 2017

Referral Agencies

Nil

Public Notification

Not Required

Attachments

1. Locality Plan, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 05 of 12, revision D 'working drawings', dated 7 September 2017.
2. Ground Floor, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 06 of 12, revision E 'working drawings', dated 7 September 2017.
3. Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 07 of 12, revision E 'working drawings', dated 7 September 2017.
4. Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 08 of 12, revision E 'working drawings', dated 7 September 2017.

RECOMMENDED DECISION

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

1.0 APPLICATION

Pursuant to chapter 3, section 51 of the *Planning Act 2016 (PA)*, 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 Dwelling house affected by the Biodiversity, Scenic amenity and Infrastructure overlays and an attached Secondary dwelling.

The application is made under the Somerset Region Planning Scheme Version Two (the planning scheme).

The site is located in the Rural zone and the proposed development is affected by the following overlays:

- Biodiversity overlay – Secondary koala habitat area;
- Infrastructure overlay – within the buffer area to a Main Road; and
- Scenic amenity overlay – High scenic amenity area

An application is required because development of a dwelling house within the above zone and overlays and development involving a secondary dwelling is code assessable development under the planning scheme.

The application will be assessed against the relevant matters set out in section 60 of the *Planning Act 2016*.

2.0 PROPOSAL

The applicant proposes to construct a new dwelling house with an attached secondary dwelling on the subject property. The primary dwelling will contain three bedrooms, two bathrooms, office, kitchen, living space, and laundry. The secondary dwelling will contain two bedrooms, a bathroom/laundry, kitchen, and open living space. The property contains a three bay shed for vehicular storage in proximity to the new house. The applicant has confirmed that the secondary dwelling will be occupied by a relative of the primary dwelling. Floor plans and elevations have been provided at Attachments 1 to 3.

3.0 SITE DETAILS

The property is a rural lot described as Lot 175 on CA31894 and is situated at 1123 Esk Hampton Road, Redbank Creek. The site contains an area of 80.727 hectares and has an existing dwelling house which will be removed once the new dwelling is completed. The property has also been improved with outbuildings and dams. The property is split by Esk Hampton Road, with the proposed dwelling located near the existing dwelling on the southern side of the road. The site is not known to be prone to slip, subsidence, erosion or flooding.

4.0 SURROUNDING LAND USES

The property is surrounded by similar sized rural properties that typically contain detached dwellings and associated outbuildings. The property is not located in proximity to any known extractive resource activities or intensive animal industries.

5.0 ASSESSMENT STATE LEGISLATION

This application is made under the provisions of the *Planning Act 2016*. As such it is subject to the requirements of the Act, other relevant Acts, the *Planning Regulation 2017*, the State Planning Policy, and the South East Queensland Regional Plan 2017.

5.1. STATE PLANNING POLICY

As the Minister has identified that the State Planning Policy (SPP) has been reflected in the Somerset Region Planning Scheme (per section 2.1 of the planning scheme), the proposed development does not require assessment against the SPP's assessment benchmarks.

5.2. SOUTH EAST QUEENSLAND REGIONAL PLAN

The proposed development is located within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan. The proposed use did not require assessment or referral under the provisions of Schedule 10, Part 16 of the *Planning Regulation 2017*.

5.3 VEGETATION MANAGEMENT ACT 1999

The property contains vegetation identified on the Development Assessment Mapping System as being an 'Of Concern Regional Ecosystem – Category B Vegetation'. The proposed development does not impact on this vegetation and in accordance with the *Planning Regulation 2017* did not involve a referral for this matter.

5.4 ENVIRONMENTAL PROTECTION ACT 1994

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

6.0 ASSESSMENT LOCAL GOVERNMENT LEGISLATION

The Somerset Region Planning Scheme identifies assessment benchmarks which development is to be assessed with proposed solutions measured against the performance outcome proposed by the codes. In instances where alternative solutions are provided in lieu

of the acceptable outcomes they are discussed below.

Applicable Code	Performance Outcome Compliance	Acceptable Outcome Compliance
Rural zone code	Yes	Yes
Dwelling house code	Yes	Yes
Transport, access and parking code	Yes	Alternative solution provided
Applicable Overlay Code	Performance Outcome Compliance	Acceptable Outcome Compliance
Biodiversity overlay code	Yes	Alternative solution provided
Infrastructure overlay code	Yes	Alternative solution provided
Scenic amenity overlay code	Yes	Yes

The proposed development complies with all the relevant acceptable outcomes of the above codes, except where the following alternative solutions are provided.

Transport, access and parking code

Vehicle standing and manoeuvring areas	
PO10 Vehicle standing and manoeuvring areas are of suitable standard for the intended use and the areas are constructed to a standard that avoids <i>environmental nuisance</i> .	AO10.2 Internal manoeuvring and standing areas of the <i>site</i> are sealed.
Alternative Solution	
The driveway is constructed to an all weather standard.	
Planning Comment	
The proposed dwelling house/secondary dwelling is being constructed in the Rural zone where gravel driveways are common. The Rural zone code requires that all driveways are constructed to an all-weather standard, which has been provided in this instance.	
As such the proposed development is considered to comply with the performance outcome PO10 of the Transport, access and parking code in that the design is considered a suitable standard for the intended use.	

Biodiversity overlay code

Koalas	
PO14 <i>Development</i> is sufficiently setback and minimises impacts on koalas, koala habitat values, and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values.	Where in a Secondary Habitat Area AO14.2 No acceptable outcome provided.
	Where for Material Change of Use AO14.3 A minimum setback of 50 metres is provided between <i>buildings</i> and <i>structures</i> and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.
	Where within the Rural zone or Rural

	residential zone AO14.6 Where within the Rural zone or Rural residential zone the minimum setbacks identified in AO14.3 to AO14.5 are taken to be 100 metres.
Alternative Solution	
The proposed dwelling house and secondary dwelling is constructed within a mapped Koala secondary habitat area, however no vegetation clearing is proposed.	
Planning Comment	
<p>The proposed development will be located within the mapped secondary koala habitat area; and is within the existing cleared area surrounding the current dwelling with no new clearing is proposed. The closest band of vegetation is approximately 25 metres from the dwelling house, however this band does not form part of a contiguous corridor. Larger bands of vegetation that do form part of the contiguous corridor are located in excess of 50 metres from the proposed development.</p> <p>The recommended conditions include measures to protect the koalas during construction, ensuring that connectivity is preserved through appropriate fencing and require that future landscaping works include locally found koala habitat trees.</p> <p>As the new development is located within the existing cleared and developed area of the site, it is considered that the setback is sufficient to ensure that existing koala habitat values are retained and is therefore consistent with the performance outcome PO14 of the biodiversity overlay code.</p>	

Infrastructure overlay code

Highways and main roads

PO5

Development is located, designed and constructed to ensure that noise from *Highways and Main roads* do not adversely affect:

- (a) the development's primary function; and
- (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from *road* traffic noise.

AO5.1

Where adjoining a *Highway* or *Main road* and not located in an *urban area*, *buildings* are setback a minimum of 40 metres from the property boundary adjoining a *Highway* or *Main road* as identified on the Infrastructure overlay maps OM009a-g.

Alternative Solution

The proposed dwelling house is constructed approximately 24 metres back from the property boundary adjoining the Main Road (Esk Hampton Road).

Planning Comment

The proposed dwelling house and attached secondary dwelling will be constructed approximately 24 metres from the road frontage, and approximately 40 metres from the road's edge. Further, the dwelling house and secondary dwelling are in a location that is largely screened from the road by a band of vegetation within the road reserve.

It is considered that the separation distance from the physical road is sufficient to prevent any adverse effects on the residents of the dwelling house and therefore is compliant with the performance outcome PO5 of the Infrastructure overlay code.

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 subject land is not located within an area serviced by a reticulated water supply network, and so a condition has been recommended requiring the installation of 45,000L of water storage capacity for potable and general use.

7.2 Sewerage

The subject land is not located within an area serviced by a reticulated sewerage network, and so a condition has been recommended requiring the installation of an onsite sewerage treatment system.

7.3 Stormwater/Drainage

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

7.4 Roads

The proposed development is not considered to unreasonably burden upon local transport networks.

7.5 Services

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

7.6 Environment

The proposed development will not result in environmental degradation.

7.7 Heritage

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

7.8 Infrastructure Charges

In accordance with Council's adopted infrastructure charges resolution, there are no applicable infrastructure charges for this application.

8.0 STATE AGENCY REFERRALS

The development application did not involve any concurrence, advice or third party referrals.

RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Dwelling house affected by the Biodiversity, Scenic amenity and Infrastructure overlays and an attached Secondary dwelling on land described as Lot 175 on CA31894 and situated at 1123 Esk Hampton Road, Redbank Creek subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS*Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally 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
	Locality Plan, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 05 of 12, revision D 'working drawings', dated 7 September 2017.	
	Ground Floor, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 06 of 12, revision E 'working drawings', dated 7 September 2017.	
	Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 07 of 12, revision E 'working drawings', dated 7 September 2017.	
	Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 08 of 12, revision E 'working drawings', dated 7 September 2017.	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	During Building Works and Plumbing/Drainage Stages
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens
1.5	Building works and plumbing and drainage works approvals must be gained.	Prior to the commencement of use.
1.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of building works
1.7	Unless connected to a reticulated water network, provide a minimum storage capacity of 45,000-litre rain water tank supply capable of capturing roof run-off and connected to service all domestic water consumption needs of the dwelling house and secondary dwelling.	Prior to commencement of the use
1.8	On-site effluent disposal is to be compliant with the relevant standards	Prior to commencement of the use
1.9	The existing dwelling house on the property is to be removed.	Prior to commencement of the use

1.10	During construction phases: (a) measures are taken in construction practices to not increase the risk of death or injury to koalas; and (b) <i>native vegetation</i> that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.	During construction phases
1.11	Fencing: (a) consists of post and rail with a minimum gap of 300 millimetres between rails, or (b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground.	At all times
1.12	Landscaping comprises local koala habitat trees.	At all times
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Before the change happens
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens
Vehicular Access		
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times
Stormwater		
2.5	Ensure stormwater drainage is directed to a lawful point of discharge.	At all times
2.6	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
Erosion and Sediment Control		
2.7	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council	At all times

	determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:	
	<ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	
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.	Before the change happens
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	At all times
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		

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

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

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.

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

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:

- Locality Plan, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 05 of 12, revision D 'working drawings', dated 7 September 2017.
- Ground Floor, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 06 of 12, revision E 'working drawings', dated 7 September 2017.
- Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 07 of 12, revision E 'working drawings', dated 7 September 2017.
- Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 08 of 12, revision E 'working drawings', dated 7 September 2017.

Decision:	Moved - Cr Gaedtke	Seconded - Cr Ogg
<p>"THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Dwelling house affected by the Biodiversity, Scenic amenity and Infrastructure overlays and an attached Secondary dwelling on land described as Lot 175 on CA31894 and situated at 1123 Esk Hampton Road, Redbank Creek subject to the requirements and conditions contained in the Schedules and Attachments.</p>		

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally 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
	Locality Plan, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 05 of 12, revision D 'working drawings', dated 7 September 2017.	

	Ground Floor, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 06 of 12, revision E 'working drawings', dated 7 September 2017.	
	Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 07 of 12, revision E 'working drawings', dated 7 September 2017.	
	Elevations, drawn by GJ Gardiner Homes Ipswich, reference number 0704082, sheet 08 of 12, revision E 'working drawings', dated 7 September 2017.	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	During Building Works and Plumbing/Drainage Stages
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens
1.5	Building works and plumbing and drainage works approvals must be gained.	Prior to the commencement of use.
1.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of building works
1.7	Unless connected to a reticulated water network, provide a minimum storage capacity of 45,000-litre rain water tank supply capable of capturing roof run-off and connected to service all domestic water consumption needs of the dwelling house and secondary dwelling.	Prior to commencement of the use
1.8	On-site effluent disposal is to be compliant with the relevant standards	Prior to commencement of the use
1.9	The existing dwelling house on the property is to be removed.	Prior to commencement of the use
1.10	During construction phases: (a) measures are taken in construction practices to not increase the risk of death or injury to koalas; and (b) <i>native vegetation</i> that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.	During construction phases

1.11	Fencing: (a) consists of post and rail with a minimum gap of 300 millimetres between rails, or (b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground.	At all times
1.12	Landscaping comprises local koala habitat trees.	At all times
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Before the change happens
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens
Vehicular Access		
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times
Stormwater		
2.5	Ensure stormwater drainage is directed to a lawful point of discharge.	At all times
2.6	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
Erosion and Sediment Control		
2.7	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	At all times
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.	Before the change happens
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	At all times
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicants appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
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.

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

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."

Carried

Subject:	Development Application No 16702 - Application for a Development Permit for a Reconfiguration of a Lot (1 Lot into 2 Lots)
File No:	DA16702
Assessment No:	35877-50000-000
Action Officer:	PO-MO

Subject Land

Location	Banks Creek Road, Fernvale
Real Property Description	49 S311842
Area	Current: 70.82 hectares
	Proposed Lot A: 18.1 hectares
	Proposed Lot B: 52.72 hectares
Current land use	Vacant land
Easements and Encumbrances	Nil

Somerset Region Planning Scheme

Zone	Rural zone
------	------------

South East Queensland Regional Plan 2009-2031

Category	Regional Landscape and Rural Production Area
----------	--

Application

Level of Assessment	Impact Assessment
Applicant/s	Tig Tech Pty Ltd and LJA Welding Pty Ltd c/- Urban Services
Applicants contact details	PO Box 7133 Mount Crosby QLD 4306
Land Owner/s	Tig Tech Pty Ltd and LJA Welding Pty Ltd
Date application received	27 March 2017
Date properly made	4 May 2017

Referral Agencies

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

Notification Stage

Compliance received	Yes – 14 November 2017
Submissions received	Nil
Submissions properly made	Nil

Attachments

1. Plan of subdivision, drawn by Taylor Mining Services for Urban Services Queensland, drawing number 2017.02.09_01, sheet no. 1 of 4, dated February 2017.

RECOMMENDED DECISION

THAT Council approve the Development Application subject to the requirements and conditions contained in the Schedules and Attachments.

1.0 APPLICATION

Pursuant to Chapter 6 Section 260(1) and (3) of the *Sustainable Planning Act 2009 (SPA)*, the applicant has made a properly made development application and is seeking approval for a Development Permit for a Reconfiguration of a lot (1 Lot into 2 Lots).

The application has been made under the Somerset Region Planning Scheme (the planning scheme).

The site is located within the Rural zone and is affected by the following overlays:

- Biodiversity overlay – Secondary koala habitat area;
- Bushfire hazard overlay – Very high, High and Medium potential bushfire intensity;
- Catchment management overlay – Buffer to a water course in both Higher and Lower risk catchment areas; and
- Landslide hazard overlay – Landslide hazard area.

An application is required because the Reconfiguring of a lot within the Rural zone is assessable development under the planning scheme. Further, as the proposed lots do not have a minimum lot size of 100 hectares, the development is subject to Impact assessment.

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

2.0 PROPOSAL

The applicant is seeking a Development Permit for Reconfiguring a lot for one lot into two lots. The proposed lot layout, as shown at Attachment 1, will subdivide the property into two lots with Banks Creek Road forming the boundary between the two new lots. The applicant has stated that both lots will remain vacant for the foreseeable future.

As the property is located within the Rural zone, the planning scheme stipulates a minimum lot size of 100 hectares. As both proposed lots are less than 100 hectares, the application is subject to Impact assessment, and the application is to be assessed against the entire planning scheme (to the extent relevant).

The proposed Lot A, which will be located on the western side of Banks Creek Road, will have an approximate area of 18.1 hectares. Proposed Lot B, which is located on the eastern side of the road, has an approximate area of 52.72 hectares. Both lots are within areas identified on overlays, however as described in section 6 the proposed development complies with the provisions of the overlay codes and would provide sufficient areas for future dwelling houses to be constructed, notwithstanding any further development approvals that may be required.

3.0 SITE DETAILS

The site is described as Lot 49 on S311842, and is situated at Banks Creek Road, Fernvale. The site is regular in shape, except where bisected by Banks Creek Road. The property is currently vacant land and heavily vegetated. The site is not known to be prone to slip, subsidence, inundation or erosion.

4.0 SURROUNDING LAND USES

The subject site is surrounded by similar rural allotments, with many lots remaining vacant and heavily vegetated. The property is not within close proximity to any known existing extractive or intensive animal industries.

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 Act, other relevant Acts, the *Sustainable Planning Regulation 2009*, the State Planning Policy, and the South East Queensland Regional Plan 2009-2031 (SEQRP).

5.1 STATE PLANNING POLICY

As the Minister has identified that the State Planning Policy (SPP) has been reflected in the Somerset Region Planning Scheme (per section 2.1 of the planning scheme), the proposed development did not require assessment against the SPP's interim development assessment provisions.

5.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2009-2031

The proposed development is located within the Regional Landscape and Rural Production Area (RLPA) land use category. Whilst generally subdivision is Prohibited development in the RLPA under the South East Queensland Regional Plan State Planning Regulatory Provisions (the SPRP), there are several exemptions.

Division 3, table 3A, column 1, clause 6 of the SPRP allows for subdivision less than 100 hectares in the RLPA when the subdivision divides one lot into two where the existing lot is severed by a road that was gazetted before 2 March 2006 and the resulting lot boundaries use the road as the boundary of division. As the property is severed by Banks Creek Road, and the road is the boundary of the division, the proposed development is consistent with the South East Queensland Regional Plan 2009-2031. In accordance with the division 3.1 of the SPRP, no referrals regarding the regional plan were required.

5.3 VEGETATION MANAGEMENT ACT 1999

The property is largely covered in vegetation identified on the development assessment mapping system as being a category b 'of least concern' regional ecosystem. The reconfiguring a lot application did not require referral as the proposed development does not involve the clearing of the vegetation. Future development applications on the site may involve referral where vegetation clearing is proposed.

5.4 ENVIRONMENTAL PROTECTION ACT 1994

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

6.0 LOCAL GOVERNMENT LEGISLATION

The Somerset Region Planning Scheme identifies relevant codes and overlays against which the development is to be assessed with proposed solutions measured against the performance outcomes proposed by the codes. In instances where alternative solutions are

provided in lieu of the acceptable outcomes they are discussed below.

Applicable Code	Performance Outcome Compliance	Acceptable Outcome Compliance
Rural zone code	Yes	Complies
Reconfiguring a lot code	Yes	Alternative Solution Provided
Services, works and infrastructure	Yes	Yes
Transport, access and parking code	Yes	Yes
Applicable Overlay Code	Performance Outcome Compliance	Acceptable Outcome Compliance
Biodiversity overlay code	Yes	Alternative Solution Provided
Bushfire hazard overlay code	Yes	Alternative Solutions Provided
Catchment management overlay code	Yes	Yes
Landslide hazard overlay code	Yes	Yes

The development as proposed complies with the provisions of the relevant codes identified in the Somerset Region Planning Scheme, except where the following alternative solutions have been provided.

Reconfiguring a lot code

Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> <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. 	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 9.4.5.1.B – Minimum Lot Size and Dimensions .
Applicant's Alternative Solution	
"The minimum lot size does not comply with Table 9.4.5.1.B. However, as there is no change in the intensity or use of the site and there is no construction involved in the development the subdivision does not have any adverse impacts on the character of the zone and will not impact vehicular and pedestrian access."	
Planning Comment	
As the proposed development is located within the Rural zone, the planning scheme stipulates a minimum lot size of 100 hectares in accordance with the regional plan provisions. The proposed development, subdividing an existing allotment using an existing road as the boundary is also consistent with the regional plan's provisions. Further, as the proposed lots are already separated by the road, the layout does not result in any undue fragmentation of the land. Sufficient space is provided on both new lots for future development, subject to the	

provisions of the planning scheme's overlays, and both lots have lengthy road frontages to ensure safe access to the site can be gained.

As such, it is considered that the proposed subdivision is consistent with the intent of the planning scheme and regional plan and achieves the performance outcome PO1 of the Reconfiguring a lot code.

Biodiversity overlay code

Koalas

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.

Where in a Secondary Habitat Area AO14.2

No acceptable outcome provided.

Where for *Reconfiguring a Lot* AO14.4

A minimum setback of 50 metres is provided between a new boundary created by *reconfiguring a lot* and areas mapped as bushland koala habitat on Biodiversity overlay maps OM-003c-d.

Where within the Rural zone or Rural residential zone AO14.6

Where within the Rural zone or Rural residential zone the minimum setbacks identified in AO14.3 to AO14.5 are taken to be 100 metres.

Applicant's Alternative Solution

"The development does not impact on the existing koala habitat."

Planning Comment

The proposed subdivision will result in a new boundary along the existing roadway. As this boundary already exists, there are no identifiable impacts expected on the koala population as a result of this development. Any further development that takes place within the identified koala habitat area would be subject to further assessment for impact mitigation purposes. As such, it is considered that the impact on the koalas from this proposed development is minimal, koala habitat values are protected and there is no net loss of koala habitat such that the development is consistent with performance outcome PO14 of the biodiversity overlay code.

Bushfire hazard overlay code

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:

- (a) the subject land is a Medium (potential intensity) Bushfire Hazard (or lesser); or

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>(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>	
Applicant's Alternative Solution	
<p>"While increasing the lots in an area with Very High (potential intensity) Bush Fire Hazard and High (potential intensity) Bushfire Hazard the development does not increase the risk as no dwellings are proposed on the sites."</p>	
Planning Comment	
<p>Both proposed lots contain areas of very high, high and medium potential intensity bushfire hazard and as such any future development on the lots would be subject to further development approvals. Should a dwelling house be proposed on either lot, the assessment requirements as part of the material change of use application would require the applicant to demonstrate the dwelling house can be accommodated within an area of medium potential bushfire intensity and require a bushfire attack level assessment and/or bushfire management plan be approved by Council.</p>	
<p>As such, it is considered that the reconfiguring a lot application meets the requirements of the performance outcome PO1 of the Bushfire hazard overlay code as the number of persons living within the lots does not increase, and further that if any person proposes to develop on the sites, they would be required to demonstrate the same.</p>	

Bushfire hazard overlay code

<p>PO4 In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b, vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire fighting and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire;</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p>	<p>AO4.1 Development for Reconfiguring a Lot in a Medium (potential intensity) Bushfire Hazard Area as identified on Bushfire Hazard Overlay Map OM-004a-b incorporates a perimeter road firebreak that:</p> <p>(a) is located between the boundary of the lots and stands of <i>native vegetation</i>;</p> <p>(b) has a minimum cleared width of 20 metres;</p> <p>(c) has a constructed road width of six metres; and</p> <p>(d) is constructed to an all weather standard.</p>
Applicant's Alternative Solution	
<p>"There are no dwellings included in the proposed development so it is not necessary to include vehicular access."</p>	
Planning Comment	
<p>The proposed development is for a 1 lot into 2 lot reconfiguration with lots in excess of 10</p>	

hectares. Should a dwelling house be proposed on either new allotment within a bushfire hazard zone, the proposed development would be subject to a new development application in which the bushfire hazard would be assessed at the scale appropriate for that development. The creation of the firebreaks along the perimeters of the proposed lots would necessitate extensive clearing in regulated vegetation areas.

As there is no clear location for any future development, and no intention by the applicant to develop the land, the existing access arrangements are considered sufficient to comply with the performance outcome PO14 of the bushfire hazard overlay code.

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 proposed development is to be located outside the Declared Water Network, and as such there is no requirement to be connected to the Central SEQ Distributor-Retailer Authority (Queensland Urban Utilities) reticulated water network.

7.2 SEWERAGE

The proposed development is to be located outside the Declared Sewerage Network, and as such there is no requirement to be connected to the Central SEQ Distributor-Retailer Authority (Queensland Urban Utilities) reticulated sewerage network.

7.3 STORMWATER/DRAINAGE

The proposed development is not considered to have any adverse impacts upon stormwater. However, the landowners must ensure that stormwater flows have a no-worsening effect on upstream, downstream and adjoining properties.

As the proposed development is located outside the Urban Footprint, there is no applicable infrastructure charge for the Stormwater network.

7.4 ROADS/ACCESS

It has been identified that Banks Creek Road has been constructed outside of the road reserve in several locations on the subject property. As part of the application process, Council has liaised with the applicant regarding opening additional road reserve to ensure that the constructed road is located within the road reserve as it crosses the proposed lot. The applicant has agreed to open the new road, provided that they receive compensation to the value of the lost land. The recommended conditions of approval include a condition requiring additional road area be opened, however the compensation matter must be resolved outside of the development application process.

There is no infrastructure charge applicable for this form of development under Council's current charges resolution.

7.5 SERVICES

The property is located within the Rural zone where development is not required to be connected to reticulated electricity and telecommunications networks.

7.6 PARKS AND OPEN SPACE

The proposed development is not considered to unreasonably burden upon local parks and open spaces.

As the proposed development is located outside the Parks and Open Spaces Service Catchment, there is no applicable infrastructure charge for the Parks and Open Space network.

7.7 ENVIRONMENT

The proposed development will not result in environmental degradation.

7.8 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

8.1 CONCURRENCE AGENCIES

There are no concurrence agencies applicable to this application.

8.2 ADVICE AGENCIES

There are no advice agencies applicable to this application.

8.3 THIRD PART ADVICE AGENCIES

There are no third party advice agencies applicable to this application.

9.0 PUBLIC NOTIFICATION

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

During the notification period, no submissions were received.

RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a lot (1 lot into 2 lots) on land described as Lot 49 on S311842 and situated at Banks Creek Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – General Conditions		
<i>Assessment Manager</i>		
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
	Plan of subdivision, drawn by Taylor Mining Services for Urban Services Queensland, drawing number 2017.02.09_01, sheet no. 1 of 4, dated February 2017.	
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 Compliance Assessment Request
1.4	A Licensed Surveyor must install new Survey Marks in their Prior to Plan of correct positions in accordance with the	Prior to Compliance Assessment Request

	Survey Plan and the Subdivision work must be certified in writing.	
1.5	Submit a revised plan of development to Council that identifies areas to be dedicated as new road reserve to Council's Chief Executive Officer's agreement.	Prior to Compliance Assessment Request
1.6	Provide evidence that Road Opening has been approved by the Department of Natural Resources, Mines and Energy and finalised.	Prior to Compliance Assessment Request
SCHEDULE 2 – Engineering <i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Compliance Assessment Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Compliance Assessment Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Compliance Assessment Request
2.4	Pay to Council at the rate applicable at the time of payment, the current rate of \$56 per allotment for the supply and erection of property numbers on each new created allotment.	Prior to Compliance Assessment Request
2.5	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	Prior to Compliance Assessment Request
SCHEDULE 3 – Advice <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> of the <i>Sustainable Planning Act 2009</i> . [A copy of Section 339 will be enclosed with the Decision Notice].		
<p>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 –</p> <ul style="list-style-type: none"> (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. <p>Refer to Section 341 of the Act for further clarification.</p>		

This approval requires 'Compliance Assessment' by Somerset Regional Council as the 'Compliance Assessor – the nominated entity', pursuant to Part 10, Section 398 of the <i>Sustainable Planning Act 2009</i> .
The mandatory form <i>IDAS for Compliance Assessment – form 32 [Sustainable Planning Act 2009 version 1.0 effective 18 December 2009]</i> must be completed by the person requesting compliance assessment of this conditional approval. The form must be submitted to Council as the Compliance Assessor and must be accompanied by any fees required by the compliance assessor. If there is insufficient space on the form, the person must attach extra pages outlining compliance. <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.
As the property is within a Koala habitat area, fencing:
(a) consists of post and rail with a minimum gap of 300 millimetres between rails, or
(b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground.

Attachments for the Decision Notice include:

Plan of subdivision, drawn by Taylor Mining Services for Urban Services Queensland, drawing number 2017.02.09_01, sheet no. 1 of 4, dated February 2017.

Decision:	Moved - Cr Ogg	Seconded - Cr Hall
"THAT Council approve the Development Application for a Development Permit for a Reconfiguration of a lot (1 lot into 2 lots) on land described as Lot 49 on S311842 and situated at Banks Creek Road, Fernvale subject to the requirements and conditions contained in the Schedules and Attachments.		
SCHEDULE 1 – General Conditions		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development in accordance with the material contained in the development application, supporting	At all times

	documentation and the plan(s) listed below, except where amended by these conditions of approval.	
	Plan of subdivision, drawn by Taylor Mining Services for Urban Services Queensland, drawing number 2017.02.09_01, sheet no. 1 of 4, dated February 2017.	
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 Compliance Assessment Request
1.4	A Licensed Surveyor must install new Survey Marks in their Prior to Plan of correct positions in accordance with the Survey Plan and the Subdivision work must be certified in writing.	Prior to Compliance Assessment Request
1.5	Submit a revised plan of development to Council that identifies areas to be dedicated as new road reserve to Council's Chief Executive Officer's agreement.	Prior to Compliance Assessment Request
1.6	Provide evidence that Road Opening has been approved by the Department of Natural Resources, Mines and Energy and finalised.	Prior to Compliance Assessment Request
SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Compliance Assessment Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Compliance Assessment Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Compliance Assessment Request
2.4	Pay to Council at the rate applicable at the time of payment, the current rate of \$56 per allotment for the supply and erection of property numbers on each new created allotment.	Prior to Compliance Assessment Request
2.5	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	Prior to Compliance Assessment Request
SCHEDULE 3 – Advice		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of <i>Division 5 Section 339</i> 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.

As the property is within a Koala habitat area, fencing:

- (a) consists of post and rail with a minimum gap of 300 millimetres between rails, or
- (b) other fencing material that has holes or gaps of a minimum of 300 millimetres in diameter, and the first gap is flush with the ground or no more than 400 millimetres from the ground."

Carried

Subject:	Financial reports
File Ref:	Monthly financial statements
Action Officer:	DFIN

Background/Summary

Financial reports

Financial reports for the period ended 9 January 2018 are attached as per section 204 of the Local Government Regulation 2012.

Grants

Council officers are developing a grant application under the Australian Government's Heavy Vehicle Safety and Productivity Programme round six for further widening and strengthening works on Gregors Creek Road following the successful application under the previous round. The round six application is due on 30 March 2018.

Council lodged a grant application under the Australian Government's Building Better Regions Fund round 2 for Kilcoy racecourse development on 22 November 2017.

Rates

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

- \$1.49 million – 1 January 2017
- \$1.68 million – 9 January 2018

Council issued 36 notices of intention to sell land for overdue rates or charges totalling \$257,795 covering 39 parcels of land on 31 October 2017 and 13 November 2017 using in-house resources.

As at the date of this report, \$161,634 remained outstanding from these properties with 23 actions still in progress.

Contract matters

A full listing of payments is attached as per Council's previous request. To assist compliance with section 237 of the Local Government Regulation 2012, Council has potentially entered into purchase contracts for a value greater than \$200,000 as indicated in the attached payments listing including as follows:

- RPQ North Coast Pty Ltd - \$264,375 for road making material/ services
- Colas Queensland Pty Ltd - \$207,681 for road making material/ services
- Conplant Pty Ltd - \$191,400 for new drum rollers (\$306,000 less trade)
- Komatsu Australia Pty Ltd - \$149,270 for a new wheel loader (\$253,770 less trade)

Road maintenance detail

Councillors have previously requested additional information about road maintenance:

	Rural (\$000's)	Urban (\$000's)	Total (\$000's)
Bitumen road maintenance	601	55	656
Gravel road maintenance	583	31	614
Roadside drainage	273	147	420
Culvert maintenance	14	2	16
Vegetation maintenance	168	135	303

Traffic furniture	93	23	116
Linemarking	17	19	36
Total actual year to date	1,749	412	2,161
Expected pro-rata budget year to date	2,080	308	2,388

The 30 most costly road segments for bitumen, gravel or culvert maintenance were:

Prenzlau Rd (bitumen) Ch1350-Ch3360	\$125,167
Crossdale Rd (bitumen) Ch1000-Ch7040	\$101,581
Twah Biarra Rd (bitumen) Ch4390-Ch9960	\$69,869
Esk Crows Nest (gravel) Ch26120-Ch34090	\$67,545
Kingaham Rd (gravel) Ch0-Ch8960	\$40,609
Gregors Creek Rd (bitumen) Ch4950-Ch5530	\$38,849
Wanora Rd (gravel) Ch1200-Ch3160	\$26,700
Diaper Rd (gravel) Ch0-Ch3000	\$26,456
Wendts Rd (bitumen) Ch0-Ch3650	\$20,736
Beutel Rd (gravel) Ch0-Ch1590	\$20,731
Muckerts La (gravel) Ch1370-Ch2780	\$20,073
Blind Gully Rd (gravel) Ch0-Ch1100	\$17,762
Petrea Rd (gravel) Ch1380-Ch2770	\$16,855
Rifle Range Rd (gravel) Ch2770-Ch3800	\$14,945
Lever Rd (gravel) Ch0-Ch700	\$14,195
Brouff Rd (gravel) Ch1650-Ch2350	\$14,178
Nunns Rd (gravel) Ch1240-Ch1840	\$13,770
Pakleppa La East (gravel) Ch0-Ch810	\$13,044
E Summervilles Rd (gravel) Ch770-Ch2850	\$12,471
Spring Creek Rd (gravel) Ch60-Ch4210	\$11,573
Nunns Rd (bitumen) Ch0-Ch1240	\$11,394
Clarendon Station Rd (gravel) Ch1330-Ch2120	\$11,269
Rifle Range Rd (bitumen) Ch590-Ch2770	\$10,989
Eastern Branch Rd (gravel) Ch11720-Ch16480	\$10,790
Lindstrom Rd (gravel) Ch0-Ch530	\$10,601
Bowdens La (gravel) Ch50-Ch2500	\$10,539
Saleyard Rd (bitumen) Ch0-Ch400	\$10,230
Hinze Rd (bitumen) Ch0-Ch630	\$10,214
Pine Mountain Rd CulvCh12.15	\$10,176
Watsons Rd (bitumen) Ch0-Ch4870	\$10,100
Subtotal	\$793,411

Attachments

Financial reports and payment listings

Recommendation

THAT the reports including payments presented totalling \$43,877,505.50 be received.

Decision:	Moved - Cr Hall	Seconded - Cr Brieschke
	"THAT the reports including payments presented totalling \$43,877,505.50 be received."	
		<u>Carried</u>

Background/Summary

Council freehold lot 957 SP241870 is 30 metres wide by 660 metres long. It is understood that the developer of this area intended this land to be used as a recreational trail. This adjacent Council land provides potential opportunities for managing the risk that Council might be required to purchase land that it does not want.

Recommendation

Decision: Moved - Cr Gaedtke Seconded - Cr Ogg

Carried

Background/Summary

 Somerset
REGIONAL COUNCIL

“THAT Council seeks from the Department of Natural Resources and Mines the urgent cancellation of the part of road licence lot 1 RL6200 that is situated to the south of the former rail corridor and which is illustrated on the attached plan marked Appendix A as this road is required for transport purposes.”

The Department of Natural Resources and Mines (DNRM) confirmed on 15 December 2017 that the relevant section of the road (now labelled section “B”, attached) has been reopened.

It is recommended that Council now restrict usage of the road for certain classes of traffic during both the BVRT construction phase and after the BVRT is opened for recreational purposes in order to manage risks to public safety.

Attachments

- Section 69 of the *Local Government Act*
- Road licence plan AP23008
- Current State tenure search
- Reopening of temporarily closed road notice (refer schedule 4)
- Email from DNRM of 15 December 2017

Recommendation

THAT in the interests of public safety until 30 June 2018, the 1.41 hectare section of road described as “B” on plan AP23008 be temporarily closed to all traffic other than for permitted uses.

THAT in the interests of public safety from 1 July 2018 to 30 June 2048, the section of road described as “B” on plan AP23008 be temporarily closed to all traffic other than the classes of bicycles, horses and pedestrians or for permitted uses.

THAT under section 69 (5) of the *Local Government Act 2009*, “permitted uses” in respect of the section of road described as “B” on plan AP23008 be defined as:

- use for maintenance, construction or related purposes by either Somerset Regional Council, the Department of Transport and Main Roads or their authorised contractors; and
- use by motorised vehicles originating from or travelling to the following allotments: lot 1 RP7680, lot 2 RP7680, lot 3 RP7680, lot 4 RP7680, lot 5 RP7680, lot 6 RP7680, lot 7 RP7680, lot 8 RP7680, lot 9 RP7681, lot 10 RP7681, lot 11 RP7680, lot 12 RP7682, lot 13 RP7682, lot 14 RP7682, lot 15 RP7685, lot 16 RP7680, lot 17 RP7680, lot 18 RP7682, lot 20 CSH1977, lot 21 CSH1978, lot 22 CSH1978, lot 23 SP132926, lot 24 RP7685, lot 25 RP7679, lot 26 RP7679, lot 27 RP7679 and lot 28 CSH1977.

Decision:	Moved - Cr Ogg	Seconded - Cr Gaedtke
	<p>“THAT in the interests of public safety until 30 June 2018, the 1.41 hectare section of road described as “B” on plan AP23008 be temporarily closed to all traffic other than for permitted uses.</p> <p>THAT in the interests of public safety from 1 July 2018 to 30 June 2048, the section of road described as “B” on plan AP23008 be temporarily closed to all traffic other than the classes of bicycles, horses and pedestrians or for permitted uses.</p>	

THAT under section 69 (5) of the *Local Government Act 2009*, “permitted uses” in respect of the section of road described as “B” on plan AP23008 be defined as:

- use for maintenance, construction or related purposes by either Somerset Regional Council, the Department of Transport and Main Roads or their authorised contractors; and
- use by motorised vehicles originating from or travelling to the following allotments: lot 1 RP7680, lot 2 RP7680, lot 3 RP7680, lot 4 RP7680, lot 5 RP7680, lot 6 RP7680, lot 7 RP7680, lot 8 RP7680, lot 9 RP7681, lot 10 RP7681, lot 11 RP7680, lot 12 RP7682, lot 13 RP7682, lot 14 RP7682, lot 15 RP7685, lot 16 RP7680, lot 17 CSH1977, lot 18 CSH1978, lot 19 SP132926, lot 20 RP7685, lot 21 RP7679, lot 22 RP7679, lot 23 RP7679 and lot 24 CSH1977.”

Carried

Subject:	Council park assets on Lot 2 RP150954
File Ref:	Parks and reserves - planning - parks
Action Officer:	DFIN

Background/Summary

Council officers have received advice that L 2 RP150954 at 1 West Road Coominya QLD 4311 (03830-00000-000) which includes Bellevue Homestead is for sale.

Council has maintained a park known as Edith Maud Park on this private property for many years. It is understood that this practice dates from when the property was owned by the National Trust. Edith Maud Park includes a shelter, electric barbecue, picnic units, signage and gardens. Railway Park (directly across the road) includes a public toilet, playground and half basketball court. Brisbane Valley Rail Trail traverses Railway Park.

In the past, gardens within L 2 RP150954 have been used for displacement of wastewater from the public toilet at Railway Park. A pipe exists below Bunney Road for this purpose.

There are also two murals on L 2 RP150954 that were installed by community members.

Council flagged these issues in a recent property search response for L 2 RP150954.

There is no written agreement between the owner and Council about Edith Maud Park notwithstanding that there was correspondence between Council and past and present owners of L 2 RP150954 about formalising an arrangement or acquiring the land represented by Edith Maud Park.

It is recommended that Council install a new shelter, new picnic units, new signage and gardens in Railway Park Coominya and effectively relocate Edith Maud Park because:

- maintaining a single fully-equipped park on the western side of Bunney Road (ie in Railway Park) is likely to be more convenient and safer for park users than maintaining two partially-equipped parks located on both sides of the road

- maintaining a park on land that Council controls removes legal uncertainty and clarifies public liability and local law matters with encouraging park use of a private property
- rationalising two partially-equipped parks into a single fully-equipped park is likely to lead to better maintenance outcomes and reduced overall operating costs
- effluent from an unsewered property must be disposed of at the property on which the effluent is generated
- L 2 RP150954 could be sold at any time
- the existing assets at Edith Maud Park are not new and will need replacing.

Council's Parks and Gardens Supervisor has estimated a total capital cost for replacing older-style Council assets currently on L 2 RP150954 with new assets at Railway Park at \$57,910.

Wastewater from Railway Park is required to be disposed of at Railway Park. Council's Senior Plumbing Inspector has estimated that it will cost \$10,000 to regularise the disposal system within Railway Park including new fencing. The wastewater upgrade should occur regardless of any other decision about Edith Maud Park.

Parks and gardens section operating costs are presently running below pro rata budget due to generally dry conditions this financial year and this is identified as a funding source for this proposal.

Attachments

Plan of Edith Maud Park and Railway Park Coominya
Itemised estimate of relocating Edith Maud Park to Railway Park

Recommendation

THAT Railway Park Coominya be renamed "Railway Park and Edith Maud Park", that Council assets currently located at L 2 RP150954 be replicated with new assets at Railway Park and that Council cease operating a public park at L 2 RP150954.

Decision:	Moved - Cr Hall	Seconded - Cr Whalley
	<p>"THAT Council assets currently located at L 2 RP150954 be replicated with new assets at Railway Park and that Council cease operating a public park at L 2 RP150954."</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Vacant land rationalisation - Colinton
File Ref:	Fees - levies - State Government Emergency Management Levy
Action Officer:	DFIN

Background/Summary

Council resolved as follows on 10 August 2016:

"THAT the Chief Executive Officer be authorised to complete documentation to

amalgamate lots 3RP14946, 4RP14946, 10RP14946, 30RP14946, 31RP14946, 19RP14946, 20RP14946, 21RP14946, 32RP14946, 25RP14946, 16RP14946, 15RP14946, 17RP14946, 26RP14946, 27RP14946, 28RP14946, 29RP14946, 22RP14946, 23RP14946, 24RP14946, 9RP14946, 7RP14946, 5RP14946, 6RP14946, 11RP14946, 12RP14946, 13RP14946, 14RP14946, 8RP14946 and 2RP14946 into four parcels."

A map is attached showing the effect of this parcel amalgamation. Council previously held 30 lots of vacant land in an historic subdivision at Colinton averaging 1,000m². These properties were apparently acquired for the purpose of preventing development in an area without road access or services.

Now that these 30 parcels have been amalgamated into four parcels, it is recommended that they be sold because they are surplus to Council requirements, incur operating costs and could be used for productive purposes.

The parcels are vacant grazing land. One of the parcels is landlocked (lot 1 SP295335).

The areas of lots 1 SP295335, 2 SP295335, 3 SP295335 and 4 SP295335 are 0.8094 hectares, 1.315 hectares, 0.7082 hectares and 0.1916 hectares respectively.

Attachment

Layout of Council allotments at Colinton before and after amalgamation of parcels

Recommendation

THAT lots 1 SP295335, 2 SP295335, 3 SP295335 and 4 SP295335 be sold by tender.

Decision:	Moved - Cr Brieschke	Seconded - Cr Whalley
	"THAT lots 1 SP295335, 2 SP295335, 3 SP295335 and 4 SP295335 be sold by tender."	
		<u>Carried</u>

Subject:	Deletion of two small freehold parcels in Kilcoy
File Ref:	Financial management - State Government Emergency Management Levy
Action Officer:	DFIN

Background/Summary

Council owns two freehold allotments of less than 90 square metres each in Kilcoy being lot 18 RP141441 on Carseldine Street and lot 3 RP148071 on Taylor Street. These resulted from subdivisions in 1974 and 1975.

It is likely that they were created for drainage purposes.

It is recommended that they be absorbed into neighbouring road reservations to reduce ongoing costs including State Government levies but so as to remain in Council's control for drainage and related purposes.

Attachments

Map of lot 18 RP141441 and lot 3 RP148071

Recommendation

THAT lot 18 RP141441 and lot 3 RP148071 be absorbed into neighbouring road reservations.

Decision:

Moved - Cr Hall

Seconded - Cr Gaedtke

"THAT lot 18 RP141441 and lot 3 RP148071 be absorbed into neighbouring road reservations."

Carried

Subject:	Application for rebate of rates
File Ref:	Rates and government valuations - rate classifications - categorisations
Action Officer:	DFIN

Background/Summary

Council resolved as follows on 27 September 2017:

"THAT a rebate of rates and charges be given to the owner of Lot 230 RP868809 assessment 35311-00000-000 for the period 1 July 2017 to 31 December 2017 equal to the difference between the net general rates actually charged for the property on the rate notice issued 22 August 2017 and the net amount that would have been payable if the property had been categorised in rating category 9 because the payment of the rates or charges would cause hardship to the land owner."

This property is 1509 Pine Mountain Road which has a development permit for a child care centre. The property was therefore categorised as rating category 202. This is "banked development land - commercial" which is:

"The term Banked Development Land - Commercial shall mean land for which a material change of use development permit has been issued where the approved land use, once commenced, would meet the definition for rating categorisation purposes of "Commercial and Industrial Land" but which does not currently fit the rating definition of Commercial and Industrial Land."

The owner is experiencing delays with the private building certification for the property. The property will therefore return to rating category 202 for the levy that is expected to issue on 20 February 2018. The approved use is a minor commercial use and occupies a small percentage of the overall property.

Assuming that Council wishes to keep the rating for this property consistent with that of the previous half-year, Council may wish to adopt a further rebate resolution.

Attachment

Email from the owner of lot 230 RP868809 assessment 35311-00000-000

Recommendation

THAT a rebate of rates and charges be given to the owner of lot 230 RP868809 assessment 35311-00000-000 for the period 1 January 2018 to 30 June 2018 equal to the difference between the net general rates chargeable as rating category 202 (if this applies to the

property) and the net amount that would be payable if the property was categorised in rating category 9 because the payment of the rates or charges would cause hardship to the land owner.

Decision: Moved - Cr Gaedtke Seconded - Cr Brieschke

“THAT a rebate of rates and charges be given to the owner of lot 230 RP868809 assessment 35311-00000-000 for the period 1 January 2018 to 30 June 2018 equal to the difference between the net general rates chargeable as rating category 202 (if this applies to the property) and the net amount that would be payable if the property was categorised in rating category 9 because the payment of the rates or charges would cause hardship to the land owner.”

Carried

Subject:	Mt Brisbane Communications Site
File Ref:	Energy supply and telecommunications - agreements - radio
Action Officer:	DFIN

Background/Summary

Council operates a two-way radio communications facility from Mount Brisbane near Somerset Dam. This facility is controlled by the Department of Transport and Main Roads (TMR) on land that is the responsibility of the Queensland Department of Environment and Heritage Protection (DEHP). Other users of the site include Queensland Ambulance Service (QAS) and State Emergency Service (SES), Brisbane.

This is a remote site that is difficult to access. There is road access through private property with the permission of the owner as well as the National Parks service. The site is often accessed by helicopter.

TMR have advised that the site has been rendered largely redundant because of the availability of other means of communication.

TMR have approached Council to take over the site and have flagged that this would entail obtaining a permit from DEHP which would require certain ongoing costs and ultimately decommissioning and restoration of the site. It is understood that the site contains a large amount of concrete and other materials. It is likely that any future decommissioning and restoration of the site would be expensive (probably more than \$100,000).

Council staff communicate in the field via mobile phone and two-way radio. While Council's Workshop Supervisor has advised that there are some areas that have two-way radio coverage from Mount Brisbane but may not have mobile phone or other coverage, these areas are minor and mobile phone coverage is continually improving. Council also upgraded its Gregors Creek two-way radio communications facility in 2017 at a cost of \$89,723.

It is considered that:

- If Council were to cease using the Mt Brisbane communications site, this would have a minor impact on Council operations because of mobile phone coverage and improved radio coverage from other Council sites
- There is no viable other usage for Mt Brisbane such as microwave communication

- It is possible that another user such as QAS or SES may still take over the site and allow Council to use the site

Attachments

Email from TMR of 21 November 2017

Coverage maps of other two-way radio sites will be available at the Council meeting

Recommendation

THAT the Department of Transport and Main Roads be advised that Council does not wish to take over the Mt Brisbane communications site.

Decision:	Moved - Cr Whalley	Seconded - Cr Ogg
	<p>"THAT the Department of Transport and Main Roads be advised that Council does not wish to take over the Mt Brisbane communications site."</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Official opening Gregors Creek Road widening
File Ref:	Grants - programs - heavy vehicle safety and productivity program
Action Officer:	DFIN

This Item was withdrawn from the agenda, following advice from the Department of Transport and Main Roads.

Subject:	Coronation Hall Somerset Dam hire fees
File Ref:	Council properties - usage - 2017 - 2018 - hire agreements - bookings
Action Officer:	DFIN

Background/Summary

Changes are recommended to hire fees for Coronation Hall to ensure consistency and administrative simplicity.

Advance bookings for whole weekends have been made for the hall more than one year in advance.

It is considered that there are local economic benefits in encouraging the use of the hall for weekend weddings as a priority use.

Attachment

Extract from schedule of fees and charges 2017 / 2018

Recommendation

THAT the charges for Coronation Hall, Somerset Dam in the schedule of fees and charges be replaced with the following:

(All fees include GST)

Coronation Hall, Somerset Dam (non-exclusive use of hall only (excluding public toilets))	
Hire by entities other than identified users	
Hire charge for the whole or any part of a weekend (defined as Friday, Saturday, Sunday and/or Monday)	\$1,650
Hire charge for Tuesday night, Wednesday night or Thursday night use	\$150
Hire charge for Tuesday day, Wednesday day or Thursday day use	\$150
Refundable bond (GST only applies on default)	\$355
Hire by identified users	
Hire charge per weekday night (Tuesday to Thursday) – Somerset Dam Progress Association and other not for profit community groups	\$13
Hire charge per weekday day (Tuesday to Thursday) – Somerset Dam Progress Association and other not for profit community groups	\$13
Annual hire charge for Somerset Dam and District Rural Watch Committee This is a charge for Tuesday, Wednesday or Thursday use.	\$34

Other conditions of hire – all hirers

- Hire charges do not apply for Coronation Hall where the hire is for a meeting by a community group which includes a Council-appointed representative.
- It is confirmed that \$500 of the total weekend hire charge for this facility represents a non-refundable booking deposit.
- It is confirmed that \$45 of the total weekday or other hire charge for this facility (or the amount of the hire charge where less than \$45) represents a non-refundable booking deposit.
- All weekend hire charges must be prepaid in advance in full at least two months prior to the event to confirm bookings.
- Hire charges quoted apply at the time of final payment regardless of when the event is to be held.
- Hire charges previously quoted in writing to future reserved users as at 24 January 2018 will be honoured.

Decision:	Moved - Cr Hall	Seconded - Cr Ogg
<p>“THAT the charges for Coronation Hall, Somerset Dam in the schedule of fees and charges be replaced with the following:</p> <p>(All fees include GST)</p>		
Coronation Hall, Somerset Dam (non-exclusive use of hall only (excluding public toilets))		
Hire by entities other than identified users		

Hire charge for the whole or any part of a weekend block which is defined as any consecutive three of Friday Saturday, Sunday and/or Monday	\$1,650
Hire charge for Tuesday night, Wednesday night or Thursday night use	\$150
Hire charge for Tuesday day, Wednesday day or Thursday day use	\$150
Refundable bond (GST only applies on default)	\$355
Hire by identified users	
Hire charge per weekday night (Tuesday to Thursday) – Somerset Dam Progress Association and other not for profit community groups	\$13
Hire charge per weekday day (Tuesday to Thursday) – Somerset Dam Progress Association and other not for profit community groups	\$13
Annual hire charge for Somerset Dam and District Rural Watch Committee This is a charge for Tuesday, Wednesday or Thursday use.	\$34
Day and night hire on a weekend by Somerset Region based not for profit community groups per day limited to three days per year with days allocated on the basis of the first community group to pay this amount as a deposit	\$450
Other conditions of hire – all hirers	
<ul style="list-style-type: none"> Hire charges do not apply for Coronation Hall where the hire is for a meeting by a community group which includes a Council-appointed representative. It is confirmed that \$500 of the total weekend hire charge for this facility represents a non-refundable booking deposit. It is confirmed that \$45 of the total weekday or other hire charge for this facility (or the amount of the hire charge where less than \$45) represents a non-refundable booking deposit. All weekend hire charges must be prepaid in advance in full at least two months prior to the event to confirm bookings. Hire charges quoted apply at the time of final payment regardless of when the event is to be held. Hire charges previously quoted in writing to future reserved users as at 24 January 2018 will be honoured." 	
<i>Carried</i>	

Subject:	Amalgamation of Council freehold parcels in Esk
File Ref:	Financial management - State Government Emergency Management Levy
Action Officer:	DFIN

Background/Summary

Council owns a 61 square metre freehold allotment at the corner of Redbank Street and Ipswich Street in Esk described as lot 7 E17215.

It is recommended that these two lots be amalgamated to reduce ongoing State Government levies. Council building officers also advise that an amalgamation of the lots would assist in compliance with modern building requirements.

Map of lot 7 E17215 and lot 1 SP201354

THAT lot 7 E17215 and lot 1 SP201354 be amalgamated.

<i>Decision:</i>	Moved - Cr Hall	Seconded - Cr Brieschke
	"THAT lot 7 E17215 and lot 1 SP201354 be amalgamated."	
		<i>Carried</i>

Background/Summary

Council has appointed Timber Restoration Systems Pty Ltd (TRS) at a cost of \$104,306 to restore Alex Brown pedestrian bridge in Kilcoy as part of the D'Aguilar Highway shared path cycleway project. This project is jointly funded with the Department of Transport and Main Roads.

TRs uses specialised techniques to restore timber structures and the proposal received from TRs was considered the only way of meeting the outcomes required in the grant agreement within the budget provided. By comparison, a replacement bridge was expected to cost around \$273,500.

TRS was appointed under Local Government Regulation 2012 section 234 LGAQ procurement arrangement however to remove doubt, endorsement is sought for the appointment.

THAT the appointment of Timber Restoration Systems Pty Ltd to restore Alex Brown Bridge at a cost of \$104,306 be endorsed because the supplier is considered the only supplier reasonably available for this type of specialised restoration.

<i>Decision:</i>	Moved - Cr Gaedtke	Seconded - Cr Ogg
<p>“THAT the appointment of Timber Restoration Systems Pty Ltd to restore Alex Brown Bridge at a cost of \$104,306 be endorsed because the supplier is considered the only supplier reasonably available for this type of specialised restoration.”</p> <p style="text-align: right;"><i>Carried</i></p>		

Adjournment of Meeting

The meeting adjourned at 10.08am for morning tea, resuming at 10.25am.

Subject:	Somerset Region Neighbourhood Centre Service Report for the period 1 November - 30 November 2017
File Ref:	Community services - service provision - Community Development
Action Officer:	CDC

Background/Summary

Activities throughout the month included:

- The Cuppa and Chat at Esk included talk by Winnie from the Ipswich Diabetes Service. Seven residents attended.
- The rebranded Thursday Club commenced in Toogoolawah and held a Christmas Craft workshop. There is a core group of around 10 ladies who regularly attend.
- The Lowood Women's Group continues to be supported and had a talk from Sam Field from Department of Human Services.
- Toogoolawah Women's Group continues to be supported. This month included a planning day for 2018. The group will relocate from Our House where they have met this year, to the Toogoolawah Community Connection Point, as it offers larger air-conditioned space.
- There were two mobile hubs this month. Kilcoy included the standard hub in front of the IGA, whereas a special community hub was held at the Linville State School with the support of its principal. The Linville hub included a sausage sizzle, face painting and a soccer game and was hosted at the end of the school day. Service providers including NDIS and EACH Early Childhood Early Intervention, Family and Child Connect, Somerset Community Services and Breast and Bowel Screen attended and said they found it successful.

Meetings throughout the month –

- Coordinated BV and Kilcoy Interagency meetings
- Attended a Neighbourhood Centre meeting
- Attended the Ipswich West Moreton Local Level Alliance meeting
- Attended the West Moreton Mental Health collaborative meeting
- Attended AEDC meeting in Lowood
- Attended meeting with QUU re community activities in 2018
- Met with GIVIT representative
- Met with Lions District Representatives around reinstating the Toogoolawah Lions group
- Attended an information session on government financial support for job seekers for the disability industry
- Met with Somerset Vision about two Cancer Information Sessions next year
- Met with Adam Staunton re disaster management preparation
- Met with Lowood Hub (Shannon) and Kay Paul around Lowood community engagement
- Met with Relationships Qld and Uniting Care Community service providers re service

- provision in Kilcoy
- Met with Lyn Lynch and community member re disengaged youth in Fernvale and potential project

Future Planned/Proposed Events and activities –

- Seniors Disaster Preparedness Forum – Esk - February
- Cancer Awareness Workshops – Lowood – March
- Volunteer recruitment for community organisations and club sign on days – three locations - February (in association with Sports and Recreation)
- Breast and the Rest Women's Wellness Tour/Morning – Toogoolawah – March
- Kilcoy Cares – ongoing collaborative project auspiced by CADA Caboolture
Will include activities and events including children's book launch

Somerset Region Neighbourhood Centre Service usage

Events/Activities –

Group/ event name	Date	Location	Topic	Number attendees	Number new attendees
Cuppa and Chat	3 Nov	Esk	Diabetes Awareness	7	1
Thursday Club	2 Nov 9 Nov 16 Nov 23 Nov 30 Nov	Toogoolawah	General craft Christmas Craft	11,8,9,9,10	0
Toogoolawah Women's Group	8 Nov 22 Nov 29 Nov	Toogoolawah	Planning, Floral art and Christmas break up at Ravensbourne	Around 20 at each	0
Mobile Hub	24 Nov	Kilcoy	4 agencies	1enquiries	1
Mobile Hub	30 Nov	Linville	7 agencies	3 enquiries plus packages distributed	15

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	Loneliness (4) Info on Community Garden (1)	Repeat (5)
Kilcoy Community Connection Point mobile	0		
Toogoolawah Community	Not open for info/referral		

- Seniors Disaster Preparedness Forum (in assoc with Adam Staunton and Volunteering Qld) – Esk - February
- Cancer Awareness Workshops (in association with Somerset Vision and Lowood RSL) – Lowood – March
- Breast and the Rest Women's Wellness Tour/Morning (in association with Dept of Health) – Toogoolawah – March
- Kilcoy Mental Health Expo (in association with NDIS/Carers Qld) - June
- Kilcoy Cares – ongoing collaborative project auspiced by CADA Caboolture

Will include activities and events including children's book launch (proposed late May).

Somerset Region Neighbourhood Centre Service usage

Events/Activities

Group/event name	Date	Location	Topic	Number attendees	Number new attendees
Cuppa and Chat	1 Dec	Esk	Christmas Break up	18	0
Thursday Club	7 Dec 14 Dec 21 Dec 28 Dec	Toogoolawah	General craft Tie-dying (7th)	14 14 7 7	0 0 1 1
Toogoolawah Women's Group	13 Dec	Toogoolawah and Ravensbourne restaurant	Christmas Break up	Around 25	0
International Volunteers Day BBQs	5 Dec	Fernvale Toogoolawah Kilcoy		13 21 25	

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	2	Transport (1) Emergency relief (1)	Repeat (1) Via Council
Kilcoy Community Connection Point mobile	0		
Toogoolawah Community Connection Point	Not open for info/referral		
CDC	7	Home maintenance (3) Minden, Lowood, Kilcoy Contact for service provider for aged (1) Minden Homelessness (1) Kilcoy Emergency relief (1) Toogoolawah House break in – connect with resident groups (1) Lowood	Referred by council (7)

Attachments

Nil

Recommendations

THAT the contents of this report be noted.

Decision:	Moved - Cr Gaedtke	Seconded - Cr Brieschke
	“THAT the contents of this report be noted.”	
		<u>Carried</u>

Subject:	Youth Engagement Officer Report - December 2017
File Ref:	Community Services - Youth Development - Youth Services
Action Officer:	YEO

Background/Summary

The following report contains an overview of the key projects and activities of the youth engagement officer (YEO) for December 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:

- Kilcoy State High School
- Lowood State High School
- Toogoolawah State High School
- Kilcoy Interagency
- SU Queensland
- Mercy Community Services (including Intensive Family Support)
- Anglicare Southern Queensland
- Ipswich Community Youth Service (ICYS)
- Family and Child Connect (FACC) (Caboolture and Ipswich based services)
- Kummara
- Ipswich Independent Youth Service (IIYS)
- Domestic Violence Action Centre (DVAC)
- Centre Against Domestic Abuse (CADA) (part of the Caboolture Regional Domestic Violence Service Inc)
- Uniting Care Community
- Lockyer Valley Regional Council – Youth Development and Community Development
- Relationships Australia
- Caboolture Headspace
- Kilcoy Headspace
- Family Drug Support
- StandBy – Support After Suicide
- Partners in Recovery – Open Minds
- NDIS

- The Rogue and Rouge Foundation
- Lowood Police
- Kilcoy Indoor Sports Centre and Gym
- Fernvale Indoor Sports Centre
- Ipswich Region Child Protection Week committee
- Australian Skateboarding Community Initiative
- The Village BMX
- Toogoolawah and District Progress Association

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 YEO assisted the School Chaplain with the organisation of the Support Services Expo at Kilcoy State High School (KSHS) and attended the event on 6 December. Ten services participated in the event which was attended by over 140 students. Students engaged with services through a 'prize passport', free barbecue and other free merchandise and information.
- The YEO liaised with KSHS, Lowood State High School (LSHS) and Toogoolawah State High School (TSHS), and with Nicole Gibson from the Rogue and Rouge Foundation, regarding the 2017 Somerset Youth Leadership Forums and the transition to the 2018 Somerset Youth Leadership Forums. LSHS and TSHS have confirmed their participation in the Somerset Youth Leadership Forums for 2018, however KSHS have informed the YEO that they are not able to be involved as a school in 2018. Due to the nature of the Somerset Youth Leadership Forums, and their aim to involve all three Somerset high schools, the YEO will now work to find a solution that meets the goals of the forums and that is inclusive of all three schools.
- The YEO and SRO distributed the 2017-2018 Christmas School Holiday Program flyer to all primary and secondary schools in Somerset. The flyer was also distributed to Council offices and libraries and continues to be promoted on social media.
- The YEO has commenced planning for National Youth Week 2018. Events may include a BMX competition, scooter competition, skateboarding competition and a movie night; National Youth Week dates are not yet confirmed.
- The YEO and CDC attended the opening of Headspace in Kilcoy, which is located at 12 Kropp Street, Kilcoy, on 1 December. This Kilcoy Youth Mental Health Outreach Service is now in operation and undertakes initial assessments on Mondays and ongoing interventions on Wednesdays and Thursdays. The site does not include a drop in service and youth are encouraged to go through the referral process on the phone with Caboolture Headspace.
- The YEO and SRO organised and attended four pool movie nights as a part of the Christmas School Holiday Program. These events were held at Council pools in Lowood, Kilcoy, Esk and Toogoolawah and were attended by 400 people.
- The YEO and SRO continued to post to the Somerset Youth Facebook page. Posts to this page have included posts regarding the Christmas School Holiday Program, ICYS information and various other events and opportunities.

Attachments

Nil

Recommendation

THAT the report be received.

Decision:

Moved - Cr Ogg

Seconded - Cr Brieschke

“THAT the report be received.”

Carried

Subject:	Sport and Recreation report - December 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 December 2017.

Vibrant Somerset**1. Operate Indoor Sports Facilities**

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

Fernvale Indoor Sports Centre

- There were 1,822 attendees at the centre in November. Attendances were higher than figures recorded in the previous month.
- Gym memberships for November were slightly higher than figures recorded in the previous month, and also higher than figures recorded during the same period last year.
- Internal marketing included keeping the facebook page updated with regular posts, the page continues to grow. Internal promotions included offering members a 'Buy two PT sessions, get one free' deal.
- External marketing included offering new members a free PT session along with their initial exercise program.

Toogoolawah Community Gym

- Attendances in November were slightly lower than figures recorded in the previous month.
- Internal marketing initiatives included putting more posters around the centre, publishing a 4 page newsletter 'Friends in Fitness' every month, in-house challenges, free passes available to the community, promotion of programs and classes and local events and activities on offer for the community.
- External marketing initiatives for October included the following:
 - Permanent space in the local newspaper.
 - Several adverts in local papers and also did a leaflet drop
 - Promotion of programs, classes and local events and activities on offer to the community.

- Donated to Toogoolawah Primary School Awards Night and Harlin State School.
- Sponsored several fundraisers in Somerset.
- 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.
- Talks to various community slimming groups.
- Promotion of personal training.
- Trainee Exercise Physiologist did a talk / exercises at Our House Respite for chair bound seniors – this was free to them.

Kilcoy Indoor Sports Centre and Gym

- There were 1,694 attendees at the centre in November. Attendances were higher than figures recorded in the previous month.
- Memberships remained the same as the previous month.
- Internal marketing initiatives included several internal promotions with challenges, new promotional banners, promoted programs and activities available for the community, friends in fitness newsletter, 'What's happening in Somerset' wall, the member of the month displayed in the foyer.
- External marketing initiatives for July included the following:
 - Weekly column for the local paper.
 - Jayne McKenzie was official guest/sponsor at the Kilcoy High School Awards.
 - Jayne McKenzie attended the QLD Community Achievement Awards as a semi-finalist in Customer Service and also Community Involvement.
 - Leaflet drop end of financial year special and new classes.
 - Sponsored several events around Kilcoy.
 - 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.
 - Attended Kilcoy High school and secured term 3 senior's physical education program.
 - Promotion of the Youth Drop in Night via all channels including text drop to young members.
 - Jayne McKenzie is attending all external meetings such as Somerset Interagency Meeting, Youth Meetings, and Ladies Groups.
 - New classes created from the Active Ageing program held by Council.
 - Parade talks at local schools to promote Council programs.
 - Working on new projects with local GP's for 2018.
 - We purchased space in the Local Rural Fire Brigade booklet.

2. Swimming pools maintained in operating condition

Toogoolawah Pool

- There were 1,724 attendances recorded for November; attendance figures are lower than figures recorded during the same period last year.
- Internal marketing initiatives included regular updates on facebook, website and the creation of flyers for all programs.
- External marketing initiatives were achieved through new facility signs and banners

- placed at the front of the centre to encourage community interest.
- Centre programs that are available to the community include aqua aerobics, squad training, and learn to swim.
- There were no incidents recorded for the month of November.

Kilcoy Aquatic Centre

- There were 4,981 attendances recorded for November; attendance figures are lower than the figures recorded during the same period last year.
- Internal marketing initiatives included regular updates on facebook, website and the creation of flyers for all programs.
- External marketing initiatives were achieved through new facility signs and banners placed at the front of the centre to encourage community interest.
- Centre programs that are available to the community include aqua aerobics, squad training, learn to swim and pool parties.
- There were no incidents recorded for the month of November.

Lowood Pool

- There were 1,468 attendances recorded for November; attendance figures are higher than the figures recorded in the previous month.
- Marketing and promotional initiatives included regular facebook updates and promotion of programs.
- There were no incidents recorded in the month of November.

Esk Pool

- There were 679 attendances recorded for November, attendance figures are higher than the figures recorded in the previous month.
- Marketing and promotional initiatives included regular facebook updates and promotion of programs.
- There were no incidents recorded in the month of November.

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

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

The SRO promoted various programs and events such as upcoming events through facebook, LED town signs, the active and healthy website and Council media release.

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

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

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

The SRO attended the monthly Lowood Recreation Complex Association meeting, various issues were discussed and resolved.

5. Community participation in physical activity

December - January School Holiday Activities

The SRO continued working on the December-January School Holiday Activities. Movie nights were conducted at all four Swimming Pools in the region with the following attendance figures recorded:

Lowood Swimming Pool – 132

Kilcoy Aquatic Centre – 125

Esk Swimming Pool – 47

Toogoolawah Swimming Pool – 96

The events were well received by the community.

Australia Day Pool Events

The SRO has continued liaising with pool operators in regards to Australia Day events, activities will be held at all of the pools in Somerset free of charge to the community.

LIFE – Workplace Wellness

The SRO continued to encourage fellow Council staff to get involved in the free LIFE activities that are on offer on a weekly basis. The social Bowls event was well received by staff who attended.

Somerset Rail Trail Fun Run

The SRO has commenced preparations for the 2018 event. The date of Sunday, 8 July 2018 has been set for the event with a new starting location of Clock Park in Lowood.

Get Active and Healthy in Somerset Directory 2018-19

The SRO continued working on the Get Active and Healthy in Somerset Directory for the 2018-19 edition. The SRO sent an email requesting information from clubs, community organisations, state health organisations and other relevant stakeholders in order to populate the directory with the relevant information required. The SRO will continue to develop the directory as the information becomes available.

2018 Somerset Schools Cup

The SRO continued to liaise with the relevant schools for the 2018 Somerset Schools Cup. A tentative date 8 June, 2018 has been set. The SRO will ensure progress is maintained leading up to the event.

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.

The SRO continued to liaise with user groups at the Fernvale Sports Park and Lowood Recreational Complex and Esk Recreational Grounds regarding various matters.

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.

8. Multiple use of recreation reserves

The SRO continued to liaise with user groups at the Fernvale Sports Park regarding various matters.

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

Club Liaison

- Several emails were sent to Somerset clubs this month. These included reminders for upcoming events, the latest grant information and information on upcoming workshops and webinars.
- Assistance was provided to the Lowood Golf Club regarding various grant opportunities for a project the club is working on.

Club Workshop

- The SRO liaised with the Department of National Parks, Sport and Racing to organise 4 free workshops for 2018. The SRO will be notified of the outcome once available.

The SRO will continue to liaise with the Department of National Parks, Sport and Racing to find ways of making the workshop's more appealing and to organise future free Workshop's.

10. Grants approved

Nothing to report this month.

11. Sports equipment library developed

November

Esk - 6

Kilcoy - 4

Lowood - 1

Toogoolawah - 0

There were a total of 11 loans from the Active and Healthy Resource Centre in the month of November.

December

Esk - 2

Kilcoy - 12

Lowood - 2

Toogoolawah - 0

There were a total of 16 loans from the Active and Healthy Resource Centre in the month of December.

Attachments

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

Recommendation

THAT the report be received and the contents noted.

Decision: Moved - Cr Whalley Seconded - Cr Ogg

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

Carried

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

Background/Summary

6967 visits to Somerset Libraries were recorded in the month from 1 – 31 December. Over 325 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 December:

Somerset Libraries	2016	2017
Customer Service		
Visits to library branches (Appendix A)	7899	6967
Enquires answered	2117	1465
New membership (Appendix B)	65	80
Loans of library stock (Appendix C)	4851	5086
eBook loans (Appendix C)	417	222
eAudio loans (Appendix C)	39	70
Digital magazines (Appendix C)	15	30
Total loans	5322	5408
Reservations of library stock (Appendix C)	931	1001
Computer usage (Appendix D)		
Hours of public computer use	615	560
Hours of Broadband for seniors kiosk use	316	195
Total hours of computer usage	931	755
IT training (Appendix E)		
BFS Training	26	9
eDevice Training	32	14
Community programs (Appendix F)		
Storytime attendances	132	213
Outreach and events attendances	83	112
Total community program attendances	215	325

Summer Reading Club update

Somerset Libraries are once again participating in this year's Summer Reading Club.

This highly successful literacy campaign encourages libraries to use their library spaces, resources and collections to enrich the lives of children, young people and families; engage, connect, inform and inspire a love of recreational reading and the library habit; and places libraries as 'active connectors' in building literacy, language and learning in their communities.

This year's theme is GAME ON – a celebration of sports, games, technology and team spirit.

GAME ON is an invitation to celebrate our Aussie sporting culture, team-mateship and the countries who will be visiting this great land to participate in the Commonwealth Games. Connections to the themes and conventions associated with games and technology can also be explored through the 2017 programming theme. It is anticipated that many libraries may also choose to incorporate opportunities to explore science, technology, IT, STEM/STEAM education in the delivery of their holiday programs.

School holiday activities throughout Somerset Libraries are varied. Programming activities led by Somerset Libraries will encourage children to explore and connect to these concepts in a variety of ways and include activities which;

- celebrate Australian athletes/sportsmen and women who have written and illustrated books
- connect sports, games and reading in a fun, recreational way
- connect to new titles/authors publishing books connected to sports, games, sportsmanship
- Traditional Board Games
- Puzzle Books, Crosswords, Word finds
- Books with websites, extending beyond the text on the page
- Apps

Library Lovers Day – 14 February 2018

The Library Lovers' Day initiative, coordinated by the Australian Library and Information Association (ALIA), aims to raise the profile of the services which libraries offer.

This year Somerset Libraries will be hosting an intergenerational morning tea at Esk, Kilcoy and Lowood Libraries on Wednesday, 14 February 2018. The morning tea will be held in conjunction with a card making activity aimed at our youngest and more senior's residents.

Lowood Library – Toddler Tuesday's

Under the First Five Forever banner and on a trial basis, Somerset Libraries will be introducing Toddler Tuesday's to Lowood Library from the start of Term One 2018.

This is series of four weekly sessions aimed at parents and carers of children under five during school term time.

Sessions include -

Week One	Music and Movement
Week Two	Bring a Bub movie screening
Week Three	Sensory Play
Week Four	Toddler Technology

The aim of these sessions is not only to provide a fun, free way for carers and children to

Attachments

Recommendation

Decision: Moved - Cr Gaedtke Seconded - Cr Brieschke

Carried

Action Officer: DCORP

Attachments

Recommendation



Somerset
REGIONAL COUNCIL

- (ii) Council approve the amendments to the existing delegations to the Chief Executive Officer as they appear in Attachment A;
- (iii) Council remove the delegations to the Chief Executive Officer included in Attachment B;
- (iv) Council approve the new delegations to the Chief Executive Officer as they appear in Attachment C.

Decision:	Moved - Cr Hall	Seconded - Cr Whalley
	"THAT:	
	<ul style="list-style-type: none"> (i) in accordance with Section 257(4) of the <i>Local Government Act 2009</i>, Council has reviewed its previous delegations to the Chief Executive Officer; (ii) Council approve the amendments to the existing delegations to the Chief Executive Officer as they appear in Attachment A; (iii) Council remove the delegations to the Chief Executive Officer included in Attachment B; (iv) Council approve the new delegations to the Chief Executive Officer as they appear in Attachment C." 	
		<u>Carried</u>

Subject:	Renewal of Lease Agreements - Lot 16 SP133023 and Lot 17 SP133023 - Railway Street, Lowood
File Ref:	Council properties - leasing out - Council Land and Buildings - Doc Id. 569731, 613126, 813635 and 834951 (AG495), 618414 and 801261 (AG496), 612983 and 813643 (AG572), 599573 and 798676 (AG692), 603969 and 806145 (AG695), 602211 and 810344 (AG499)
Action Officer:	DCORP

Background/Summary

At Council's Ordinary Meeting of 29 June 2011 it resolved to call tenders for the lease of parts of property described as Lot 16 on SP133023 and Lot 17 on SP133023, located in Railway Street, Lowood for a six year period, comprising an initial three year period and an option for a further three years.

Consequently, Council currently has six (6) leases over land in Railway Street, Lowood. It should be noted that the buildings contained thereon are the property of the lessees.

The leases are due to expire on 30 June, 2018. Council's advice is sought on whether it wishes to continue to lease this land, or has another purpose for this land. At present it appears that Council does not have any alternate plan for the land in the short-medium term, or have any desire to dispose of the property.

It is recommended that Council call tenders for the lease of these properties for a six (6) year period comprising an initial three (3) year period and an option for a further three (3) years.

Nil

THAT Council call tenders for the lease of parts of property described as Lot 16 on SP133023 and Lot 17 on SP133023, located in Railway Street, Lowood for a six (6) year period, comprising an initial three (3) year period and an option for a further three (3) years.

“THAT Council call tenders for the lease of parts of property described as Lot 16 on SP133023 and Lot 17 on SP133023, located in Railway Street, Lowood for a six (6) year period, comprising an initial three (3) year period and an option for a further three (3) years.”

Carried

Council has previously resolved to grant a lease to the Kilcoy Motorcycle Club (the Club) over Lots 1 and 2 SP134321 located at Neurum Road, Kilcoy.

Practice (incl. Come and Try Day)	15
[N.B. One (1) practice day will be a “Divi day” which is for junior riders from Div 1 50cc to 65cc bike capacity only].	
Competition (Club Race Days and National / State Events)	14 (12 events, 2 of which are 2 day events)
Coaching	10
TOTAL	39

Practice (incl. Come and Try Day)	15
[N.B. Two (2) practice days will be “Divi days” which are for junior riders from Div 1 50cc to 65cc bike capacity only].	
Competition (Club Race Days and National / State Events)	12
[N.B. The Club are in the process of applying for a round of the South East Queensland Junior MX Series, which would be a two	(11 events, 1 of which are 2 day events)

day event on a weekend sometime between August and October. Nominations for this series have not been released yet. Two days have been included in the number of competition days on the presumption that the Club will be successful.	
Coaching	10
TOTAL	37

Please note that the attached calendar does not identify all specific dates as the dates for the Come and Try Day and the South East Queensland Junior MX Series (2 day event) have not been announced.

From time to time coaches throughout Australia will book the track for between 1 - 4 days for an intensive coaching school to be held on a weekend or during school holidays. Rider numbers would be approximately 10 - 40 depending on the length of the coaching clinic, and the number of coaches available to provide tuition as per student / teacher ratios.

The Club advises that as the riders will be learning different skills including off bike fitness, nutrition etc they are not as noisy as on a race day. The focus is more on developing skills than speed. It is also a requirement of Motorcycling Australia that all riders must complete 5 hours of competency with an accredited coach prior to moving up to a higher capacity bike.

As per the Event Management Plan for 2018, any additional or substitute days need to be approved by Council.

Attachments

Attachment A - Proposed Event Management Plan 2018
Attachment B - Event Calendar 2018

Recommendation

THAT Council:

- (i) Approve the proposed Calendar of Events for 2018 for the Kilcoy Motorcycle Club, comprising 12 competition days, 15 practice days and 10 coaching days;
- (ii) Require the Club to make separate application for any coaching clinics once specific dates have been identified; and
- (iii) Approve the Event Management Plan.

Decision:	Moved - Cr Gaedtke	Seconded - Cr Brieschke
	"THAT Council:	
	(i) Approve the proposed Calendar of Events for 2018 for the Kilcoy Motorcycle Club, comprising 12 competition days, 15 practice days and 10 coaching days;	
	(ii) Require the Club to make separate application for any coaching clinics once specific dates have been identified; and	
	(iii) Approve the Event Management Plan."	
		<u>Carried</u>

Subject:	Policy - Mayoral Gala Charity Ball Funds Distribution
File Ref:	Corporate management - policy - Policy Development (1004473)
Action Officer:	DCORP

Background/Summary

The Mayoral Gala Charity Ball was held for the purpose of raising funds to support charities that assist people suffering from disability, homelessness, trauma, abuse or neglected in the Somerset Region.

The attached policy provides guidance to Council on how funds may be distributed. The key elements of the policy are:

- It follows the same processes Council currently uses for the Community Assistance Grants.
- It identifies two categories of funding being ongoing services and for emergency relief.
- Payments are to be made through charitable organisations, rather than direct to individuals.
- It identifies specific types of payments that will not be funded through this process.
- Charitable organisations already have processes in place to validate claims and to deal with insurance/taxation issues.
- Emergency relief applications are to be determined by the Mayor in consultation with the Deputy Mayor.
- The Mayoral Gala Charity Ball is to be acknowledged as the source of funding.
- The annual report will contain details of the total funding provided

Attachments

Draft Policy EX006 – Mayoral Gala Charity Ball Funds Distribution Policy

Recommendation

THAT –

- (i) Council adopt EX006 – Mayoral Gala Charity Ball Funds Distribution Policy as follows.
- (ii) Council delegate to the Mayor an authority to decide Category 2 (emergency relief) applications in accordance with this Policy.

Decision:	Moved - Cr Whalley	Seconded - Cr Ogg
	“THAT –	
	(i) Council adopt EX006 – Mayoral Gala Charity Ball Funds Distribution Policy as follows.	
	(ii) Council delegate to the Mayor an authority to decide	

	Category 2 (emergency relief) applications in accordance with this Policy.
Policy Subject/Title:	MAYORAL GALA CHARITY BALL FUNDS DISTRIBUTION POLICY
Policy Number:	EX006
Responsible Officer:	Director Corporate and Community Services
Legislative or Regulatory Reference:	Local Government Regulation 2012
Authorised by:	Somerset Regional Council
Authorised on:	24 January 2018 (Doc Id)
Amendment dates:	
1. OBJECTIVE	
	This policy sets out the circumstances under which the Council may make funds available to assist and or support charities that assist people suffering from disability, homelessness, trauma, abuse or neglect in the Somerset region and the processes for management of those funds.
2. PURPOSE	
	The policy is intended to provide a structure and process for making funds available to charitable organisations which is open, transparent, legal, equitable and furthers the aims and objectives of Council.
	The funds are raised from profits raised from the Council's annual Mayoral Gala Charity Ball.
	The event is held to support charities that assist people suffering from disability, homelessness, trauma, abuse or neglect in the Somerset region.
	Funds raised from the annual event are held in trust by Council until Council makes a decision as per this policy, Mayoral Gala Charity Ball Funds Policy, to distribute to approved charities.
3. SCOPE	
4.1	<i>What this policy applies to</i>
	This policy covers:
(a)	direct financial support for charitable organisations operating in Somerset or charitable organisations operating outside of the Somerset Regional Council area but that provide support for residents of Somerset
4.2	<i>What this policy does not apply to</i>
(i)	This policy does not apply to commercial organisations or individuals other than those referred to in 4.1(a) above;
(ii)	For example, applications will not be considered from individuals seeking financial assistance from Council due to hardship.
(iii)	Application for medical costs, funeral expenses or the payment of Council rates and

charges.

5. POLICY

A *The main process*

In granting direct financial support for charitable organisations, Council may use the following process:

- Following each annual Mayoral Gala Charity Ball, an amount of funds will be announced and recorded by Council. These funds will be available for distribution to charitable organisations.
- Applications may be made for either of two (2) categories being:
 1. Funding for an ongoing service or program delivered by a charitable organisation for the benefit of Somerset residents.
 2. Emergency relief provided by a charitable organisation to a Somerset resident.
- For Category 1 applications, advertisements will be placed in local media, for two(2) funding rounds per financial year, advertising the availability and requesting applications by a specified date, addressing the selection criteria. Charitable organisations may be limited to one (1) application per funding round. Applications for Category 2 funding may be made at any time.
- Applicants shall meet one of the following classifications:
 - (a) A charitable organisation whose primary aims are to assist people suffering from a disability, homelessness, trauma, abuse or neglect in the Somerset Region.
 - (b) A charitable organisation whose primary aim is to improve the quality of life of under-privileged sections of the Somerset Community.
- Applicants must be either an incorporated entity or be auspiced by an incorporated entity.
- When the advertisement has been issued Councillors and staff may encourage organisations to apply but should not indicate if an application is likely to succeed.
- Applicants for Category 1 funding shall be required to:
 - (a) Demonstrate that they are a charitable organisation
 - (b) Detail the community benefit that the project event or service will provide
 - (c) Provide a copy of the organisations most recent audited financial statements
 - (d) Provide details of the organisations status in relation to GST
 - (e) Provide details of any financial contribution to be made by the organisation or from another grant program as preference may be given to applications that include such co-contributions
 - (f) Provide details that any other approvals required for the application have been obtained.

- Applications that do not include all supporting documentation will not be considered further.
- Applicants for Category 2 funding shall be required to:
 - (a) Demonstrate that they are a charitable organisation
 - (b) Detail the individual benefit that is to be achieved
 - (c) Provide details of any financial contribution to be made by the organisation or from another grant program.
- The following additional criteria may be used to assess applications:
 - (a) Consideration may be provided to fund applications that benefit a greater number of residents
 - (b) Preference is to be given to direct funding of the cause, rather than fund-raising events
 - (c) Funding of recurrent costs of charitable organisations, such as uniforms, insurance or salaries or administration charges for the processing of payments are not eligible.
 - (d) Funding of government entities is not preferred.
- On receipt of applications the Chief Executive Officer (CEO) or delegate will consider all applications and assess them against the criteria. The CEO or delegate may request additional information if required.
- The CEO or delegate will make recommendations of the grants to be awarded. The recommendations will be considered and decisions made of grants to be awarded by:
 - For Category 2 applications – Mayor in consultation with the Deputy Mayor
 - For Category 1 applications – Council.

B *Acknowledgements*

Fund recipients are required to acknowledge that Council has made a donation towards the organisation in any promotion for the event / service and at the event and make it known that the funds were made available through the Somerset Mayoral Gala Charity Ball Fund.

C *Acquittals*

Successful applicants will be required to lodge an acquittal statement for the expenditure of the grant. Acquittal statements are to be lodged prior to the end of the financial year for which the funds was awarded, unless an extension is granted for the expenditure of the funds. Successful applicants will be precluded from receiving further funds until previous grants have been acquitted.

D *Time limit on claiming funds*

Grantees are required to claim funds via a tax invoice within three months of the date of approval unless an extension is sought and granted. Funds after this period where no extension has been approved will be considered to be cancelled.

Letters approving funds will make this time limit and its implications clear to grantees.

6. **CONTROLS**

The expenditure will be subject to the normal accounting controls.

No person may give an indication of the likely success of an application until the decision has been made by Council.

A summary of all funds provided shall be included in the annual report.

7. DATE OF RESOLUTION

This original policy was approved by the Chief Executive Office and adopted by the Somerset Regional Council at the Ordinary Meeting of 24 January 2018.

Signed:

Date: “

Carried

Conflicts of Interest

Susan Pitkin (Executive Assistant to the Mayor and Chief Executive Officer, and Minute Taker) declared a perceived conflict of interest in the following matter, due to her relationship with one of the firms involved, and left the meeting.

Cr Brieschke declared a perceived conflict of interest in the following matter, due to her relationship with one of the firms involved, and left the meeting.

Subject:	Disposal of remaining properties – Haslingden Park Estate
File Ref:	Council properties – acquisition and disposal – land development and sales (1007134, 1004237, 1003991, 1003986)
Action Officer:	DCORP

Closed session

Decision:	Moved - Cr Hall	Seconded – Cr Whalley
	<p>“THAT the meeting move into a closed session to discuss other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.”</p>	
	<u>Carried</u>	

Decision:	Moved - Cr hall	Seconded – Cr Whalley
	<p>“THAT the meeting move out of the closed session and be once again open to the public.”</p>	
	<u>Carried</u>	

Decision:	Moved – Cr Hall	Seconded – Cr Whalley
	<p>“THAT Council appoint Ray White Esk to dispose of the remaining</p>	

council owned properties at Haslingden Park in accordance with their expression of interest, with the reserves to be determined by the Chief Executive Officer.”

Carried

Cr Brieschke and Susan Pitkin returned to the meeting.

Subject:	Esk Cultural Festival - Saturday 28 July 2018
File Ref:	Council properties - usage - 2017-2018 - Council hire agreements and bookings - 2017-2018 - bookings - recreation grounds - buildings - land (1003999)
Action Officer:	CSSA

Background/Summary

The President of the Esk Cultural Association Inc approached Council seeking approval and support to hold the Esk Cultural Festival in Pipeliner Park, Esk on Saturday, 28 July 2018.

The Esk Cultural Association Inc are planning to have various live performances such as musical entertainment, dancing, cultural events, mechanical and inflatable carnival style ride activities and various food vans in keeping with the cultural theme of the festival.

The Esk Cultural Association Inc is seeking in principle approval from Council to support the Esk Cultural Festival at Pipeliner Park, Esk on Saturday, 28 July 2018.

Attachments

Letter dated 20 December 2017

Recommendation

THAT Council give in principle approval to the Esk Cultural Festival Association Inc to host the Esk Cultural Festival at Pipeliner Park, Esk on Saturday, 28 July, 2018.

THAT Council advise the Esk Cultural Festival Association Inc that in principle support is given pending submission and approval of an application to use a public park and further that they be invited to submit a Community Assistance Grant application for any in kind or financial assistance from Council.

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

“THAT Council give in principle approval to the Esk Cultural Festival Association Inc to host the Esk Cultural Festival at Pipeliner Park, Esk on Saturday, 28 July, 2018.

THAT Council advise the Esk Cultural Festival Association Inc that in principle support is given pending submission and approval of an application to use a public park and further that they be invited to submit a Community Assistance Grant application for any in kind or financial assistance from Council.”

Carried

Subject:	Declaration of State-Controlled Roads by Department of Transport and Main Roads
File Ref:	Traffic and Transport - Liaison - Traffic and Transport Matters (1004661)
Action Officer:	AE

Background/Summary

An email has been received from the Department of Transport and Main Roads, reference 500/00852S20R001-97, notifying Council the intention to revoke and re-declare the following roads,

1. Road 405 - Esk - Kilcoy Road
2. Roads 4144 - Gatton-Esk Road

The proposed revocation and declaration actions are being made to incorporate upgrades to these roads and will also reflect the latest cadastral information available. Department is seeking Council's view on this matter.

Council officer has examined proposed Road Declaration Plans against the updated cadastral information available to Council. It was found that the proposed plan differs with the existing map in the sections listed below.

Road name	Plan number	Alteration
Gatton-Esk Road	RD4144 – 9 – A	A freehold land parcel beside Old Station Road and Ulyatt Road intersection along Gatton-Esk Road owned by TMR is included into State controlled road reserve.
Esk-Kilcoy Road	RD405 – 6 – A	Approximately 4670 sq m of Esk-Kilcoy Road reserve has been allocated to Council controlled Un-named Road 2252.

In response to the Department's proposal the following advice is offered:

- Council advise the Department of Transport and Main Roads that Council has no objection to the proposed revocation and declaration action.

Attachments

- TMR Proposed Plan
- Existing State Road Reserve Maps

Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 500/00852S20R001-97 the following:

- It has no objection to the revocation and declaration action proposed by Department of Transport and Main Roads.

Decision:	Moved - Cr Hall	Seconded - Cr Ogg
	"THAT Council advise the Department of Natural Resources and Mines in relation to their reference 500/00852S20R001-97 the following:	

- It has no objection to the revocation and declaration action proposed by Department of Transport and Main Roads.”

Carried

Subject:	Application for Allocation of Floating Road Reservation 81500-00000-000 - Lot 75 on RP860467 to Lot 12 on SP298975 - Kingaham Road, Kingaham
File Ref:	Rates and Government Valuations - Notifications - Leases (Road Licence - Permit to Occupy - Stock Grazing Permit) (1004741)
Action Officer:	AE

Background/Summary

An email has been received from the Department of Natural Resources and Mines, reference 2017/006472, seeking Council's views on the allocation of floating road reservation contained within Lot 75 on RP860467 located at Kingaham Road, Kingaham.

The applicant proposed to allocate the reservation in title to proposed Lot 12 shown on the attached proposed plan SP298975. The allocation of the floating reservation for road purposes is required for proposed boundary realignment.

The total area of Lot 12 on SP298975 would be 538.3547 ha including 16.1874 ha for road reserve. This area has been calculated using the area of Lot 75 on RP860467 added to the area of lots 2 and 3 on RP860467, less the areas of proposed Lots 11 and 15 on SP298975.

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

- THAT Council advise the Department of Natural Resource and Mines that it may require the floating road reserve at some time in the future but has no objection to allocate the road reservation in title from Lot 75 on RP860467 to proposed Lot 12 on SP298975.

Attachments

- Proposed Plan SP298975
- Existing Lot Plan 75 RP860467

Recommendation

THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2017/006472 the following:

- Council may require the floating road reserve at some time in the future but has no objection to allocate the road reservation in title from Lot 75 on RP860467 to proposed Lot 12 on SP298975.

Decision:	Moved - Cr Gaedtko	Seconded - Cr Whalley
	<p>“THAT Council advise the Department of Natural Resources and Mines in relation to their reference 2017/006472 the following:</p> <ul style="list-style-type: none"> • Council may require the floating road reserve at some time in the future but has no objection to allocate the road reservation 	

Carried

following:

- It has no objection to the further leasing of Lot 46 on CSH1186 for grazing purposes provided it is kept free of noxious weeds.
- Council is not aware of any local non-indigenous or cultural heritage values over the area to be considered.
- Rates levied to 31 December 2017 are paid in full. Council will be issuing rates for the half year ending 30 June 2018 on 20 February 2018.
- The land is zoned rural.”

Carried

Subject:	B-Double Route Applications - Multiquip Transport - Twin Lakes Farm
File Ref:	Traffic and Transport - permits - 2017 - 2018 - National Heavy Vehicle Regulator - NHVR (1007307)
Action Officer:	CD

Background/Summary

An application has been received from National Heavy Vehicle Regulator (NHVR) requesting Multiquip Transport operate a 26m B-double (HML – Higher Mass Limits = 22.5t per tri axle group) vehicle along the following route:

From approved B-Double network Coominya Connection Road, left onto Atkinson Dam Road, right into Rocky Gully Road, left into Twin Lakes Road, to access Twin Lakes Farm, 119 Twin Lakes Road, Coominya.

Note that for the above destination there was previously an approved permit for another operator for a 19m B-Double which has lapsed.

The previous permit did travel a different route from Coominya Connection Road, left into Railway Street, onto Rocky Gully Road, then right into Twin Lakes Road, to access Twin Lakes Farm, 119 Twin Lakes Road, Coominya. The requested route above avoids the need for a B-Double to enter the township of Coominya

The previous permit also had a condition that: No operations between the hours 7am to 9am and 2.30pm to 4.30pm on school days.

Council officer undertook an assessment of the new route infrastructure to review the condition of the road before any operation of B-doubles along this route and noted that previously B-Double were deterred from travelling along this route due to the width of the causeway structure across Buaraba Creek. Now that this causeway structure has been widened it offers a more suitable route, avoiding Coominya township, for B-Double to access the requested location.

Attachments

NHVR application request for case 109429r4v1_Twin Lakes Farm

Recommendation

THAT Council approve the application to operate a 26m B-double on the requested route with the condition "No operations between the hours 7am to 9am and 2.30pm to 4.30pm on school days" as the infrastructure is in a suitable condition to allow the use of B-doubles.

Decision:

Moved - Cr Ogg

Seconded - Cr Brieschke

"THAT Council approve the application to operate a 26m B-double on the requested route with the condition "No operations between the hours 7am to 9am and 2.30pm to 4.30pm on school days" as the infrastructure is in a suitable condition to allow the use of B-doubles."

Carried

Subject:	B-double Route Applications - Multiquip Transport - Larsens Road
File Ref:	Traffic and Transport - permits - 2017 - 2018 - National Heavy
Action Officer:	Vehicle Regulator - NHVR (1007309)
	CD

Background/Summary

An application has been received from National Heavy Vehicle Regulator (NHVR) requesting Multiquip Transport operate a 26m B-double (HML – Higher Mass Limits = 22.5t per tri axle group) vehicle along the following route:

- From approved Coominya Connection Road, left onto Cloake Street, left into Rocky Gully Road, onto Wills Road, right onto Larsens Road, to access Steggles Farm, 115 Larsens Road, Coominya.

Council Officer undertook an assessment of the route infrastructure to review the condition of the road following the operation of B-doubles along this route.

Attachments

NHVR application request for case 109429r4v1_Larsens Road Farm

Recommendation

THAT Council approves the application to operate a 26m B-double on the requested route with the condition "No operations between the hours 7am to 9am and 2.30pm to 4.30pm on school days" as the existing infrastructure is in a suitable condition to allow the continued use of B-doubles.

Decision:

Moved - Cr Hall

Seconded - Cr Brieschke

"THAT Council approves the application to operate a 26m B-double on the requested route with the condition "No operations between the hours 7am to 9am and 2.30pm to 4.30pm on school days" as the existing infrastructure is in a suitable condition to allow the continued use of B-doubles."

Carried

Subject:	Proposed Queensland Container Refund Scheme
File Ref:	Waste management - liaison - routine matters waste management (1001973)
Action Officer:	DOPER

Background/Summary

The Queensland Container Refund Scheme commences 1 July 2018 as a means of reducing the impact of drinks containers on the environment.

Council officers received correspondence and attended a workshop with the appointed industry-based Container Exchange (CoEX) that is responsible to develop and run the container refund scheme. Eligible containers will attract a 10c refund at various Container Refund Points across Queensland. Two sites have been listed for Somerset, Fernvale and Kilcoy. Groups and organisations have been asked to register with CoEX, their interest in operating these refund or donation points. Refund points would collect and pay for the containers collected. These may be permanent or mobile sites depending on proposals received.

Council has been contacted by Anuha, a not for profit charity supporting people with a disability, who operate a recycling operation at Gatton. They are interested in establishing Container Refund Points in the region and will be applying to operate the CoEX sites. If successful their initial plan is to establish a mobile collection vehicle followed by fixed collection points. Anuha is seeking advice from Council on the level of support for their proposal and what type of approvals would be required to operate in Somerset. A comment on approvals would be difficult to make without an application being made, however at an officer level it is felt that operation for a suitable site on Council controlled land may be able to be dealt with through application of Council's local laws. Operation from private land may require a development application if the activity is not an as of right use of the land.

Donation points are likely to be operated by community organisations or groups, charities, schools or the like. If containers are taken to a donation point, the refund would be collected by the organisation or charity.

Some issues arising from being a refund point would be having funds on hand, sorting, securing and storing containers, handling fees, and complying with regulations from CoEX. Council will likely place a bin at the Esk Landfill Transfer Station to separate eligible containers from the waste stream without becoming a donation point. It is expected that the contractor operating the Coominya, Harlin and Kilcoy transfer stations will also be placing additional bins at the transfer stations under their control.

Further information on the Container Refund Scheme and full list of eligible containers is available at:

<https://www.qld.gov.au/environment/pollution/management/waste/container-refund>

Attachments

Container Refund Scheme fact sheet
Doc #1001973

Recommendation

THAT Council not register an interest in becoming a container refund point or donation point.

FURTHER THAT Council provides Anuha with a letter offering no objection to their proposal

to apply to operate container refund points within Somerset Region, subject to relevant authorities being obtained before operation of the service.

Decision:	Moved - Cr Hall	Seconded - Cr Whalley
	<p>“THAT Council not register an interest in becoming a container refund point or donation point.</p> <p>FURTHER THAT Council provides Anuha with a letter offering no objection to their proposal to apply to operate container refund points within Somerset Region, subject to relevant authorities being obtained before operation of the service.”</p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	England Creek Road - Temporary Closure to Through Traffic
File Ref:	Roads - Road Closures - Temporary
Action Officer:	WM

Background/Summary

Pre-planning of the construction of the new bridge at Pryde Creek on England Creek Road is well advanced with design complete and major subcontractors (Piling, Precast beams etc) presently being sourced. Preliminary earthworks and bridge demolition is scheduled to commence in mid-February to enable piling works to commence soon after. The construction period is expected to take three months (weather pending).

With a view to keeping costs to a minimum and completing the project as quickly as possible, it is proposed that England Creek Road is closed at Pryde Creek Bridge. An alternative route exists via Banks Creek Road so it is anticipated that effect on motorists will be minimal.

Due to the very steep banks on Pryde Creek at the new bridge location, it would be very expensive to construct a suitable sidetrack. Additional cost would also be incurred for traffic management and maintenance of traffic control devices (including temporary traffic signals) leading to an estimated cost for the project of \$130,000, which does not include an allowance for damage should the creek flow during the construction period. Also due to the confined area available the use of a detour will create a safer worksite with no need to hold up traffic through the site.

If approved, the proposed road closure would be advertised to the community in the following manner:

- Local Newspapers
- Roadside Variable Message Signs
- Letter drops to residents directly affected by the road closure.

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

Attachments

Nil

Recommendation

THAT Council endorse the temporary closure to through traffic of England Creek Road at the location of Pryde Creek Bridge for the duration of the construction of the new bridge.

Decision:	Moved - Cr Whalley	Seconded - Cr Hall
<p>“THAT Council endorse the temporary closure to through traffic of England Creek Road at the location of Pryde Creek Bridge for the duration of the construction of the new bridge.”</p> <p style="text-align: right;"><u>Carried</u></p>		

Subject:	Quotation 1058 - Pryde Creek Bridge, England Creek Road - Bridge Piling
File Ref:	Corporate Management - Tendering - Quotations - 2017-2018 quotations numbered - quotation 1058
Action Officer:	WM

Background/Summary

Quotations have been called for bored bridge piling associated with the replacement of the Pryde Creek Bridge on England Creek Road. Quotations closed on Monday 22 December 2017 and four submissions were received, ranging in value from \$299,295 to \$375,000. All figures within this report are exclusive of GST.

Due to the specialised nature of bridge piling and necessary construction experience, quotations were called from suppliers who have previously undertaken piling works on bridges in Somerset Region and have the proven expertise to perform piling works.

Within the specification, suppliers are not required to perform earthworks for piling platforms, provide an independent geotechnical engineer to certify piles, traffic control and onsite facilities (lunch rooms etc). These items of work are organised directly by Council to integrate with other works onsite and achieve the best value for money.

The two lowest quotations received are within the estimated construction cost for the piling works inclusive of earthworks for piling platforms, and an independent geotechnical engineer.

Pryde Creek Bridge is funded under the Bridge Renewal Program Round 3.

Quotation Conformance

All Quotations were considered conforming. Suppliers may also provide an alternative piling solution to that specified in the drawings, subject to conditions. Two suppliers provided an alternative piling solution.

Quotation Evaluation

Evaluation of quotes was completed using the criteria of price, relevant experience, key personnel skills and experience, resources (plant, equipment and materials), and demonstrated understating of piling works.

Quotation Discussion

Wagstaff Pty Ltd provided a price for bored piling as well as the alternative of driven piles. Wagstaff bored piling offer was the third most expensive and this offer does not offer any noticeable advantages over other suppliers. An assessment of the driven piles alternative was undertaken against the engineering geotechnical report. Based on this report, the proposed alternative is considered not preferable based on expected geotechnical conditions

at this location and is, therefore, a much higher risk to Council. Wagstaff offer also stated that Council would need to pay for re-engineering cost due to design changes. Based on a risk profile versus potential savings, this alternative was no longer considered.

The two highest ranked Suppliers, Piling and Concrete Australia (PCA) Pty Ltd and Anora Foundations Pty Ltd, were further considered to establish the suitability of their offers.

Piling and Civil Australia (PCA) Pty Ltd -

PCA provided an alternative piling solution using micro-piling in lieu of bored piles for a lump sum total of \$299,295. PCA have successfully installed micro piling for four other bridges in Somerset Region being Wunulla Lane Bridge, Duck Creek Bridge, Taylors Bridge, and Gallanani Creek Bridge. Micro piling is a form of bored piling but uses multiple small piles anchored into the rock strata, hence is considered a satisfactory solution when referring to the geotechnical report. PCA offer is inclusive of all re-engineering costs associated with micro piling within their lump sum price and carries zero risks to Council.

The Pros and Cons of this alternative offer include:

Pros:

- Lump Sum Price with no financial risk to Council should geotechnical conditions vary to geotechnical report. All financial risk is borne by PCA.
- Lighter equipment utilised (14T excavator vs. large drilling rig ~65T), hence the extent of the piling pads are greatly reduced, providing an estimated saving of about \$20K
- The design and certification of the alternative design have been included in the lump sum price, hence there is no need for Council to engage a separate geotechnical engineer, providing an estimated saving of about \$10K.

Cons:

- Dependent upon the final micro-pile design, additional rock scour protection may be required around the central piers. This may add an extra cost of about \$5K.
- With the micro-pile solution, a pile cap will be constructed at the creek bed level at the central piers. The cost of this work will be borne by Council at a cost of about \$4K.
- PCA will require Council to provide potable water for Micro-piling. The cost to supply and transport this will be borne by Council at a cost of about \$3K

Anora Foundations Pty Ltd -

Anora has the past experience, knowledge and resources to fulfill this contract. However, their quotation does not offer any noticeable advantages over the PCA Piling quote and is \$17,105 dearer. This amount does not include the extra cost for earthworks for piling rig (about \$20K) and geotechnical engineer certification (about \$10K), hence, in reality, making the before mentioned price gap between Anora and PCA greater. Further, Anora offer has a higher financial risk to Council should geotechnical conditions vary to those expected and resulting in changes to piling design.

Based on the quotation assessment, the alternative offer submitted by PCA Pty Ltd offers the lowest risk profile to Council and is considered to offer Council the best value for money.

It is therefore appropriate that in accordance with the Local Government Regulation 2012 to appoint Piling and Civil Australia Pty Ltd for specialised micro piling at Pryde Creek Bridge for \$299,295 exclusive of GST without first inviting written tenders because the specialised nature of the services that are sought means it would be impractical to invite open tenders.

Attachments

Nil

Recommendation

THAT Council resolves under s235 of the Local Government Regulation 2012 to appoint Piling and Civil Australia Pty Ltd for specialised micro piling at Pryde Creek Bridge for \$299,295 exclusive of GST without first inviting written tenders because the specialised nature of the services that are sought means it would be impractical to invite open tenders.

Decision: Moved - Cr Hall Seconded - Cr Ogg

“THAT Council resolves under s235 of the Local Government Regulation 2012 to appoint Piling and Civil Australia Pty Ltd for specialised micro piling at Pryde Creek Bridge for \$299,295 exclusive of GST without first inviting written tenders because the specialised nature of the services that are sought means it would be impractical to invite open tenders.”

Carried

Subject:	Toogoolawah IGA, Cressbrook Street, Toogoolawah - Request for Relocation of Street Bins
File Ref:	Customer service - public reaction - 2017-2018 - request from councillors (1008088)
Action Officer:	CSSA

Background/Summary

A request has been received from a Councillor on behalf of the business operator of the Toogoolawah IGA in Cressbrook Street, Toogoolawah asking that street bins in front of their business be relocated to another location due to the offensive odour from these bins lingering into their premises.

There are four barrel bins (without lids) in front of Toogoolawah IGA, two in front of the hardware and two in front the food section of the business. The bins are currently serviced by the town steward on Monday, Wednesday and Friday of each week. The town steward has advised that these bins are often overflowing on these days at the time of servicing. The town steward continues to monitor the bins on Tuesday and Thursday and if required, services the bins.

The bins or public toilets are not serviced in Toogoolawah on weekends or public holidays. It is noted that Council's town stewards service Esk on Sundays only. If servicing of the bins in Toogoolawah was added to the roster on Sunday, this would add at least extra one hour overtime to the Sunday roster

If the bins are removed or relocated to another location, Council officers are concerned that:-

- The relocation of the bins to another location along Cressbrook Street may transfer the problem to another business premises.
- If the bins were removed and not relocated, the nearest bins to Toogoolawah IGA would be either in front of the Red Cross or in front of the hotel on the corner of Fulham Street. This could potentially cause a problem with an increase of littering in this area.

Other options which may be considered instead of removing or relocating these street bins

are:

- Add hinged lids to the barrel bins in the same location.
- Service the bins daily Monday to Friday every week and adding servicing of these bins to the Esk weekend/public holiday roster.

Attachments

Nil

Recommendation

THAT the bins be replaced with barrel bins with hinged lids in the same location and serviced daily Monday to Friday every week and adding servicing of these bins to the Esk weekend/public holiday roster.

Decision: Moved - Cr Hall Seconded - Cr Whalley

“THAT the bins be replaced with barrel bins with hinged lids in the same location and serviced daily Monday to Friday every week and adding servicing of these bins to the Esk weekend / public holiday roster.”

Carried

Subject:	Naming of Infrastructure - Proposed Names for Consideration
File Ref:	Roads - Naming
Action Officer:	QAO / SES

Background/Summary

With a view to streamlining the activity associated Policy OP001 – Place (and Infrastructure) Naming Process Policy and Procedure, the following information is submitted for Council's consideration.

Lists of names which qualify for inclusion in three of the four categories in Policy OP001 have been compiled from various sources. The names on these lists have not been previously allocated in Somerset region, and it is proposed that the information be used as a base list for names to be considered under the policy.

It is thought that the lists would be updated each time a name was allocated and the revised list of unallocated names be submitted when the next naming request is processed. The complete lists would be attached to each report with extracts included in the body of the report containing the names considered most relevant to the area in question.

Information sources were:

Fallen Soldiers – information was drawn from local RSL honour boards and checked against Australian War Memorial records to validate their inclusion.

Pioneer Families – information was drawn from local historical societies and other history records (eg “History of Esk – Confidence and Tradition” and internet archives) to confirm their suitability for inclusion in this category. It is expected that other relevant names may be put forward and these would be referred to Council for a decision before inclusion.

Flora and Fauna – information drawn from data provided by Department of Science, Information Technology and Innovation as being relevant to Somerset region.

Indigenous names – a list of names is not able to be precompiled for this category as the interested parties have indicated previously that the preferred name/s provided would depend on the type of asset and not just the location. Therefore information for this category will need to be requested from the cultural heritage organisation representing the area concerned.

At times other names may be submitted as suggested names, it is proposed that these would be provided to Council for consideration along with names from the approved list. If not used, Council may direct that they be added to the approved list for future consideration.

Attachments

Lists of fallen soldiers, pioneering families and flora and fauna

Recommendation

THAT the lists of names attached be used in reference to naming requests under Policy OP001 be approved.

Decision:	Moved - Cr Gaedtke	Seconded - Cr Brieschke
	"THAT the lists of names attached be used in reference to naming requests under Policy OP001 be approved."	
	<u>Carried</u>	

Subject:	Operational Report for December 2017
File Ref:	Governance - Reporting - Officer Reports
Action Officer:	CSSA

Background/Summary – Technical Design Team (Michael Kinion)

This team has completed the 2017/18 capital works design projects and have completed the required survey for the forward works project list. The team have finalised the designs and cost estimates for the 2018/2019 forward works project list. They have provided support to the construction crews on roadworks at the construction of the widening of Fairneyview Fernvale Road, Fernvale, Cairns Croft Street, Toogoolawah and Prenzlau Road, Prenzlau. The Technical Design team continue to set out traffic counters within the region to maintain our information. Our assets system continues to be updated with cemeteries and columbarium walls. Inspections are taking place for our footpath network and data collection for our parks and gardens. A review of the CCTV inspections for the stormwater network in Esk is now complete.

Permit	Dec-17	Dec-16
Property Searches	56	25
Land Access Permit	18	28
Property Access Applications	3	4
National Heavy Vehicle Regulator Permits - Dwellings	6	3
National Heavy Vehicle Regulator Permits - Other	8	17

Background/Summary – Works Department (Rob Bouchier)*Weather Conditions:*

We have had moderate rainfall over the region in the past month. We have encountered some lost time on Fairneyview Fernvale Road.

Gary Eastell - Foreman:*Northern Maintenance Crew (Nigel Valentine)*

Crew is continuing with work on the widening and sealing of Fairneyview Fernvale project, held up due to wet weather. We have experienced extensive problems with failing sub grade and have had to place geo fabric and rock matters to enable construction to move forward. The crew has had to rework sections of sub grade. Sub Base gravel was placed prior to the shut down period.

Excavator crew (Dave Bandit)

There have been three (3) burials during December. Ongoing drainage maintenance and clean up of illegal dumping sites. Drainage works on Fairneyview Fernvale Road project.

Landfill (Rob Hester)

The waste operations are continuing as normal at Esk Landfill. Beaumont's will be on site second week of January to crush waste concrete.

Wayne Kohler - Foreman:*Southern Maintenance Crew (Thomas Varney)*

Crew will continue with reconstruction and widening on Prenzlau Road with works up to Bichels Road completed prior to shut down.

Esk Concrete Crew (Ron Ratcliff)

Crew are continuing with Prenzlau Road widen existing pipes, assist with culvert placement on Mt Tarampa Road and replace a broken section of footpath in Haslingden Park Drive, Lowood.

Doug Freeman - Foreman:*Kilcoy 1 Grader Crew (Stuart Gardner)*

Crew completed work on the Western Branch Road prior to shutdown. Their plant was returned to workshop for repairs with the crew returning to work on 15 January.

Kilcoy 2 Grader Crew (Lyle Crawford)

Crew has completed work in the Esk-Crows Nest area and moved to Toogoolawah drainage before shutdown. Crew will return 15 January.

Bob Peters – Foreman:*Austroroads Patching Crew 1 (Clinton McLeod)*

Ongoing patrols for potholes, assisting with reseal prior works as needed. Large primer seal jobs behind stabilising crew.

Austroroads Patching Crew 2 (Craig Thompson)

Ongoing patrols for potholes, assisting with reseal prior works as needed. Large primer seal jobs behind stabilising crew.

Bitumen Crew (James Rolph)

Crew continues to undertake pavement repairs and prior works for reseals and pavement repairs on Brisbane Valley Highway, Gatton Esk Road, D'Aguilar Highway and Esk Hampton Road.

Bruce Zinn - Foreman:

Bridge Crew: (Kerry Kubler)

Crew will continue with small maintenance and construction jobs.

Kilcoy Concrete Crew: (directed by Bruce Zinn) Ganger job advertised

This crew is now completing some outstanding drainage pipe work on Gregors Creek Road and approximately 70% of the footpath replacement in Taylors Street, Kilcoy. The crew will complete Taylor Street after their return on 15 January.

Nelson Handyside – Senior Foreman:

Repair Crew 1: (Jim Walker)

Crew is continuing with ongoing sign repairs and CSR's. Other works include RMPC signage repairs/replacements on most of the TMR roads in the region.

Repair Crew 2: (Steve Nutley Acting Ganger)

Crew is continuing with ongoing sign repairs and CSR's. Other works include RMPC clean up and sign replacements, line marking with hand crew in various locations.

Charlene Meehan – Foreman:

Esk Gardeners:

Crew continues to undertake mowing and garden maintenance activities. The crew has also been undertaking grounds maintenance in preparation for park/community events.

Esk and Lowood Mowing Crew:

Mowing crew is primarily undertaking mowing rounds.

Kilcoy Mowing Crew and Gardeners

Mowing crew is primarily undertaking mowing rounds as well as and garden maintenance activities.

SRC Slasher Operators:

Slasher operators are undertaking slashing rounds of Council and Main Roads.

Town Stewards:

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

Peter Heath – Workshop Foreman:

Mechanics:

Ongoing service and maintenance of council fleet along with services and repairs to floating plant items.

Workshop Staff carried out repairs on a vast number of plant items over the close down period, with most of our equipment back in action 15 January 2018.

Welding Crew:

Ongoing repairs to Council assets in and around parks, gardens and buildings around the Region along with various repairs to Council plant as required.

Hire Plant:

Very little hire plant has been used during the shutdown with the exception of slashing contractors.

Council received 421 customer service requests for the month of December 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-17	539	Jul-16	462
Aug-17	595	Aug-16	529
Sept-17	456	Sept-16	590
Oct-17	458	Oct-16	541
Nov-17	547	Nov-16	557
Dec-17	421	Dec-16	423
Jan-18		Jan-17	584
Feb-18		Feb-17	633
Mar-18		Mar-17	686
Apr-18		Apr-17	578
May-18		May-17	679
June-18		June-17	594
Total	3016	Total	6856

- Roads/Bridges/Drainage - Traffic Furniture - 85
- Animals Miscellaneous - 39
- Public Amenities - Miscellaneous - 24
- Roads/Bridges/Drainage - Vegetation - 23
- Requests to impound Dogs - 14

THAT the report be received.

Carried

Subject:	Tourism and Promotions Report - December 2017
File Ref:	Tourism - Promotions
Action Officer:	CMM

The following is the end of monthly summary of activities relating to the three visitor information centres in Somerset (Esk, Fernvale and Kilcoy) and the Somerset Regional Art Gallery – The Condensery (Toogoolawah) for December 2017.

	<i>Somerset</i>	<i>Brisbane</i>	<i>Other SEQ</i>	<i>Rest of Queensland</i>	<i>Interstate</i>	<i>International</i>	<i>Total</i>
--	-----------------	-----------------	------------------	---------------------------	-------------------	----------------------	--------------

Esk VIC	101	104	114	54	82	23	478
Kilcoy VIC	52	63	82	32	58	25	312
Fernvale VIC	194	102	77	18	36	9	436
SRAG - The Condensery	109	24	28	4	4	4	173

Visitor Motivators

The top three reasons visitors attended each respective centre.

	<i>First</i>	<i>Second</i>	<i>Third</i>
Esk VIC	Tourist Drives	Arts and Culture	Trails and Walks
Kilcoy VIC	Caravanning and Camping	Tourist Drives	Environmental Centre
Fernvale VIC	Meetings	Boating, Fishing and Lakes	Food and Wine
SRAG - The Condensery	Gallery Exhibition	Arts and Culture	Tourist Drives

Merchandise Sold

The top three merchandise items sold at each centre.

	<i>First</i>	<i>Second</i>	<i>Third</i>	<i>Total \$ Value</i>
Esk VIC	Water Bottle	Postcard	Bumper Sticker	\$75
Kilcoy VIC	Stubby Holder	Postcard	Yowie Chocolate	\$28
Fernvale VIC	Magnets	Postcard	Nil	\$10
SRAG – The Condensery	Stubby Holder	Water Bottle	Magnet/Bumper Sticker	\$32

Volunteers

	<i>Active Volunteers</i>	<i>Non Active Volunteers</i>	<i>Total</i>	<i>Resignations</i>	<i>New Volunteers</i>
Esk VIC	15	1	17	0	1
Kilcoy VIC	14	1	15	0	0
Fernvale VIC	19	1	20	0	1
SRAG - The Condensery	9	2	11	0	1
	57	5	63	0	3

Volunteer Acknowledgement / Engagement

The volunteer faml (Christmas breakup) was held on Monday, 11 December 2017. Council had 34 volunteers attend. Volunteers were thanked by Mayor Graeme Lehmann. Five Somerset tourism volunteers were recognised at the Council Meeting on 6 December for their long service.

Room Bookings -

	<i>Number of Room bookings/hires</i>	<i>Total \$ value from Room bookings/hires</i>
Esk VIC	0	\$0
Kilcoy VIC	4	\$136
Fernvale VIC	15	\$857
SRAG - The Condensery	0	\$0
Fernvale Community Hall	14	\$315
Fernvale Showgrounds	0	\$0

Visitor Information Centres

Council officers are progressing the application to have the Somerset Regional Art Gallery – The Condensery as an accredited visitor information centre and this should be completed in early 2018.

Exhibitions –**Toogoolawah**

Exhibition: Tainted Landscapes

Exhibition Dates: Saturday, 9 December 2017 to Sunday, 4 February 2018

Artist David LeMay, Chris Fletcher and Mick Pospischil explore Acland, site of the New Hope coal mine through this chapter of Tainted Landscapes. A visual of how human impact can transform landscapes in an instant.

Preparations for the new exhibition Crossdale4 by artist group Crossdale4 is underway with the exhibit opening to the public on Saturday, 10 February 2018.

Esk

Glen Rock Gallery exhibitions coordinated by SASI include:

- Glen Rock Stitchers – Friday, 1 December to Wednesday, 27 December 2017
- Sandra Alison Henderson – Friday, 29 December 2017 to Wednesday, 24 January 2018

Events -**Australia Day Awards Ceremony**

Friday, 26 January 2018 – Somerset Civic Centre, Esk.

Awards ceremony to start at 9am, followed by morning tea on conclusion.

16 nominations were received. Judging occurred on Monday, 11 December at the Esk Library.

Queen's Baton Relay

27 March 2018 – Kilcoy

The traffic management plan and associated signed forms have been submitted to the Department of Transport and Main Roads.

An event management plan has been submitted to GOLDOC by 13 December and is awaiting feedback to issue host licenses.

Community groups have been contacted to provide food and activity stalls at the celebration with only one response to date. Only three groups have submitted an interest. Expressions

of interest will be advertised in newspapers in January for additional stallholders.

Reel Wivenhoe Classic

Council will host the inaugural Reel Wivenhoe Classic, a non-professional fishing competition on Saturday, 18 August 2018 and Sunday, 19 August 2018 at Logan Inlet, Lake Wivenhoe.

Fishing Freshwater has been contracted by Council to manage the event. A planning meeting is scheduled was held Tuesday, 18 December 2017 with Andrew Mitchell of Fishing Freshwater.

An organised event application form and supporting documentation was submitted to Seqwater in December.

Promotions –

Creating online content for free listings with the Australian Tourism Data Warehouse is ongoing. This will increase online presence for tourism in Somerset. Operators have been encouraged to create their own ATDW listing.

Events are continually updated on the Experience Somerset website.

Electronic signs – events placed on signs throughout the region.

Advertising for the Wot's on in Queensland events and markets guide for 2018 has been submitted with a full page ad, new content and Somerset events. 45 event organisers were contacted only 16 responded.

A full page ad promoting Somerset as a tourism destination was printed in the News Corp publication Explore in November. Explore is a magazine lift out to be featured in the Gatton Star and Queensland Times.

Kilcoy will be featured as one of seven recommended places to visit in the CM257 edition of Caravan and Motorhome on Tour magazine due to be released in 2018. Images of RV friendly locations at Anzac Park, Sieb Street 20 hours rest area and the Kilcoy Showgrounds along with content was submitted on Monday, 27 November.

Graphic design and promotional material/merchandise to support all events is created by the tourism team on an ongoing basis.

Engagement -

Council issued its first electronic tourism newsletter in December. This newsletter was emailed on 15 December to a database of 1101 people.

All VICs and the gallery will continue to collect email addresses from visitors to be included on the electronic newsletter database for the monthly tourism newsletter.

Work is progressing on a second monthly tourist operator.

Database	New subscribers	Unsubscribed	Opened	Clicks	Total subscribers
Tourism Visitors	0	15	389	55	1086

Most popular story

Billie's Bay and Hays Landing, Logan Inlet, Lake Wivenhoe.

Trade Shows –

A site has been secured at the South Queensland Caravan, Camping, Boating and Fishing Expo to be held at the Nambour Showgrounds from 20-22 April 2018.

A site has been secured at the Queensland Outdoor Adventure and Motoring Expo to be held at the Toowoomba showgrounds from 3-5 August 2018.

No information has been released yet on the Queensland Caravan, Camping and Touring Supershow in Brisbane.

Promotional tote bags have been ordered and will arrive in February.

Social Media**Experience Somerset**

Page likes for Experience Somerset as at Friday, 5 January – 1824

Breakdown of the page visits per the below -

<i>Date</i>	<i>Page Visits</i>	<i>Page likes</i>	<i>Total Reach</i>	<i>People Engaged</i>	<i>Total Page Likes</i>
5-11 December	70	2	847	177	1821
11-17 December	67	4	945	124	1821
26- 1 January	32	2	1284	150	1822

Instagram

Followers as at Friday, 5 January - 512

Somerset Regional Art Gallery – The Condensery

Page likes for Somerset Regional Art Gallery – The Condensery as at Wednesday, 3 December: 186

Breakdown of the page visits per the below –

<i>Date</i>	<i>Page Visits</i>	<i>Page likes</i>	<i>Total Reach</i>	<i>People Engaged</i>	<i>Total Page Likes</i>
5 December 2017 – 1 January 2018	66	11	2,199	417	186

Other:

- The tourism team have started work on a strategic development plan to improve its interactions with tourism operators (existing and potential) in the region over the next 12-18 months.
- Council advertised six school based traineeships, two of which were with the tourism team. One traineeship was offered for the art gallery in Toogoolawah and a second traineeship was offered at the Esk Visitor Information. Council received no applications for either of these tourism related positions.

Attachments

Nil

Recommendations

THAT the report be received.

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

Closed Session – Staffing matters

All Council Directors and Council Officers left the meeting, with the Chief Executive Officer remaining to report to Councillors.

Decision:	Moved - Cr Hall	Seconded – Cr Whalley
	"THAT the meeting move into a closed session to discuss the appointment of employees."	
		<u>Carried</u>

Decision:	Moved - Cr Hall	Seconded – Cr Whalley
	"THAT the meeting move out of the closed session and be once again open to the public."	
		<u>Carried</u>

Decision:	Moved - Cr Whalley	Seconded – Cr Hall
	"THAT the Director Planning and Development and the Director of Operations be thanked for their meritorious service to Council.	
	THAT the position of Director of Operations Designate be offered to Mr Andrew Johnson and the subsequent vacancy of the role of Works Manager be advertised.	
	THAT the position of Director Planning and Development be advertised and the minor extension be granted.	
	THAT the position of Director Corporate and Community Services be advertised."	
		<u>Carried</u>

Adjournment of meeting

The meeting adjourned at 12.20pm for lunch, resuming at 1pm.

Meetings authorised by Council

Nil

Mayor's and Councillors' Reports

Nil

Receipt of Petition

Nil

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 1.04pm.