



**Minutes of Ordinary Meeting  
Held Wednesday 25 July 2018**

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

**Present**

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

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**Opening of Meeting**

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

**Leave of Absence**

Nil

**Confirmation of Minutes****Decision**

Moved – Cr Brieschke

Seconded – Cr Choat

“THAT the Minutes of the Ordinary Meeting held on 11 July 2018 as circulated to all Members of Council be confirmed”.

Carried

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

Nil

**Matters of Public Interest****Cr Hall - Matters of public interest -**

Cr Hall reminded the meeting that on 9 August 2018 at 6pm the Foot and Mouth Workshop will be held at the Toogoolawah Showground Pavilion. The workshop is being held to assist to enlighten people on foot and mouth disease, following on from the presentation to the Local Disaster Meeting.

**Cr Brieschke - Matters of public interest -**

27 July	'Being Heard', DVAC and Ozplay production, Ipswich Civic Centre
28 July	Toogoolawah Annual Bird Sale 8.30am
	Brisbane Valley Apex Change Over Dinner, Mt Beppo Hall
31 July	BV Bulls meeting, 5.30 pm
1 August	Esk Over 50's AGM, CWA Hall, Esk 9am.
	Somerset Dam and District Progress Association meeting
	BV Kilcoy Landcare meeting, 7pm Kilcoy VIC
4 August	BVRT 12 Hour E2E Extreme Challenge Ride
5 August	Esk Choir 'A Knight to Remember', theatre restaurant, Alexandra Hall, Toogoolawah at 2.30pm

The Darling Downs and West Moreton Primary Health Network is currently working with the Australian Digital Health Agency to ensure the community is aware of the My Health Record and its benefits. At the last BV Interagency meeting held in Fernvale, a representative addressed the meeting on the benefits of having a secure online summary of your health information. It was explained that you control what goes into your record and who is allowed to access it. My Health Record does not replace existing records, but keeps details of allergies, medical conditions and treatments, medicine details, test and scan results and discharge summaries all in the one place.

Everyone with a Medicare or Department of Veteran's Affairs card will get a My Health Record unless they choose not to have one.

The process has entered a three month opt-out period ending 15 October and the DDWM PHN has increased their promotional campaign to raise awareness, to give people the ability to make an informed decision.

Debbie Frost, DDWMPHN, has written to offer to host a My Health Record briefing for Council. As an alternative I would like to suggest that a summary article be placed in Council's staff newsletter for the benefit of all staff with reaching benefits to the wider community.

For more information about My Health Record visit <https://www.myhealthrecord.gov.au>

### **Cr Choat - Matters of public interest**

In the last few weeks Cr Choat noted that there had been some very serious road accidents in the region, with a number of fatalities. People need to slow down and drive to conditions and be alert and vigilant. Drive to conditions.

### **Cr Gaedtke - Matters of public interest -**

26 July	Glamorgan Vale QWCA Birthday Luncheon
05 August	Esk Community Choir Theatre Restaurant – Toogoolawah
05 August	Social Sequence Dance – Glamorgan Vale Hall
18-19 August	Inaugural Reel Wivenhoe Classic – Captain Logan Campgrounds
19 August	Jammin in Esk
25 August	Kilcoy Hospital Auxiliary High Tea and Fashions by Portofino
25 August	Lowood Truck Show
31 August	Wine and Cheese Evening – Anglican Hall, Kilcoy

Congratulations to:

- Claudia Campbell representing Lowood Show Society as being chosen the 2018 West Moreton and Brisbane Valley Sub Chamber Country Life Miss Show Girl.
- Torie Harrison and Karly Kleidon representing Kilcoy Show Society who took out runner up Showgirl and runner up Rural Ambassador at the Near North Coast Regional Finals.
- Roland Sjollem, President of the Fernvale Lions Club on his recent receipt of the Melvin Jones Award, which recognises outstanding Lions or members of the general public.
- Department Local Government Racing and Multicultural Affairs is offering Queensland's 129 local shows a boost of \$400,000 over 3 years Show Societies Grants Program, which is on top of the annual \$2 million program.

### **Mayor Lehmann – Matters of public interest -**

Mayor Lehmann noted that the Lowood Christmas in July event was well attended.

Further that the Birthday lunch for the Lowood CWA ladies was well attended and everyone enjoyed the day.

<b>Subject:</b>	<b>Environmental Services Monthly Report - June 2018</b>
<b>File:</b>	<b>Environmental Management - Reports - Environmental Health Reports</b>
<b>Action Officer:</b>	<b>MES</b>

### Background/Summary

In delivering on the themes identified in Council's current Operational Plan, it is with pleasure that we submit a synopsis of the section's activities during the month of June 2018.

## PEST MANAGEMENT

### Invasive Animal Control

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

#### Wild dogs

- **1080 Baits injected:** The next advertised 1080 baiting program day will be held on the 9 July 2018
- **Dingo scalps presented:** 42

#### Rabbits

- Officers have been working with landholders to control rabbit infestations in the following areas; Hazeldean, Coominya, Prenzlau and Toogoolawah.
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset Dam and Wivenhoe Dam.

#### Feral Pigs

- Seqwater has asked for assistance with pig numbers near Wivenhoe Dam that are impacting on land holders; 7 Sows and 2 Boar have been trapped so far.
- 135 feral pigs were trapped within the region this financial year.

### Invasive Plant Control

A summary of pest plant and other vegetation treatment activities for the month is as follows:

- **Fireweed** – Lowood, Coominya, Villeneuve, Neurum, Fernvale, Mount Tarampa, Sandy Creek, Glamorganvale, Clarendon, Mt Kilcoy, Lowood, Wivenhoe Pocket, Esk, and Atkinson Dam.
- **Groundsel** – Coominya.
- **Giant rat's tail grass** – Coominya, Atkinson Dam, Coal Creek and Fernvale.
- **Mother of Millions**- Brightview, Villeneuve, Neurum, Glamorganvale, Clarendon, Lowood, Wivenhoe Pocket, Toogoolawah, Esk, Mount Beppo, Jimna, Linville, Coominya, Tarampa, Colinton, Harlin, Biarra, Coal Creek, Haigslea, Marburg and Fernvale.
- **Council controlled land** – Glamorgan vale Road, Patrick Estate Road, West Road, Mahon Road, Marburg Road, Fernvale Road, Claus Road and Brisbane Valley Rail Trail Fernvale-Lowood.
- **Herbicide applied** – 11 650L

### Compliance under the Biosecurity Act 2014

- Information notices: twelve
- Biosecurity Orders: two

## ANIMAL MANAGEMENT

### Dog Registration

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Dogs Registered	3120	3175	3214	3248	3279	3310	3336	4099	4187	4271	4127	4061
Unpaid Registration Notices	516	471	460	401	248	114	34	19	16	15	4127	18
53 Kennel Inspections	53	0	0	0	0	0	0	0	34	15	3	1

1 kennel inspection still to be processed

### Animal Pound Operation

#### Animal Pound Statistics

Month	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Dogs	9	23	6	12	16	12	12	15	13	19	20	11
Cats	16	6	6	2	3	3	24	1	2	9	30	11
Stock	3	5	10	0	1	0	1	0	0	2	1	5

## ENVIRONMENTAL HEALTH

### Licence and Approvals

In delivering the annual inspection program, a total of **13** food business inspections and **3** poultry farms, were conducted during the month.

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

- **Three** public place activity approvals.
- **Three** food business licences, and

### Food Safety Training

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](http://www.somerset.imalert.com.au)

A total of **13** users completed the training during the month of June.

### Compliance with Relevant Legislation

Staff received and investigated a total of **160** customer service requests during the month relating to issues such as animal management, general local law compliance, food safety, illegal dumping, environmental nuisance and invasive plants and animal investigations.

### Attachment

Nil

### Recommendation

THAT the report be received and the contents noted.

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

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

Carried

<b>Subject:</b>	<b>Development Application No 17747 - Application for a Development Permit for a Material Change of Use for a Principal Dwelling house and Secondary dwelling</b>
<b>File No:</b>	<b>DA17747</b>
<b>Assessment No:</b>	<b>03937-00000-000</b>
<b>Action Officer:</b>	<b>SP-JB</b>

### Subject Land

Location	213 Wattle Road, Coominya
Real Property Description	Lot 18 RP185664
Area	16.03 hectares
Current land use	Sheds / rural property
Easements and Encumbrances	Nil

### Somerset Region Planning Scheme Version Three

Zone	Rural
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### SEQ Regional Plan

Category	Regional Landscape and Rural Production Area
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### Application

Level of Assessment	CODE
Applicant/s	Roger and Jennifer Holt c/- Diane Kerr and Associates PO Box 398 COOMINYA QLD 4311

Date application received	7 June 2018
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Date properly made	8 June 2018
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### Referral Agencies

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

### Attachments

1. Primary Dwelling project drawings: Site Plan/Site Coverage Job No. 17-180 Sheet A001; Floor Plan Job No. 17-180 Sheet A003; Elevations Job No. 17-180 Sheets A004 – A005 dated 03-04-2018 prepared by Designer Planning.
2. Secondary Dwelling project drawings: Site Plan/Site Coverage Job No. 17-180-B Sheet A001; Floor Plan Job 17-180-B Sheet A003; Elevation Job No. 17-180-B Sheet A004; dated 03-04-2018 prepared by Designer Planning.
3. Bushfire Overlay Drawing – Primary Dwelling: Job No. 17-180 Sheet A002 dated 03-04-2018, prepared by Designer Planning.
4. Bushfire Overlay Drawing – Secondary Dwelling: Job No. 17-180-B Sheet A002 dated 03-04-2018, prepared by Designer Planning.

5. Regulated Vegetation Management Map – Category C area (High-value regrowth vegetation) and Vegetation Description – Lot 18 Plan RP185664.

### **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 (Principal dwelling) and Secondary Dwelling.

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

The site is in the Rural zone and the site is affected by the Biodiversity Overlay; Koala Conservation Overlay; and Bushfire Hazard Overlay.

An application is required because development of a Dwelling house (principal residence) and Secondary Dwelling affected by the Planning Scheme Overlays in the Rural Zone 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 Dwelling House (principal residence) and Secondary Dwelling on site, described as Lot 18 on RP185664, situated at 213 Wattle Road, Coominya. The principal dwelling will be occupied by the owners of the land, Roger and Jennifer Holt. The secondary dwelling will be occupied by their parents.

The principal dwelling will be located along the western boundary approximately 260m from the front boundary. The secondary dwelling will be located south east of the principal dwelling. The location of the two dwellings are illustrated on the Site Layout Plans provided at Attachments 1-2.

The principal dwelling will have a total development footprint of approximately 320m<sup>2</sup>. The gross floor area (GFA) is approximately 146m<sup>2</sup> with an additional 174m<sup>2</sup> of veranda's and a double carport.

The secondary dwelling has a total development footprint of approximately 168m<sup>2</sup>. The gross floor area is approximately 75m<sup>2</sup> with an additional 93m<sup>2</sup> of veranda's and a single carport.

The Dwelling House Code requires that the maximum gross floor area of the secondary dwelling shall not exceed 60% of the gross floor area of the principal dwelling. In this case 60% of the principal dwelling GFA is 87.6m<sup>2</sup>. The secondary dwelling is well below this figure with a GFA of 75m<sup>2</sup>.

The existing access driveway entrance off Wattle Road will be used to access both dwellings.

Project Drawings of the proposed development are provided at Attachments 1-2.

#### **3.0 SITE DETAILS**

The site is described as Lot 18 RP185664, situated at 213 Wattle Road, Coominya and



contains an area of 16.03 hectares. The site is in a semi-rural lifestyle estate, regular in shape and is located approximately 6 kilometres northwest of the township of Coominya. Wattle Road is located on the northern boundary of the property. The majority of the property and surrounding area is covered by native, eucalypt dominated bushland. The proposed dwelling and secondary dwelling are to be located on a relatively level area with the land falling to the northeast and rising to the southwest and southeast with underlying slopes in the order of 4% or 2 degrees.

Additionally, the following history is provided regarding approvals granted over the subject site:

Application number 134, dated 4 November 1988 – Approval was granted for a shed, located approximately 272m from the north (Wattle Road) boundary and approximately 41m from the western boundary. This existing bush wood and corrugated iron structure is proposed to be demolished after the Secondary Dwelling is constructed.

Application number 421, dated 3 May 1990 – Approval was granted for a dwelling house located approximately 60m from the western boundary and 200m from the north (Wattle Road) boundary. The foundation for the house was inspected by Council on 17 August 1990. However, the house was not completed and instead became an existing 9m by 15m colour bond shed with the balance of the foundation an open hard stand area. A recent Certificate of Classification demonstrates that this building is now a shed.

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

The property is surrounded by similar sized rural properties that typically contain detached dwellings and associated out buildings. The property is not located in close 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.

##### **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 development (principal and secondary dwellings) is a consistent use with the intent of the Regional Landscape and Rural Production Area.

##### **5.3 PLANNING REGULATION 2017**

The proposed development did not require assessment or referral under the provisions of Schedule 10, Part 16 of the *Planning Regulation 2017*.

##### **5.4 VEGETATION MANAGEMENT ACT 1999**

The development application was made under the basis that the proposed principal and secondary dwellings are to be located outside of the mapped regulated vegetation areas, per the Department of State Development, Manufacturing, Infrastructure and Planning's Development Assessment Mapping System.

However, since the application was prepared the classification of vegetation has changed on the site to Category C High-value Regrowth Vegetation, per the new Vegetation Management Laws under the *Vegetation Management Act 1999*. The applicant was advised, as part of Council's Information Request, to notify the Department of Natural Resources Mines and Energy (DNRME) of the proposed development and confirm if clearing Category C High-value Regrowth Vegetation is permitted exempt clearing work.

In response, DNRME confirmed that the sites selected by the land owners maximises the use of existing cleared land to construct and access the proposed principal and secondary dwellings while preserving koala food trees. The total estimated area affected by the proposed development is estimated to be less than 1 hectare. Therefore, in this case the Department has issued an 'Exemption to Clear Vegetation necessary for built infrastructure'. A copy of the Regulated Vegetation Management Map and Vegetation Categories for "Category C High-value regrowth area" is provided at Attachment 5.

## 5.5 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 Code. In instances where alternative solutions are 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	No, alternative solution provided
Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Biodiversity Overlay code	Yes	No, alternative solution provided
Bushfire Hazard Overlay code	Yes	No, alternative solution provided
High Impact Activities Management Area Overlay code	Yes	Yes

The proposed development complies with all the relevant performance outcomes of the above codes; however, the following alternative solutions are provided.

Transport, access and parking code	
<i>Vehicle standing and manoeuvring areas</i>	
<b>PO11</b> Long driveways are designed and treated to soften their visual appearance when viewed from the street frontage.	<b>AO11.1</b> Internal driveways do not exceed 50 metres in length.
<b>Alternative Solution</b>	

The proposed principal and secondary dwelling are located more than 50m from the Wattle Road street frontage.

A performance solution is requested on the following grounds:

This criterion is more applicable to urban and not rural environments. This is an existing driveway. The driveway will be substantially screened by existing onsite vegetation. The location of the two dwellings has been carefully selected to minimise tree retention onsite and address bushfire requirements.

#### **Planning Comment**

The proposed principal and secondary dwelling houses are to be constructed more than 50m from the existing access point via the existing internal driveway on a 16.03-hectare property. Internal driveways greater than 50m in length are consistent with other similar size neighbouring properties in the locality.

The sites selected by the land owners maximises the use of existing cleared land to construct and access the proposed principal and secondary dwellings while preserving koala food trees. The property is densely vegetated and the proposed dwellings will not be viewed from the street frontage.

As such, the existing driveway is considered to comply with PO11 of the Transport, access and parking 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.

##### **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**

A performance solution is requested on the following grounds:

The proposed dwellings have been located on predominantly cleared areas that will result in minimal tree clearing. Given the size of the property (16.03 hectares), the development footprint of the two dwellings will be very minor (approximately 0.3% of the site area). The native vegetation on the remainder of the site will be retained and encouraged to regenerate naturally.

#### **Planning Comment**

A minimum setback of 100m between the proposed dwellings and areas mapped as bushland koala habitat is not achievable as the whole site is mapped as secondary habitat.

The site is heavily vegetated and one of the Owners' objectives is to maintain existing koala populations at the site by preserving the existing koala food trees and removing lantana so koalas can access more food trees. To date the removal of lantana has resulted in an increased number of koalas on the property and more grazing land for wallabies and other native animals.

Both dwellings will be located in already cleared areas that will require minimal tree clearing. The owners estimate that three large trees, and some saplings near the proposed secondary

dwelling will need to be removed to allow construction. Notwithstanding, it is the owner's intention to let the site continue to regenerate naturally. This will occur with local native species endemic to the area.

The total estimated area affected by the proposed development is estimated to be less than one (1) hectare. The Department of Natural Resources Mines and Energy has issued an 'Exemption to Clear Vegetation necessary for built infrastructure' within the Category C High-value Regrowth Vegetation mapped onsite.

It is considered, the strategic intent of PO14 to not adversely impact the integrity of the broader area of koala habitat, will be achieved by the proposed development.

#### **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.

##### **AO1.2**

Uses within the following Activity groups are located outside of a Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard identified on Bushfire Hazard Overlay Map OM-004a-b:

- (a) Accommodation activities group;
- (b) Business activities group;
- (c) Community activities group; and
- (d) Entertainment activities group;

With community infrastructure being designed to minimise susceptibility to bushfire events.

#### **Alternative Solution**

The proposed development is for a principal and secondary dwelling. The secondary dwelling is located within the high potential hazard area. A Performance Outcome is requested on the following grounds:

The difference between the mapped medium and high potential intensity bushfire hazard areas (especially for the location of the principal and secondary dwelling) is not discernible onsite. They are of a similar vegetation type and density.

A 'Bushfire Management Report' has been prepared in support of the proposed dwellings. The Plan has been prepared for the purpose of ensuring the dwellings meet the requirements of the Australian Standard "*Construction of buildings in bushfire prone areas*" (AS 3959-2009-Incorporating Amendment Nos 1, 2 and 3).

The dwellings will have access to 2 x 20,000 litre potable water tanks with fire-fighting fittings.

#### **Planning Comment**

The proposed development is for a principal and secondary dwelling. The principal dwelling is to be located within a cleared area in the medium bushfire potential area. The secondary dwelling is to be located in a cleared area in the high potential bushfire hazard area. Refer to Attachments 3-4 regarding location of proposed dwellings within Bushfire Hazard Overlay area.

Due to the property being in an identified bushfire prone area, an assessment of the vegetation onsite was undertaken to assist in the development of a Bushfire Management Plan to ensure

the principal and secondary dwellings proposed to be constructed on the property meet the requirements of the Australian Standard, "Construction of buildings in bushfire-prone areas" (AS 2959-2009 – Incorporating Amendment Nos 1, 2 and 3); and also achieve the purpose and overall outcomes of the Planning Scheme Bushfire Hazard overlay code.

The report provides recommendations for a number of measures that will assist in ensuring the safety of life and property and mitigating the impacts of bushfire. The key areas involve Vegetation Management; Building Construction requirements; Water Supply suitable for fire-fighting purposes; Property Access; and determination of Bushfire Attack Level (BAL). Based on conditions prevailing at the time, the property was identified as having a Bushfire Attack Level (BAL) – 19.

The fire assessment has been prepared on the basis that a minimum separation distance of greater than twenty (20) metres can be achieved and maintained between the building and the edge of the canopy of hazardous woody vegetation. The dwellings will have access to 2 x 20,000 litre potable water tanks with fire-fighting fittings. Adequate access is constructed and maintained to enable efficient, practical access to buildings and water supply for emergency services appliances. The use of appropriate landscaping materials and plants will be implemented. The construction and design of the proposed dwellings will meet the requirements of the Australian Standard in bushfire-prone areas.

It is considered, the purpose and overall outcomes of the Bushfire hazard overlay code will be achieved through the measures recommended in the 'Bushfire Management Report' that will be applied by the landowners to minimise the risk to the property from bushfire.

## **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 – domestic use**

The subject land is not located within an area serviced by a reticulated water supply network, and so a condition will be included requiring the installation of 45,000L of water storage capacity for potable and general use for each dwelling (principal and secondary).

#### **7.2 Water Supply – Fire Fighting Purposes**

The subject land is not located within an area serviced by a reticulated water supply network; and the site is located within a mapped Bushfire Hazard area. Therefore, a condition will be included in the Schedules of Conditions requiring the dwellings to have access to 2 x 20,000 litre potable water tanks connected with fire-fighting fittings.

#### **7.3 Sewerage**

The subject land is not located within an area serviced by a reticulated sewerage network, and so a condition will be included requiring the installation of an onsite sewerage treatment system for both dwellings.

#### **7.4 Stormwater/Drainage**

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. The development is not located within the Urban Footprint and therefore, there is no associated infrastructure charge for the proposed development.

A condition will be included in the Schedules of Conditions requiring the land owners to ensure that stormwater is delivered to a legal point of discharge and designed in accordance with the Queensland Urban Drainage Manual.

### 7.5 Roads

The proposed development is not considered to unreasonably burden upon local transport networks. There is no associated infrastructure charge for dwellings of this type within the region.

### 7.6 Parks and Open Space

The proposed development is not considered to have any adverse impacts upon the Parks and open space network. The development is not located within the identified Public Parks and Community Land Service Catchment and therefore, there is no associated infrastructure charge for the proposed development.

### 7.7 Infrastructure Charges

Infrastructure Charges are not applicable to the proposed development, as the site is not located in the Urban Footprint.

### 7.8 Services

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

### 7.9 Environment

The proposed development will not result in environmental degradation.

### 7.10 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

There were no referral agencies to this application, in accordance with the provisions of the *Planning Regulation 2017*.

## RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for both Principal and Secondary Dwellings on land described as Lot 18 on RP185664 and situated at 213 Wattle Road, Coominya subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
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.
	<b>Primary Dwelling project drawings:</b> Site Plan/Site Coverage Job No. 17-180 Sheet A001; Bushfire Overlay Plan Job No: 17-180 Sheet A002; Floor Plan Job No. 17-180 Sheet A003; Elevations Job No. 17-180 Sheets A004 – A005 dated 03-04-2018 prepared by Designer Planning.	
	<b>Secondary Dwelling project drawings:</b> Site Plan/Site Coverage Job No. 17-180-B Sheet A001; Bushfire Overlay Plan Job No: 17-180 Sheet A002; Floor Plan Job 17-180-B Sheet A003; Elevation Job No. 17-180-B Sheet A004; dated	

	03-04-2018 prepared by Designer Planning.	
	<b>Bushfire Overlay Drawing – Primary Dwelling:</b> Job No. 17-180 Sheet A002 dated 03-04-2018, prepared by Designer Planning.	
	<b>Bushfire Overlay Drawing – Secondary Dwelling:</b> Job No. 17-180-B Sheet A002 dated 03-04-2018, prepared by Designer Planning.	
	<b>Bushfire Management Report</b> , prepared for Roger and Jennifer Holt 213 Wattle Road, Coominya, Lot 18 RP185664; and prepared by DesignconXion, dated 2 October 2017 and referenced BMR No: 2877.	
	Department of Natural Resources, Mines and Energy (DNRME) response dated 28 June 2018 – ‘Exemption to Clear Vegetation necessary for built infrastructure’.	
	Regulated Vegetation Management Map – Category C area (High-value regrowth vegetation) and Vegetation Description – Lot 18 Plan RP185664.	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme version three; 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 during construction stages.	During Building Works and Plumbing/Drainage Stages.
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of use.
	<b>Demolition works</b>	
1.6	Obtain approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of use.
	<b>Domestic Water Supply</b>	
1.7	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 for each Dwelling (principal and secondary).	Prior to commencement of the use of each dwelling.
	<b>Onsite Effluent Disposal</b>	
1.8	Provide an on-site effluent disposal for each dwelling (principal and secondary) that is compliant with the relevant Australian standards.	Prior to commencement of the use of each dwelling.
	<b>Water Supply – Fire Fighting Purposes</b>	

1.9	Provide 2 x 20,000 litre potable water tanks connected with fire-fighting fittings with access for emergency services in accordance with the recommendations of the Bushfire Management Report.	Prior to commencement of use of the principal dwelling.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to commencement of use.
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use.
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use.
<b>Vehicular Access</b>		
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.5	All vehicular access shall provide convenient and safe access and egress from the site.	At all times.
<b>Stormwater</b>		
2.6	Ensure stormwater drainage is directed to a lawful point of discharge.	At all times.
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
<b>Erosion and Sediment Control</b>		
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times.
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or	At all times.



	other Council approved waste collector unless otherwise approved by Council.	
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	Prior to commencement of use.
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times.
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.
<b>SCHEDULE 4 – ADVISORY NOTES</b>		
<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.

#### Attachments for the Decision Notice include:

- **Primary Dwelling project drawings:** Site Plan/Site Coverage Job No 17-180 Sheet A001; Bushfire Overlay Plan Job No. 17-180 Sheet A002; Floor Plan Job No 17-180 Sheet A003; Elevations Job No 17-180 Sheets A004 – A005 dated 03-04-2018 prepared by Designer Planning.
- **Secondary Dwelling project drawings:** Site Plan/Site Coverage Job No. 17-180-B Sheet A001; Bushfire Overlay Plan Job No. 17-180 Sheet A002; Floor Plan Job 17-180-B Sheet A003; Elevation Job No 17-180-B Sheet A004; dated 03-04-2018 prepared by Designer Planning.
- **Bushfire Overlay Drawing – Primary Dwelling:** Job No 17-180 Sheet A002 dated 03-04-2018, prepared by Designer Planning.
- **Bushfire Overlay Drawing – Secondary Dwelling:** Job No 17-180-B Sheet A002 dated 03-04-2018, prepared by Designer Planning.
- **Bushfire Management Report**, prepared for Roger and Jennifer Holt 213 Wattle Road, Coominya, Lot 18 RP185664; and prepared by DesignconXion, dated 2 October 2017 and referenced BMR No: 2877.
- Department of Natural Resources, Mines and Energy (DNRME) response dated 28 June 2018 – 'Exemption to Clear Vegetation necessary for built infrastructure'.
- Regulated Vegetation Management Map – Category C area (High-value regrowth vegetation) and Vegetation Description – Lot 18 Plan RP185664.

#### Decision:

Moved - Cr Ogg

Seconded - Cr Choat

"THAT Council approve the Development Application for a Development Permit for a Material Change of Use for both Principal and Secondary Dwellings on land described as Lot 18 on RP185664 and situated at 213 Wattle Road, Coominya 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.
	<b>Primary Dwelling project drawings:</b> Site Plan/Site Coverage Job No. 17-180 Sheet A001; Bushfire Overlay Plan Job No: 17-180 Sheet A002; Floor Plan Job No. 17-180 Sheet A003;	

	<p>Elevations Job No. 17-180 Sheets A004 – A005 dated 03-04-2018 prepared by Designer Planning.</p> <p><b>Secondary Dwelling project drawings:</b> Site Plan/Site Coverage Job No. 17-180-B Sheet A001; Bushfire Overlay Plan Job No. 17-180 Sheet A002; Floor Plan Job 17-180-B Sheet A003; Elevation Job No. 17-180-B Sheet A004; dated 03-04-2018 prepared by Designer Planning.</p> <p><b>Bushfire Overlay Drawing – Primary Dwelling:</b> Job No. 17-180 Sheet A002 dated 03-04-2018, prepared by Designer Planning.</p> <p><b>Bushfire Overlay Drawing – Secondary Dwelling:</b> Job No. 17-180-B Sheet A002 dated 03-04-2018, prepared by Designer Planning.</p> <p><b>Bushfire Management Report</b>, prepared for Roger and Jennifer Holt 213 Wattle Road, Coominya, Lot 18 RP185664; and prepared by DesignconXion, dated 2 October 2017 and referenced BMR No: 2877.</p> <p>Department of Natural Resources, Mines and Energy (DNRME) response dated 28 June 2018 – ‘Exemption to Clear Vegetation necessary for built infrastructure’.</p> <p>Regulated Vegetation Management Map – Category C area (High-value regrowth vegetation) and Vegetation Description – Lot 18 Plan RP185664.</p>	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme version three; 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 during construction stages.	During Building Works and Plumbing/Drainage Stages.
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of use.
	<b>Demolition works</b>	
1.6	Obtain approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Prior to commencement of use.
	<b>Domestic Water Supply</b>	
1.7	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 for each Dwelling (principal and secondary).	Prior to commencement of the use of each dwelling.
	<b>Onsite Effluent Disposal</b>	

1.8	Provide an on-site effluent disposal for each dwelling (principal and secondary) that is compliant with the relevant Australian standards.	Prior to commencement of the use of each dwelling.
	<b>Water Supply – Fire Fighting Purposes</b>	
1.9	Provide 2 x 20,000 litre potable water tanks connected with fire-fighting fittings with access for emergency services in accordance with the recommendations of the Bushfire Management Report.	Prior to commencement of use of the principal dwelling.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to commencement of use.
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to commencement of use.
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to commencement of use.
	<b>Vehicular Access</b>	
2.4	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.5	All vehicular access shall provide convenient and safe access and egress from the site.	At all times.
	<b>Stormwater</b>	
2.6	Ensure stormwater drainage is directed to a lawful point of discharge.	At all times.
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	<b>Erosion and Sediment Control</b>	
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times.

<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	Prior to commencement of use.
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times.
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.
<b>SCHEDULE 4 – ADVISORY NOTES</b>		
<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 <i>Planning Act 2016</i> . 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 <i>Planning Act 2016</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."
<u>Carried</u>

<b>Subject:</b>	<b>Development Application No 17828 - Application for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling)</b>
<b>File No:</b>	<b>DA17828</b>
<b>Action Officer:</b>	<b>PO-RC</b>
<b>Assessment No:</b>	<b>03105-11100-000</b>

**Subject Land**

Location	59 Harpeng Drive, Minden
Real Property Description	Lot 105 on SP172440
Area	0.449 hectares
Current land use	Dwelling house
Easements and Encumbrances	Nil

**Somerset Region Planning Scheme Version Three**

Zone	Rural residential zone
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**SEQ Regional Plan**

Category	Rural Living Area
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**Application**

Level of Assessment	CODE
Applicant/s	Desma Voigt
Applicants contact details	59 Harpeng Drive Minden
Date application received	10 July 2018
Date properly made	10 July 2018

<b>Referral Agencies</b>	Nil
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<b>Public Notification</b>	Not Required
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**Attachments**

1. Site Plan, Prepared by ALS, Council reference as DA17828 – Attachment 1, Date 19 April 2018.
2. Floor Plan, Prepared by ALS, Council reference as DA17825 – Attachment 2, Date 19 April 2018.
3. Elevations, Prepared by ALS, Council reference as DA17825 – Attachment 3, Date 19 April 2018.
4. Steel Tie-Down and Sub-Floor, Prepared by ALS, Certified by G C Moulston RPEQ 4431, Job No: 18-314, Council reference as DA17825 – Attachment 4, Signed on 23 April 2018.

**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 (Secondary dwelling).

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

The site is located in the Rural residential zone and the proposed location of the Secondary dwelling is affected by the Landslide hazard overlay.

An application is required as the development of a Secondary dwelling in the Rural residential zone 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 Secondary dwelling on site, described as Lot 105 on SP172440, situated at 59 Harpeng Drive, Minden. The new Secondary dwelling will be occupied by relatives of the landowner, who will continue to occupy the existing Principal dwelling.

The proposed Secondary dwelling will be situated in the eastern region of the site, 16m east of the existing Principal dwelling. The proposed setback for the Secondary dwelling is approximately 59.413m from the street frontage, approximately 3m from the nearest side (northern) boundary and in excess of 15m from the rear and the southern side boundaries. The proposed Secondary dwelling will be single storey and will not exceed 8.5m above the ground level. No significant vegetation will be removed as a result of the proposed development.

The existing Principal dwelling has an approximate GFA of 238.37m<sup>2</sup> whilst the proposed Secondary dwelling has an approximate GFA of 69.2m<sup>2</sup>. Therefore, the Secondary dwelling will be approximately 29.03% of the GFA of the Principal dwelling. The combined site cover of both Principal and Secondary dwellings is approximately 6% of the site. The proposed Secondary dwelling will continue to use the existing access at Harpeng Drive. The site, proposed floor, elevation and footing plans have been provided at Attachments 1, 2, 3 and 4.

### 3.0 SITE DETAILS

The site is in a rural lifestyle estate, regular in shape and currently improved by an existing dwelling house. The site rises towards an easterly direction, away from Harpeng Drive. The site boundaries are defined by Harpeng Drive to the west, and other rural lifestyle residential properties to the remaining directions. The proposed building area of the site is not known to be prone to slip, subsidence, erosion or inundation.

### 4.0 SURROUNDING LAND USES

Predominately, the surrounding land uses are rural residential in nature, consisting of similar size lots. The site is not located in proximity to any known extractive resource activities and 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.

#### 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 Rural Living 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

As per the Department of State Development, Manufacturing, Infrastructure and Planning's Development Assessment Mapping System, the proposed building footprint does not contain areas of regulated vegetation.

#### 5.4 ENVIRONMENTAL PROTECTION ACT 1994

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

#### 5.5 PLANNING REGULATION 2017

The proposed development does not require referral to the State government per the *Planning Regulation 2017*.

### 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 Code. In instances where alternative solutions are lieu of the acceptable outcomes, they are discussed below.

Applicable Code	Performance Outcome Compliance	Acceptable Outcome Compliance
Rural residential zone code	Yes	No, alternative solution provided
Dwelling house code	Yes	Yes
Transport, access and parking	Yes	Yes



code		
<b>Applicable Overlay Code</b>	<b>Performance Outcome Compliance</b>	<b>Acceptable Outcome Compliance</b>
Landslide hazard overlay code	Yes	No, alternative solution provided

**Rural residential zone code**

<i>Performance outcome</i>	<i>Acceptable outcome</i>
<b>Building setbacks</b>	
<b>PO3</b> Building setbacks:  (a) provide a well-defined separation of built form between <i>adjoining premises</i> that is consistent with the semi-rural character of the zone; and  (b) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	<b>AO3.2</b> Buildings and structures are setback a minimum 10 metres from the side and rear boundaries of the site.
<b>Applicant's Comment</b>	
The proposed development is setback 3m from the nearest side (northern) boundary of the site.	
<b>Planning Comment</b>	
The proposed development is a secondary dwelling and is considered of a low impact residential use. The topography of the site and the HSTP spray irrigation area have limited viable building area of the proposed secondary dwelling.  Given the large separation distance between the existing dwelling house in the adjoining premises (located 20m from the common boundary), the proposed development is not considered to detract the existing amenity enjoyed by adjoining premises.  It is therefore considered the development proposed satisfies AO3.2 of the Rural residential zone code.	

**Landslide hazard overlay code**

<i>Performance outcome</i>	<i>Acceptable outcome</i>
<b>Risk of harm to people and property</b>	
<b>PO1</b> <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide.  Note - A site-specific geotechnical investigation must be undertaken to demonstrate that although the development site is located within a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b, the landslide hazard risk is acceptable.	<b>AO1.1</b> <i>Buildings</i> are not located in a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b.

**Applicant's Comment**

The proposed secondary dwelling will be located in a landslide hazard area as identified on the Landslide hazard overlay map.

**Planning Comment**

As part of the application material, the applicant has provided plans and foundation plans certified by an RPEQ engineer certifying the proposed development will not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide. Council's Operations department has reviewed the plans and are satisfied that the proposed Secondary dwelling satisfies PO1 of the Landslide hazard overlay code.

**7.0 OTHER PLANNING CONSIDERATIONS****7.1 Trunk Infrastructure and Services**

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

**7.2 Water Supply**

The subject land is located within an area serviced by a reticulated water supply network. Therefore, should Council support the proposed development, a condition will be included requiring the development to be connected to the network.

**7.3 Sewerage**

The subject land is not located within an area serviced by a reticulated sewerage network. Therefore, should Council support the proposed development, a condition will be included requiring any on-site effluent disposal system is to be compliant with relevant Australian standard.

**7.4 Stormwater/Drainage**

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. The development is not located within the Urban Footprint and therefore, there is no associated infrastructure charge for the proposed development.

A condition will be included in the Schedules of Conditions requiring the land owner must ensure that stormwater is delivered to a legal point of discharge and designed in accordance with the Queensland Urban Drainage Manual.

**7.5 Transport networks**

The proposed development is not considered to unreasonably burden upon local transport networks. There is no associated infrastructure charge for dwellings of this type within the region.

**7.6 Parks and Open Space**

The proposed development is not considered to have any adverse impacts upon the Parks and open space network. The development is not located within the identified Public Parks and Community Land Service Catchment and therefore, there is no associated infrastructure charge for the proposed development.

**7.7 Infrastructure Charges**

As discussed above, there are no Infrastructure Charges applicable to this Dwelling house under Council's current Charges Resolution.

**7.8 Environment**

The proposed development will not result in environmental degradation.

## 7.9 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

There were no applicable referral agencies to this application, in accordance with the provisions of the *Planning Regulation 2017*.

## RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling) on land described as Lot 105 on SP172440 and situated at 59 Harpeng Drive, Minden subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
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. Site Plan, Prepared by ALS, Council reference as DA17828 – Attachment 1, Date 19 April 2018. Floor Plan, Prepared by ALS, Council reference as DA17825 – Attachment 2, Date 19 April 2018. Elevations, Prepared by ALS, Council reference as DA17825 – Attachment 3, Date 19 April 2018. Steel Tie-Down and Sub-Floor, Prepared by ALS, Certified by G C Moulston RPEQ 4431, Job No: 18-314, Council reference as DA17825 – Attachment 4, Signed on 23 April 2018.	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	Obtain any necessary Water Approval from the relevant authority.	Prior to commencement of use
1.6	Unless connected to a reticulated sewerage network, provide an on-site effluent disposal system that is compliant with the relevant Australian standards.	Before the change happens

1.7	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
<b>Public Utilities/Infrastructure</b>		
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	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
<b>Stormwater drainage</b>		
2.4	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times
2.5	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
<b>Vehicle access</b>		
2.6	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	At all times
2.7	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times
<b>Erosion and sediment control</b>		
2.8	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>▪ Be required to install additional measures;</li> <li>▪ Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times

2.9	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b> <i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction/demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
<b>SCHEDULE 4 – ADVICE</b> <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 applicant's 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.
All building work is to comply with the provisions contained in the Building Act; the Building Regulation, the Building Code of Australia, the Queensland Development Code and relevant Australian Standards.
Dust pollution arising from the construction and maintenance of the works required by this approval is 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 applicant's 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 <i>Planning Act 2016</i> . 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 <i>Planning Act 2016</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.

**Attachments for the Decision Notice include:**

- Site Plan, Prepared by ALS, Council reference as DA17828 – Attachment 1, Date 19 April 2018.
- Floor Plan, Prepared by ALS, Council reference as DA17825 – Attachment 2, Date 19 April 2018.
- Elevations, Prepared by ALS, Council reference as DA17825 – Attachment 3, Date 19 April 2018.
- Steel Tie-Down and Sub-Floor, Prepared by ALS, Certified by G C Moulston RPEQ 4431, Job No: 18-314, Council reference as DA17825 – Attachment 4, Signed on 23 April 2018.

**Decision:**

Moved - Cr Gaedtker

Seconded - Cr Ogg

"THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling) on land described as Lot 105 on SP172440 and situated at 59 Harpeng Drive, Minden 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. Site Plan, Prepared by ALS, Council reference as DA17828 – Attachment 1, Date 19 April 2018.	At all times

	Floor Plan, Prepared by ALS, Council reference as DA17825 – Attachment 2, Date 19 April 2018.	
	Elevations, Prepared by ALS, Council reference as DA17825 – Attachment 3, Date 19 April 2018.	
	Steel Tie-Down and Sub-Floor, Prepared by ALS, Certified by G C Moulston RPEQ 4431, Job No: 18-314, Council reference as DA17825 – Attachment 4, Signed on 23 April 2018.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	Obtain any necessary Water Approval from the relevant authority.	Prior to commencement of use
1.6	Unless connected to a reticulated sewerage network, provide an on-site effluent disposal system that is compliant with the relevant Australian standards.	Before the change happens
1.7	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Public Utilities/Infrastructure</b>	
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	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
	<b>Stormwater drainage</b>	
2.4	Ensure Stormwater drainage is delivered to a lawful point of	At all times

	discharge.	
2.5	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	<b>Vehicle access</b>	
2.6	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	At all times
2.7	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times
	<b>Erosion and sediment control</b>	
2.8	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>▪ Be required to install additional measures;</li> <li>▪ Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
2.9	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction/demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site;</li> </ul>	At all times



	<ul style="list-style-type: none"> <li>nor</li> <li>Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
<b>SCHEDULE 4 – ADVICE</b>		
<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 applicant's 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.		
All building work is to comply with the provisions contained in the Building Act; the Building Regulation, the Building Code of Australia, the Queensland Development Code and relevant Australian Standards.		
Dust pollution arising from the construction and maintenance of the works required by this approval is 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 applicant's 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 <i>Planning Act 2016</i> . 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 <i>Planning Act 2016</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."

Carried

<b>Subject:</b>	<b>Development Application No 17757 - Application for a Development Permit for a Material Change of Use for a Telecommunications facility</b>
<b>File No:</b>	<b>DA17757</b>
<b>Action Officer:</b>	<b>PO-RC</b>
<b>Assessment No:</b>	<b>34891-50000-000</b>

### Subject Land

Location	281 Lehmanns Road, Coolana
Real Property Description	Lot 19 on RP32351
Area	18.198 hectares
Current land use	Dwelling house and associated domestic outbuildings
Easements and Encumbrances	Nil

### Somerset Region Planning Scheme Version Three

Zone	Rural zone
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### SEQ Regional Plan 2017

Category	Regional Landscape and Rural Production Area
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### Application

Level of Assessment	<b>CODE</b>
Applicant/s	Nbn
Applicants contact details	c/- Visionstream Pty Ltd Attn: Mario Vodeny PO Box 5452 West End QLD 4101 Email: <a href="mailto:mario.vodeny@visionstream.com.au">mario.vodeny@visionstream.com.au</a>
Land Owner/s	Brian J C Lydon and Sandra Y Lydon

Date application received	12 June 2018
Date properly made	12 June 2018

### Referral Agencies

Concurrence Agencies	Not applicable
Advice Agencies	Not applicable
Third Party Advice Agencies	Queensland Health – Radiation Health

### Attachments

1. Overall Site Plan and Allotment Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C2 and 4MRB-51-04-MTEN-C5, Revision 02, Date on 30 January 2018.
2. Site Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C3, Revision 02, Date on 30 January 2018.
3. Site Elevation, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C4, Revision 02, Date on 30 January 2018.
4. NBN Antenna Configuration and Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-A1, Revision 02, Date on 30

January 2018.

5. Radiation Health Unit – Department of Health Third Party Advice, Date 9 May 2018.

## **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 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 Telecommunications facility.

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

The site is located in the Rural zone.

An application is required for the development of a Telecommunications facility within the Rural zone. Under the planning scheme, the development is code assessable.

The proposed facility building footprint is affected by the following overlays:

- Biodiversity overlay – Regulated Vegetation;
- Bushfire hazard overlay – Medium Potential Bushfire Intensity and
- Scenic amenity overlay – High Scenic Amenity Area.

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

### **2.0 PROPOSAL**

Visionstream, acting on behalf of nbn are seeking approval for the establishment and construction of a Telecommunications facility located on site described as Lot 19 on RP32351 and situated at 281 Lehmanns Road, Coolana. The proposed Telecommunication facility is part of the nbn's upgrade to Australia's existing telecommunications network and upon completion, the facility will provide fixed wireless internet coverage to Coolana, Marburg, Tarampa, Glamorgan Vale and Lark Hill areas and surrounding localities. The facility is a wireless 'transmission end site' and has been designed to provide fixed wireless internet services to surrounding localities and to link back into the broader transmission network.

The overall site and allotment plans have been provided as Attachment 1. The proposed site setout, elevation and antenna configuration and setout plans are provided as Attachments 2, 3 and 4.

The proposed Telecommunications facility will be sited in the north-eastern region of the site, east of the existing Dwelling house currently located on the premises. The proposed facility will be setback 36m from the nearest side (eastern) boundary and more than 15m from the front and remaining side and rear boundaries.

The facility is to be contained within a total leased area of 120m<sup>2</sup>, enclosed by a 2.4m high chainlink fence around the perimeter with a 3m wide access gate. Access to the compound will be via an existing private access track from Lehmanns Road currently used to service the dwelling house onsite. As part of the construction, parts of the track will be widened and extended to facilitate the movement of machinery and construction materials and will be upgraded from dirt to gravel. The applicant does not consider the proposed development to

be a significant generator of traffic. Any traffic impacts associated with construction will be of a short-term duration and are not anticipated to adversely impact on the surrounding road network. The facility will function on a continuously unstaffed basis and will typically only require maintenance works once a year.

The proposal works involve installation of:

- One (1) 40m monopole, with a circular headframe at an elevation of 40m on the structure;
- One (1) 900mm parabolic antenna at an elevation of 37m;
- Five (5) panel antennas attached to the headframe at an elevation of 40m;
- Two (2) outdoor equipment units at ground level, adjacent to the proposed monopole on concrete slabs and will be metallic grey in colour;
- Ancillary equipment associated with operation of the facility, including cable trays, cabling, safe access methods, bird proofing, earthing, electrical works and air-conditioning equipment.

The applicant has anticipated that the total construction period for the proposed development will be of approximately 10 weeks. Construction activities will involve four stages:

- Stage 1 (Week 1) – Site preparation works, including field testing, excavation and construction of foundations;
- Stage 2 (Weeks 2, 3 and 4) – Construction of monopole facility;
- Stage 3 (Weeks 5 and 6) – Construction of the equipment shelter and fences;
- Stage 4 (Weeks 7 to 10) – Installation of antennas and radio equipment, as well as equipment testing.

The proposed facility building footprint is in an existing cleared area and will not require the removal of any significant vegetation and only minor clearing of grassland and saplings will be undertaken. The facility including the monopole and equipment cabinets will be painted a non-reflective factory grey.

Electricity will be sourced from an existing single-phase power pole and will be supplied to the facility via a new underground power route. Once in operation, the applicant expects the facility to generate low-level noise from the ongoing operation of air conditioning equipment. However, it is noted by the applicant that the noise is comparable level to a domestic air conditioning installation and is generally accord with the noise levels prescribed by the relevant standards.

There are no proposed changes to the existing Dwelling house and associated domestic Outbuildings currently located in the same premises.

### **3.0 SITE DETAILS**

The subject site is regular in shape and currently improved by a dwelling house. The site is heavily vegetated. The applicant has noted that the proposed facility building footprint is in a previously cleared area. The subject site slopes from approximately 180m to 350m AHD towards the north-east at a grade of approximately 23%. The proposed facility building footprint itself has a slope of approximately 5%, outside of the Landslide hazard area as mapped by the Landslide hazard overlay map. The site is not known to be prone to slip, inundated, subsidence or erosion. The site boundaries are defined by Lehmanns Road to the south and adjoining properties to the remaining direction. The facility will be contained within a leased area. As the lease will not exceed 10 years period, the proposed development will not be subject to a Reconfiguring a Lot application.

#### 4.0 SURROUNDING LAND USES

The site is in a rural area. Surrounding properties commonly consist of rural residential uses improved by dwelling house, outbuildings and infrastructures. The nearest sensitive land use is a dwelling house located on the same premises as the proposed facility, approximately 170m west of the proposed facility.

#### 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.

##### 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.

##### 5.3 VEGETATION MANAGEMENT ACT 1999

Per the Development Assessment Mapping System provided by the Department of State Development, Manufacturing, Infrastructure and Planning, the proposed development footprint is in areas mapped as containing Category B of Concern Regional Ecosystem and Essential Habitat.

The applicant has stated that the proposed development does not involve clearing of assessable native vegetation or will result in additional exempt clearing, therefore, neither a Relevant Clearing Permit nor referral to the State Department is therefore required.

The applicant has provided correspondence from the Department of Natural Resources, Mines and Energy confirming the above statement.

##### 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 against 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	No, alternative solution provided
Telecommunications facility code	Yes	No, alternative solution provided
Services, works and infrastructure code	Yes	Yes
Transport, access and parking	Yes	Yes

code		
<b>Applicable Overlay Code</b>	<b>Performance Outcome Compliance</b>	<b>Acceptable Outcome Compliance</b>
Biodiversity overlay code	Yes	No, alternative solution provided
Bushfire hazard overlay code	Yes	No, alternative solution provided
Scenic amenity overlay code	Yes	No, alternative solution provided

**Rural zone code**

<b>Amenity</b>	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<p><b>PO7</b> The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) lighting;</li> <li>(c) noise;</li> <li>(d) dust, odour and other airborne emissions;</li> <li>(e) public health and safety;</li> <li>(f) traffic generation;</li> <li>(g) the use of <i>advertising devices</i>;</li> <li>(h) visual amenity; and</li> <li>(i) overlooking and privacy.</li> </ul>	<p><b>AO7</b> No acceptable outcome provided.</p>
<b>Alternative Solution</b>	
<p>The proposed development will be located on a hill, 15m below the peak, and will be built to a height of 40m. A number of factors have been given consideration with regards to mitigating the potential visual impact of the facility on the surrounding area.</p> <p>The structure will incorporate a monopole design which will reduce the overall bulk and scale of the structure, allowing the surrounding environment and landscape to take visual precedence. It will be clustered together with two (2) existing telecommunications facilities to the south east, one of which has a height of 50m and utilizes a bulkier structural form which will take emphasis away from the proposed facility.</p> <p>The surrounding topography is characterized by undulating hills with step reliefs and dense vegetation including mature trees, which will obscure views from roads and nearby properties. Unobscured viewsheds are only available from a significant distance away, which makes the structure increasingly difficult to see and thereby less prominent.</p>	
<b>Planning officer's comment</b>	
<p>Considering the topography of the site and the surrounding locality and existing mature trees, it is considered the development as proposed will not result in undue adverse impact on the visual amenity of the locality.</p> <p>It is considered the development as proposed satisfies PO7 of the Rural zone code.</p>	

**Telecommunications facilities code**

<b>Co-location</b>	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<b>PO4</b> Where practicable, telecommunications facilities that have a significant visual impact such as radio masts or towers are co-located to reduce the cumulative visual impacts of multiple facilities.	<b>AO4.1</b> Telecommunications facilities are co-located with existing facilities.
<b>Alternative Solution</b> A search of the Radio Frequency National Site Archive (RFNSA) has identified two co-locating opportunities that exist within the area of Coolana. Both facilities were investigated for co-location opportunities, however they did not achieve optimum coverage objectives.  Using desktop analysis and site inspection, the two sites that have been identified that could potentially be used for co-location, including a 50m guyed mast own by Axicom and a 30m lattice tower owned by Telstra. Both facilities are in the adjoining lot to the east of the subject site.  Co-location on the existing Telstra facility is only available between 13m to 20m which will result in a significant loss in potential coverage area in comparison to the other candidates. An additional ground lease will also be required through the land owner as there is no room within the existing compound to accommodate the proposed equipment cabinets.  Due to these constraints, the site was discounted.  Co-location on the existing Axicom facility is available between 26m to 37m and potentially at 50m, pending an extension. The power at this site is at capacity which would necessitate an upgrade of the HV transformer, resulting in an excessive increase in anticipated costs. Further to that, the negotiated costs of the lease agreement for this site are considered prohibitive, given the availability of other options.  As such, this site was discounted.  Due to the above reasons, a stand-alone facility was the preferred option and the site, Lot 19 on RP32351 was selected as the prime candidate for the proposed development.	
<b>Planning officer's comment</b> As stated by the applicant, co-location will constrain the service effectiveness provided by the proposed Telecommunications facility to the wider locality.  The proposal has considered the visual impact of the proposed tower. The undulating topography of the locality and existing vegetation will assist in obscuring views of the tower and the non-reflective factory grey paint and the proposed monopole design will also reduce the visual impact to the amenity of the locality.  It is considered that the development as proposed achieves PO4 of the Telecommunications facilities code.	

**Biodiversity overlay code**

<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<b>Matters of State Environmental Significance</b>	
<b>P02</b>	<b>AO2.1</b>

<p>Vegetation clearing in areas mapped as containing Matters of State Environmental Significance (MSES) is avoided unless:</p> <p>(a) it is demonstrated that the area does not support MSES as mapped; or</p> <p>(b) the loss or reduction in MSES is for <i>community infrastructure</i>, or any purpose associated with an Airport, or extractive resources in a key resource area</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p><i>Buildings and structures</i> are not located within areas mapped as containing Matters of State Environmental Significance (MSES) on the Biodiversity overlay maps OM003a-b.</p> <p>AND</p> <p><b>AO2.2</b></p> <p>No clearing of <i>native vegetation</i> unless defined as <i>minor operational</i> work is undertaken within areas mapped as containing MSES on the Biodiversity overlay maps OM003a-b.</p>
<b>Applicant's comment</b>	
<p>Although the site is located on the Biodiversity overlay map, the area of the proposed facility is in an existing cleared area, which is currently being utilised for cattle grazing. The area to be cleared contains small saplings of <i>Alphitonia excels</i>, <i>Clerodendrum floribundum</i>, <i>Acacia maidenii</i>, <i>Alstonia constricta</i> and <i>Alectryon subdentatus</i>. Therefore, although the area is mapped as containing remnant vegetation, the area is consistent with non-remnant vegetation.</p>	
<b>Planning officer's comment</b>	
<p>The applicant has provided correspondence from the Department of Natural Resources, Mines and Energy confirmed the proposed development does not involve clearing of assessable native vegetation.</p>	
<p><b>PO4</b></p> <p>Development on land adjacent to areas identified as containing MSES protects the biodiversity values of MSES and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values.</p> <p>Note - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p><b>Where for Material Change of Use -</b></p> <p><b>AO4.1</b></p> <p>A minimum setback of 50 metres is provided between buildings and structures and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p>
<b>Applicant's comment</b>	
<p>Due to the nature of the proposed facility (i.e. telecommunication tower), the development</p>	



is not expected to impact adjacent land containing an MSES. In addition, it has confirmed that surrounding areas consisted of either regrowth vegetation or semi-evergreen vine thicket which has been severely degraded by a smothering cover of the exotic vine, *Asparagus africanus*. In addition, part of these areas have been likely cleared and are now dominated by the exotic species guinea grass and prickly pear.

Therefore, a minimum setback of 50 metres between the proposed facility and areas identified as containing MSES on the Biodiversity overlay map is not considered necessary.

**Planning officer's comment**

The development proposed is not expected to create major impact on areas identified as containing MSES vegetation.

**Bushfire hazard overlay code**

<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<p><b>P03</b> In Medium (potential intensity) Bushfire Hazard Areas as identified on Bushfire Hazard Overlay Map OM-004a-b, development maintains the safety of people and property by providing an adequate and accessible water supply for fire-fighting purposes.</p>	<p><b>A03</b> For uses involving new or existing buildings in areas of Medium (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b each lot has:</p> <ul style="list-style-type: none"> <li>(a) a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow in 10 litres a second at 200kPa); or</li> <li>(b) an accessible on-site dam or tank with fire fighting fittings, or a swimming pool of not less than 40,000 litres.</li> </ul>

**Applicant's comment**

As the development will operate on an unstaffed basis and will not produce any sparks, naked flames or excess heat. It is not considered that the proposal will increase the risk of bushfire within the region or result in a material increase in the extent or severity of bushfire hazard, nor will it place any additional people at risk from bushfire.

There are existing water tanks to the east of the site which can be requisitioned for firefighting purposes if necessary.

**Planning officer's comment**

Due to the nature of the proposed development, it is considered unnecessary for the proposed development to provide water supply for fire-fighting purposes.

**Scenic amenity overlay code**

<b>Buildings within high scenic amenity area</b>	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<p><b>P02</b> <i>Development within a high scenic amenity area identified on the Scenic amenity overlay</i></p>	<p><b>AO2.2</b> <i>Buildings, structures and operational works are located a minimum of 50</i></p>

maps OM012a-b:	metres from ridges or peaks within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b.
(a) maintains and enhances the landscape character and scenic amenity values of the locality and the Somerset region;	AO2.3 Where within <i>high scenic amenity areas</i> identified on Scenic amenity overlay maps OM-012a-b no vegetation clearing occurs:
(b) is not visible from the skyline or positioned on a ridgeline when viewed from a <i>Highway</i> or <i>Main road</i> ;	(a) within 100 metres of ridgelines or peaks;
(c) is fully screened by an existing natural landform or vegetation, or will be fully screened by <i>native vegetation</i> within 5 years of construction when viewed from a <i>Highway</i> or <i>Main road</i> ;	(b) on land with a slope greater than 15 percent;
(d) retains existing vegetation and incorporates landscaping to visually soften built form elements;	(c) within 100 metres of waterways;
(e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and	(d) within 100 metres of wetlands;
(f) minimises visual impacts on the high scenic amenity area in terms of:	(e) unless where in accordance with Part 8.2 - Bushfire hazard Overlay Code.
(i) the scale, height and setback of <i>buildings</i> ;	
(ii) the extent of earthworks and impacts on the landform including the location and configuration of <i>roads</i> and driveways.	

#### **Applicant's comment**

Due to the nature of the proposed telecommunications facility and its intended purpose, the location is paramount to achieving the desired coverage objectives. All other options including co-location and alternative candidate sites have been exhausted, and community consultation will be undertaken to conciliate the surrounding property owners and other interested parties.

While the structure will be situated near the top of a hill, its visual impact on the landscape and scenic amenity will be mitigated by locating it within the vicinity of two (2) existing telecommunications facilities to the south east, thereby taking emphasis away from the proposed facility. Furthermore, the broader surrounding area has an undulating topography with surface levels ranging between 70m to 350m AHD, encompassing tracts of vegetation including mature trees which obscure views of the subject site from local roads and residential properties.

Moreover, unobscured viewsheds of the subject site tend to be located a significant distance away which distorts vision of the proposed development and reduces its overall

prominence and visual impact on the landscape.
<b>Planning officer's comment</b>
The proposed monopole reaches a maximum height of 40m above the ground level of the site.
It is considered the development as proposed will not create major impacts to the landscape character and scenic amenity values of the locality and the wider Somerset Region. The proposed monopole will also be painted with non-reflective factory grey paint and will not stand out in the environment.

**Planning officer's comment**

The proposed monopole reaches a maximum height of 40m above the ground level of the site.

It is considered the development as proposed will not create major impacts to the landscape character and scenic amenity values of the locality and the wider Somerset Region. The proposed monopole will also be painted with non-reflective factory grey paint and will not stand out in the environment.

## **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 Stormwater/Drainage**

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. However, the applicant must ensure that stormwater is delivered to a legal point of discharge and designed in accordance with the Queensland Urban Drainage Manual.

#### **7.2 Transport networks**

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

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

The proposed development is outside the Public Parks and Community Land Service Catchment area. The proposed development is not considered to unreasonably burden upon the parks and open space network.

#### **7.4 Infrastructure Charges**

Under the Somerset Regional Council Infrastructure Charges Schedule No 1 (2018), Telecommunication facility is identified as an Essential Service. The only applicable charge for an Essential Service is Stormwater. As the site is located outside the Urban Footprint as defined by the SEQ Regional Plan, stormwater charge is therefore not applicable. In this instance, there are no infrastructure charges applicable to the proposed development.

#### **7.5 Environment**

The proposed development will not result in environmental degradation.

#### **7.6 Heritage**

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

#### **7.7 Water Supply**

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

#### **7.8 Sewerage**

The proposed facility is to be unmanned and as such does not require an effluent disposal system.

#### **7.9 Services**

All infrastructure and services including the provision of underground electricity is available to the site. Construction of the service is of the applicant's expenses.

## 8.0 COMMUNITY CONSULTATION

As the proposed development is a code assessable development application, public notification was therefore not required by the *Planning Act 2016*.

Nevertheless, the applicant undertook voluntary public notification. A classified advertisement was published in The Queensland Times and notices were mailed to surrounding landowners on the 27 June 2018 notifying the public regarding the proposed development. The public had until 10 July 2018 to provide comments.

The applicant has advised that no comments regarding the proposed development were received during the voluntary public notification period.

## 9.0 STATE AGENCY REFERRALS

### 9.1 Concurrence Agencies

There are no Concurrence Agencies relating to this application.

### 9.2 Advice Agencies

There are no Advice Agencies relating to this application.

### 9.3 Third-Party Advice Agencies

#### Radiation Health Unit – Department of Health, Queensland State Government

The application was referred for Third Party Advice to the Radiation Health Unit, Health Protection Branch of the Department of Health who advised that the proposed facility is estimated to operate well below the exposure limits stated in the Radiation Protection Standard *Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz*. A copy of the letter has been provided as Attachment 5.

## RECOMMENDED DECISION

THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Telecommunications facility on land described as Lot 19 on RP32351 and situating at 281 Lehmanns Road, Coolana subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
No	Condition	Timing
1.1	Carry out the development 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
	Overall Site Plan and Allotment Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C2 and 4MRB-51-04-MTEN-C5, Revision 02, Date on 30 January 2018.	
	Site Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C3, Revision 02, Date on 30 January 2018.	
	Site Elevation, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C4, Revision 02, Date on 30 January 2018.	
	NBN Antenna Configuration and Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-A1, Revision 02, Date on 30 January 2018.	

1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Vegetation clearing is to be limited to the extent that is necessary to facilitate the proposed telecommunications facility, access track and firebreaks only.	At all times
1.5	Any vegetation cleared is to be transported off-site for disposal or reuse or is processed on site for use in landscaping or erosion and sedimentation control.	During construction phase
1.6	A koala exclusion panel is to be integrated into the fencing around the proposed facility, to exclude koalas from entering the compound.	Prior to commencement of use
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Engineering</b>	
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to commencement of use
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual and Standard Drawings</i> .	At all times
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
	<b>Vehicle Access</b>	
2.4	The applicant is responsible for construction and maintenance of vehicular access from the road carriageway.	At all times
	<b>Stormwater</b>	
2.5	Ensure Stormwater drainage is delivered 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
	<b>Erosion and Sediment Control</b>	
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	At all times

	developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	
<b>SCHEDULE 3 – Environmental</b>		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained – <ul style="list-style-type: none"> <li>▪ In a serviceable condition; and</li> <li>▪ In a state of good repair and efficient action; and</li> <li>▪ In a clean, sanitary condition; and</li> <li>▪ Free of accumulated disused materials; and</li> <li>▪ Free of vermin and pest infestations.</li> </ul>	At all times
3.2	All 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.	Before the change happens
3.3	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
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times
3.5	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	Before the Certificate of Classification for the building work is issued
<b>SCHEDULE 4 – ADVICE</b>		
<i>Assessment Manager</i>		

This approval has effect in accordance with the provisions of section 71 of the *Planning Act 2016*. [A copy of section 71 will be enclosed with the Decision Notice].

**Currency Period** - Pursuant to section 85 of the *Planning Act 2016* 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 applicant's 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:**

- Overall Site Plan and Allotment Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C2 and 4MRB-51-04-MTEN-C5, Revision 02, Date on 30 January 2018.
- Site Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C3, Revision 02, Date on 30 January 2018.
- Site Elevation, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C4, Revision 02, Date on 30 January 2018.
- NBN Antenna Configuration and Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-A1, Revision 02, Date on 30 January 2018.

**Decision:**

Moved - Cr Choat

Seconded - Cr Brieschke

"THAT Council approve the Development Application for a Material Change of Use for a Development Permit for a Telecommunications facility on land described as Lot 19 on RP32351 and situating at 281 Lehmanns Road, Coolana subject to the requirements and conditions contained in the Schedules and Attachments.

**SCHEDULE 1 – GENERAL CONDITIONS**

No	Condition	Timing
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	Overall Site Plan and Allotment Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-C2 and 4MRB-51-04-MTEN-C5, Revision 02, Date on 30 January 2018.	
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	NBN Antenna Configuration and Setout Plan, Drawn and Prepared by AK, Amended by FM at Visionstream, Drawing No. 4MRB-51-04-MTEN-A1, Revision 02, Date on 30 January 2018.	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Vegetation clearing is to be limited to the extent that is necessary to facilitate the proposed telecommunications facility, access track and firebreaks only.	At all times
1.5	Any vegetation cleared is to be transported off-site for disposal or reuse or is processed on site for use in landscaping or erosion and sedimentation control.	During construction phase
1.6	A koala exclusion panel is to be integrated into the fencing around the proposed facility, to exclude koalas from entering the compound.	Prior to commencement of use
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Engineering</b>	
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to commencement of use
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development Manual</i> and <i>Standard Drawings</i> .	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development	Before the change happens



	<b>Vehicle Access</b>	
2.4	The applicant is responsible for construction and maintenance of vehicular access from the road carriageway.	At all times
	<b>Stormwater</b>	
2.5	Ensure Stormwater drainage is delivered 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
	<b>Erosion and Sediment Control</b>	
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"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times
<b>SCHEDULE 3 – Environmental</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained – <ul style="list-style-type: none"> <li>▪ In a serviceable condition; and</li> <li>▪ In a state of good repair and efficient action; and</li> <li>▪ In a clean, sanitary condition; and</li> <li>▪ Free of accumulated disused materials; and</li> <li>▪ Free of vermin and pest infestations.</li> </ul>	At all times
3.2	All 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.	Before the change happens
3.3	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
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at</li> </ul>	At all times

	<ul style="list-style-type: none"> <li>or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	
3.5	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	Before the Certificate of Classification for the building work is issued
<b>SCHEDULE 4 – ADVICE</b> <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice].		
<b>Currency Period</b> - 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 applicant's 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 <i>Planning Act 2016</i> . 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 <i>Planning Act 2016</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."		
<u>Carried</u>		

<b>Subject:</b>	<b>Development Application No 16899 - Application for a Development Permit for Reconfiguration of 2 lots into 397 residential lots over 22 stages, including local park, new roads, drainage corridor and detention basin</b>
<b>File No:</b>	<b>DA16899</b>
<b>Assessment Nos:</b>	<b>34721-70000-000 and 34718-00000-000</b>
<b>Action Officer:</b>	<b>Senior Planner SP-JB</b>

**Subject Land**

Location	Brouff Road, Fernvale
Real Property Description	Lot 5 on RP838682 Lot 165 on SP187250
Area	Lot 5 RP838682 = 26.0115 hectares Lot 165 SP187250 = 14.7451 hectares
Total land area:	40.75 hectares
Current land use	Vacant
Easements and Encumbrances	No easements burden or benefit the subject site.

**Somerset Region Planning Scheme 2016 Version One**

Zone	General Residential
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**SEQ Regional Plan 2009-2031**

Category	Urban Footprint
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**Application**

Level of Assessment  
Applicant/s

**CODE**

Asset 1 (Fernvale) Pty Ltd as Trustee  
c/- Planit Consulting Pty Ltd  
PO Box 206  
NOBBY BEACH QLD 4218

Att: Cheri Hill  
Project Coordinator / Senior Town Planner

[cheri@planitconsulting.com.au](mailto:cheri@planitconsulting.com.au)

Land Owner/s  
Date properly made

Asset 1 (Fernvale) Pty Ltd as Trustee  
28 June 2017

**Referral Agencies**

Concurrence Agencies	Department Infrastructure, Local Government and Planning State Assessment Referral Agency (SARA) – Department of Transport and Main Roads (DTMR)
Advice Agencies	Nil
Third Party Advice Agencies	Nil

**Attachments**

1. Project Drawing of proposed Residential development creating 397 lots within 22 stages over Lot 5 RP838682 and Lot 165 SP187250, Brouff Road Fernvale, Drawing No: 50065002 Version C dated 01.06.2018 prepared by Geleon for Asset 1 Pty Ltd.
2. Department of State Department, Manufacturing, Infrastructure and Planning referral agency response dated 20 March 2018 and referenced SDA-0717-040900. Conditions apply.

### 3. SRC Draft Infrastructure Notice.

#### 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 Reconfiguration of 2 lots into **397 residential lots** over 22 stages, including local park, new roads, drainage corridor and detention basin.

The application is made under the *Somerset Region Planning Scheme Version One* (the "Planning Scheme").

The site is in the General Residential zone.

An application is required because Reconfiguring a Lot by subdivision in the General Residential zone is Code assessable development under the Planning Scheme.

The application will be assessed against the relevant matters set out in section 314 of the *Sustainable Planning Act 2009 (SPA)*.

#### 2.0 PROPOSAL

It is proposed that the subject land be reconfigured as a Staged subdivision into **397 residential lots** over **22 stages** varying in size from 500m<sup>2</sup> to 1,011m<sup>2</sup>, including a Local Park comprising 5,000m<sup>2</sup>; approximately 5.25 kilometres of new roads; and 3.95 hectares of drainage corridor and stormwater detention basin. The Staged Subdivision Drawing is provided at Attachment 1.

The proposed development is to be serviced by the full range of urban infrastructure, including connection to the Queensland Urban Utilities water and sewer networks. The applicant has indicated that stages may be built out of sequence, subject to market and infrastructure/services design requirements.

#### 3.0 SITE DETAILS

The site is irregular in shape and contains two lots being, Lot 165 on SP187250 and Lot 5 on RP838682. The site has a combined area of 40.75 hectares. The site has frontage to existing constructed roads, namely Brouff Road, Natan Road and Chatham Street which is unconstructed. The site is currently utilized for cattle grazing and includes improvements such as fencing, tracks and dams, established paddocks with benching.

Lot 165 varies in elevation from approximately RL105m AHD in the western corner of the site fronting Natan Road, to RL57m AHD at the eastern boundary fronting Brouff Road. This site generally falls with a moderate grade of approximately 9% in a northerly direction towards the northern boundary. Beyond the boundary, the catchment falls through Lot 5 into an existing wide flat gully. This lot has full road frontage on the western and northern sides to Natan and Brouff Road, with the exception of a small existing rural lot in the northern corner.

The existing Lot 5 varies in grade from moderate in the southern corner, where it rises up to RL69m AHD backing onto two existing rural lots in the northern region. From here the land falls in an easterly direction to the approximately mid-point, where it meets the existing wide shallow gully, grading to the north-eastern boundary of the unformed Chatham Street approximately 1%, with the level of the low point on this boundary is approximately RL74.5m

AHD. This lot has full road frontage on the western and southern sides to Brouff Road, with the exception of two small existing rural lots on the western side.

This existing wide shallow depression or gully also conveys runoff from a large external catchment extending up past Muckerts Lane, which includes a large portion of land that makes up a future residential subdivision development named "Fernvale Downs Estate". As part of the stormwater management associated with this development, a 42m wide open drainage channel is to be constructed to convey the runoff from this external catchment.

Both existing lots comprising the site are vacant, with over 1/3 on each lot being cleared of vegetation in the past. The other sections of each lot are sparsely vegetated with scattered mature and immature trees. The site is not currently mapped as containing remnant vegetation.

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

The subject site is surrounded by development of a rural residential mix. Approved residential developments over the adjacent lots on the eastern side of the site include:

- "Fernvale Downs Estate" a 1331 lot residential estate approved under DA9400; and over Lot 7 on RP136558 and Lot 30 on SP231305. The site is located on the southern side of Brouff Road and on the adjacent lot to the east of Lot 165;
- "Ferndale Parks Estate" a 216-lot residential development approved under DA9557. The site is Lot 35 on SP226099 on the eastern side of Lot 5 and is to be developed by Isan Development Pty Ltd.

#### **5.0 ASSESSMENT STATE LEGISLATION**

This application is made under the provisions of the *Sustainable Planning Act 2009*. As such it is subject to the requirements of the Regulatory Provisions of the South East Queensland Regional Plan 2009-2031 (SEQRP), relevant Acts and State Planning Policies. The site is located within the Urban Footprint of the SEQRP. Section 2.2 of the Planning Scheme indicates that the Regional Plan is suitably reflected within the Planning Scheme. Land within the Urban Footprint is intended to accommodate the full range of urban uses, such as housing, industry, business, infrastructure, community facilities and urban open spaces. As such, the use does not conflict with the land use intent of the SEQRP and the application did not require assessment against the SEQRP Regulatory Provisions.

##### **5.1 VEGETATION MANAGEMENT ACT 1999**

The site is not mapped as containing remnant vegetation as per the Department of Environment and Resource Management mapping.

##### **5.2 ENVIRONMENTAL PROTECTION ACT 1994**

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

##### **5.3 STATE PLANNING POLICY 2016**

The relevant components of the State Planning Policy April 2016 have been appropriately incorporated into the Somerset Region Planning Scheme version one and a separate assessment was not required for the proposed development.

#### **6.0 LOCAL GOVERNMENT LEGISLATION**

The Somerset Region Planning Scheme version one identifies relevant codes and overlays against which the development is to be assessed with proposed solutions measured against

the performance outcomes proposed by the Code. In instances where alternative solutions are provided in lieu of the probable solutions they are discussed below.

<b>Applicable Code</b>	<b>Performance Outcome Compliance</b>	<b>Is Alternative Solution Required?</b>
Reconfiguring a Lot code	Yes	Yes
Services, works and infrastructure code	Yes	No
Transport, access and parking code	Yes	No

<b>Applicable Overlay Code</b>	<b>Performance Outcome Compliance</b>	<b>Is Alternative Solution Required?</b>
Biodiversity overlay code	Yes	No
Bushfire hazard overlay code	Yes	No
Catchment management overlay code	Yes	No
Flood hazard overlay code	Yes	No
Infrastructure overlay code	Yes	No
Scenic amenity overlay code	Yes	No

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

<b>Reconfiguring a Lot Code</b>	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
<b>Lot layout and subdivision design</b>	
<b>PO5</b>  Reconfiguring a lot integrates with existing and planned development on adjoining land and the broader locality, having regard to:  Road connections; Infrastructure; pedestrian paths and bikeways; and open space networks.	<b>AO5.1</b>  No acceptable outcome provided.
<b>Applicant's Alternative Solution</b>	
Nil	
<b>Officer comments</b>	
<b>Un-named Road 1176</b> Un-named road 1176 is currently used as a driveway for Lot 3 RP885389 (87 Brouff Road) and is currently not maintained by Council. The developer proposes a road connection to Brouff Road less than 100m from unnamed road 1176. There are concerns that as development along unnamed road 1176 progresses that there may not be adequate or appropriate road connections to Brouff Road or the proposed development. It is noted that Performance Outcome PO5 of the Reconfiguring a Lot Code per the Planning Scheme says that:	

<b>PO5</b> Reconfiguring a lot integrates with existing and planned <i>development</i> on adjoining land and the broader locality, having regard to: (a) <i>road</i> connections; (b) infrastructure; (c) pedestrian paths and bikeways; and (d) open space networks.	<b>AO5.1</b> No acceptable outcome provided.
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It may be that Council may form the opinion that the development should provide a road connection to Unnamed Road 1176. This could be about the location of proposed Road 12. To provide adequate width this may need to be considered as a Collector Road.

Concerns for this is that the proposed road connection has not been previously discussed or asked from the developer. However, the development is currently not within the Priority Infrastructure Area for Fernvale and it could be considered that the development is out of sequence and the road be deemed necessary for the provisioning of the development.

Furthermore, imposing the condition provided below will achieve the performance outcome PO5 of the Reconfiguring a Lot Code by providing road connections.

#### Suggested condition:

2.1	The applicant is to submit plans that have been amended generally consistent with providing a road connection to Un-named Road 1176 connecting with proposed Road 12.	Prior to the issue of a Development Permit for Operational Work or commencement of any works for any stage.
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## 7.0 OTHER PLANNING CONSIDERATIONS

### Trunk Infrastructure and Services

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

#### 7.1 Water Supply

The proposed water reticulation for the staged development will be designed in accordance with the current SEQ Water supply and sewerage design and construction code as it applies to the water provider, Queensland Urban Utilities (QUU) requirements.

Drawings submitted with the application, provide details of the proposed water reticulation layout where each allotment will be provided with a metered water connection to the reticulated supply network. The proposed potable water supply demand and sizing will be calculated by a hydraulic network analysis using the QUU daily demand, peaking factors and fire-fighting demand requirements in the SEQ Code, in conjunction with the detailed design and future Operational Works applications to Council.

The water reticulation for the staged development will connect to existing water mains in Brouff and Vogler Roads subject to approval from QUU. All work and materials will be in accordance with the current SEQ standards as they apply to QUU.

QUU has provided a Services Advice Notice for water and sewerage. It is noted that the Service Advice Notice is only current for a period of two (2) years from the date of issue.

QUU also provided correspondence to Council to confirm that they are generally supportive

of the subdivision and layouts would not compromise the ability to deliver critical infrastructure. There is still information necessary for QUU to support water approval applications with much of this outlined in the Service Advice Notice. QUU did advise that there may be a need to allocate land for the purpose of a water booster for land above the 90m RL in the absence of an approved water supply strategy. An advice statement regarding this matter is recommended in the conditions.

## **7.2 Sewerage**

The proposed sewerage reticulation for the development will be designed in accordance with the current SEQ water supply and sewerage design and construction code as it applies to the service provider, Queensland Urban Utilities (QUU) requirements. Submitted drawings provide details of the proposed sewerage reticulation layout, where each allotment will be provided with a sewerage house connection to the sewerage network using a standard 'RIGS' gravity sewer reticulation system. All internal reticulation service sewers will be 150mm diameter, located on Council's standard alignment and generally within the road reserve wherever possible. Sewers located in private property will be contained within easements.

A 300mm diameter trunk sewer is proposed to be constructed by another Developer as part of the servicing required for the "Fernvale Downs Estate", (adjoining properties to the south and south-west, Lot 7 RP136558 and Lot 30 RP231305). This trunk sewer alignment extends along road 5 within the proposed development and continues across the proposed stormwater drainage channel / detention basin, before crossing the boundary and turning to the south, continuing within the unformed Chatham Street road reserve. A 150mm diameter stub connection to maintenance holes will also be provided for future connection of the service sewers within this development. All connection work to live sewers will be in accordance with QUU current policies.

QUU has provided a Services Advice Notice for water and sewerage connections. It is noted that the Service Advice Notice is only current for a period of two (2) years from the date of issue. An advice statement regarding this timeframe is contained in Schedule 4 Advisory Notes of this report.

## **7.3 Stormwater/Drainage**

The applicant has provided a stormwater management report that provides no-worsening for the downstream properties. The results of the Music water quality modelling as detailed in the Site Based Stormwater Quality Management Report show that the reduction targets can be achieved satisfactorily.

The developer proposes to provide a drainage channel, detention basin, and weir control structure as part of the development. The applicant has said that the permanent weir and detention basin are not proposed until stage 9, but a portion of the storage basin will be constructed as part of stage 1 that will have sufficient capacity for the earlier stages with details to be provided with future operational works applications and for the drainage to be expanded as the future stages are constructed and provided with no worsening.

A summary of the stormwater management report is provided as follows. Lot 165 SP187250 is elevated and falls from the western corner to the north-eastern boundary of the site fronting Brouff Road, with an average slope of approximately 9%. Lot 5 sits below Brouff Road and contains a natural wide flat gully falling from the south-eastern corner of the site fronting Brouff Road, heading in a northerly direction to the northern boundary with the unformed Chatham street road reserve. This existing gully also conveys flows from a substantial external catchment.

The conveyance of flood flows from this external catchment will be achieved via an open



drainage channel running along the eastern boundary, which runs into a detention basin before discharging to the legal point of discharge on the northern boundary into the unformed Chatham Street road reserve.

The proposed detention basin has been designed to mitigate the peak flows to ensure there is no increase in peak discharge because of the proposed development or no nett worsening. The applicant has proposed providing flush kerb to allow runoff to sheet flow off the roadway, only along the drainage channel and detention basin with bollards to restrict vehicular access. This has been done in past developments within Somerset Region and there are no objections to this.

Inter allotment drainage will be provided where future lots do not drain to public roads.

Staging of the project shows that the development will commence in the north-western corner of Lot 5, however the stormwater detention basin will be constructed in north eastern corner of the site. To ensure stormwater detention is provided from the start of the project, a portion of this detention storage basin will be constructed in Stage 1 with a temporary low flow and weir configuration sized to ensure that sufficient capacity exists for the early stages. Initially it will be a combined temporary detention/water quality basin to also prevent trap sediments. Details will be provided with the future Operational works documentation and easements will be provided over the detention basin, in favour of Council to permit access if required.

Temporary sediment and erosion control provisions will also be constructed on a stage by stage basis during construction immediately adjacent to each Stage of the development.

The stormwater pipe system will progressively terminate just beyond the eastern boundary of each specific stage with a temporary headwall and grassed swale to direct the concentrated stormwater flows to the stormwater detention basin via the temporary sediment and erosion control facilities constructed for each stage.

For stormwater quality measures for the development, it is also proposed to take advantage of the grass lined open channel and detention basin and utilise them as stormwater quality improvement devices to treat the first flush flows due to the large grassed area with minimal slope, in preference to constructing a bio-retention basin with filter layers which would require regular ongoing maintenance and reconstruction at the end of service life.

## **7.4 Roads**

The applicant has provided preliminary plans that include stormwater drainage, roads, kerb and channelling, and footpaths. The plans include proposed hierarchy for internal roads. Further operational works applications providing detailed design will be conditioned to be provided prior to the commencement of each stage.

The applicant has provided a layout that includes measures to demonstrate how speed control and traffic calming is included in the overall development. This includes street alignment, limiting the extents of straights and modified T or reversed priority intersection to act as traffic calming. The applicant proposes to provide detailed design with the future operational works application for each stage.

The applicant has provided a Traffic Report showing Vogler Road as the primary access. Brouff Road is currently temporarily closed at the Fernvale Sports Grounds and was not included in the analysis.

**7.4.1 Vogler Road** is currently constructed to a 5.5m sealed width with one side kerb and channel and is noted that the crown is 5m from the kerb face. This was constructed as part of

the previous park residential development with an ultimate design width of 10m for a park residential trunk collector road. A residential development has since been approved on the northern side of the Vogler Road but has yet to be constructed.

The traffic report shows that the development will be contributing an estimated 625 trips per day (AM and PM). A Council traffic count in 2013 showed 275 vehicles per day using Vogler Road. Council would typically require a 7m sealed width when traffic counts exceed 150vpd.

A residential trunk collector road would typically be constructed to 12m including kerb and channel and footpath/shared path on both sides. The development is providing a residential use along the road but having one side of the road as park residential (south) and the other as residential (north) is a conflict as to what ultimate width would be required. Park Residential does not have the wider width as they are larger lots and not expected to require as much parking. If the 12m ultimate width is used, this could result in the developer having to rebuild the existing seal and correcting the crown so that the road is shaped correctly and there is no joint in the wheel path.

Council may require the developer to:

- Leave Vogler Road as is (5.5m sealed width with one side kerb and channel).
- Upgrade Vogler Road to the **ultimate design width of 12m** and construct a **minimum 7m seal** as part of this development. The developer would add an addition 1.5m to the existing seal and may need to modify the existing road to correct the crown.
- Upgrade Vogler Road to the **ultimate design width of 11m**. The existing park residential width would remain on the south and the developer would construct the north side as residential with a **minimum 7m seal** as part of this development. The developer would need to add an addition 1.5m seal to the existing road without correcting the crown.
- Upgrade Vogler Road to the **ultimate design width of 12m** and construct a **minimum 9m seal** (9.5 to the kerb). This would provide a 7m through road with 2.5m parking area along the previous park residential development to the kerb. The developer would add an additional 3.5m to the existing seal and may need to modify the existing road to correct the crown. The remaining seal and kerb and channel would be provided by future development.
- Upgrade Vogler Road to the **ultimate design width of 11m**. The existing park residential width would remain on the south and the developer would construct the north side as residential with a **minimum 8m seal** (8.5m to the kerb). This would provide a 7m through road with 1.5m parking area along the previous park residential development to the kerb. The developer would add an additional 2.5m to the existing seal without correcting the crown. The remaining seal and kerb and channel would be provided by future development.
- Upgrade Vogler road to 12m with kerb and channel on both sides.

Council Engineers recommend that the applicant upgrade Vogler Road to the ultimate design width of 11m and construct an 8m seal along Vogler road (8.5m to the kerb). This would have the applicant provide a 7m through road, the previous development provided the parking and a portion of the road width and kerb and channel along the park residential area, and the future development would provide the remaining parking and kerb and channel.

**7.4.2 Natan Road** is currently a 5.5m sealed width with one side kerb and channel and is noted that the crown is 4m from the kerb face. This was constructed as part of the previous park residential development with an ultimate design width of 8m for a park residential collector road. A **residential** collector road would typically be constructed to 10m width including kerb and channel.

The applicant proposes to widen Natan Road to a 9m width with kerb and channel along the frontage of the development. The applicant has said they propose to have 4m on the existing Park Residential side of the road and widen to 5m on their side as a Residential Development width.

Park Residential does not have the wider width as they are larger lots and not expected to require as much parking. If the 10m ultimate width is used, this could result in the developer having to rebuild the existing seal and correcting the crown so that the road is shaped correctly and with no joint in the wheel path.

Council may require the developer to:

- Upgrade Natan Road to 9m, as proposed. The existing park residential width would remain and the developer would construct their side of the road to the residential standard.
- Upgrade Natan Road to 10m. The developer would construct the road to the residential standard.

Council Engineers recommend that the applicant upgrade Natan Road to the ultimate design width of 9m. This would widen their side of the road to the ultimate residential width and the existing park residential width would remain.

#### **7.4.3 Brouff Road**

Currently Brouff Road is temporarily closed between the Brisbane Valley Highway and Goan Lane. This road was previously open and has been previously conditioned by an adjacent development to provide contributions for the servicing of the road with Main Roads providing conditions regarding the intersection with the Brisbane Valley Highway. This road may one day be re-opened and could serve a trunk purpose to provide additional access to the proposed development. Council may wish to condition the developer to consider entering into an Infrastructure Agreement for the provisioning of this additional access.

Concerns for this is that the developer did not include this section of road in the traffic analysis, Main Roads has not provided conditions for the connection to the Brisbane Valley Highway, nor is Brouff Road included in the LGIP maps as trunk infrastructure. However, the development is currently not within the Priority Infrastructure area for Fernvale and it could be considered that the development is out of sequence and the road be deemed as trunk for the provisioning of the development.

Should the applicant wish to progress with considering accessing the Brisbane Valley Highway via Brouff Road and through entering into an Infrastructure Agreement, detailed further discussions would be necessary between Council, the Department of Transport and Main Roads, and the Applicant.

In addition, the development should consider road connections for the development in accordance with Probable Outcome PO5 of the Planning Scheme of the Reconfiguration of a Lot code. Information was sought from the developer in the Information Request to provide a 'Traffic Engineering Report' prepared by a qualified Professional with consideration to be given to providing 'multiple accesses to the development in the overall design. The applicant did not provide for the provision of any additional access in the response to Council.

A suggested condition is provided below:

2.28	Applicant is required to design Vogler Road to the ultimate	Prior to endorsement
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	design carriageway width of 11m including kerb and channel and verge from Brouff Road through to Old Fernvale Road. Applicant is required to construct the following:  a) 8m seal width (8.5m to face of kerb).	of the subdivision plan for the relevant stage
	<b>OR</b>  The Applicant may consider entering into an infrastructure agreement with Council for the upgrade of Brouff Road from the frontage of the development to the intersection with the Brisbane Valley Highway.	Prior to endorsement of the subdivision plan for the relevant stage

### 7.5 Pedestrian and Cycle Connectivity

The applicant has proposed a conceptual network plan that proposes how pedestrian and cycling connectivity would be provided within the development, to Councils existing network, and to surrounding developments. This and the preliminary engineering plans show how the developer intends to use footpath and shared paths along the major roads, along the frontage of the development, and along the drainage corridor with a connection to the rail trail.

There were sections of Brouff Road that the developer did not show as footpath/shared path from the intersection with Vogler Road heading towards the Sports Complex. This is proposed as a collector road and a condition is included in the recommended conditions requiring the provision of a footpath/shared path along the frontage of the development.

### 7.6 Services

Water, Sewer, Electricity, and telecommunication services are conditioned to be provided to each allotment in accordance with the relevant service provider.

### 7.7 Vegetation / Mitigation Measures / Landscaping

The site is mapped within areas of Primary and Secondary Koala habitat within the Biodiversity Overlay map.

A project meeting was held between the applicant and Council officers where it was discussed that the existing habitat could not practically be retained and deliver the urban subdivision in accordance with the General Residential zone; and in accordance with the expectations under the South East Queensland Regional Plan for residential development to occur within the Urban Footprint.

To deliver the proposed development the site will require extensive earthworks and civil works to accommodate stormwater management objectives, this will affect the retention of koala habitat. The southern and eastern drainage channel will require the removal of all existing trees as significant drainage works are required to resolve local drainage issues.

It is proposed that post development habitat restoration be pursued in areas identified that would provide the greatest koala biodiversity values. The drainage channel and road reserves are to be revegetated post development with koala food trees.

The proposal has incorporated mitigation measures to minimise impacts on koalas, koala habitat values and koala habitat connectivity and employs measures to manage impacts on koala biodiversity values. Koala preferred tree species will be incorporated into site revegetation after earthworks establishing the landform and drainage requirements are completed to provide a network of open spaces for wildlife refuge and movement opportunities.

In addition, to reduce vehicular conflict, soften the residential interface along Brouff Road and provide habitat mitigation, the applicant has proposed a frontage treatment to proposed lots 122-135. This includes having shared driveways to allow for large tree plantings.

The applicant has proposed landscaping as part of habitat restoration mitigation for the development; and a 'Statement of Landscape Intent' was provided as supporting material for the staged development. A condition is included in the recommended Schedules of conditions for the developer to complete landscaping.

### **7.8 Provision of Local Park**

The applicant was advised at a Project Meeting that Council does not accept detention basins and drainage areas as a 'Local Park' as these areas are termed 'constrained land', per section 8.2.3 of Council's Parkland Strategy. Because of negotiations, the applicant has agreed to provide a 'Local Park' within the overall design layout of the staged development comprising 5,000m<sup>2</sup> in area. The Service Access Radius of the proposed Local Park is designed in accordance with Council's Parkland Strategy to service the proposed staged development. A 'Statement of Landscape Intent for the Local Park concept' accompanied the application.

### **7.9 Heritage**

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

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

### **7.10 Infrastructure Charges**

A draft Infrastructure Charges Notice has been prepared for contribution towards the Stormwater Network and Parks and Open Space Network, inclusive of the establishment cost for trunk infrastructure (Local Park) that is the necessary trunk infrastructure pursuant to section 8.2 of Council's Charges Resolution (No. 1) 2018. The draft Infrastructure Charges Notices is provided at Attachment 3.

## **8.0 STATE AGENCY REFERRALS**

### **Concurrence Agencies**

#### **Department of State Development, Manufacturing, Infrastructure and Planning**

The Department of State Development, Manufacturing, Infrastructure and Planning, as a concurrence agency has assessed the impact of the proposed development on the State Controlled Road Network and requires Council to include the referral agency response in Council's Schedules of Approval for the development application. Referral response SDA-0717-040900 dated 20 March 2018. Refer to Attachment 2 and Schedule 3 of the recommended conditions.

### **Advice Agencies**

There are no Advice Agencies relating to this application.

## **RECOMMENDED DECISION**

THAT Council approve the Development Application for a Development Permit for Reconfiguration of 2 lots into 397 residential lots over 22 stages, including a Local Park, new roads, drainage corridor and detention basin on land described as Lot 5 RP838682 and Lot 165 SP187250 situated along Brouff Road, Fernvale, subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS					
No.	Condition				Timing
1.1	Carry out the development in general accordance with the material contained in the development application, supporting documentation and the Drawings listed below, except where amended by these conditions of approval.				At all times.
	Ecological Assessment Brouff Road, Fernvale prepared for Asset 1 Fernvale P/L dated November 2017, and prepared by Planit Consulting.				
	Engineering Services Report for proposed residential subdivision, Fernvale, Lot 165 on SP187250 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Planit Consulting.				
	Stormwater Management Report for proposed residential subdivision, Fernvale, Lot 165 on SP1872520 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Geleon.				
	Traffic Impact Assessment for proposed residential subdivision, Fernvale, Lot 165 on SP187250 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Geleon.				
	Queensland Urban Utilities Services Advice Notice reference 17-SRV-30702 dated 21 November 2017.				
	Statement of Landscape Intent – Local Park Concept – reference J5542 Issue A dated 07.06.2018 and prepared by Planit Consulting Pty Ltd.				
Drawing Number	Rev.	Date	Series Number	Drawing Description	Prepared by
50065001	C	01.06.2018	1 of 38	Locality Plan and Drawing Index	Geleon for Asset 1
50065002	C	01.06.2018	2 of 38	Preliminary General Layout	Geleon for Asset 1
50065003	C	01.06.2018	3 of 38	Preliminary Typical Sections and Details Sheet 1 of 2	Geleon for Asset 1
50065004	C	01.06.2018	4 of 38	Preliminary Typical Sections and Details Sheet 2 of 2	Geleon for Asset 1
50065005	C	01.06.2018	5 of 38	Preliminary Earthworks – Roadworks and Drainage Layout Sheet 1 of 2	Geleon for Asset 1
50065006	C	01.06.2018	6 of 38	Preliminary Earthworks – Roadworks and Drainage Layout Sheet 2 of 2	Geleon for Asset 1
50065007	C	01.06.2018	7 of 38	Preliminary Site Sections Sheet 1 of 4	Geleon for Asset 1
50065008	C	01.06.2018	8 of 38	Preliminary Site Sections Sheet 2 of 4	Geleon for Asset 1
50065009	C	01.06.2018	9 of 38	Preliminary Site Sections Sheet 3 of 4	Geleon for Asset 1
50065010	C	01.06.2018	10 of 38	Preliminary Site Sections Sheet 4 of 4	Geleon for Asset 1
50065011	C	01.06.2018	11 of 38	Preliminary Longitudinal Section – Brouff Road Sheet 1 of 15	Geleon for Asset 1

50065012	C	01.06.2018	12 of 38	Preliminary Longitudinal Section – Natan Road Sheet 2 of 15	Geleon for Asset 1
50065013	C	01.06.2018	13 of 38	Preliminary Longitudinal Section – Brouff Road (Extension Vogler Road) Sheet 3 of 15	Geleon for Asset 1
50065014	C	01.06.2018	14 of 38	Preliminary Longitudinal Section – Road 3 Sheet 4 of 15	Geleon for Asset 1
50065015	C	01.06.2018	15 of 38	Preliminary Longitudinal Section – Road 4 Sheet 5 of 15	Geleon for Asset 1
50065016	C	01.06.2018	16 of 38	Preliminary Longitudinal Section – Road 5 Sheet 6 of 15	Geleon for Asset 1
50065017	C	01.06.2018	17 of 38	Preliminary Longitudinal Section – Road 6 Sheet 7 of 15	Geleon for Asset 1
50065018	C	01.06.2018	18 of 38	Preliminary Longitudinal Section – Road 7 and Road 8 Sheet 8 of 15	Geleon for Asset 1
50065019	C	01.06.2018	19 of 38	Preliminary Longitudinal Section – Road 9 and Road 10 Sheet 9 of 15	Geleon for Asset 1
50065020	C	01.06.2018	20 of 38	Preliminary Longitudinal Section – Road 11 and Road 12 Sheet 10 of 15	Geleon for Asset 1
50065021	C	01.06.2018	21 of 38	Preliminary Longitudinal Section – Road 13 Sheet 11 of 15	Geleon for Asset 1
50065022	C	01.06.2018	22 of 38	Preliminary Longitudinal Section – Road 14 Sheet 12 of 15	Geleon for Asset 1
50065023	C	01.06.2018	23 of 38	Preliminary Longitudinal Section – Road 14 Sheet 13 of 15	Geleon for Asset 1
50065024	C	01.06.2018	24 of 38	Preliminary Longitudinal Section – Road 15 and Road 16 Sheet 13 of 15	Geleon for Asset 1
50065025	C	01.06.2018	25 of 38	Preliminary Longitudinal Section – Road 17 and Road 18 Sheet 15 of 15	Geleon for Asset 1
50065026	C	01.06.2018	26 of 38	Preliminary Sewerage Reticulation Layout Sheet 1 of 2	Geleon for Asset 1
50065027	C	01.06.2018	27 of 38	Preliminary Sewerage Reticulation Layout Sheet 2 of 2	Geleon for Asset 1
50065028	C	01.06.2018	28 of 38	Preliminary Water Reticulation Sheet 1 of 2	Geleon for Asset 1
50065029	C	01.06.2018	29 of 38	Preliminary Water Reticulation Sheet 2 of 2	Geleon for Asset 1
50065030	C	01.06.2018	30 of 38	Preliminary Sediment and Erosion Control Layout	Geleon for Asset 1
50065031	C	01.06.2018	31 of 38	Preliminary Stormwater Channel and Detention Basin	Geleon for Asset 1
50065032	C	01.06.2018	32 of 38	Preliminary Stormwater Channel Longitudinal Section	Geleon for Asset 1
50065033	C	01.06.2018	33 of 38	Preliminary Stormwater Channel Cross Sections Sheet 1 of 5	Geleon for Asset 1
50065034	C	01.06.2018	34 of 38	Preliminary Stormwater Channel Cross Sections Sheet 2 of 5	Geleon for Asset 1
50065035	C	01.06.2018	35 of 38	Preliminary Stormwater Channel	Geleon for

				Cross Sections Sheet 3 of 5	Asset 1
50065036	C	01.06.2018	36 of 38	Preliminary Stormwater Channel Cross Sections Sheet 4 of 5	Geleon for Asset 1
50065037	C	01.06.2018	37 of 38	Preliminary Stormwater Channel Cross Sections Sheet 5 of 5	Geleon for Asset 1
50065038	C	01.06.2018	38 of 38	Preliminary Stormwater Detention Basin Detailed Layout and Sections	Geleon for Asset 1
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.				At all times.
1.3	A legible copy of this development approval package is to be available during the staged project.				At all times.
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.				Prior to endorsement of the subdivision plan for each stage.
1.5	Pay to Council the current amount at the time of payment, per lot for the issue of new valuations by the Department of Natural Resources, Mines and Energy (DNRME). The amount is current set at \$36 per lot per the Fees and Charges 2018/2019.				Prior to endorsement of the subdivision plan for each stage.
1.6	Landscaping, streetscaping and park elements, including revegetation species throughout the staged development, are to be constructed in accordance with the submitted Statement of Landscape Intent.				Prior to endorsement of the subdivision plan for each stage.
1.7	A licenced Wildlife Spotter Catcher is to be present onsite for all pre-clearing checks; and for the duration of all clearing operations, in every instance.				As part of Operational Works for each stage.
1.8	Required vegetation clearing is to be undertaken in accordance with the sequential clearing provisions of the Nature Conservation (Koala) Conservation Plan 2017.				As part of Operational Works for each stage.
	<b>Local Park</b>				
1.9	Dedicate to Council the 'Local Park' identified on the Staged Subdivision Drawing No. 50065002 Version C dated 01.06.2018 prepared by Geleon in accordance with Council's Parkland Strategy and Priority Infrastructure Plan (PIP).				Prior to endorsement of the subdivision plan for the relevant stage.
<b>SCHEDULE 2 - ENGINEERING</b>					
<b>No.</b>	<b>Condition</b>				<b>Timing</b>
	<b>ENGINEERING</b>				
2.1	The Applicant is to complete each stage of the development in sequence in accordance with drawing 50065002 revision C, ROL Application Preliminary General layout, dated 01- 06-18, prepared by Geleon.				As indicated.



	The Applicant is not to submit to Council the Plan of Survey for a stage for endorsement until the Applicant has received endorsement of the Plan of Survey for the preceding stage.	
2.2	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work for each stage.
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.4	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to endorsement of the subdivision plan for each stage.
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	Prior to endorsement of the subdivision plan for each stage.
2.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works for each stage.
	<b>OPEN SPACE/PARK/LANDSCAPING</b>	
2.7	The development site must be landscaped. The works must be undertaken in accordance with an operational works approval.	Prior to endorsement of the subdivision plan for each stage.
2.8	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	As part of Operational Works for each stage.
2.9	The developer must submit a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, Horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:	As part of Operational works for each stage.

	<ul style="list-style-type: none"> <li>• Comply with the <i>Somerset Design Standards</i>;</li> <li>• To enhance the appearance of the development internally and externally;</li> <li>• To make a positive contribution to the streetscape;</li> <li>• To screen unsightly objects from public view;</li> <li>• To contribute to an environment by providing shade to reduce glare, heat absorption and radiation;</li> <li>• To ensure common areas are useable;</li> <li>• To provide long term erosion protection;</li> <li>• To integrate with existing vegetation and other natural features of the site and adjoining lands; and;</li> <li>• To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• The number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching;</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan;</li> <li>• All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties during the development works and any ensuing defects liability period;</li> <li>• Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction works;</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> <li>○ A minimum of 70% of landscaped areas must be retained as a permeable surface; and</li> <li>○ Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</li> </ul> </li> </ul>	

	<b>GENERAL SERVICES</b>	
2.10	<p>Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.</p> <p>Where proposed allotments front existing overhead electricity of telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.</p>	Prior to endorsement of the subdivision plan for each stage.
2.11	The applicant must provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to endorsement of the subdivision plan for each stage.
2.12	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational works for each stage.
2.13	Install hydrant and valve location indicators and where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	As part of Operational works for each stage.
	<b>BUILDING ABOVE FLOOD LEVEL</b>	
2.14	The applicant is to demonstrate the development site is in accordance with Councils Defined Flood Level (DFL) and Freeboard for areas impacted by flooding.	As part of Operational works for each stage.
2.15	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	As part of Operational works for each stage.
2.16	<p>Vehicle Access shall have a maximum depth of 200mm in the Defined Flood Event (DFE).</p> <p>It is the applicant's responsibility to provide evidence of flood heights.</p>	As part of Operational works for each stage.
	<b>EARTHWORKS</b>	
2.17	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	As part of Operational works for each stage.
2.18	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of Operational works for each stage.

2.19	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times during the staged project.
2.20	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times during the staged project.
<b>ROADWORKS</b>		
2.21	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to endorsement of the subdivision plan for each stage.
2.22	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.23	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.24	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works.
2.25	Provide 6m x 3 chord truncations on property boundaries at all road intersections.  Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to endorsement of the subdivision plan for each stage.
2.26	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to endorsement of the subdivision plan for the relevant stage.
2.27	Provide verge and access in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works for each stage.
<b>Vogler Road</b>		
2.28a	Applicant is required to design Vogler Road to the ultimate design carriageway width of 11m including kerb and channel and verge from Brouff Road through to Old Fernvale Road. Applicant is required to construct the following:	Prior to endorsement of the subdivision plan for the relevant stage.

	a) 8m seal width (8.5m to face of kerb).	
<b>OR</b>		
2.28b	The Applicant may consider entering into an Infrastructure Agreement with Council for the upgrade of Brouff Road from the frontage of the development to the intersection with the Brisbane Valley Highway.	Prior to endorsement of the subdivision plan for the relevant stage.
	<b>Natan Road</b>	
2.29	Applicant is required to design Natan Road to the ultimate design carriageway width of 9m including kerb and channel along the frontage of the development. Applicant is required to construct the following:  a) 9m width including kerb and channel to face of kerb.	Prior to endorsement of the subdivision plan for the relevant stage
	<b>Un-named Road 1176</b>	
2.30	The Applicant is to submit plans that have been amended generally consistent with providing a collector road connection to Un-named Road 1176 connecting with proposed Road 12.	As part of Operational Works for the relevant stage
	<b>STREET NAMES</b>	
2.31	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.  The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Councils standards and policies.	As part of Operational Works for each stage.
	<b>KERB AND CHANNEL</b>	
2.32	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Councils Design Standards</i> .	As part of Operational Works for each stage.
	<b>FOOTPATHS AND CYCLE PATHS</b>	
2.33	Footpaths, Cycle Paths and Shared Paths are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works for each stage.
2.34	Provide a concrete footpath with a width of 1.5 metres, for the full frontage of the site of the development along proposed lots 1, 18, 57 - 60.	As part of Operational Works for the relevant stage.
	<b>STREET LIGHTING</b>	
2.35	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:  i) Local streets and minor collectors (1 to 50 lots) –	Prior to endorsement of the subdivision plan for the relevant stage.

	<p>Lighting Category P5</p> <p>ii) Collector Roads – Lighting Category P4.</p> <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	
	<b>VEHICLE ACCESS</b>	
2.36	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.37	Construct sealed driveway along Brouff Road to proposed lots 122-135 in accordance with Council standard. Where the driveway is shared with the neighbouring property, this shall be a minimum 7m width.	Prior to endorsement of the subdivision plan for stage 7.
	<b>EASEMENTS</b>	
2.38	Dedicate all land shown as drainage on the proposal plan of subdivision as drainage reserve only. This refers to the drainage channel and area of the detention basin and weir control structure. The reserve is to be dedicated at no cost to Council. The proponent in a form satisfactory to Council's Solicitor shall prepare all documentation.	Prior to endorsement of the subdivision plan for each stage.
2.39	Dedicate land subject to flooding during a 1% Average Exceedance Probability (AEP) or Q100 flood event as an easement or reserve for drainage purposes. The easement or reserve is to be dedicated at no cost to Council. The proponent in a form satisfactory to Council's Solicitor shall prepare all documentation.	Prior to endorsement of the subdivision plan for each stage.
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property</p>	Prior to endorsement of the subdivision plan for each stage.

	<b>STORMWATER</b>	
2.41	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Report prepared by Geleon Pty Ltd, and dated 18 December 2017.	As part of Operational Works for each stage.
2.42	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works for each stage.
2.43	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times during the staged development.
2.44	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage.
2.45	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage.
2.46	Fill, compact and grade all low-lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	As part of Operational Works for each stage.
2.47	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and <i>Council Design Standards</i> .	As part of Operational Works for each stage.
2.48	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.  <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works for each stage.
2.49	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to endorsement of the subdivision plan for each stage.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.50	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> </ul>	At all times during the operational works periods of the staged development.

	<ul style="list-style-type: none"> <li>• Be responsible for the restoration work.</li> </ul>	
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times during the operational works periods of the staged development.
2.52	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application for each stage.
2.53	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times during the operational works periods of the staged development.
2.54	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> <li>i) Milling;</li> <li>ii) Chipping and/or mulching</li> <li>iii) Disposal at an approved waste disposal facility.</li> </ul> <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times during the operational works periods of the staged development.
2.55	All declared weeds and pests are to be removed from the subject land and staged of the development kept clear of such nuisance varieties.	At all times during the operational works periods of the staged development.
2.56	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works for each stage.
<b>SCHEDULE 3 – REFERRAL AGENCY</b> <b>DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING</b> <i>Concurrence Agency status</i> <i>Agency response: Recommend conditions apply</i>		
3.1	Pursuant to section 285 of the <i>Sustainable Planning Act 2009</i> , the Department of State Development, Manufacturing, Infrastructure and Planning, as a Concurrence	



	Agency, has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and have provided conditions to be included on the development.
3.2	Concurrence Agency response dated 20 March 2018 and referenced SDA-0717-040900.
3.3	Concurrence Agency response will be attached to Councils Decision Notice for DA16899.
<b>SCHEDULE 4 - ADVISORY NOTES</b>	
<b>No.</b>	<b>Advice</b>
4.1	This approval has effect in accordance with the provisions of Division 5 Section 339 of the <i>Sustainable Planning Act 2009</i> .
4.2	<p><b>Relevant Period</b> – 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 –</p> <p>(a) For reconfiguration requiring operational works – 4 years starting the day the approval takes effect;</p> <p>(b) If the approval states a different period from when the approval takes effect – the stated period.</p> <p>Refer to Section 341 of the Act for further clarification.</p>
4.3	All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>Workplace Health and Safety Regulation (as amended)</i> .
4.4	All Operational Work is to comply with relevant codes for design and construction.
4.5	Construction hours are 6:30am to 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.
4.6	<p>Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as “On Maintenance”.</p> <p>Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of “On Maintenance”. Any defective works must be rectified within the maintenance period.</p> <p>At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed “Off Maintenance”. Bonds or other securities will be released after the works have been placed “Off Maintenance”.</p>
4.7	QUU has advised Council that there may be a need to allocate land for the purpose of a water booster for land above the 90m RL in the absence of an approved water supply strategy. Please liaise directly with QUU regarding this matter.

4.8	<p>Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Restricted Area as well as general information can be viewed on the DAF website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a></p>
4.9	The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.
4.10	<p>The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval.</p> <p>Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit.</p>

**Decision:**

Moved - Cr Whalley

Seconded - Cr Ogg

"THAT Council approve the Development Application for a Development Permit for Reconfiguration of 2 lots into 397 residential lots over 22 stages, including a Local Park, new roads, drainage corridor and detention basin on land described as Lot 5 RP838682 and Lot 165 SP187250 situated along Brouff Road, Fernvale, subject to the requirements and conditions contained in the Schedules and Attachments.

**SCHEDULE 1 – GENERAL CONDITIONS**

No.	Condition	Timing
1.1	<p>Carry out the development in general accordance with the material contained in the development application, supporting documentation and the Drawings listed below, except where amended by these conditions of approval.</p> <p>Ecological Assessment Brouff Road, Fernvale prepared for Asset 1 Fernvale P/L dated November 2017, and prepared by Planit Consulting.</p> <p>Engineering Services Report for proposed residential subdivision, Fernvale, Lot 165 on SP187250 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Planit Consulting.</p> <p>Stormwater Management Report for proposed residential subdivision, Fernvale, Lot 165 on SP1872520 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Geleon.</p> <p>Traffic Impact Assessment for proposed residential subdivision, Fernvale, Lot 165 on SP187250 and Lot 5 on RP838682, dated 18 December 2017, prepared for Asset 1 Fernvale Pty Ltd and prepared by Geleon.</p>	At all times.

Queensland Urban Utilities Services Advice Notice reference 17-SRV-30702 dated 21 November 2017.					
Statement of Landscape Intent – Local Park Concept – reference J5542 Issue A dated 07.06.2018 and prepared by Planit Consulting Pty Ltd.					
<i>Drawing Number</i>	<i>Rev.</i>	<i>Date</i>	<i>Series Number</i>	<i>Drawing Description</i>	<i>Prepared by</i>
50065001	C	01.06.2018	1 of 38	Locality Plan and Drawing Index	Geleon for Asset 1
50065002	C	01.06.2018	2 of 38	Preliminary General Layout	Geleon for Asset 1
50065003	C	01.06.2018	3 of 38	Preliminary Typical Sections and Details Sheet 1 of 2	Geleon for Asset 1
50065004	C	01.06.2018	4 of 38	Preliminary Typical Sections and Details Sheet 2 of 2	Geleon for Asset 1
50065005	C	01.06.2018	5 of 38	Preliminary Earthworks – Roadworks and Drainage Layout Sheet 1 of 2	Geleon for Asset 1
50065006	C	01.06.2018	6 of 38	Preliminary Earthworks – Roadworks and Drainage Layout Sheet 2 of 2	Geleon for Asset 1
50065007	C	01.06.2018	7 of 38	Preliminary Site Sections Sheet 1 of 4	Geleon for Asset 1
50065008	C	01.06.2018	8 of 38	Preliminary Site Sections Sheet 2 of 4	Geleon for Asset 1
50065009	C	01.06.2018	9 of 38	Preliminary Site Sections Sheet 3 of 4	Geleon for Asset 1
50065010	C	01.06.2018	10 of 38	Preliminary Site Sections Sheet 4 of 4	Geleon for Asset 1
50065011	C	01.06.2018	11 of 38	Preliminary Longitudinal Section – Brouff Road Sheet 1 of 15	Geleon for Asset 1
50065012	C	01.06.2018	12 of 38	Preliminary Longitudinal Section – Natan Road Sheet 2 of 15	Geleon for Asset 1
50065013	C	01.06.2018	13 of 38	Preliminary Longitudinal Section – Brouff Road (Extension Vogler Road) Sheet 3 of 15	Geleon for Asset 1
50065014	C	01.06.2018	14 of 38	Preliminary Longitudinal Section – Road 3 Sheet 4 of 15	Geleon for Asset 1
50065015	C	01.06.2018	15 of 38	Preliminary Longitudinal Section – Road 4 Sheet 5 of 15	Geleon for Asset 1
50065016	C	01.06.2018	16 of 38	Preliminary Longitudinal Section – Road 5 Sheet 6 of 15	Geleon for Asset 1
50065017	C	01.06.2018	17 of 38	Preliminary Longitudinal Section – Road 6 Sheet 7 of 15	Geleon for Asset 1
50065018	C	01.06.2018	18 of 38	Preliminary Longitudinal Section – Road 7 and Road 8 Sheet 8 of 15	Geleon for Asset 1
50065019	C	01.06.2018	19 of 38	Preliminary Longitudinal Section – Road 9 and Road 10	Geleon for Asset 1

				Sheet 9 of 15	
50065020	C	01.06.2018	20 of 38	Preliminary Longitudinal Section – Road 11 and Road 12 Sheet 10 of 15	Geleon for Asset 1
50065021	C	01.06.2018	21 of 38	Preliminary Longitudinal Section – Road 13 Sheet 11 of 15	Geleon for Asset 1
50065022	C	01.06.2018	22 of 38	Preliminary Longitudinal Section – Road 14 Sheet 12 of 15	Geleon for Asset 1
50065023	C	01.06.2018	23 of 38	Preliminary Longitudinal Section – Road 14 Sheet 13 of 15	Geleon for Asset 1
50065024	C	01.06.2018	24 of 38	Preliminary Longitudinal Section – Road 15 and Road 16 Sheet 13 of 15	Geleon for Asset 1
50065025	C	01.06.2018	25 of 38	Preliminary Longitudinal Section – Road 17 and Road 18 Sheet 15 of 15	Geleon for Asset 1
50065026	C	01.06.2018	26 of 38	Preliminary Sewerage Reticulation Layout Sheet 1 of 2	Geleon for Asset 1
50065027	C	01.06.2018	27 of 38	Preliminary Sewerage Reticulation Layout Sheet 2 of 2	Geleon for Asset 1
50065028	C	01.06.2018	28 of 38	Preliminary Water Reticulation Sheet 1 of 2	Geleon for Asset 1
50065029	C	01.06.2018	29 of 38	Preliminary Water Reticulation Sheet 2 of 2	Geleon for Asset 1
50065030	C	01.06.2018	30 of 38	Preliminary Sediment and Erosion Control Layout	Geleon for Asset 1
50065031	C	01.06.2018	31 of 38	Preliminary Stormwater Channel and Detention Basin	Geleon for Asset 1
50065032	C	01.06.2018	32 of 38	Preliminary Stormwater Channel Longitudinal Section	Geleon for Asset 1
50065033	C	01.06.2018	33 of 38	Preliminary Stormwater Channel Cross Sections Sheet 1 of 5	Geleon for Asset 1
50065034	C	01.06.2018	34 of 38	Preliminary Stormwater Channel Cross Sections Sheet 2 of 5	Geleon for Asset 1
50065035	C	01.06.2018	35 of 38	Preliminary Stormwater Channel Cross Sections Sheet 3 of 5	Geleon for Asset 1
50065036	C	01.06.2018	36 of 38	Preliminary Stormwater Channel Cross Sections Sheet 4 of 5	Geleon for Asset 1
50065037	C	01.06.2018	37 of 38	Preliminary Stormwater Channel Cross Sections Sheet 5 of 5	Geleon for Asset 1
50065038	C	01.06.2018	38 of 38	Preliminary Stormwater Detention Basin Detailed Layout and Sections	Geleon for Asset 1

1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available during the staged project.	At all times.
1.4	Pay to Council any outstanding rates, charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to endorsement of the subdivision plan for each stage.
1.5	Pay to Council the current amount at the time of payment, per lot for the issue of new valuations by the Department of Natural Resources, Mines and Energy (DNRME). The amount is current set at \$36 per lot per the Fees and Charges 2018/2019.	Prior to endorsement of the subdivision plan for each stage.
1.6	Landscaping, streetscaping and park elements, including revegetation species throughout the staged development, are to be constructed in accordance with the submitted Statement of Landscape Intent.	Prior to endorsement of the subdivision plan for each stage.
1.7	A licenced Wildlife Spotter Catcher is to be present onsite for all pre-clearing checks; and for the duration of all clearing operations, in every instance.	As part of Operational Works for each stage.
1.8	Required vegetation clearing is to be undertaken in accordance with the sequential clearing provisions of the Nature Conservation (Koala) Conservation Plan 2017.	As part of Operational Works for each stage.
	<b>Local Park</b>	
1.9	Dedicate to Council the 'Local Park' identified on the Staged Subdivision Drawing No 50065002 Version C dated 01.06.2018 prepared by Geleon in accordance with Council's Parkland Strategy and Priority Infrastructure Plan (PIP).	Prior to endorsement of the subdivision plan for the relevant stage.
<b>SCHEDULE 2 - ENGINEERING</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	<b>ENGINEERING</b>	
2.1	The Applicant is to complete each stage of the development in sequence in accordance with drawing 50065002 revision C, ROL Application Preliminary General layout, dated 01-06-18, prepared by Geleon.  The Applicant is not to submit to Council the Plan of Survey for a stage for endorsement until the Applicant has received endorsement of the Plan of Survey for the preceding stage.	As indicated.
2.2	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks,	Prior to the commencement of Operational Work for

	landscaping, clearing and stormwater drainage required as stated in the following conditions.	each stage.
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.4	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to endorsement of the subdivision plan for each stage.
2.5	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	Prior to endorsement of the subdivision plan for each stage.
2.6	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	As part of Operational Works for each stage.
	<b>OPEN SPACE/PARK/LANDSCAPING</b>	
2.7	The development site must be landscaped. The works must be undertaken in accordance with an operational works approval.	Prior to endorsement of the subdivision plan for each stage.
2.8	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	As part of Operational Works for each stage.
2.9	The developer must submit a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, Horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below: <ul style="list-style-type: none"> <li>Comply with the <i>Somerset Design Standards</i>;</li> <li>To enhance the appearance of the development internally and externally;</li> <li>To make a positive contribution to the streetscape;</li> <li>To screen unsightly objects from public view;</li> <li>To contribute to an environment by providing shade</li> </ul>	As part of Operational works for each stage.

	<p>to reduce glare, heat absorption and radiation;</p> <ul style="list-style-type: none"> <li>• To ensure common areas are useable;</li> <li>• To provide long term erosion protection;</li> <li>• To integrate with existing vegetation and other natural features of the site and adjoining lands; and;</li> <li>• To provide adequate vehicle sightlines and road safety.</li> </ul> <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> <li>• The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site;</li> <li>• The number and size of plants;</li> <li>• The typical planting detail including preparation, backfill, staking and mulching;</li> <li>• The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan;</li> <li>• All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties during the development works and any ensuing defects liability period;</li> <li>• Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction works;</li> <li>• Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> <li>○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity);</li> <li>○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines;</li> <li>○ A minimum of 70% of landscaped areas must be retained as a permeable surface; and</li> <li>○ Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times.</li> </ul> </li> </ul>	
	<b>GENERAL SERVICES</b>	
2.10	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to endorsement of the subdivision plan for each stage.

	Where proposed allotments front existing overhead electricity of telecommunication service, these lots may connect direct to such service to the approval and requirement of the service provider.	
2.11	The applicant must provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to endorsement of the subdivision plan for each stage.
2.12	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational works for each stage.
2.13	Install hydrant and valve location indicators and where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	As part of Operational works for each stage.
	<b>BUILDING ABOVE FLOOD LEVEL</b>	
2.14	The applicant is to demonstrate the development site is in accordance with Councils Defined Flood Level (DFL) and Freeboard for areas impacted by flooding.	As part of Operational works for each stage.
2.15	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	As part of Operational works for each stage.
2.16	Vehicle Access shall have a maximum depth of 200mm in the Defined Flood Event (DFE).  It is the applicant's responsibility to provide evidence of flood heights.	As part of Operational works for each stage.
	<b>EARTHWORKS</b>	
2.17	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organization.	As part of Operational works for each stage.
2.18	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	As part of Operational works for each stage.
2.19	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times during the staged project.
2.20	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing	At all times during the staged project.



	Council with written permission from the respective property owner(s).	
	<b>ROADWORKS</b>	
2.21	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to endorsement of the subdivision plan for each stage.
2.22	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.23	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.24	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	Prior to commencement of and during construction of works.
2.25	Provide 6m x 3 chord truncations on property boundaries at all road intersections.  Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to endorsement of the subdivision plan for each stage.
2.26	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to endorsement of the subdivision plan for the relevant stage.
2.27	Provide verge and access in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works for each stage.
	<b>Vogler Road</b>	
2.28a	Applicant is required to design Vogler Road to the ultimate design carriageway width of 11m including kerb and channel and verge from Brouff Road through to Old Fernvale Road. Applicant is required to construct the following:  a) 8m seal width (8.5m to face of kerb).	Prior to endorsement of the subdivision plan for the relevant stage.
<b>OR</b>		
2.28b	The Applicant may consider entering into an Infrastructure Agreement with Council for the upgrade of Brouff Road from the frontage of the development to the intersection with the Brisbane Valley Highway.	Prior to endorsement of the subdivision plan for the relevant stage.

	<b>Natan Road</b>	
2.29	<p>Applicant is required to design Natan Road to the ultimate design carriageway width of 9m including kerb and channel along the frontage of the development. Applicant is required to construct the following:</p> <p>a) 9m width including kerb and channel to face of kerb.</p>	Prior to endorsement of the subdivision plan for the relevant stage
	<b>Un-named Road 1176</b>	
2.30	The Applicant is to submit plans that have been amended generally consistent with providing a connector road connection to Un-named Road 1176 connecting with proposed Road 12.	As part of Operational Works for the relevant stage
	<b>STREET NAMES</b>	
2.31	<p>Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council.</p> <p>The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Councils standards and policies.</p>	As part of Operational Works for each stage.
	<b>KERB AND CHANNEL</b>	
2.32	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Councils Design Standards</i> .	As part of Operational Works for each stage.
	<b>FOOTPATHS AND CYCLE PATHS</b>	
2.33	Footpaths, Cycle Paths and Shared Paths are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works for each stage.
2.34	Provide a concrete footpath with a width of 1.5 metres, for the full frontage of the site of the development along proposed lots 1, 18, 57 - 60.	As part of Operational Works for the relevant stage.
	<b>STREET LIGHTING</b>	
2.35	<p>Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:</p> <p>i) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5</p> <p>ii) Collector Roads – Lighting Category P4.</p> <p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	Prior to endorsement of the subdivision plan for the relevant stage.

	<b>VEHICLE ACCESS</b>	
2.36	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to endorsement of the subdivision plan for each stage.
2.37	Construct sealed driveway along Brouff Road to proposed lots 122-135 in accordance with Council standard. Where the driveway is shared with the neighbouring property, this shall be a minimum 7m width.	Prior to endorsement of the subdivision plan for stage 7.
	<b>EASEMENTS</b>	
2.38	Dedicate all land shown as drainage on the proposal plan of subdivision as drainage reserve only. This refers to the drainage channel and area of the detention basin and weir control structure. The reserve is to be dedicated at no cost to Council. The proponent in a form satisfactory to Council's Solicitor shall prepare all documentation.	Prior to endorsement of the subdivision plan for each stage.
2.39	Dedicate land subject to flooding during a 1% Average Exceedance Probability (AEP) or Q100 flood event as an easement or reserve for drainage purposes. The easement or reserve is to be dedicated at no cost to Council. The proponent in a form satisfactory to Council's Solicitor shall prepare all documentation.	Prior to endorsement of the subdivision plan for each stage.
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property</p>	Prior to endorsement of the subdivision plan for each stage.
	<b>STORMWATER</b>	
2.41	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Report prepared by Geleon Pty Ltd, and dated 18 December 2017.	As part of Operational Works for each stage.
2.42	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional</i>	As part of Operational Works for each stage.

	<i>Council Design Standards.</i>	
2.43	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times during the staged development.
2.44	Attenuate the difference between pre and post developed flows.	As part of Operational Works for each stage.
2.45	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works for each stage.
2.46	Fill, compact and grade all low-lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	As part of Operational Works for each stage.
2.47	Where stormwater cannot be discharged to the kerb and channel, provide inter-allotment drainage in accordance with Queensland Urban Drainage Manual (QUDM) and <i>Council Design Standards</i> .	As part of Operational Works for each stage.
2.48	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.  <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works for each stage.
2.49	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to endorsement of the subdivision plan for each stage.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.50	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times during the operational works periods of the staged development.
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times during the operational works periods of the staged development.
2.52	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ).	As part of the lodgement of the

	Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	Operational Works application for each stage.
2.53	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times during the operational works periods of the staged development.
2.54	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> <li>i) Milling;</li> <li>ii) Chipping and/or mulching</li> <li>iii) Disposal at an approved waste disposal facility.</li> </ul> No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times during the operational works periods of the staged development.
2.55	All declared weeds and pests are to be removed from the subject land and staged of the development kept clear of such nuisance varieties.	At all times during the operational works periods of the staged development.
2.56	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works for each stage.
<b>SCHEDULE 3 – REFERRAL AGENCY</b> <b>DEPARTMENT OF STATE DEVELOPMENT, MANUFACTURING, INFRASTRUCTURE AND PLANNING</b> <i>Concurrence Agency status</i> <i>Agency response: Recommend conditions apply</i>		
3.1	Pursuant to section 285 of the <i>Sustainable Planning Act 2009</i> , the Department of State Development, Manufacturing, Infrastructure and Planning, as a Concurrence Agency, has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and have provided conditions to be included on the development.	
3.2	Concurrence Agency response dated 20 March 2018 and referenced SDA-0717-040900.	
3.3	Concurrence Agency response will be attached to Councils Decision Notice for DA16899.	

<b>SCHEDULE 4 - ADVISORY NOTES</b>	
<b>No.</b>	<b>Advice</b>
4.1	This approval has effect in accordance with the provisions of Division 5 Section 339 of the <i>Sustainable Planning Act 2009</i> .
4.2	<p><b>Relevant Period</b> – 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 –</p> <p>(a) For reconfiguration requiring operational works – 4 years starting the day the approval takes effect;</p> <p>(b) If the approval states a different period from when the approval takes effect – the stated period.</p> <p>Refer to Section 341 of the Act for further clarification.</p>
4.3	All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>Workplace Health and Safety Regulation (as amended)</i> .
4.4	All Operational Work is to comply with relevant codes for design and construction.
4.5	Construction hours are 6:30am to 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.
4.6	<p>Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as “On Maintenance”.</p> <p>Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of “On Maintenance”. Any defective works must be rectified within the maintenance period.</p> <p>At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed “Off Maintenance”. Bonds or other securities will be released after the works have been placed “Off Maintenance”.</p>
4.7	QUU has advised Council that there may be a need to allocate land for the purpose of a water booster for land above the 90m RL in the absence of an approved water supply strategy. Please liaise directly with QUU regarding this matter.
4.8	<p>Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p>

<b>Subject:</b>	<b>Lowood banking arrangements</b>
<b>File Ref:</b>	<b>Financial management - banking - other</b>
<b>Action Officer:</b>	<b>DFIN</b>

The National Australia Bank (NAB) has advised that the Lowood NAB branch will close from 12 September 2018. This presents some practical challenges with obtaining and changing cash floats for Council's customer service centre and QGAP agency. An identified solution is for Council to open an account with Bendigo and Adelaide Bank that would allow for cash to be changed in Lowood as required and allow for cash to be securely moved from Esk to Lowood.

## Nil

THAT the opening of a bank account with Bendigo and Adelaide Bank be endorsed to assist with Council's Lowood operations with controls to be determined as appropriate.

*Carried*

Quotations net of government rebates to install a rooftop solar system on the Esk library to offset power usage at the Esk Council office have been received that are less than budget.

The request for quotation included the statement: *“The rooftop solar system project at Esk office is viewed as a trial for a potential broader roll-out of rooftop solar systems at a large number of other Council facilities. Performance on this contract will be taken into account with any future similar quotation or tender (along with other contractual remedies as appropriate).”*

Council facilities with high day-time power consumption in descending order of annual electricity costs include:

- Esk library/ office
- Lowood library/office
- Kilcoy library/office
- Esk depot/ workshop
- Toogoolawah Condensery
- Kilcoy information centre
- Fernvale Futures
- Kilcoy depot/ workshop

### Recommendation

THAT the use of the remaining budget from the Esk rooftop solar installation for other solar installations as appropriate be endorsed.

#### Decision:

Moved - Cr Hall

Seconded - Cr Ogg

“THAT the use of the remaining budget from the Esk rooftop solar installation for other solar installations as appropriate be endorsed.”

Carried

<b>Subject:</b>	<b>Tender 1084 - sale of restricted use titles</b>
<b>File Ref:</b>	<b>Council properties - disposal of land</b>
<b>Action Officer:</b>	<b>DFIN</b>

### Background/Summary

Council resolved as follows on 12 April 2017:

*“THAT the Chief Executive Officer be authorised to call tenders for the sale of small Council-owned freehold allotments where these sales may potentially result in appropriate rural development and adequate outcomes for Council with the tender selection criteria in each case to be price and the ability of the new owner to realign the boundaries of the purchased lot with a neighbouring allotment so as to potentially create new viable allotments with bitumen road access.”*

92 small freehold titles have been sold or dedicated as road since this resolution.

A further three titles as below were offered for sale with tenders closing on 27 July 2018:

- 18RP213529 18 square metres (O’Grady Road Redbank Creek via Esk)
- 19 RP213529 71 square metres (O’Grady Road Redbank Creek via Esk)
- 12 RP146421 10 square metres (Macdonalds Road Wivenhoe Pocket)

A confidential tender analysis is provided.



The recommendations below are consistent with the objectives set out in the background to the 12 April 2017 decision (attached).

#### Attachment

Decision of 12 April 2017  
Confidential tender analysis

#### Recommendation

THAT the tender 1084 offers from Russell and Tracey Tudge (for lot 12 RP146421 on document 1049619 and detailed as offer # 5 on the tender summary sheet) and from Douglas Fleming (for lot 19 RP213529) be accepted.

THAT Council, having consulted neighbouring property owners, arrange to dedicate freehold lot 18 RP213529 as road.

#### Decision:

Moved - Cr Hall

Seconded - Cr Whalley

"THAT the tender 1084 offers from Russell and Tracey Tudge (for lot 12 RP146421 on document 1049619 and detailed as offer #5 on the tender summary sheet) and from Douglas Fleming (for lot 19 RP213529) be accepted.

THAT Council, having consulted neighbouring property owners, arrange to dedicate freehold lot 18 RP213529 as road."

Carried

**Subject:** Somerset Libraries' officer report 1 June 2018 - 30 June 2018  
**File Ref:** Officer report  
**Action Officer:** RL

#### Background/Summary

9114 visits to Somerset Libraries were recorded in the month from 1 – 30 June 2018. Over 965 attendances have been recorded at community program sessions and outreach events where library staff presented a variety of literacy opportunities and activities.

#### Somerset Libraries' statistical snapshot for 1 – 30 June:

Somerset Libraries	2017	2018
<b>Customer Service</b>		
Visits to library branches (Appendix A)	7731	9114
Enquires answered	2646	2218
New membership (Appendix B)	84	64
Loans of library stock (Appendix C)	5154	5407
eBook loans (Appendix C)	114	264
eAudio loans (Appendix C)	104	118
Digital magazines (Appendix C)	24	45
<b>Total loans</b>	<b>5396</b>	<b>5834</b>

Reservations of library stock (Appendix C)	1312	1621
<b>Computer usage</b> (Appendix D)		
Hours of public computer use	787	730
Hours of Broadband for seniors kiosk use	181	280
<b>Total hours of computer usage</b>	<b>968</b>	<b>1010</b>
<b>IT training</b> (Appendix E)		
BFS Training	10	22
eDevice Training	9	21
<b>Community programs</b> (Appendix F)		
Storytime attendances	235	244
IT training attendances	51	45
Outreach and events attendances	377	633
<b>Total community program attendances</b>	<b>631</b>	<b>965</b>

### Readers Cup Competition

Tarampa State school – (primary team) and Faith Lutheran’s – (secondary team) were this year’s winners of the 2018 Somerset-Lockyer Readers Cup.

Organised by the Ipswich District Teacher-Librarian network, and with the assistance of Somerset Library staff. **265** children attended this year’s cup which was held at Fernvale State school on Friday, 15 June.

This year’s Quiz Master was children’s writer Cherri Ryan, author of *Spirit* who did a great job of managing proceedings and entertaining participants on the day.

### Regional shows

Somerset Libraries continued to promote the First 5 Forever program around the region and for the first time, had a presence at the Esk, Toogoolawah and Lowood shows.

Library staff demonstrated council’s active and healthy equipment, read stories and handed out First Five Forever postcards and information. Contact was made with over 100 people and the service has had over 20 people come back into libraries to collect their free First Five Forever packs.

### Lego Club

Such is the success of Lego club in Lowood and Kilcoy Libraries, that they are now being rolled out across remaining branches.

Lego club will now be held at Esk Library on Wednesday afternoon and Toogoolawah library on a Thursday afternoon during school term time..

### First Five Forever - state funding

The State Government has recently announced that it will continue to fund the First 5 Forever initiative for a further four years This successful program is delivered to young families in partnership with public libraries and Indigenous Knowledge Centres across the state.

The *First 5 Forever summary report 2015-17* provides the most recent data on the delivery of this early learning initiative across Queensland.

The State Library of Queensland expects to announce how the \$20 million in funding will be

distributed in late 2018.

### **First Five Forever – Somerset Libraries**

A total of six community initiatives and events were attended by the library staff during the month of June. These included;

Lowood Community Kindergarten – Two visits on 6 and 13 June. 38 First 5 Forever book packs were given out over the course of the two visits.

Pop – up playgroup at Coominya State school on Thursday, 7 June.

Toogoolawah Show – Saturday, June 9; 53 contacts made.

Playgroup cooking class at Lowood State school – Thursday, 14 June; five contacts made.

Lowood show – Saturday, 16 June; 48 contacts made.

Pop – up playgroup at Patrick Estate state school; 14 contacts made.

### **The Lowood Effect**

*“It’s the best thing to happen to Lowood in a long time” – Lowood resident*

Public Libraries have been proving to be valuable hubs for communities for some time by helping local people access information, get creative and providing support to residents.

With an emphasis on a flexible open floor plan and an adaptable internal space, Lowood has followed the general trend of public libraries worldwide by becoming a space that connects Somerset residents to the information they need, job resources, a safe place, computers and emerging technologies, and free classes that enhance quality of life for everyone.

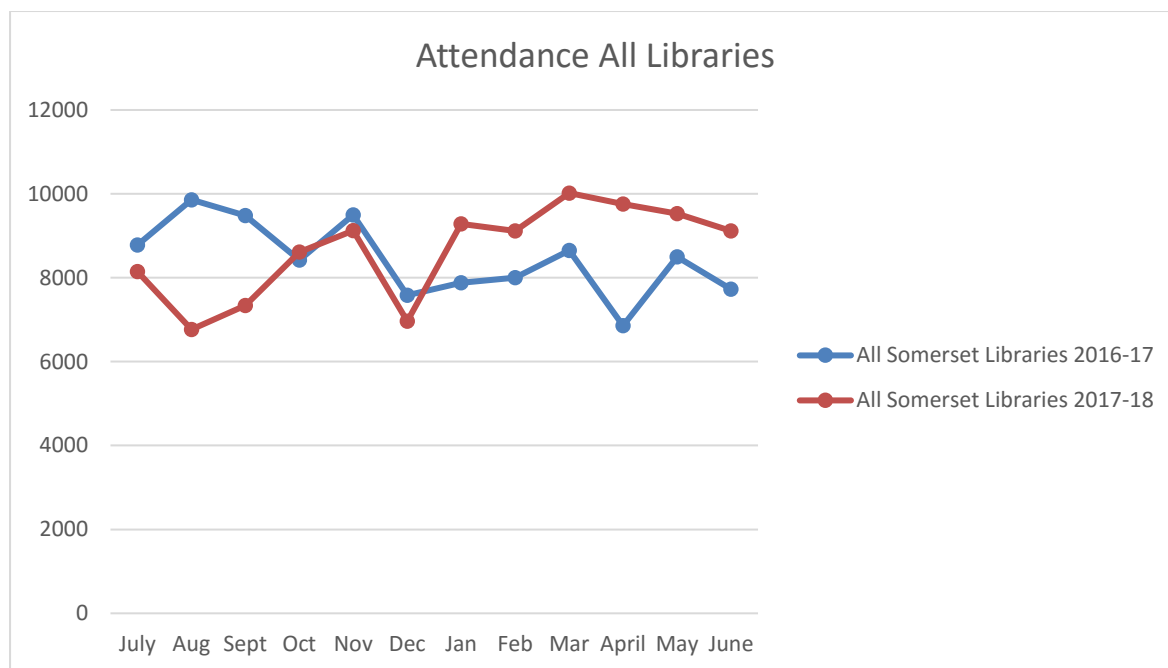
Work undertaken during the refurbishment included improved disabled access, better IT facilities, free WiFi, replenished book stock, a new community room, new children's area, an out of hours book return unit, new public toilets with baby changing facilities and a new outdoor area.

Figures show that Lowood library is now the second most used library in under a year recording 29 408 visits in 2017-18.

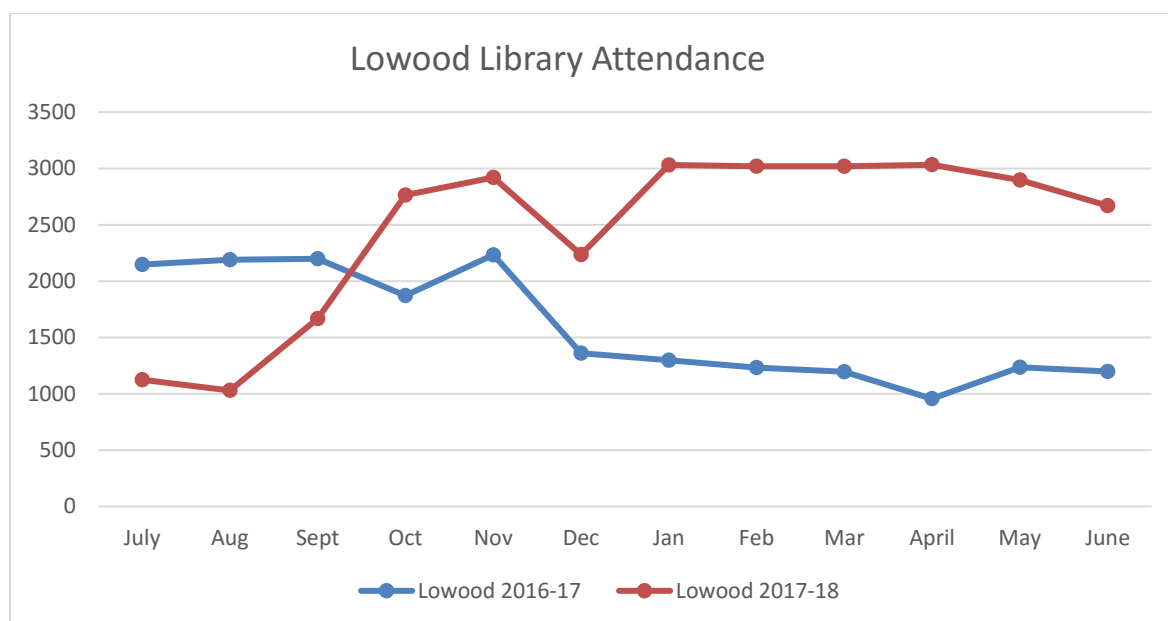
Since reopening, residents can now take part in nine regular weekday events and activities at Lowood Library. These include -

Baby Bounce, Storytime, Computer training classes	Monday
Toddler Tuesday	Tuesday
Lowood Library book club, Lego Club	Wednesday
Chatterbooks, Somerset Conversations	Thursday
Lowood Lab	Friday

The Lowood effect is clearly reflected in the wider total visitor figures for Somerset Libraries as evidenced in the graph below with numbers noticeably increasing after Lowood Library reopened in August 2017.



In the 2016/17 financial year, 19 111 people visited Lowood Library as opposed to 29 408 people in 2017/18 - an increase of **53.8%**



### Visitor Numbers – Statistics - July 2016 – June 2017

Visitor No.	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	Total
Esk	2796	3394	2895	2963	3189	2761	2859	2931	2990	2710	3106	2784	35378
Kilcoy	3225	3659	3678	2993	3530	2907	3057	3224	3782	2636	3522	2999	39212
Lowood	2147	2189	2198	1871	2233	1360	1297	1231	1194	956	1236	1199	19111
Toogoolawah	614	618	712	596	543	554	670	616	685	555	636	749	7548
<b>Total</b>	<b>8782</b>	<b>9860</b>	<b>9483</b>	<b>8423</b>	<b>9495</b>	<b>7582</b>	<b>7883</b>	<b>8002</b>	<b>8651</b>	<b>6857</b>	<b>8500</b>	<b>7731</b>	<b>101249</b>

### Visitor Numbers – Statistics - July 2017 – June 2018

Visitor No.	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	Total
Esk	3119	2054	2242	2514	2898	1869	2712	2689	2965	3007	2861	2669	31599

Kilcoy	3287	3084	2813	2708	2748	2416	2937	2870	3534	3221	2914	3213	35745
Lowood	1125	1029	1667	2764	2920	2235	3030	3019	3020	3032	2898	2669	29408
Toogoolawah	619	600	615	628	556	447	607	542	501	498	855	563	7031
<b>Total</b>	<b>8150</b>	<b>6767</b>	<b>7337</b>	<b>8614</b>	<b>9122</b>	<b>6967</b>	<b>9286</b>	<b>9120</b>	<b>10020</b>	<b>9758</b>	<b>9528</b>	<b>9114</b>	<b>103783</b>

Immediate future plans for Lowood library include developing the IT, coding and robotics content of library programming and more collaborative events with community groups and organisations.

### Forthcoming events

Creative writing workshop	Esk Library - 10-11.30am; Thursday 19 July
Creative writing workshop	Kilcoy Library - 1-2.30pm Thursday 19 July
Plastic Canvas craft workshop	Lowood Library - 10.30am – 12pm Thursday 26 July

### Attachments

Nil

### Recommendation

THAT the Somerset Libraries' report June 2018 be received.

#### Decision:

Moved - Cr Gaedtke

Seconded - Cr Brieschke

"THAT the Somerset Libraries' report June 2018 be received."

Carried

<b>Subject:</b>	<b>Somerset Region Neighbourhood Centre Service Report for the period 1 June - 30 June 2018</b>
<b>File Ref:</b>	<b>Community services - service provision - Community Development</b>
<b>Action Officer:</b>	<b>CDC</b>

### Background/Summary

#### Activities throughout the month included:

- The Thursday Club met each Thursday throughout June and this month included a skill sharing demonstration napkin art. The group continues to grow and share activities.
- Toogoolawah Women's Group continues to meet twice monthly. There are over 40 members in the group with over twenty meeting regularly. They have developed their program for the next six months and members were mailed out the new program.
- This month's Cuppa and Chat was small due to a lack of promotional material due to ill health. Two regular residents attended.
- The Hole in the Wall café at Jimna was launched on Sunday 17 June, with 20 residents and six guests attending. Three young people were actively involved with the launch and since then the numbers of young people engaged in the project has increased. This is a long-term project to provide opportunities for the young people of Jimna and create a sense of community. The project is a collaboration between three support organisations, CDC and the Jimna Committee and is a result of funding provided through the Queensland Government to strengthen families and protect children.

**Meetings throughout the month:**

- Debrief meeting following the completion of the funded aspect of the Kilcoy Cares project.
- Coordinated the Kilcoy and Brisbane Valley Interagency meetings.
- Attended the Lowood State High School support meeting.
- Attended the Toogoolawah State High School support meeting.
- Met with a representative from QFES Rural Fire around community engagement activities in Kilcoy and Jimna.
- Attended a suicide prevention care planning workshop in Kilcoy.
- Attended Child Protection Week committee meeting.
- Attended Lowood/Fernvale Neighbourhood Watch Committee formation meeting.
- Hosted a meeting between council and Queensland Government representatives to discuss changes due to the formation of the new Department of Communities Disability Services and Seniors.
- Attended the Ipswich and West Moreton Local Level alliance meeting and rural and regional sub group. The alliance is focusing on closing the gap regarding child protection issues and documenting service provision in the regional communities of West Moreton.
- Met with financial resilience worker from Salvation Army Moneycare who is now outreaching to Esk twice monthly.
- Attended Kilcoy Cares debrief following completion of funded phase of project.
- Attended Best Start Somerset AEDC meeting.
- Met with researcher from USQ appointed by Darling Downs and West Moreton PHN to raise awareness of difficulties faced by vulnerable groups in Somerset when having to access to primary health care.

**Future Planned/Proposed Events and activities:**

- Toogoolawah Seniors Lunch and Trivia – July
- Community barbecue and mobile hub – Esk - August
- Regional Seniors Week Event – Esk – August
- Teddy Bears Picnic – Fernvale – October

**Somerset Region Neighbourhood Centre Service usage:***Events/Activities -*

<i>Group/event name</i>	<i>Date</i>	<i>Location</i>	<i>Topic</i>	<i>Number attendees</i>	<i>Number new attendees</i>
Thursday Club	7 June	Toogoolawah	Napkin Art	16	1
	14 June		General craft	15	0
	21 June		General craft	18	2
	28 June		General craft	16	2
Toogoolawah Women's Group	13 June 27 June	Toogoolawah Community Connection Point		Around 25	
Cuppa and Chat	1 June	Esk Community Connection Point	Environmental	2	0

*Information and referrals -*

<i>Referring centre/role</i>	<i>Total number of people assisted</i>	<i>Any trends (including topic and location)</i>	<i>How enquirers heard about the service</i>
Esk Community Connection Point	1	Aged Care (1)	Repeat (1)
Kilcoy Community Connection Point mobile	0		
Toogoolawah Community Connection Point	Not open for info/referral		
CDC	11	Health (1) Toogoolawah Emergency Relief /financial (2) Colington/Toogoolawah Aged care (2) Esk/Fernvale NDIS (1) Esk Mental Health (1) Kilcoy Social activities (2) Toogoolawah Risk of homelessness (1) Toogoolawah Community Transport (1) Lowood	Referred by council (10) Referred from agency (1)

#### Attachments

Nil

#### Recommendations

THAT the Community Services Report for the month of June 2018 be received.

#### Decision:

Moved - Cr Choat

Seconded - Cr Brieschke

"THAT the Community Services Report for the month of June 2018 be received."

Carried

**Subject:** Youth Engagement Officer Report - June 2018  
**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 June 2018. 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
- Brisbane Valley Interagency
- Ipswich and West Moreton Youth Interagency
- Cluster primary schools
- Local Level Alliance (Moreton Bay region)
- Local Level Alliance (West Moreton region)
- West Moreton Hospital and Health Service
- Queensland Health
- Department of Human Services
- Department of Communities, Child Safety and Disability Services
- Toowoomba Regional Council
- Lockyer Valley Regional Council
- Ipswich Regional Council
- Mercy Community Services (including Intensive Family Support)
- Anglicare Southern Queensland
- Ipswich Community Youth Service (ICYS)
- Queensland Police-Citizens Youth Welfare Association (PCYC)
- Family and Child Connect (FACC) (Caboolture and Ipswich based services)
- Kummara
- Mission Australia
- Kambu
- Child and Youth Mental Health Service (CYMHS)
- InCommunity
- Domestic Violence Action Centre
- Centre Against Domestic Abuse (CADA)
- Lutheran Community Care – Intercept Youth and Family Service
- Uniting Care Community
- Relationships Australia
- Standby – Support After Suicide
- Caboolture Headspace
- Kilcoy Headspace
- Ipswich Headspace
- Family Drug Support
- Family Services Australia
- Ted Noffs Foundation
- EACH
- NDIS
- Kilcoy Indoor Sports Centre and Gym
- Fernvale Indoor Sports Centre
- Lowood Police
- Queensland Police
- Kilcoy Lions Club Inc



**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 has chaired and taken minutes for the Term 2 Support Services Meetings held at Lowood State High School (LSHS) and Toogoolawah State High School (TSHS). The YEO has distributed the minutes for the LSHS meeting and will now follow up on relevant actions identified at the meeting; this includes a potential support services expo at LSHS in September. The YEO will continue to compile the Toogoolawah SHS minutes and will aim to have them distributed by the start of Term 3; the YEO will continue to liaise with relevant stakeholders on items raised at this meeting.

The YEO is currently working with Kilcoy State High School (KSHS) to organise a support services expo for students at the school; this expo has taken the place of the Support Service Meeting for Term 2. The expo will take place on Tuesday, 24 July at KSHS during the school lunch hour. The event will see students engage with service providers through a free barbecue, service provider stalls, giveaways, activities and prize opportunities. Students will also have the opportunity to engage with services later in the term at a second event scheduled to coincide with an Open Day for primary school students and their families prior to the 2019 school year. The YEO and SRO will support this second event through the use of the inflatable soccer suits.

- The YEO and SRO met with youth development officers from Lockyer Valley Regional Council, Ipswich City Council and Toowoomba Regional Council to discuss various projects and potential collaborations. This meeting will now be scheduled quarterly between the above Councils, as well as Southern Downs Regional Council and Scenic Rim Regional Council, to share ideas, discuss projects and to work in partnership where possible.
- It was identified at the YDO quarterly meeting that Somerset Regional Council cannot partner with Toowoomba Regional Council on a youth leadership camp for the 2018/2019 period due to the required dates for each Council's camp. As such, the YEO has made a tentative booking with the Sunshine Coast Recreation Centre (SCRC) as per Decision of the Ordinary Meeting on 24 April 2018. Pending a deposit payment, this camp is tentatively booked from Monday, 21 January 2019 to Wednesday, 23 January 2019 for 30 students and three staff. These participant numbers are necessary as SCRC staff have recommended that one staff be available to supervise every ten students. KSHS, LSHS and TSHS have been made aware of the booking and the YEO will now work to confirm the booking with SCRC, liaise with the schools regarding student selection and further camp details, and to develop Council inclusions into the camp program.
- The first of the Kilcoy Lions Flicks Nights took place on Friday, 15 June at the Kilcoy Theatre. The event saw 38 attendees; this included 25 children and 13 adults. These numbers are lower than those anticipated or desired by the Kilcoy Lions Club Inc, particularly for youth participation, however the figure does represent the theatre being nearly half full. Some feedback from participants and the community has included that a more family friendly movie would have attracted more attendees; and that ensuring the community knew all were welcome at the event would also have attracted more participants, as some thought it was for youth only. It was also noted that of the participants, who were all locals, only approximately six attendees had ever been in the theatre on a previous occasion.

To boost youth engagement for the future, the YEO and school chaplain will continue to work with local youth; this may or may not include talking on school parades and engaging with students through various means to assist with movie selection, themed nights and event management on event nights. To meet community feedback, and with limited time available for youth engagement due to school holidays, the next movie will be held on Saturday, August 11 at 5pm to engage with the family audience and will be advertised to all. Youth will be given the opportunity to assist at this event and will be engaged through various means to both support and participate in the following event which will be scheduled sometime in October.

- The YEO distributed the Winter School Holiday Program flyer for 2018 to all Somerset schools, libraries and Council offices, as well as to local sports centres, gyms and services. The program was also promoted on social media, print media and Council's webpage. Such promotion will continue until the end of the school holiday activities on 13 July.
- The YEO and SRO attended and supported the third annual Somerset Sports Cup on Friday, 8 June at TSHS. Over 100 students from KSHS, LSHS and TSHS participated in the event in mixed junior and senior teams for Touch Football, Soccer and Netball. All teams participated fairly and competitively and at the end of the day KSHS was declared the overall winner on points with LSHS and KSHS sharing in an equal three of the six sporting plaques available. Teachers from all three high schools and local Somerset police members then participated in a game of Touch Football for students to enjoy; the police managed to win this competition for the first time in three years. Deputy Mayor Dan Hall and Councillors Brieschke and Gaedtke were also in attendance at the event and thanked the schools for participating and TSHS for hosting the event. Somerset Regional Council initiated this event in 2016 and continues to support it through transport, trophies and event management.
- The Somerset Primary Schools Cup scheduled for Friday, 29 June was postponed due to wet weather. The YEO and SRO will continue to liaise with the participating schools to reschedule this event.
- The YEO and SRO provided sport and recreation activities to children at the 2018 Kindy and Prep Teddy Bears' Picnic event held at Lowood State School on Friday, 1 June.
- The YEO continued to post to the Somerset Youth Facebook page. Posts to this page have included posts regarding programs and activities available for youth and families, such as the Lowood Cooking Classes, Kilcoy Lions Flicks Night, Holt Bolt, Somerset Sports Cup, Talkin' It Up Regional Youth Mental Health Forum and the Winter School Holiday Program 2018, as well as various other events and opportunities.

#### Attachments

N/A

#### Recommendation

THAT the report be received.

#### Decision:

Moved - Cr Whalley

Seconded - Cr Gaedtke

"THAT the report be received."

Carried

<b>Subject:</b>	<b>Community Events Grant Program - Queensland Mental Health Week</b>
<b>File Ref:</b>	<b>Community services - service provision - Community Development</b>
<b>Action Officer:</b>	<b>CDC</b>

### Background/Summary

Queensland Mental Health Week is being celebrated this year from 6 – 14 October. A community events grant is on offer for up to \$2,500 for events and activities and can cover items such as venue hire and equipment, information resources, light meals, engaging mental health specialists.

After having an enquiry about holding an activity during the week, a request was forwarded to organisations which might have the capacity to participate in a Somerset event. A number of positive responses have been received from services interested in participating in something in Kilcoy, but none from Ipswich based services, which cover the Brisbane Valley. Potential activities which have been suggested include:

Mask up for Mental Health – masquerade and mental health awareness evening organised by Nuts and Bolts Peer Support Group. Grant funds could assist with catering, resources and promotion.

Spray Paint Your Skateboard – workshop by Anglicare Youth in Charge Alcohol and other Drug Service. Grant could assist with catering and resource material. (Spray paint would need other funds).

Active and Healthy – Somerset Health and Fitness are offering a 2 week free membership to anyone battling with mental health. Activities being offered include yoga, yoga therapy, lite pace or super lite pace classes. Funding could help provide additional information resources to share at the centres, Kilcoy and Toogoolawah.

Possible movie screening showcasing mental health – not a documentary but one that explores a storyline with a character dealing with anxiety / PTSD or similar. This could be at the theatre or at the gym with the inflatable screen (Jayne McKenzie has agreed to make the space available). Grant could assist with venue hire if the theatre was chosen.

Professionally designed and produced posters raising awareness of mental health throughout the region promoting the week and the Grant could assist with these costs.

### Recommendation

THAT council support the submission of a grant for up to the value of \$2,500 to cover the cost of activities associated with Queensland Mental Health Week 2018.

<b>Decision:</b>	Moved - Cr Choat	Seconded - Cr Whalley
	"THAT council support the submission of a grant for up to the value of \$2,500 to cover the cost of activities associated with Queensland Mental Health Week 2018."	

Carried

<b>Subject:</b>	<b>Kilcoy Race Track Extension - Proposal for the purchase of a section of land for the 1200m start</b>
<b>File Ref:</b>	<b>Council properties - Planning - future Planning of Premises</b>
<b>Action Officer:</b>	<b>DCORP</b>

### Background/Summary

The Kilcoy Show Grounds and Racetrack is a Reserve for Showground, Recreation and Racecourse and is currently Lot 59 SP299664 (Property Search attached). Council is the Trustee of the Reserve. The Kilcoy Showgrounds and Racetrack Committee assist Council with the ongoing management of the Showgrounds and Racetrack.

The Mayor, Councillor Whalley, Council's CEO Mr Bain and the Director Corporate and Community met with Kilcoy Racetrack Committee members President Con Searle and Senior Vice President Ian McCauley on Tuesday 12 June, 2018. The club put forward to Council various matters, they were as follows:

- The proposal for an alteration to the mounting yard in order that the Race Club might introduce a VIP area;
- The potential for the extension of the 1060 metre area in order that a 1200 metre start may be created with access from the western side of the day stalls;
- That no caravans be allowed on the area to the east of the camping area as the clubs had recently returfed and grassed the area;
- The plans for a New Showgrounds and Race Club Entrance;
- The current status of leases within the overall Reserve area;
- The proposed racing stalls/stables and what Council support may be provided;
- The winning post "Somerset Region" arch; and
- The concept drawing for the replacement to the existing Grandstand.

The majority of the items discussed with the Race club were being actioned but some required further information from the club. In particular the proposal by the club that Council either purchase or compulsorily acquire the portion of land to the north west of the Track. This piece of land would enable the club to have a 1200 metre start and chute. Additionally the club proposed an access easement that link with Ferling Way and run along the boundary of the Reserve and terminate at the end of the proposed 1200 metre start (Attachment 6). The alternative proposal put forward by the club was to purchase an area of approximately 4.2 hectares between the edge of the existing Reserve all the way to Sheepstation Creek (Attachment 5).

The Mayor, Councillor Whalley and the Chief Executive indicated that the proposal was understood and that on the face of it would benefit the club greatly. With the provision of further information from the club, the club were given an undertaking that the matter would be presented to the full council for discussion and consideration.

For the matter to proceed Council would need to authorise the Chief Executive Officer to enter into negotiations with the adjoining property owner Roberts Brothers Holdings Pty Ltd for the purchase of the smaller section of land or the larger parcel. Council would also need to indicate to the Chief Executive Officer whether the purchase price is to be negotiated based upon a

valuation or that a valuation is to be obtained and is indicative only and that the Chief Executive is given authority to negotiate and should bring back a negotiated price that Roberts Brothers Holdings would accept for the purchase of either option. Council would then need to consider whether the negotiated price is value for money and if not authorise at that time the compulsory acquisition of the parcel of land based upon the chosen alternative.

A compulsory acquisition if required is completed under the *Acquisition of Land Act 1967*. The Acquisition can be done with or without the Owners agreement. The Minister for Natural Resources must give consent for the Acquisition to be completed.

#### Attachments

- (1) Letter from the Kilcoy Race Club President Con Searle
- (2) Letter of support from Queensland Racing
- (3) Local area map of Kilcoy Showgrounds and Racetrack
- (4) Property Search for Lot 59 SP 299664
- (5) Proposed area of approximately 4.2 hectares – part of Lot 915 SP282074
- (6) Proposed area of approximately 8,000m<sup>2</sup> – part of Lot 915 SP282074

#### Recommendation

THAT Council authorise the Chief Executive Officer to negotiate with Roberts Brothers Holdings for the purchase of a parcel of land at the proposed 1200 metre start and chute for the Kilcoy Race club base upon either option and that the result of those negotiations be brought back to Council for endorsement and further action.

#### Decision:

Moved - Cr Whalley

Seconded - Cr Hall

"THAT Council authorise the Chief Executive Officer to negotiate with Roberts Brothers Holdings for the purchase of a parcel of land at the proposed 1200 metre start and chute for the Kilcoy Race club base upon either option and that the result of those negotiations be brought back to Council for endorsement and further action."

Carried

<b>Subject:</b>	<b>Somerset Regional Council Youth Engagement - Facebook</b>
<b>File Ref:</b>	<b>Community Services - Youth Development - Youth Engagement Strategy</b>
<b>Action Officer:</b>	<b>DCORP</b>

#### Background/Summary

The Youth Engagement Officer has maintained a Council auspiced Facebook presence for some time. The Facebook page is called "Somerset Youth". The page has 591 followers at 17 July. The page is updated regularly by Council's Youth Engagement Officer – Michelle Francis.

To determine whether a Facebook page is successful the measures are the number of likes, shares and comments and overall engagement that are attached to the posts and page. The corporate Council Facebook page has 5,358 followers by comparison to the Somerset Youth site's 591 followers. The Somerset Regional Council communications staff regularly post items which receive likes, shares and comments.

By comparison the Youth Engagement Officer regularly posts items and the posts do not

receive many likes, shares or comments if any. The Somerset Youth page has been active for several years but despite previous attempts to improve engagement and interaction, likes have not increased by any significant amount. The lack of engagement is an indicator that youth are likely receiving the information elsewhere. Marketing research details that Facebook is not a reliable communication tool for youth collectively as they engage on platforms that their parents/guardians aren't using.

Council's communications and marketing manager has analysed the Somerset Youth Facebook page and identified that more than half of the followers on the page are not youth. The bulk of information that is posted on the youth page is shared from other pages and for a core Facebook page to be successful posts need to be original.

The nature of the Somerset Youth page and the role within Council does not generate enough content for this page to be viable on its own. Somerset Youth content could be posted to Council's corporate page as many of the youth followers are also likers of Council's corporate Council account.

Snapchat and Instagram are very popular with youth and are more likely to be used by youth rather than Facebook. The same audience that follow Council's Somerset Youth page are also more likely to use the School's Facebook site. Each of the high schools have a Facebook site and it may be better for the Youth Engagement Officer to arrange for posts to be put on the three high school sites.

The Youth Engagement Officer has requested the ability to have items posted from each of the schools and at this stage they have agreed for posts from the Youth Engagement Officer to go on their Facebook pages. The combined followers of each of the High schools is 3,547.

Council's regional librarian has requested a separate page be established for Somerset Libraries. Somerset library branches host on average seventeen regular weekly events which they would effectively be able to promote via a separate social media page. Somerset Library information posted on Council's corporate Facebook page receives significant engagement from the community. Somerset Libraries also hold multiple regular monthly events, in addition to computing tutorials and school holiday activities which vary each holiday period.

Somerset Libraries are now creating programs such as coding and robotics - targeted at non-traditional library users, yet are finding that there are low levels of public awareness of the library's non-traditional services. Promoting these services online would assist in addressing this communications gap. Library staff also receive feedback from users that they would like to see library events online so that library users may share these events with friends and their social groups.

#### Attachments

Nil

#### Recommendation

THAT Council discontinue the Somerset Youth Facebook Page and that Council establish a Somerset Libraries Facebook Page.

#### Decision:

Moved - Cr Brieschke

Seconded - Cr Hall

"THAT Council discontinue the Somerset Youth Facebook Page and that Council establish a Somerset Libraries Facebook Page."

Carried

<b>Subject:</b>	<b>Brisbane Sporting Car Club Limited - Request to Temporarily Close a Section of Western Branch Road for a Car Rally</b>
<b>File Ref:</b>	<b>Roads - road closures - temporary (1045047)</b>
<b>Action Officer:</b>	<b>CSSA</b>

### Background/Summary

A request has been received from Brisbane Sporting Car Club Limited seeking permission to close a section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River Road on Saturday, 22 September 2018. Refer to attached correspondence and maps showing affected section of Western Branch Road. Western Branch Road has been temporarily closed in previous years to hold this event and no complaints have ever been received.

The rally will be based at the Manumbar Campdraft Association grounds at Manumbar and most of the rally will be conducted on closed Forestry roads within Gallangowan and Elgin Vale State Forest. There is only one stage of the rally being held on a section of Western Branch Road. There will be a maximum of 60 entrants.

It is noted that the car club have advised:

- That public notices will be placed in the Kilcoy Sentinel two weeks prior to the rally.
- That road closure notification boards will be placed on affected roads within the State Forest four weeks prior to the rally.
- Those lessees of forestry land have been advised of the date and times for the conduct of this event.
- Local hospitals and QFES will be notified of the event.
- An ambulance vehicle and two qualified paramedics will be stationed at Manumbar Campdraft Association grounds to provide immediate medical response if required.

### Attachments

Correspondence dated 28 June 2018  
Maps showing affected section of Western Branch Road

### Recommendation

THAT approval be given to Brisbane Sporting Car Club Limited to temporarily close the section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River Road on Saturday, 22 September 2018 to hold their rally subject to the following conditions:

- The section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road must only be closed from 0700 hours to 1900 hours on Saturday, 22 September 2018.
- All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic control Devices and any other relevant state standards, regulations or laws.
- Traffic Management Plan including a Traffic Guidance Scheme to be forwarded to

Council in advance of the event for approval.

- Provide to Council a copy of the permit issued by Queensland Police Service for the temporary closure of this section of Western Branch Road.
- Provide to Council a copy of the public liability insurance to the value of \$10,000,000 with Somerset Regional Council being listed as an interested party.
- A letter drop to all neighbouring/affected properties advising them of the road closure.
- Set up a detour to traffic through River Road as per the Manual of Uniform Traffic Control Devices.

**Decision:**

Moved - Cr Ogg

Seconded - Cr Gaedtke

"THAT approval be given to Brisbane Sporting Car Club Limited to temporarily close the section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River Road on Saturday, 22 September 2018 to hold their rally subject to the following conditions:

- The section of Western Branch Road from the intersection of Linville Forestry Road to the intersection of River road must only be closed from 0700 hours to 1900 hours on Saturday, 22 September 2018.
- All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic control Devices and any other relevant state standards, regulations or laws.
- Traffic Management Plan including a Traffic Guidance Scheme to be forwarded to Council in advance of the event for approval.
- Provide to Council a copy of the permit issued by Queensland Police Service for the temporary closure of this section of Western Branch Road.
- Provide to Council a copy of the public liability insurance to the value of \$10,000,000 with Somerset Regional Council being listed as an interested party.
- A letter drop to all neighbouring/affected properties advising them of the road closure.
- Set up a detour to traffic through River Road as per the Manual of Uniform Traffic Control Devices."

Carried



<b>Subject:</b>	<b>Lowood Kindergarten Fete - Temporary Closure of Carpark for Annual Fete – 11 August 2018</b>
<b>File Ref:</b>	<b>Council properties - usage - 2018-2019 - Council hire agreements and bookings / 2018-2019 - bookings - parks and reserves (1048108)</b>
<b>Action Officer:</b>	<b>CSSA</b>

### Background/Summary

The Lowood District Community Kindergarten has approval to hold their annual fete in Clock Park in Lowood on Saturday, 11 August 2018 between 7am and 1pm. The annual Lowood Kindergarten Fete will have live entertainment, stalls, children's rides and activities and food outlets.

The organisers are planning to use the section of Clock Park up to the old Lowood Railway station and would like to close part of the car park adjacent to the park. This section would contain 20 x carparks. The closed car park section would be utilised to set up food stalls, children's activities and to allow pedestrian movement in that area without restriction. Refer to the attached plan showing the proposed car park area to be closed to traffic.

Council has approved this section of the car park to be temporarily closed during events on previous occasions and has not received any complaints from the public.

### Attachments

Layout plan.

### Recommendation

THAT Council approve the partial closure of the car park area as shown on the attached plan between the hours of 6am and 2pm on Saturday, 11 August 2018.

FURTHER THAT Council assist the Lowood District Community Kindergarten by providing two (2) road closed signs on stands and twenty (20) traffic cones.

<b>Decision:</b>	Moved - Cr Brieschke	Seconded - Cr Choat
	<p>"THAT Council approve the partial closure of the car park area as shown on the attached plan between the hours of 6am and 2pm on Saturday, 11 August 2018.</p> <p>FURTHER THAT Council assist the Lowood District Community Kindergarten by providing two (2) road closed signs on stands and twenty (20) traffic cones."</p> <p style="text-align: right;"><u>Carried</u></p>	

<b>Subject:</b>	<b>2017-18 Natural Disaster Resilience Program Update</b>
<b>File Ref:</b>	<b>Grants and subsidies - programs - natural disaster resilience program (1045983)</b>
<b>Action Officer:</b>	<b>DDM</b>

### Background/Summary

Council has been advised by the Queensland Reconstruction Authority (QRA) that the 2017-

2018 Natural Disaster Resilience Program submission has been approved for funding. The funding covers Flood Study and Local Floodplain Management Plan for Esk, Fernvale, Kilcoy, Lowood and Toogoolawah. The detailed final project plan is to be provided for approval prior to project commencement or by 30 September 2018 (whichever is sooner) with project completion by no later than 30 June 2020.

Council also applied for funding a Minden Flood Study, but was unsuccessful under the 2017-18 NDRP. The 2017-18 NDRP was heavily oversubscribed. Council previously had a 2015-16 budget allocation of \$40,000 to fund the Minden Flood Study, but had been awaiting outcomes of the Brisbane River Strategic Floodplain Management Plan and applying for external funding.

With the successful funding for Esk, Fernvale, Kilcoy, Lowood and Toogoolawah, Council may wish to review the previous budget allocation and potentially take advantage of synergies of calling tenders at the same time for the Minden Flood Study with an option for a Local Floodplain Management Plan.

#### Attachments

QRA letter dated 29 June 2018

#### Recommendation

THAT Council confirm funding of \$40,000 for the Minden Flood Study and Local Floodplain Management Plan.

#### Decision:

Moved - Cr Hall

Seconded - Cr Whalley

"THAT Council confirm funding of \$40,000 for the Minden Flood Study and Local Floodplain Management Plan."

Carried

<b>Subject:</b>	<b>Realignment of Harlin and Gregors Creek Localities Boundary</b>
<b>File Ref:</b>	<b>Governance - boundaries - internal (1048580)</b>
<b>Action Officer:</b>	<b>QAO / SES</b>

#### Background

Council has received advice from Department of Natural Resources, Mines and Energy (DNRME) proposing the realignment of a section of the boundary between the localities of Harlin and Gregors Creek, just south of the township of Harlin.

This change would involve a minor boundary adjustment to include all of Lot 20 SP258504 in the Harlin locality whereas the two segments of this lot currently lie in Harlin and Gregors Creek localities. Access to these two properties is from the Harlin locality.

DNRME has expressed the concern that to retain lot 20 in Gregors Creek may cause confusion and delay to the delivery of emergency services and other essential services.

The proposed boundary change as shown on the attached maps, and the subsequent property address change from Gregors Creek to Harlin, will remove the potential for confusion regarding property location and enhance the delivery of services to this property.

**Attachments**

Map showing current and proposed locality boundaries

**Recommendation**

THAT Council offers no objection to the proposal by Department of Natural Resources, Mines and Energy to realign a short section of the boundary between the localities of Harlin and Gregors Creek.

**Decision:**

Moved - Cr Whalley

Seconded - Cr Choat

"THAT Council offers no objection to the proposal by Department of Natural Resources, Mines and Energy to realign a short section of the boundary between the localities of Harlin and Gregors Creek."

Carried

<b>Subject:</b>	<b>Development Application No 16445 - Request for confirmation of Telecommunication Service - Banks Creek Road Reconfiguration of a Lot</b>
<b>File Ref:</b>	<b>DA16445</b>
<b>Action Officer:</b>	<b>DDM</b>

**Background/Summary**

By way of background, DA 16445 was conditionally approved by Council on 22 February 2017 for Reconfiguring a Lot – one into six lots on land described as Lot 198 on SP237279, fronting 196 Banks Creek Road, Fernvale.

Council officers have been liaising with the developer regarding the telecommunication services for the reconfiguration.

As part of a Reconfiguration a Lot, the Planning Scheme - Services, works and infrastructure code says that:

<b>PO5</b> <i>Reliable telecommunications is provided to the development.</i>	<b>AO5.1</b> <i>Other than in the Rural zone, development is connected to a telecommunications network.</i>
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The land is designated as General Residential – Park Residential Precinct per the Planning Scheme and associated mapping.

Condition 2.6 of the conditional approval says that:

<b>ELECTRICITY AND TELECOMMUNICATIONS</b>		
<b>2.6</b>	<b>Submit development applications to Energex/Telstra to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.</b>	<b>Prior to Plan of Subdivision Endorsement Request for each stage</b>

The applicant has approached Telstra and NBN Co. as the telecommunication providers and submits that:

- Telstra has provided correspondence that they are unable to service the proposed development as the adjoining telecommunication lines are serviced by NBN.
- The development is adjacent to the NBN's existing service footprint; however, the development does not meet NBN's current criteria for providing pit and pipe installation (typically fifteen lots).
- NBN has provided correspondence that the development will be serviced via NBN satellite service.
- The applicant has registered the development with the Australian Government – Department of Communications and the Arts – Register of developments exempted from Part 20A of the *Telecommunications Act 1997* under the Telecommunications (Fibre-ready Facilities – Exempt Real Estate Development Projects) Instrument 2016

The applicant requests to confirm that condition 2.6 would be satisfied with the information provided.

### Officer Comments

New subdivisions not in the rural zone are required to provide confirmation that telecommunication can be provided in accordance with the relevant service provider. The Federal Government's National Broadband Network (NBN) changes the way telecommunication services are provided at residential and business properties. New and emerging technologies have telecommunication supplied via fixed line, fixed wireless, or satellite services. This is addition to mobile coverage.

Council officers liaised with NBN representatives who have confirmed that the servicing of the small development (less than fifteen lots) is currently proposed to be via satellite services. The NBN rollout map also shows that fixed wireless is planned for the area to be completed by 2020 and that this may be available.

Council officers are unclear if this development should be considered separately or that it be considered as an extension of Fernvale Town as it is located in the urban footprint.

The use of wireless and satellite services for new developments within the Urban Footprint as defined by the South-East Queensland Regional Plan has raised concerns whether telecommunication was being provided at an acceptable level of service. This has typically been provided in the past as a fixed line. Council may insist on small developers providing a fixed line to the premises but would be at a cost to the developer that may be considered unreasonable. For this development, the cost could be over \$20,000.

While the fixed line is considered a better technology, fixed wireless and satellite services are a technology that is acceptable to the relevant service provider and can be provided at the cost of a normal house connection. NBN representatives have said that with time further deployment of fixed line services may be considered as demand increases.

Officers are seeking Council advice as to the suitability of telecommunication where not in the rural zone.

### Attachments

Telstra Advice doc 1038002

NBN advice doc 1041673

**Recommendation**

THAT Council accepts that the exemption satisfies condition 2.6.

Or

THAT Council requires that fixed line telecommunications be provided where Residential / Park Residential subdivision developments are located within the Urban Footprint.

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

"THAT Council accepts that the exemption satisfies condition 2.6."

Carried

**Subject:** Community Assistance Grants - Somerset Excellence Bursary  
2018 - 2019 - Annette Dunstan - Doc Id 1047920  
**File Ref:** Community Relations - Sponsorships - Somerset Excellence  
Bursaries  
**Action Officer:** DHRCS

**Background/Summary**

Council has received an application for financial assistance from Annette Dunstan from Toogoolawah. Annette has been selected as a member of the Queensland Indoor Bias Bowls Team and has been invited to attend the Australian Indoor Bias Bowls Championships being held in Caloundra 20-25 August 2018.

Annette has been the recipient of seven (7) sporting bursaries from Council since 2010 totalling \$1,750, all being in support of selection in her chosen sporting field, Indoor Bias Bowls. This application is considered as part of the Community Assistance Grant Policy which provides for a payment of \$300 for State Level representation.

**Attachments**

Nil

**Recommendation**

THAT Council approve the application as summarised in this report and grant a State Level Sporting Excellence grant of \$300 to Annette Dunstan who has been selected as a member of the Queensland Indoor Bias Bowls Team and has been invited to attend the Australian Indoor Bias Bowls Championships being held in Caloundra 20-25 August 2018.

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

"THAT Council approve the application as summarised in this report and grant a State Level Sporting Excellence grant of \$300 to Annette Dunstan who has been selected as a member of the Queensland Indoor Bias Bowls Team and has been invited to attend the Australian Indoor Bias Bowls Championships being held in Caloundra 20-25 August 2018."

Carried

<b>Subject:</b>	<b>Progress report on Operational Plan 2017 - 2018 - quarter ended 30 June 2018</b>
<b>File Ref:</b>	<b>Corporate management - planning - Operational Plan</b>
<b>Action Officer:</b>	<b>CEO</b>

### **Background/Summary**

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

#### ***Director Planning and Development***

The Departmental Outputs for the 2017/2018 Operational Plan have either been achieved or are ongoing matters that will continue to be reviewed through 2018/19 Operational Plan.

#### ***Director Finance***

Finance objectives from the operational plan for the year ended 30 June 2018 were met in full.

#### ***Director Human Resources and Customer Service***

Progress on the implementation of the 2017/2018 Operational Plan has been reviewed for the period ended 30 June 2018.

Departmental outcomes progressed within required timeframes and operational plan items were complete at year end

#### ***Director Corporate and Community Services***

Progress on the implementation of the 2017/18 Operational Plan has been reviewed for the period ending 30 June 2018.

Departmental outcomes have progressed in line with the plan or are complete and within required timeframes and Budget.

#### ***Director Operations***

*Well Planned Somerset*

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

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

On Time – Council will carry over some projects from the 2017-18 fiscal year. Where possible, carry over projects will be scheduled for completion early in the 2018-19 fiscal year. However, some carry over projects are contingent on a Department of Transport and Main Roads project.

On Budget – On the projects completed in 2017-18 fiscal year there has been over expenditures on the following projects:

Previously reported:

- Lowood Shared Path – budget \$475,000 – design changes once QUU and Telstra infrastructure located - final expenditure \$505,580.
- Condensery Shelter – budget \$22,000 – supply cost of the selected shelter and picnic units was higher than estimated - final expenditure \$24,507.

- Fairneyview Fernvale Road upgrade to sealed standard – budget \$520,000 – unsuitable subgrade replacement required, rework following wet conditions and rock protection of drains to prevent scour – final expenditure \$659,241.
- Gregors Creek Road widening – budget \$800,000 – final expenditure \$846,445. The overspend was in the order of 5%, which might be considered reasonable for a project of this size, however the primary reason for the overspend was a decision to replace a number of cross road pipes once they were exposed during construction and their condition was found to be marginal.
- Lindemann Road Lowood – Intersection Upgrade, TIDS project – budget \$534,876 – final expenditure \$545,297.
- Mt Tarampa Road – cross road culvert – budget \$20,000 – final expenditure \$20,883.
- BVH Cycle Path – budget \$559,000 – final expenditure \$615,289. The overrun was a result of wet weather disruption and some drainage modifications required in the Ferny Gully area.

Additional overspends identified since the last progress report:

- Bellambi Street – pavement rehabilitation – budget \$28,000 – final expenditure \$29,181.
- Main Street footpath, Lowood – budget \$45,000 – final expenditure \$48,182.

DOPER's comment:

Under expenditures on other completed projects exceed the over expenditures on these projects therefore there will be no overall negative impact on the budget position.

#### Attachments

Nil

#### Recommendation

THAT the Chief Executive Officer's report on progress of the Operational Plan 2017 - 2018 for the quarter ended 30 June 2018 be received and the contents noted.

#### **Decision:**

Moved - Cr Hall

Seconded - Cr Choat

"THAT the Chief Executive Officer's report on progress of the Operational Plan 2017 - 2018 for the quarter ended 30 June 2018 be received and the contents noted."

Carried

#### Meetings authorised by Council

Nil

## Mayor and Councillor Reports

### Cr Brieschke - Councillor report –

16 July	Toogoolawah High School P and C meeting
18 July	Toogoolawah Show Society meeting
20 July	Installation of sign signifying the South Toogoolawah Rehabilitation Project Meet and greet with Arts Queensland Manager, Somerset Regional Art Gallery
21 July	Country Fair, Toogoolawah
23 July	Meeting with Mayor, Community Development Coordinator and resident
24 July	Lowood QCWA Birthday luncheon

### Cr Whalley - Councillor report -

Cr Whalley noted that the QCWA Glamorganvale ladies are holding their luncheon tomorrow.

### Cr Gaedtke - Councillor report -

15 July	Jammin in Esk
20 July	Condensery Tour and Regional Arts Overview with Arts Queensland
20 July	Picturing Innovation Meeting
21 July	Operation Icebreaker – Training exercise fire units / brigades – Kilcoy Showground
22 July	Bunya to the Bay – Eco Adventure Project – Barambah Environmental Education Centre
25 July	Meeting with Business Owners – Esk
25 July	Meeting Development Application – Coominya

Ms Jayne McKenzie has advised that she will be organising a Health Expo at the Kilcoy Indoor Sports Centre on Saturday 2 February 2019. The health expo will include local community groups, various stalls, lectures regarding healthy lifestyles and various displays.

Cr Gaedtke sought permission to complete professional courses

<b>Decision:</b>	Moved - Cr Whalley	Seconded - Cr Brieschke
	"THAT Cr Gaedtke be granted permission to complete various professional courses outlined in her course application form."	

Carried

### Mayor Lehmann - Mayor's report

Saturday 30 June 2018	4pm	Heavy Horse Day at Prenzlau
Sunday 1 July 2018	8am	Fernvale Lions Changeover Breakfast at Fernvale
Tuesday 3 July 2018	8am	Meeting on Lowood River Bend with Andrew Johnson (DOPE), Cr Ogg and Cr Hall
	10am	Citizenship Ceremony at Esk



Wednesday 4 July 2018	2pm	Mercy Community Christmas in July BBQ at Lowood Community Centre
Thursday 5 July 2018	3pm	Lockyer Valley Somerset Water Collaborative meeting at Gatton
Sunday 8 July 2018	7am	Rail Trail Fun Run
Monday 9 July 2018	9am	Meeting at Lowood Bend with Cr Whalley and Cr Hall and Andrew Johnson (DOPER)
Thursday 12 July 2018	10am	Mobile Hub Lowood, Able Australia Sausage Sizzle with Cr Hall
Friday 13 July 2018	9am	Meeting with Robert Liston at Fernvale Futures re Lowood Truck Show, with CEO
Monday 16 July 2018	7pm	Lowood Lions meeting
Tuesday 17 July 2018	7.30pm	Somerset Wivenhoe Fishstocking Association meeting at Fernvale Futures
Friday 20 July 2018	9am 9.30am	Council of Mayors Resilient Rivers Meeting, Brisbane Council of Mayors Board meeting, Brisbane
Sunday 22 July 2018	10am	Christmas in July function at Lowood Park, Lowood Community Action Group
Monday 23 July 2018	10.30am 11.30am 1.30pm	Met with Mr and Mrs Retchlag re planning matters with Julie Bertsos Met with Gill Godfrey, Cr Brieschke and Lyn Buchanan re NDIS issues and Fernvale youth issues Met with Julia Caunce and Mike Tanner regarding RSL monument and plaque at Fernvale
Tuesday 24 July 2018	11am	Lowood CWA lunch

**Decision:**

Moved - Cr Choat

Seconded - Cr Brieschke

"THAT the written and verbal reports of Mayor Lehmann and Councillors Brieschke and Gaedtke be received and the contents noted."

Carried**Receipt of Petition**

Nil

**Consideration of notified motions**

Nil

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

Nil

**Items for reports for future meetings**

Nil

**Staff Service Presentation**

The Mayor presented a certificate and gift to Mrs Tracey Eastell, Casual Administration Officer, Operations, in recognition of ten year's service to Somerset Regional Council.

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

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 9.50am.