



**Minutes of Ordinary Meeting
Held Wednesday 12 June 2019**

*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 J Bradshaw	(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)
Mr B Weier	(Communications and Marketing)

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Opening of Meeting

The Mayor, Cr Graeme Lehmann, opened the meeting at 9.04am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Choat

Seconded – Cr Whalley

“THAT the Minutes of the Ordinary Meeting held 29 May 2019 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 everyone about the Native Vegetation and Fire Management Information Evening to be held at the Somerset Civic Centre, Esk on Thursday 13 June from 6 - 9pm.

Cr Hall also reminded everyone that the Lowood Show is on this Friday and Saturday.

Cr Brieschke - Matters of public interest

Wed 12 June BV Kilcoy Landcare Meeting, 7.00 pm., Kilcoy Information Centre

Thurs 13 June BV Interagency Meeting, 10.00 am., Fernvale Futures

Lowood Show will be held this Friday 14 and Saturday 15 June 2019.

Sat 15 June Esk Garden and Lifestyle Fair, 8am to 3pm, Pipeliner Park, Esk
Esk CWA Craft Show

Sun 16 June BV Rail Trail End to End tour will stop in for lunch at The Condensery
Somerset Regional Art Gallery.

A reminder that the art gallery has a new touring exhibition 'Wonderlust', presented by the Flying Arts Alliance Inc and is on open until 14 July.

Cr Gaedtke - Matters of public interest

15 June Esk Garden and Lifestyle Fair

15 June Kilcoy Races

15 June Mt Kilcoy P and C Trivia Night

15-17 June	Brisbane Valley Rail Trail fully supported 3 Day Cycling Tour
16 June	Farewell Stories of Kilcoy
18 June	Grandparents Day State Schools
20 June	B2B Presentation "Let's Talk" – Kilcoy Chamber of Commerce
22 June	Minden State School Fete
22 June	Polocrosse Carnival – Stanley Rivers Polocrosse Club – Kilcoy Showground

Congratulations and recognition must go to Natalia Hutchison, who has chosen to represent her home region of Kilcoy as this year's Youth Member for Nanango. Natalia works full-time as a Paralegal for the Brisbane City Council, and is undertaking a double degree in Arts/Law. Natalia has been recognised as being a driven person and an amazing role model for other young regional women who want to step up and get involved in creating positive change for our community.

Conflict of Interest

No declarations of conflict of interest in the following agenda items were notified at this time.

Subject:	Development Application No 18447 - Application for a Development Permit for a Reconfiguring a lot for Boundary realignment for Subdivision (One into Two Lots)
File No:	DA18447
Action Officer:	PO - RC
Assessment No:	81232-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location	Gregors Creek Road, Woolmar
Real Property Description	Lot 86 on C311593
Combined site area:	30.215 hectares
Current land use	Residential and Rural uses

Somerset Region Planning Scheme Version Three

Zone	Rural
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ShapingSEQ

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed Development	Subdivision – One into Two Lots
Category of Assessment	Code
Applicant/s	SMK (Gatton) Pty Ltd
Applicants contact details	PO Box 109 Gatton QLD 4343
Date application received	15 March 2019
Date properly made	15 March 2019

Referral Agencies

None applicable

Public Notification

Not applicable

RECOMMENDED DECISION

Approve the Development Application No 18447 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 PROPOSAL

The applicant proposes to reconfigure a lot by subdivision and create two new rural lots. The proposed reconfiguration plan is provided at Attachment 1. Currently the lot is severed in two by Gregors Creek Road and after the proposed subdivision, will form the whole of boundary between the two newly created lots. The applicant has not proposed further improvements or change of uses as part of this application. No clearing of vegetation is proposed other than current vegetation management of existing boundary alignment which does not form part of the subdivision application.

Details of the proposed lots as of follow:

Existing Lot	Existing Area	Proposed Lots	Proposed Area and frontage to Gregors Creek Road
Lot 86 on C31593	30.215 hectares	Lot 1	11.48 hectares and 420.16m
		Lot 86	18.73 hectares and 217m

Proposed Lot 1 will be located north of Gregors Creek Road and will continue its current function for grazing. Proposed Lot 86 will be located south of Gregors Creek Road and will retain all existing improvements including the homestead, cottage, sheds and cattle yards. An advice has been included informing the applicant that any new access may require Council's prior approval. Proposed Lot 86 will retain its current existing access.

3.0 SITE DETAILS AND SURROUNDING USES

The subject site is currently used for cattle grazing and rural residential purposes. The site contains mature vegetation, especially in the northern portion of the lot. Gregors Creek flows through the site.

The subject site is surrounded by allotments with similar land uses, consisting of mixed size lots.

4.0 STATE ASSESSMENT

4.1 Vegetation Management Act 1999

As per the Department of State Development, Manufacturing, Infrastructure and Planning's Development Assessment Mapping System, the site contains Category B and C of Regulated Vegetation but does not require referral pursuant to the *Planning Regulation 2017*.

4.2 Environmental Protection Act 1994

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

4.3 ShapingSEQ and Planning Regulation 2017

ShapingSEQ has identified the site to be located within the Regional Landscape and Rural Production Area. Pursuant to Schedule 10, Part 16, Division 1 of the *Planning Regulation 2017*, reconfiguring a lot is prohibited development if the site is located within the Regional Landscape and Rural Production Area, unless the reconfiguration is an exempt subdivision.

The proposed reconfiguration is considered as an exempt subdivision (dividing one lot into two lots if the divided lot is severed by a road that was gazetted before 2 March 2006 and the road forms the whole of boundary between the lots) by the Regulation, therefore Schedule 10, Part 6, Division 1 of the *Planning Regulation 2017* does not apply to the development application.

5.0 COUNCIL ASSESSMENT

An assessment against the relevant parts of the planning scheme is set out below.

5.1 Code Compliance Summary

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Reconfiguring a lot code	Yes	Alternative solution for PO1
Services, works and infrastructure code	Yes	Alternative solutions for PO1 and PO2
Transport, access and parking code	Yes	Alternative solution for PO1
Agricultural land overlay code	Yes	Alternative solutions for PO1 and PO2
Biodiversity overlay code	Yes	Alternative solution for PO14
Bushfire hazard overlay code	Yes	Alternative solution for PO1
Catchment management overlay code	Yes	Complies
Landslide hazard overlay code	Yes	Complies

Reconfiguring a lot code

Performance outcome	Example		
Lot size and subdivision design			
PO1 Lot size and dimensions: (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	AO1.1 The minimum lot size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. Table 8.3.4.3.B – Minimum Lot Sizes and Dimensions		
	Zone	Minimum Lot size	Minimum frontage
	Rural zone	100 hectares	300 metres
Performance Outcome Assessment			
The proposed lots will be able to provide sufficient areas for siting and construction of future buildings and structures. There are other similar size allotments in the locality. It is noted that the existing lot’s area is not consistent with the minimum lot size requirement stipulated by the Planning Scheme. Safe vehicular access will be provided for the lots. It is considered the development proposed satisfies PO1 of the Reconfiguring a Lot code.			

Services, works and infrastructure code

Performance outcomes	Examples
PO1 Premises have an adequate volume and supply of water that:	AO1.4 Where the <i>site</i> is not located in a reticulated water supply service

<p>(a) meets the needs of users;</p> <p>(b) is adequate for fire fighting purposes.</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p><i>catchment</i> area, the <i>development</i> is connected to a potable water supply from an approved bore, and has a tank with a minimum storage capacity of 10,000 litres, per <i>dwelling</i>.</p>
<p>PO2 Provision is made for the treatment and disposal of sewage and effluent to protect public health and prevent contamination of soils, ground water or surface water or <i>adversely impact on water quality</i>.</p>	<p>AO2.2 Where the <i>site</i> is not located in a reticulated sewerage <i>service catchment</i> area, the development is connected to an <i>on-site</i> and efficient on-site waste water disposal system in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i>.</p>
<p>Performance Outcome Assessment</p> <p>The site is not located within a reticulated water supply service catchment area or a reticulated sewerage service catchment area.</p> <p>The applicant has not proposed building improvements as part of the application. Therefore, it is unreasonable and irrelevant to require or condition the applicant to provide water tanks or on-site sewerage treatment systems as part of this development for proposed Lot 1.</p>	

Agricultural land overlay code

Performance outcome	Example
<p>PO1 Loss, fragmentation, alienation or diminished capacity of agricultural land is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists;</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>Where for Reconfiguring a Lot in the Rural zone AO1.3 Reconfiguring a lot does not result in the creation of a lot with an area less than 500 hectares on land identified as Agricultural Land Class A or Class B or Important Agricultural Areas on the Agricultural land overlay maps OM01a-b.</p>
<p>PO2 <i>Sensitive land uses</i> in proximity to Agricultural land Class A or Class B or Important Agricultural Areas are located and designed in a manner that:</p> <p>(a) avoids land use conflict;</p> <p>(b) avoids the alienation of the resource;</p> <p>(c) manages impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; and</p> <p>(d) does not adversely affect public health, safety and amenity;</p> <p>unless it is demonstrated that the area does not support Agricultural land Class A or Class</p>	<p>Where for Reconfiguring a Lot in the Rural zone or a Residential Zone Category on land that adjoins the Rural zone AO2 Lots created for <i>sensitive land uses</i> within land identified as agricultural land Class A or Class B identified on Agricultural land overlay maps OM01a-b provide a public open space buffer area with a minimum width of:</p> <p>(a) 300 metres where open ground conditions apply; or</p> <p>(b) 50 metres minimum width where vegetated in accordance with a detailed landscape plan and</p>

<p>B or Important Agricultural Areas as mapped.</p> <p><i>Note</i> - Where Reconfiguring a lot occurs within land identified as <i>Agricultural land Class A or Class B</i> or Important Agricultural Areas for <i>urban purposes</i> within a <i>Future urban area</i> or <i>Urban investigation area</i> and is otherwise consistent with the Planning Scheme (including Part 4 - Strategic Framework) and other relevant State planning policy, State planning regulatory provisions or State legislation a buffer to <i>sensitive land uses</i>, dedicated as public open space may be provided in accordance with a structure plan.</p>	<p>maintained in accordance with a public open space management plan.</p>
<p>Performance Outcome Assessment</p>	
<p>The proposed reconfiguration is subdividing the subject site one into two along the Gregors Creek Road alignment which currently divides the site. The application will not result in further loss or fragmentation of agricultural land. The existing uses will continue its function after the proposed subdivision.</p> <p>It is considered the development proposed complies with PO1 and PO2 of the Agricultural land overlay code.</p>	

Biodiversity overlay code

<i>Performance outcome</i>	<i>Example</i>
Matters of State Environmental Significance	
<p>PO4</p> <p>Development on land adjacent to areas identified as containing MSES protects the biodiversity values of MSES and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified biodiversity values. <p><i>Note</i> - A supporting Ecological Site Assessment is prepared in accordance with SC6.1 - Planning Scheme Policy 1 – Ecological Site Assessment Guidelines.</p>	<p>Where for Reconfiguring a Lot AO4.2</p> <p>A minimum setback of 50 metres is provided between a new boundary created by <i>reconfiguring a lot</i> and areas identified as containing MSES on the Biodiversity overlay maps OM003a-b.</p> <p>Where for Operational Works (comprising works for infrastructure or excavating or filling or landscape works)</p>
<p>Performance Outcome Assessment</p>	
<p>The proposed reconfiguration is subdividing the subject site from one lot into two lots. Gregors Creek Road which currently severs the site will become the new boundary. No additional lots nor alignment with surrounding lots have been proposed. The applicant has also not proposed clearing to facilitate the development.</p>	

It is considered the reconfiguration will not interrupt, interfere, alter or impact on the existing natural ecosystem of the site.

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.

Note - Koalas are listed as vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Referral under the EPBC is required for certain actions.

Note - Where a suitably qualified person demonstrates that the mapped koala habitat values attributed to the site are not present on the site the above performance outcome may not apply (subject to Council discretion).

Where in a Secondary Habitat Area AO14.2

No acceptable outcome provided.

Where for Reconfiguring a Lot AO14.4

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

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

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

Performance Outcome Assessment

The applicant has not proposed clearing of vegetation to facilitate the development. The proposed subdivision has been assessed and is determined the development will not create major impacts on koalas, koala habitat values, and koala habitat connectivity on the site.

It is considered the development proposed with PO14 of the Biodiversity overlay code.

Bushfire hazard overlay code

<i>Performance outcome</i>	<i>Example</i>
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 .	AO1.1 Development does not increase the number of lots in areas of Very High (potential intensity) Bushfire Hazard or High (potential intensity) Bushfire Hazard as identified on Bushfire Hazard Overlay Map OM-004a-b .

Performance Outcome Assessment

Parts of proposed Lot 1 is identified as containing High Potential Bushfire Intensity area.

Given the small extent the High Potential Bushfire Intensity area affecting proposed Lot 1, any future developments and improvements can be developed outside of areas identified as containing High Potential Bushfire Intensity.

Under Planning Scheme Version Three, residential developments in identified High and Very High Potential Bushfire Intensity Areas are assessable development, requiring a planning application.

It is considered the development proposed complies with PO1 of the Bushfire hazard overlay code.

6.0 OTHER PLANNING CONSIDERATIONS

6.1 Environment

The proposal will not lead to environmental degradation and as such there are no environmental considerations for the proposal.

6.2 Heritage

There are no known heritage places within or adjoining the site area.

6.3 Infrastructure

Existing infrastructure servicing the site will not be affected.

6.4 Infrastructure Charges

Infrastructure charges do not apply for a boundary realignment application.

7.0 STATE AGENCY REFERRALS

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

8.0 PUBLIC NOTIFICATION

Public notification of the application was carried out in accordance with the provisions of the *Planning Act 2016* and the public was invited to make a submission from the 24 April 2019 to the 14 June 2019.

During the notification period, zero submissions were received for the proposed development.

9.0 CONCLUSION

The proposed development is for a subdivision of a lot in the Rural zone severed by a formed road. The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative outcomes for the performance outcomes. The proposed development will be conditioned to be carried out generally in accordance with the conditions attached to the Decision Notice.

10.0 ATTACHMENT

Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No: 18065-1, Dated on 28 November 2018.

RECOMMENDED DECISION

THAT Council approve the Development Application No 18447 for a Development Permit for a Reconfiguring a Lot for Subdivision (One into Two Lots) on land described as Lot 86 on C311593 and situated at Gregors Creek Road, Woolmar subject to the requirements and conditions contained in the Schedules and Attachments.

THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with the s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
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. Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK	At all times

	(Gatton) Pty Ltd, Drawing No.: 18065-1, Dated on 28 November 2018.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	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.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
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 Plan of Subdivision Endorsement Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
Vehicle access		
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to Plan of Subdivision Endorsement Request
2.6	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
Stormwater		
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
Erosion and sediment control		
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a	At all times

	downstream drainage system has become silted, the developer will:	
	<ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	
SCHEDULE 3 – ADVICE		
<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 <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 four (4) years starting the day the approval takes effect.		
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the Planning Regulation 2017 .		
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.		
The form Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017] must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.		
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. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.		
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.		
Any further developments of the site may require further approvals.		
Construction of new access will need prior permission from Council.		

Attachments for the Decision Notice include:

- Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No: 18065-1, Dated on 28 November 2018.

Resolution

Moved – Cr Whalley

Seconded – Cr Hall

"THAT Council approve the Development Application No 18447 for a Development Permit for a Reconfiguring a Lot for Subdivision (One into

Two Lots) on land described as Lot 86 on C311593 and situated at Gregors Creek Road, Woolmar subject to the requirements and conditions contained in the Schedules and Attachments.

THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with the s63(5) of the *Planning Act 2016*."

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. Plan of Proposed Lot 1 and 86, Drawn by DJN at SMK (Gatton) Pty Ltd, Drawing No.: 18065-1, Dated on 28 November 2018.	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	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.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request

SCHEDULE 2 – ENGINEERING

Assessment Manager

No	Condition	Timing
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 Plan of Subdivision Endorsement Request
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Prior to Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
2.4	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
	Vehicle access	
2.5	All vehicular access shall provide convenient and safe access	Prior to Plan of

	and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Subdivision Endorsement Request
2.6	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
	Stormwater	
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	Erosion and sediment control	
2.8	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the Planning Act 2016 . <i>[A copy of section 71 will be enclosed with the Decision Notice]</i> .		
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 four (4) years starting the day the approval takes effect.		
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the Planning Regulation 2017 .		
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.		
The form Application to Approval Plan of Subdivision <i>[version 1.0 effective 3 July 2017]</i> must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.		
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. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.		

The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.	
Any further developments of the site may require further approvals.	
Construction of new access will need prior permission from Council."	
<i>Vote - Unanimous</i>	<i><u>Carried</u></i>

Subject:	Development Application No 17198 Representations about conditions and other matters during the Applicant's Appeal Period in accordance with Section 75 of the <i>Planning Act 2016</i>.
File No:	DA17198
Assessment No:	02839-00000-000
Action Officer:	SP

Subject Land

Location	9 Lindemans Road and Clarendon Road, Lowood
Real Property Description	Lot 315 SP178650
Area	48.6164 hectares
Current land use	Dwelling house and outbuildings

Former Esk Planning Scheme 2005 (as amended)

Zone	Rural
Precinct	Arable Agriculture

SEQ Regional Plan 2009-2031

Designation	Urban footprint
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Application

Level of Initial Assessment	Impact
Applicant	Stacey Ebert and Dale Jones
Who is making the request?	c/- Bennett and Bennett Surveyors and Planners PO Box 5021 GOLD COAST MAIL CENTRE QLD 9726
Land Owner	UPG LORNE RESORT PTY LTD

Referrals

Concurrence	Department of Infrastructure, Local Government and Planning (SARA)
Advice	ENERGEX
Third Party Advice	Nil

Attachments

1. Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.
2. Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019

RECOMMENDATION

THAT Council agrees with the representations made and issues a “Negotiated Decision Notice” for Development Application 17198 subject to the amended conditions and requirements contained in the Schedules.

1. BACKGROUND

Council at its Ordinary Council Meeting of 10 October 2018 approved the development application for Reconfiguring a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot.

Following Council’s decision, the applicant made representations on a number of Council’s conditions, this report discusses the representations received.

2. APPLICANTS REPRESENTATIONS AND OFFICER COMMENT

The applicant has made the following representations:

REPRESENTATION NO. 1 - Condition 1.1 – Approved Plans and Documents**Applicant’s Comment**

Currently includes information which is not considered relevant. It is requested that the material listed be updated to include only relevant assessment material

Officer Comment

Agree with applicant’s representations, Condition 1.1 to be updated accordingly.

REPRESENTATION NO. 2 - Condition 1.6 – Infrastructure Agreement**Applicant’s Comment**

That Condition 1.6 be deleted and the intent of this condition rolled into Condition 2.6.

Or, Condition 1.6 could be converted to better address staging by introducing a condition which quantifies elements of the later amended conditions relating to the provision of open space and environmental aspects.

Condition 1.6 should therefore be changed to read as follows:

Staged Subdivision 1.6 The stages as shown on the approved plan amended as per the requirements of Condition One of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:

- a. The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. As indicated within the wording of the condition.
- b. The construction of any approved operational works (including provision of “as constructed” information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan for stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.
- c. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions:

- i. Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2.
 - ii. Provision of public open space is to be in accordance with Condition 2.6.
- d. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval

Officer Comment

Given the complexity around the provision of the proposed parkland, which is identified as being trunk infrastructure, Condition 1.6 currently requires the applicant to enter into an Infrastructure Agreement prior to the endorsement of the survey plan in Stage 2. The applicants have requested that this condition either be deleted or reworded to provide additional clarification around the timing and requirements of each stage.

The alternative wording provided by the applicant for condition 1.6 is considered an appropriate outcome and provides additional clarification to ensure the original intention of the condition is achieved. It is further noted that later representations suggest the inclusion of a note which allows the applicant to enter into an Infrastructure Agreement in relation to any refund or offset of infrastructure charges.

As such, the proposed amended condition should be accepted.

REPRESENTATIONS NO. 3 -Condition 2.6 Amendments**Applicant's Comment**

Condition 2.6 requires the construction of the open space/park/buffers as part of Stage 2 in full. The applicant advises that requiring the construction of these elements in full during Stage 2 would be premature and request consideration of an early works program so that only the necessary works needed be completed at this time.

Accordingly, the applicant proposes to construct the open space in accordance with the relevant stages listed in the approval (by the subdivision proposal plans and Condition 1.6). In essence this will be completed sequentially, in stages that correspond to the construction of the adjoining residential allotments. However, acknowledging Council officer's concerns, the applicant proposes early works within the boundaries of the future open space to establish the proposed acoustics barrier during Stage 2.

The early works program would see the construction of the noise/air quality barrier within the open space during Stage 2 in combination with landscape works proposing planting 4 metres wide, either side of the barrier to both provide early screening of the acoustic structure whilst also providing stabilisation of the resulting earthworks in this space (i.e. sediment and erosion control).

The early works plan is included at Attachment 2.

Additionally, further to the comments made in relation to Item 1.6 above, the conditioning of the open space works which are trunk infrastructure invite the addition of an information note which identifies that the proposed works are 'trunk infrastructure'. This aspect has been detailed in the Condition 2.6 suggested amendments. Condition 2.6 would therefore be updated to read as follows:

The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal

plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6.

Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.

Officer Comment

The current condition was included to ensure that the open space/ parkland and in particular the acoustic barrier, were completed at an early stage to ensure that the works were completed regardless of how many stages of the development come to market.

The proposed early works plan appears to satisfy officer's primary concerns and the proposed amendments to the condition are considered reasonable.

REPRESENTATION NO. 4 - Condition 2.6.1 and Related Amendments

Applicant's Comment

Further to the Condition 2.6 amendments, the remaining conditions relating to 'Open Space/Park/ Landscaping' will also need to be updated where Council agrees with the staged construction of the open space and the inclusion of early works to allow the construction of the acoustic barrier (amenity bund) in future public open space. The amendments proposed having regard to the existing numbering system are summarised as follows:

Existing condition	Proposed condition
Condition 2.6.1 relates to land dedication /ownership	The amended condition 2.6.1 still relates to tenure of the proposed open space however this has been updated to allow the dedication of the land to Council and quantifies this outcome.
Condition 2.6.2 relates to maintenance (management agreement) for the resulting open spaces	This condition has been reworded and detailed by proposed condition 2.6.6.
Condition 2.6.3 relates to the vegetated buffer proposed for Lots 9-29. This condition has been amended to reflect the need to perform this work at a later date in the staging sequence and has been relocated to Condition 2.6.8. An additional condition has also been added to ensure that mechanisms for the creation of covenant are in place per Condition 2.6.9.	Condition 2.6.3 has been changed in the sequent to prescribe the 'establishment period' for open space.
New condition – N/A	Condition 2.6.4 has been created to prescribe the 'maintenance period' for open space
New condition – N/A	Condition 2.6.5 has been created to ensure the quality and integrity of the works proposed for the open spaces is of a high quality for the life of the development.
New Condition number as above, relocated condition.	Condition 2.6.6 as noted above this condition was originally included as Condition 2.6.2 and relates to a management agreement.
New condition – N/A	Condition 2.6.7 references the new

	requirement to undertake early works to address the early construction of the acoustics barrier and some landscaping.
New Condition number as above, relocated condition.	Condition 2.6.8 was formally condition 2.6.3. This condition has been amended to reflect the need to perform this work at a later date in the staging sequence.
New condition – N/A	Condition 2.6.9 This condition has been added to ensure that mechanisms for the creation of a covenant are in place to support Condition 2.6.8.
Condition 2.7 to 2.10 generally remain unchanged	Condition 2.7 to 2.10 maintain the same numbering in the sequence for ease of reference.

Officer Comment

The applicant has provided detailed commentary regarding their proposed amendments and inclusions to conditions 2.6.1 to 2.6.9. The comments are generally supported and appear to provide clarification around the requirements and timing of the desired outcomes of the conditions.

Proposed amendments and inclusions to condition 2.6.1 to 2.6.9 are therefore supported.

3. PLANNING COMMENTS

Overall the applicant's proposed amendments to the conditions appear to capture the intent of the original conditions while providing additional clarification to ensure ease of implementation. Council officer's original concerns predominantly related to the timing and delivery of the parkland and acoustic barrier. The proposed amendments allow for the acoustic barrier to be provided at an early stage with detailed landscape works at each relevant stage, which is considered an appropriate outcome.

4. RECOMMENDATION

THAT Council **issue a "Negotiated Decision Notice" for Development Application No 17198** for a Development Permit for Reconfiguration of a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot on land described as Lot 315 on SP178650 situated at 9 Lindemans Road and Clarendon Road, Lowood 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 plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21	

	March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Conceptual Stormwater Management Plan Document No. K2796-0023 dated 22 September 2017 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel Consulting.	
	Conceptual Stormwater Management Plan Document No. K2796-0023-B dated 20 March 2018 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel Consulting.	
	Stormwater Management Layout Plan Project No. K2796 Drawing No. P109 Issue C dated 02-03-2018 prepared by Knobel Consulting.	
	Traffic Impact Assessment Report Number 620.11915-RO1 dated 8 September 2017, prepared by SLR Consulting.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 13 October 2017.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 26 March 2018.	
	Peer Review – Reverse Amenity Assessment – Residential subdivision 9 Lindemans Road Lowood Job: 18-135 dated 10 July 2018 prepared by Astute Environmental Consulting Pty Ltd.	
	Infrastructure Report prepared for proposed Residential Subdivision Lot 315 on SP178650 9 Lindemans Road, Lowood, for Jones Family Trust, dated 22 September 2017, File No: K2796-0022, prepared by Knobel Consulting.	
	Queensland Urban Utilities Service Advice Notice Ref: 17-SRV-29198 dated 15 September 2017.	
	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.1	Carry out the development in general accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21	

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	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.2	Comply with relevant provisions of the Superseded Esk Shire Planning Scheme 2005 (as amended), 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 the staged project.	During construction works for each stage
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 currently set at \$36 per lot per the Fees and Charges 2018/2019.	Prior to endorsement of the subdivision plan for each stage
	Infrastructure Agreement	
1.6	The Developer is required to enter into an Infrastructure agreement with Council. The Developer is responsible for the preparation and costs associated with this Infrastructure agreement. The Infrastructure Agreement is to relate to the following:	Prior to endorsement of the subdivision plan for Stage 2

	<ul style="list-style-type: none"> 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. 	
1.6	<p>The stages as shown on the approved plan amended as per the requirements of Condition 1.1 of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:</p> <ol style="list-style-type: none"> The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. The construction of any approved operational works (including provision of "as constructed" information) and compliance assessment of subdivision plans must be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan or stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions: <ol style="list-style-type: none"> Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2. Provision of public open space is to be in accordance with Condition 2.6. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval 	As indicated within the wording of the condition.
SCHEDULE 2 - ENGINEERING		
No.	Condition	Timing
	ENGINEERING	
2.1	<p>The Applicant is to complete each stage of the development in sequence in general accordance with drawing Plan of Proposed Lots 1-103, Park and New Road, prepared by Bennett + Bennett and dated 16/02/2018.</p> <p>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.</p>	As indicated
2.2	Make an Operational Work application to Council and pay the required fees where an application involves earthworks,	Prior to the commencement of

	erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Operational Works for each stage
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development 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"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to endorsement of the subdivision plan for each stage
	OPEN SPACE/PARK/LANDSCAPING	
2.6	The entire Local Park and Linear Park, open space and drainage, inclusive of solid block or concrete acoustic fence (gap free and achieve a minimum surface density of 12.5kg/m²), mounds and all recreation elements and paths shall be constructed at the time of developing Stage 2.	Prior to endorsement of the subdivision plan for Stage 2
2.6	The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6. <i>Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.</i>	As indicated within the wording of the condition.
2.6.1	The land required for condition 2.6 shall be retained in the ownership of the owner of proposed lot 103, until lot 103 has been developed and it is determined that there is no need to require additional acoustic elements in the parkland to address the impact of future industrial uses.	Until lot 103 has been developed and it is determined that there is no need to require additional acoustic elements in the parkland to

		address the impact of future industrial uses						
2.6.1	<p>Transfer of Open Space is to occur as follows:</p> <p>a. The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):</p> <table border="1"> <thead> <tr> <th>Purpose</th><th>Description on Plan</th><th>Plan Reference</th></tr> </thead> <tbody> <tr> <td>Recreation/ Drainage Reserve</td><td>Park 3.7 ha</td><td>Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett</td></tr> </tbody> </table> <p>b. The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Somerset Regional Council as Trustee.</p> <p>c. Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.</p> <p>d. The applicant must lodge the transfer documents with Council.</p> <p>e. The transfer of the land to Council must be at no cost to Council.</p> <p>f. The transfer of land is to occur in stages as prescribed by the subdivision proposal plan with the exception of the Local Park (identified in Stage 7) which is to occur in Stage 6.</p> <p><i>Information note: This condition is imposed in accordance with section 646 of the Planning Act 2016 (i.e. trunk infrastructure - listed).</i></p>	Purpose	Description on Plan	Plan Reference	Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett	Transfer documents are to be lodged with Council within 30 days of the completion of the 'On Maintenance Period'
Purpose	Description on Plan	Plan Reference						
Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B,S heets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett						
2.6.2	The developer shall maintain the Local Park and Linear Park, open space and drainage, inclusive of solid acoustic fencing, mounds and all recreation elements and paths while under its ownership and in accordance with a Management Agreement to be entered into with Council.	In accordance with Management Agreement						
2.6.2	Compliance with Operational work for landscape public works must occur prior to acceptance of open space 'On	As indicated within the wording of the						

	<p>Maintenance' as follows:</p> <ol style="list-style-type: none"> All works specified in the Operational works approval for landscape public works must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with the <i>Somerset Development Standards</i>. The applicant must provide certification from a qualified professional that all works in the approved Operational works (for public landscape) design drawings have been implemented on-site in accordance with the Landscape Master Plan and the conditions of approval as stated on the decision notice approving the Operational works public landscape works and Reconfiguration of a lot. This certification must be provided to the Council prior to accepting the works 'On Maintenance'. 	condition.
2.6.3	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earthworks during the construction of the estate.	Prior to endorsement of the subdivision plan for Stage 2
2.6.3	<p>Establishment period for open space is to occur as follows:</p> <ol style="list-style-type: none"> Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council for an on-site meeting, prior to acceptance by Council of the commencement of the 'Establishment Period'. The applicant is responsible for the establishment of all living components of public open space, to the satisfaction of the Chief Executive Officer, for the duration of a twelve (12) month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with the Somerset Development Standards. Without limiting the obligations under the Somerset Development Standards the applicant must, during the 'Establishment Period': <ol style="list-style-type: none"> rectify any defects arising from substandard workmanship; replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and maintain all components and their environs. 	As indicated within the wording of the condition.
2.6.4	<p>The 'On Maintenance' period for open space is to occur as follows:</p> <ol style="list-style-type: none"> Upon satisfactory completion of the 'Establishment' 	As indicated within the wording of the condition.

	<p>period and Council notifying the applicant that the public open space has been formally accepted as being 'On Maintenance' following an 'On Maintenance' inspection, the applicant is responsible for undertaking a twelve (12) month 'On Maintenance' period in accordance with <i>Somerset Development Standards</i>.</p> <p>b. Without limiting the obligations under the <i>Somerset Development Standards</i>, the applicant, and not Council, is responsible for:</p> <ul style="list-style-type: none"> i. Maintaining open space areas; and ii. For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities. 							
2.6.5	Works undertaken and embellishments installed within public open space must be in 'as new' condition or with signs of depreciation limited to deterioration commensurate with moderate use during the 'On Maintenance' period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.	During the 'On Maintenance' period and 'Off Maintenance' inspection.						
2.6.6	<p>The developer shall enter into a Management Agreement with Council as follows:</p> <ul style="list-style-type: none"> a. To maintain elements of the open space associated with the amenity bund (at minimum) with an option to include; b. The maintenance of the Local Park and Linear Park (all open spaces, recreational and pedestrian facilities) and drainage areas. 	Prior to the endorsement of each relevant stage of the subdivision or in accordance with the Management Agreement.						
2.6.7	<p>The developer is to undertake early works as follows:</p> <ul style="list-style-type: none"> a. The developer shall undertake early works in association with the proposed amenity bund in the form of Operational works for public landscape works in accordance with the plans listed below (subject to any amendments required by these conditions): <table border="1"> <thead> <tr> <th><i>Purpose</i></th><th><i>Description of Works</i></th><th><i>Plan Reference</i></th></tr> </thead> <tbody> <tr> <td>Operational work</td><td>Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.</td><td>Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects</td></tr> </tbody> </table> <ul style="list-style-type: none"> b. The works identified in paragraph (a) must be completed prior to the endorsement of Stage 2 at no cost to Council. 	<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>	Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects	As indicated within the wording of the condition.
<i>Purpose</i>	<i>Description of Works</i>	<i>Plan Reference</i>						
Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects						

2.6.8	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earth works during the construction of the estate.	Prior to the endorsement of the subdivision plan for Stage 4
2.6.9	<p>The developer must register an instrument of covenant with respect to the covenant areas as shown on the approved drawings as follows:</p> <ol style="list-style-type: none"> a. The purpose of the covenant is to protect vegetation. b. The details of the covenant must include: <ol style="list-style-type: none"> i. The extent of the covenant area – with reference to the approved plan of development, and bound description. ii. What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the <i>Land Title Act</i> 1994 where the land is freehold. iii. The covenant area must be shown and identified as 'Environmental Covenant' on the face of the survey plan. c. Register the covenant prior to a request is made to Council to approve the plan of subdivision. 	As indicated within the wording of the condition.
2.7	All entry statements, fences, batters for lots, and retaining walls must be located entirely within private land and not within the public road reserve.	At all times
2.8	The developer is to prepare and landscape the site in general accordance with the approved Landscape Masterplan prepared by Form Landscape Architects and dated 21 March 2018, or as otherwise approved by Council.	Prior to endorsement of the subdivision plan for Stage 2
2.9	<p>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:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Development Standards</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural features of the site and adjoining lands; and 	As part of Operational works for Stage 2

	<ul style="list-style-type: none"> To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by Council. Any amendments approved by the Council are taken to be a part of the approved Landscape Plan. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. 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 work. 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"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times during the maintenance period. 	
2.10	A 1.8m high timber paling fence shall be provided along the Clarendon Road frontage of proposed lots 1-8 and 87-101. The detailed design elements are to be achieved through subsequent operational works applications.	Prior to endorsement of the subdivision plan for the relevant stage
	GENERAL SERVICES	
2.11	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
2.12	The applicant must provide written evidence (eg connection	Prior to

	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.	endorsement of the subdivision plan for each stage
2.13	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	Prior to endorsement of the subdivision plan for each stage
2.14	Where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to endorsement of the subdivision plan for each stage
	BUILDING ABOVE FLOOD LEVEL	
2.15	The lots are to be created for buildings to be designed and constructed a minimum of 300mm above the Defined Flood Level (DFL).	Prior to endorsement of the subdivision plan for each stage
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to endorsement of the subdivision plan for each stage
	EARTHWORKS	
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.	At all times
2.18	All dams that are across proposed lot boundaries shall be removed.	Prior to endorsement of the subdivision plan for the relevant stage
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to endorsement of the subdivision plan for the relevant stage
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
	ROADWORKS	
2.22	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 the relevant stage
2.23	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 Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.24	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.25	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.	During construction of the works; and at all times
2.26	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 the relevant stage
2.27	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
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.29	Upgrade the intersection of Clarendon Road and Proposed Road 1 including signage, line marking and pavement and surfacing design in accordance with the Department of Transport and Main Roads <i>Road Planning and Design Manual (RPDM)</i> and Austroads <i>Guide to Road Design</i> . Applicant is required to construct: BAR and BAL design to all turning movements. All intersection upgrade requirements are at the applicant's expense. All intersection upgrade requirements are to be completed prior to the plans of survey being registered.	As part of the Operational Works for the relevant stage
2.30	Applicant is required to design Clarendon Road to the ultimate design carriageway width of 12m including kerb and channel and verge from proposed Lot 8 through to Lindemans Road. Applicant is required to construct the following:	As part of the Operational Works for the relevant stage

	<p>a) 12m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 8 to proposed Lot 92 and tie into the existing kerb and channel.</p> <p>b) 7m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 91 to Lindemans Road.</p>	
2.31	The applicant shall protect and retain the existing Jacaranda trees planted along Clarendon Rd, if such are to be removed than they must be replaced by either the same species or a new species of the equivalent age and size.	Operational Works for the relevant stage
	STREET NAMES	
2.32	<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 Council's standards.</p>	As part of the Operational Works for the relevant stage
	KERB AND CHANNEL	
2.33	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 Councils Development Manual and Standard Drawings.	As part of the Operational Works for the relevant stage
	FOOTPATHS	
2.34	Provide concrete footpaths and shared paths in general accordance with Pedestrian Mobility Plan 13.341-005-MIS-A prepared by Bennet + Bennett dated 25/03/2018 and in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.35	Provide a concrete footpath connection from the development to the proposed bus stops along Clarendon Road.	As part of Operational Works for the relevant stage
2.36	Provide a concrete cycle path (shared path) connection to Councils existing network on Main Street in accordance with <i>Somerset Regional Council Development Standards</i> . The path shall include the pathway along proposed lot 87 to the connection with the existing cycle path (shared path) at the intersection of Lindemans Road and Main Street.	As part of Operational Works for the relevant stage
	STREET LIGHTING	
2.37	<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) –</p>	Prior to endorsement of Subdivision Plan for each 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>	
	VEHICLE ACCESS	
2.38	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of Subdivision Plan for each stage
2.39	Landowners are responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the applicant must advise all potential purchasers accordingly.	At all times
	EASEMENTS	
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property to the downstream tributary.</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 applicant is to provide to Council certification from the surveyor that the easements are correctly located over infrastructure. 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><i>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</i></p>	Prior to endorsement of Subdivision Plan for each stage
	STORMWATER	
2.41	Stormwater Drainage shall be constructed in general accordance with Conceptual Stormwater Management Plan, prepared by Knobel Consulting and dated 20 March 2018.	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 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
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.	Prior to the endorsement of the Plan of subdivision for relevant 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 Council standards.	As part of Operational Works for relevant 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 the relevant 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 the relevant stage
EROSION AND SEDIMENT CONTROL		
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"> • Be required to install additional measures. • Be responsible for the restoration work. 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.	At all times during the staged project
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the project, and to prevent dust nuisance.	At all times during the staged project

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 applications for the staged project
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 staged project
2.54	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated because of the operations shall be disposed of to an approved disposal facility.</p>	At all times during the staged project
2.55	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	During operations of the staged project
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
SCHEDULE 3 - ENVIRONMENTAL		
No.	Condition	Timing
	Noise	
3.1	Construct an earthen mound and solid block or concrete acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood" prepared by MWA Environmental dated 26 March 2018 that: <ul style="list-style-type: none"> • is located in accordance with details provided in the Noise and Air Quality Assessment; • achieves an overall height of 6 metres above the natural ground level of the proposed alignment; • Complies with the design detailed in the Noise and Air Quality Assessment; • achieves a surface area density not less than 12.5 	Prior to endorsement of the subdivisional plan for Stage 2

	<ul style="list-style-type: none"> kg/m²; and has no air gaps (including at the base and between panels). 	
3.2	<p>Construct the Type 2 acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood prepared by MWA Environmental dated 26 March 2018 that:</p> <ul style="list-style-type: none"> is located in accordance with the details provided in the Noise and Air Quality Assessment; achieves a surface area density not less than 10 kg/m²; and has no air gaps (including at the base and between panels). 	Prior to endorsement of the subdivision plan for Stage 2
3.3	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <ul style="list-style-type: none"> the earthen mound / acoustic barrier has been constructed in accordance with the specifications of (3.1) above. the Type 2 acoustic barrier has been constructed in accordance with the specifications of 3.2 above. <p>The earthen mound/acoustic barrier has been designed to achieve the acoustic quality objectives of the <i>EP (Noise) Policy 2008</i> of the State Planning Policy.</p>	Prior to endorsement of the subdivision plan for Stage 2

SCHEDULE 4 – REFERRAL AGENCY**Department of State Development, Manufacturing, Infrastructure and Planning**

Concurrence Agency Response: Recommend conditions apply

No	Condition
4.1	Pursuant to section 56 of the <i>Planning Act 2016</i> the Department of State Development, Manufacturing, Infrastructure and Planning, as a <i>Concurrence Agency</i> , has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and advises Council that conditions apply.
4.2	Concurrence Agency response dated 1 May 2018 and referenced 1711-2341 SRA.
4.3	Concurrence Agency response will be attached to Council's Decision Notice for DA17198.

SCHEDULE 5 – REFERRAL AGENCY**ENERGEX**

Advice Agency Response: Recommend conditions apply

No	Condition
5.1	Pursuant to Schedule 10, Part 9 of the <i>Planning Act 2016</i> , <i>Energex</i> as an Advice Agency has assessed the impact of the proposed development having regard to the Electricity Act 1994 and advises that conditions apply.

5.2	Advice Agency response dated 6 November 2017 and referenced HBD 5882024 359601.
5.3	Advice Agency response will be attached to Council's Decision Notice for DA17198.

SCHEDULE 6 – ADVISORY NOTES

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 four (4) years starting the day the approval takes effect.

This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the *Planning Regulation 2017*.

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.

The form *Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]* must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.

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

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

All works shall be carried out in accordance with the *Workplace, Health and Safety Act (as amended)* and the *Workplace Health and Safety Regulation (as amended)*.

All Operational Work is to comply with relevant codes for design and construction.

Construction hours are 6:30 am to 6:30 pm 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.

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".

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.

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".

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.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval. 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.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council **issue a "Negotiated Decision Notice" for Development Application No 17198 for a Development Permit for Reconfiguration of a Lot involving a Staged Subdivision of one lot into 102 residential lots, new roads, park and one balance lot on land described as Lot 315 on SP178650 situated at 9 Lindemans Road and Clarendon Road, Lowood 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 plan(s) listed below, except where amended by these conditions of approval.	At all times
	Plan of Proposed Lots 1-103, Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road, Lowood over 7 Stages, Plan No: 13341_005_PRO_B, sheets 1-4, dated 16/02/2018 prepared by Bennett and Bennet.	
	Structure Diagrams – Buffer Planting and Fences and Walls – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Landscape Masterplan – reference DA01 171205 dated 21 March 2018 at 9 Lindemans Road Lowood c/- Bennett and Bennett and prepared by Form Landscape Architects.	
	Conceptual Stormwater Management Plan Document No. K2796-0023-B dated 20 March 2018 for Residential subdivision Lot 315 on SP178650 at 9 Lindemans Road, Lowood for Jones Family Trust, prepared by Knobel	

	Consulting.	
	Stormwater Management Layout Plan Project No. K2796 Drawing No. P109 Issue C dated 02-03-2018 prepared by Knobel Consulting.	
	Traffic Impact Assessment Report Number 620.11915-RO1 dated 8 September 2017, prepared by SLR Consulting.	
	Noise and Air Quality Assessment for Residential Subdivision 9 Lindemans Road Lowood prepared for Jones Family Trust c/- Bennett and Bennett, prepared by MWA Environmental dated 26 March 2018.	
	Infrastructure Report prepared for proposed Residential Subdivision Lot 315 on SP178650 9 Lindemans Road, Lowood, for Jones Family Trust, dated 22 September 2017, File No: K2796-0022, prepared by Knobel Consulting.	
	Queensland Urban Utilities Service Advice Notice Ref: 17-SRV-29198 dated 15 September 2017.	
	Residential Needs Analysis prepared for Stacey Ebert and Dale Jones for 9 Lindemans Road, Lowood, prepared by Location IQ dated September 2017.	
	Early Works Diagram – Reference 171205 – prepared by Form Landscape Architects – dated 27 February 2019	
1.2	Comply with relevant provisions of the Superseded Esk Shire Planning Scheme 2005 (as amended), 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 the staged project.	During construction works for each stage
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 currently set at \$36 per lot per the Fees and Charges 2018/2019.	Prior to endorsement of the subdivision plan for each stage
	Infrastructure Agreement	
1.6	<p>The stages as shown on the approved plan amended as per the requirements of Condition 1.1 of this Decision Notice are approved for the purposes of construction (subject to operational work approval) and compliance assessment of subdivision plans, subject to the following requirements:</p> <ul style="list-style-type: none"> a. The Operational Works application can cover more than one stage, however the engineering plans must be split into the individual stages shown on the approved staging plan. b. The construction of any approved operational works (including provision of “as constructed” information) and compliance assessment of subdivision plans must 	As indicated within the wording of the condition.

	<p>be in the sequence (i.e. order) of the stages shown on the approved staging plan. To be clear, the subdivision plan or stage 1 must be approved by Council before (or at the same time as) the stage 2 subdivision plan, and so on.</p> <p>c. Subdivision plans must correspond to the stages as shown on the approved staging plan noting the following exclusions:</p> <p>i. Approved early works required for the establishment of the amenity bunds prescribed through Conditions 3.1 and 3.2.</p> <p>ii. Provision of public open space is to be in accordance with Condition 2.6.</p> <p>d. Any subsequent proposed amendments to the stage boundaries or the sequence of development must be first approved by Council as a change to the reconfiguration of a lot development approval and any operational work development approval</p>	
SCHEDULE 2 - ENGINEERING		
No.	Condition	Timing
	ENGINEERING	
2.1	<p>The Applicant is to complete each stage of the development in sequence in general accordance with drawing Plan of Proposed Lots 1-103, Park and New Road, prepared by Bennett + Bennett and dated 16/02/2018.</p> <p>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.</p>	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, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Works for each stage
2.3	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Development 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:	Prior to endorsement of the subdivision plan for each stage

	<ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 							
	OPEN SPACE/PARK/LANDSCAPING							
2.6	<p>The Local Park and Linear Park and all associated recreation elements/infrastructure and paths shall be constructed at the time of relevant stage as noted on the subdivision proposal plan with the exception of the Local Park (included in Stage 7) which is to be constructed and dedicated to Council through the works occurring in Stage 6.</p> <p><i>Information Note: The applicant is invited to enter into an infrastructure agreement with the Council to provide certainty to both parties in respect of the above requirements and timing of the provision of any refund and/or offset.</i></p>	As indicated within the wording of the condition.						
2.6.1	<p>Transfer of Open Space is to occur as follows:</p> <p>a. The applicant must transfer to Council the areas of public open space listed below, as identified on the plans indicated (subject to any amendments required by these conditions):</p> <table border="1"> <thead> <tr> <th>Purpose</th><th>Description on Plan</th><th>Plan Reference</th></tr> </thead> <tbody> <tr> <td>Recreation/ Drainage Reserve</td><td>Park 3.7 ha</td><td>Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett</td></tr> </tbody> </table> <p>b. The land identified in paragraph (a) must be transferred in fee simple as 'Public Open Space' to Somerset Regional Council as Trustee.</p> <p>c. Council will hold the land in trust for community infrastructure and may use the land, or permit the land to be used, for purposes that do not compromise the purpose for which the land is dedicated.</p> <p>d. The applicant must lodge the transfer documents with Council.</p> <p>e. The transfer of the land to Council must be at no cost to Council.</p> <p>f. The transfer of land is to occur in stages as prescribed by the subdivision proposal plan with the exception of the Local Park (identified in Stage 7) which is to occur in Stage 6.</p>	Purpose	Description on Plan	Plan Reference	Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett	Transfer documents are to be lodged with Council within 30 days of the completion of the 'On Maintenance Period'
Purpose	Description on Plan	Plan Reference						
Recreation/ Drainage Reserve	Park 3.7 ha	Plan No 13341_005_PRO_B, Sheets 1-4, titled Proposed Lots 1-103 Park and New Road Cancelling Lot 315 on SP178650 at 9 Lindemans Road Lowood over 7 Stages, prepared by Bennett + Bennett						

	<i>Information note: This condition is imposed in accordance with section 646 of the Planning Act 2016 (i.e. trunk infrastructure - listed).</i>	
2.6.2	<p>Compliance with Operational work for landscape public works must occur prior to acceptance of open space 'On Maintenance' as follows:</p> <ol style="list-style-type: none"> All works specified in the Operational works approval for landscape public works must be carried out in accordance with the approved plan at no cost to Council and to the satisfaction of the Chief Executive Officer, prior to Council accepting the open space 'On Maintenance' in accordance with the <i>Somerset Development Standards</i>. The applicant must provide certification from a qualified professional that all works in the approved Operational works (for public landscape) design drawings have been implemented on-site in accordance with the Landscape Master Plan and the conditions of approval as stated on the decision notice approving the Operational works public landscape works and Reconfiguration of a lot. This certification must be provided to the Council prior to accepting the works 'On Maintenance'. 	As indicated within the wording of the condition.
2.6.3	<p>Establishment period for open space is to occur as follows:</p> <ol style="list-style-type: none"> Upon completion of the landscape works in accordance with the approved landscape plans, the applicant must notify Council for an on-site meeting, prior to acceptance by Council of the commencement of the 'Establishment Period'. The applicant is responsible for the establishment of all living components of public open space, to the satisfaction of the Chief Executive Officer, for the duration of a twelve (12) month 'Establishment Period', prior to commencement of the 'On Maintenance' period, in accordance with the Somerset Development Standards. Without limiting the obligations under the Somerset Development Standards the applicant must, during the 'Establishment Period': <ol style="list-style-type: none"> rectify any defects arising from substandard workmanship; replace any planted vegetation of poor quality or inappropriate species where used instead of specified species; and maintain all components and their environs. 	As indicated within the wording of the condition.
2.6.4	The 'On Maintenance' period for open space is to occur as follows:	As indicated within the wording of the

	<p>a. Upon satisfactory completion of the 'Establishment' period and Council notifying the applicant that the public open space has been formally accepted as being 'On Maintenance' following an 'On Maintenance' inspection, the applicant is responsible for undertaking a twelve (12) month 'On Maintenance' period in accordance with <i>Somerset Development Standards</i>.</p> <p>b. Without limiting the obligations under the <i>Somerset Development Standards</i>, the applicant, and not Council, is responsible for:</p> <p>i. Maintaining open space areas; and</p> <p>ii. For the rectification of defects and any damage that occurs, unless the damage is directly attributable to Council activities.</p>	condition.						
2.6.5	Works undertaken and embellishments installed within public open space must be in 'as new' condition or with signs of depreciation limited to deterioration commensurate with moderate use during the 'On Maintenance' period. The condition of works and embellishments includes, but is not limited to, elements of structural, functional and aesthetic integrity.	During the 'On Maintenance' period and 'Off Maintenance' inspection.						
2.6.6	<p>The developer shall enter into a Management Agreement with Council as follows:</p> <p>a. To maintain elements of the open space associated with the amenity bund (at minimum) with an option to include;</p> <p>b. The maintenance of the Local Park and Linear Park (all open spaces, recreational and pedestrian facilities) and drainage areas.</p>	Prior to the endorsement of each relevant stage of the subdivision or in accordance with the Management Agreement.						
2.6.7	<p>The developer is to undertake early works as follows:</p> <p>a. The developer shall undertake early works in association with the proposed amenity bund in the form of Operational works for public landscape works in accordance with the plans listed below (subject to any amendments required by these conditions):</p> <table border="1"> <thead> <tr> <th>Purpose</th><th>Description of Works</th><th>Plan Reference</th></tr> </thead> <tbody> <tr> <td>Operational work</td><td>Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.</td><td>Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects</td></tr> </tbody> </table> <p>b. The works identified in paragraph (a) must be completed prior to the endorsement of Stage 2 at no cost to Council.</p>	Purpose	Description of Works	Plan Reference	Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects	As indicated within the wording of the condition.
Purpose	Description of Works	Plan Reference						
Operational work	Amenity bund and Landscape works, 4 metres wide both sides – Re-vegetation planting.	Plan No. 171205, titled Early Works Diagram, dated 27 Feb 2019, prepared by Form Landscape Architects						

2.6.8	The developer shall plant the vegetated buffer (covenant) along the rear of proposed lots 9-29. This area shall be delineated and protected from earth works during the construction of the estate.	Prior to the endorsement of the subdivision plan for Stage 4
2.6.9	<p>The developer must register an instrument of covenant with respect to the covenant areas as shown on the approved drawings as follows:</p> <ol style="list-style-type: none"> a. The purpose of the covenant is to protect vegetation. b. The details of the covenant must include: <ol style="list-style-type: none"> i. The extent of the covenant area – with reference to the approved plan of development, and bound description. ii. What restrictions/ obligations apply with respect to the land the subject of the covenant – with reference to section 97A of the Land Title Act 1994 where the land is freehold. iii. The covenant area must be shown and identified as 'Environmental Covenant' on the face of the survey plan. c. Register the covenant prior to a request is made to Council to approve the plan of subdivision. 	As indicated within the wording of the condition.
2.7	All entry statements, fences, batters for lots, and retaining walls must be located entirely within private land and not within the public road reserve.	At all times
2.8	The developer is to prepare and landscape the site in general accordance with the approved Landscape Masterplan prepared by Form Landscape Architects and dated 21 March 2018, or as otherwise approved by Council.	Prior to endorsement of the subdivision plan for Stage 2
2.9	<p>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:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Development Standards</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural 	As part of Operational works for Stage 2

	<p>features of the site and adjoining lands; and</p> <ul style="list-style-type: none"> To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by Council. Any amendments approved by the Council are taken to be a part of the approved Landscape Plan. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. 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 work. 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"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times during the maintenance period. 	
2.10	A 1.8m high timber paling fence shall be provided along the Clarendon Road frontage of proposed lots 1-8 and 87-101. The detailed design elements are to be achieved through subsequent operational works applications.	Prior to endorsement of the subdivision plan for the relevant stage
	GENERAL SERVICES	
2.11	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

2.12	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
2.13	Electricity/telecommunication/water supply/sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	Prior to endorsement of the subdivision plan for each stage
2.14	Where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (Water, Sewer, Electricity and telecommunications)	Prior to endorsement of the subdivision plan for each stage
BUILDING ABOVE FLOOD LEVEL		
2.15	The lots are to be created for buildings to be designed and constructed a minimum of 300mm above the Defined Flood Level (DFL).	Prior to endorsement of the subdivision plan for each stage
2.16	Any filling below the Defined Flood Level (DFL) will be in accordance with an approved flood study.	Prior to endorsement of the subdivision plan for each stage
EARTHWORKS		
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.	At all times
2.18	All dams that are across proposed lot boundaries shall be removed.	Prior to endorsement of the subdivision plan for the relevant stage
2.19	Rehabilitation of dam sites, including methods of construction, management and supervision is to ensure that the site will be suitable for the proposed use. Test results as required and a certificate of quality and uniformity is to be provided by a Registered Professional Engineer Queensland (RPEQ).	Prior to endorsement of the subdivision plan for the relevant stage
2.20	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times
2.21	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times
ROADWORKS		
2.22	Install all traffic signs and line markings in accordance with	Prior to

	<i>Manual of Uniform Traffic Control Devices</i>	endorsement of the subdivision plan for the relevant stage
2.23	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 Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.24	Road reserve and carriageway widths to be in accordance with the <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of the subdivision plan for the relevant stage
2.25	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.	During construction of the works; and at all times
2.26	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 the relevant stage
2.27	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
2.28	Provide verge and access in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.29	Upgrade the intersection of Clarendon Road and Proposed Road 1 including signage, line marking and pavement and surfacing design in accordance with the Department of Transport and Main Roads <i>Road Planning and Design Manual (RPDM)</i> and Austroads <i>Guide to Road Design</i> . Applicant is required to construct: BAR and BAL design to all turning movements. All intersection upgrade requirements are at the applicant's expense. All intersection upgrade requirements are to be completed prior to the plans of survey being registered.	As part of the Operational Works for the relevant stage
2.30	Applicant is required to design Clarendon Road to the ultimate design carriageway width of 12m including kerb and channel and verge from proposed Lot 8 through to Lindemans Road. Applicant is required to construct the following:	As part of the Operational Works for the relevant stage

	<p>a) 12m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 8 to proposed Lot 92 and tie into the existing kerb and channel.</p> <p>b) 7m wide carriageway including kerb and channel and verge adjacent to and for the full frontage of the development from proposed Lot 91 to Lindemans Road.</p>	
2.31	The applicant shall protect and retain the existing Jacaranda trees planted along Clarendon Rd, if such are to be removed than they must be replaced by either the same species or a new species of the equivalent age and size.	Operational Works for the relevant stage
	STREET NAMES	
2.32	<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 Council's standards.</p>	As part of the Operational Works for the relevant stage
	KERB AND CHANNEL	
2.33	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 Councils Development Manual and Standard Drawings.	As part of the Operational Works for the relevant stage
	FOOTPATHS	
2.34	Provide concrete footpaths and shared paths in general accordance with Pedestrian Mobility Plan 13.341-005-MIS-A prepared by Bennet + Bennett dated 25/03/2018 and in accordance with <i>Somerset Regional Council Development Standards</i> .	As part of Operational Works for the relevant stage
2.35	Provide a concrete footpath connection from the development to the proposed bus stops along Clarendon Road.	As part of Operational Works for the relevant stage
2.36	Provide a concrete cycle path (shared path) connection to Councils existing network on Main Street in accordance with <i>Somerset Regional Council Development Standards</i> . The path shall include the pathway along proposed lot 87 to the connection with the existing cycle path (shared path) at the intersection of Lindemans Road and Main Street.	As part of Operational Works for the relevant stage
	STREET LIGHTING	
2.37	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows:	Prior to endorsement of Subdivision Plan

	<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>	for each stage
	VEHICLE ACCESS	
2.38	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Development Standards</i> .	Prior to endorsement of Subdivision Plan for each stage
2.39	Landowners are responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the applicant must advise all potential purchasers accordingly.	At all times
	EASEMENTS	
2.40	<p>Provide an easement over stormwater and inter-allotment drainage located within private property to the downstream tributary.</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 applicant is to provide to Council certification from the surveyor that the easements are correctly located over infrastructure. 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><i>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property.</i></p>	Prior to endorsement of Subdivision Plan for each stage
	STORMWATER	
2.41	Stormwater Drainage shall be constructed in general accordance with Conceptual Stormwater Management Plan, prepared by Knobel Consulting and dated 20 March 2018.	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 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
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.	Prior to the endorsement of the Plan of subdivision for relevant 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 Council standards.	As part of Operational Works for relevant 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 the relevant 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 the relevant stage
	EROSION AND SEDIMENT CONTROL	
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"> • Be required to install additional measures. • Be responsible for the restoration work. 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.	At all times during the staged project
2.51	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the	At all times during the staged project

	project, and to prevent dust nuisance.	
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 applications for the staged project
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 staged project
2.54	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated because of the operations shall be disposed of to an approved disposal facility.	At all times during the staged project
2.55	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	During operations of the staged project
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

SCHEDULE 3 - ENVIRONMENTAL

No.	Condition	Timing
	Noise	
3.1	Construct an earthen mound and solid block or concrete acoustic barrier as is detailed in the report titled "Noise and Air Quality Assessment – 9 Lindemans Road, Lowood" prepared by MWA Environmental dated 26 March 2018 that: <ul style="list-style-type: none"> • is located in accordance with details provided in the Noise and Air Quality Assessment; • achieves an overall height of 6 metres above the natural ground level of the proposed alignment; • Complies with the design detailed in the Noise and Air Quality Assessment; 	Prior to endorsement of the subdivisional plan for Stage 2

	<ul style="list-style-type: none">achieves a surface area density not less than 12.5 kg/m²; andhas no air gaps (including at the base and between panels).	
3.2	<p>Construct the Type 2 acoustic barrier as is detailed in the report titled “Noise and Air Quality Assessment – 9 Lindemans Road, Lowood prepared by MWA Environmental dated 26 March 2018 that:</p> <ul style="list-style-type: none">is located in accordance with the details provided in the Noise and Air Quality Assessment;achieves a surface area density not less than 10 kg/m²; andhas no air gaps (including at the base and between panels).	Prior to endorsement of the subdivision plan for Stage 2
3.3	<p>Provide certification from a suitably qualified acoustic consultant that:</p> <p>the earthen mound / acoustic barrier has been constructed in accordance with the specifications of (3.1) above.</p> <p>the Type 2 acoustic barrier has been constructed in accordance with the specifications of 3.2 above.</p> <p>The earthen mound/acoustic barrier has been designed to achieve the acoustic quality objectives of the <i>EP (Noise) Policy 2008</i> of the State Planning Policy.</p>	Prior to endorsement of the subdivision plan for Stage 2
SCHEDULE 4 – REFERRAL AGENCY Department of State Development, Manufacturing, Infrastructure and Planning Concurrence Agency Response: Recommend conditions apply		
4.1	Pursuant to section 56 of the <i>Planning Act 2016</i> the Department of State Development, Manufacturing, Infrastructure and Planning, as a <i>Concurrence Agency</i> , has assessed the impact of the proposed development having regard to land use and transport coordination and the state-controlled road network and advises Council that conditions apply.	
4.2	Concurrence Agency response dated 1 May 2018 and referenced 1711-2341 SRA	
4.3	Concurrence Agency response will be attached to Council’s Decision Notice for DA17198.	
SCHEDULE 5 – REFERRAL AGENCY ENERGEX Advice Agency Response: Recommend conditions apply		
No	Condition	
5.1	Pursuant to Schedule 10, Part 9 of the <i>Planning Act 2016</i> , <i>Energex</i> as an Advice Agency has assessed the impact of the proposed development having regard to the Electricity Act 1994 and advises that conditions apply.	
5.2	Advice Agency response dated 6 November 2017 and referenced HBD 5882024 359601.	

5.3	Advice Agency response will be attached to Council's Decision Notice for DA17198.
SCHEDULE 6 – ADVISORY NOTES	
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].	
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 four (4) years starting the day the approval takes effect.	
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9. Section 69 of the <i>Planning Regulation 2017</i> .	
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.	
The form <i>Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]</i> must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.	
The Plan of Subdivision will not be released until all works for each stage are completed to Council's satisfaction or uncompleted works are suitably bonded.	
The completion of relevant documentation and a pre- start meeting with Council's Technical Officer, supervising Engineer and the Contractor is required prior to any works starting at the site.	
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> .	
All Operational Work is to comply with relevant codes for design and construction.	
Construction hours are 6:30 am to 6:30 pm 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.	
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".	
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.	

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".

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.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants

The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval. 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."

Carried

Vote - Unanimous

Subject:	Petition - Keeping of Horses
File:	Environmental Management - Reports - Environmental Health Reports
Action Officer:	MES

Background/Summary

Council has received a letter from the owner of 25 Billy Green Drive, Villeneuve also described as L16 SP152646, in relation to a compliance notice issued by Council requiring the removal of two (2) horses kept at that address.

The letter (attached), which also contains a petition signed by residents from 13 separate addresses in the area, requests that Council relax the provisions of the Local Laws to allow the keeping of the two (2) horses on the allotment.

The allotment is located outside the designated area (the SEQ Urban Footprint) and is 9713m² in size. Please refer to attached location map of the subject allotment.

It should also be noted that Council has received complaints from residents of two separate address in the area in relation to the keeping of horses on the subject land.

Local Law Requirements

Under Council's *Subordinate Local Law No. 2 (Animal Management) 2011*, schedule 1, it is prohibited to keep one (1) or more horses on an:

- An allotment that is located outside the designated area and has an area of less than 10,000m².

There is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in size.

Discussion

While it is noted that the horse owner's land falls just short (287m²) of the 10,000m² required to keep a horse under Council's Local Laws, there is currently no approval process for Council to approve the keeping of the horses on the allotment under Council's Local Laws. Council could alter these requirements by proposing amendments to *Subordinate Local Law No 2 (Animal Management) 2011*. As Council would be aware this is not a process that can be undertaken quickly.

Pursuant to the Planning Scheme it is possible for the owner to apply to Council for the material change of use application for "Horse Keeping". The application would be considered impact assessable and attracts an application fee of \$3,368, together with all the other requirements of the *Planning Act*, eg public notification, supporting technical reports and the like.

Another option could be that the owner seeks a boundary realignment with an adjoining neighbour to acquire the additional 287m².

The applicant has the choice of exhausting these options or alternatively they can remove the horse.

Council may consider giving the owner a short period of time to consider the options available to them. However, if they do not wish to make one of the applications outlined above, then Council should set a deadline for the removal of the horse.

Attachment

1. Letter from the owner of 25 Billy Green Drive, Villeneuve.
2. Location map of 25 Billy Green Drive, Villeneuve.

Recommendation

THAT Council advise the owner there is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in area under Council's Local Laws.

FURTHER THAT Council advise the owners that if they wish to make a relevant application under the Planning Scheme, and that option not be commenced before 15 July 2019, Council will require the removal of the horse by 22 July 2019.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Hall

"THAT Council advise the owner there is currently no approval process which allows for the keeping of horses on allotments under 10,000m² in area under Council's Local Laws.

FURTHER THAT Council advise the owners that if they wish to make a relevant application under the Planning Scheme, and that option not be commenced before 15 July 2019, Council will require the removal of the horse by 22 July 2019."

Motion Lost

Vote - 0 / 7

Reason (s273 Local Government Regulation) – THAT Council is seeking to review the standard of the minimum lot size for the keeping of animals under the Local Law.

Resolution	Moved – Cr Hall	Seconded – Cr Whalley
	<p>“THAT a further report be brought back to Council regarding the methodology to apply discretion to minimum lot sizes for the keeping of animals under the Local Laws and the Planning Scheme.</p> <p>FURTHER THAT no further action be taken on this matter prior to the consideration of the report, and that the <i>status quo</i> remain.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>	

Subject:	Planning and Building Services Monthly Report – May 2019
File Ref:	Officer Reports
Action Officer:	DPAD, SP, BS, PI

Background

A summary of the Departments activities during the month of May 2019 is provided for Council's information.

1. Planning Development Applications

During the month the following Development Applications were received:

Assessment Type	May 2019	April 2019
Building Works assessable against the Planning Scheme	8	6
Material Change of Use	9	4
Reconfiguring a Lot	8	4
Operational Works	1	1
Combined Applications	1	0
Total	27	15

The list of applications received is provided in **Appendix 1**

During the month the following Development Applications were decided:

Approved/Refused	May 2019	April 2019
Refused - Council	1	0
Approved - Council	2	7
Approved - Delegated Authority	4	7
Total	7	14

The list of applications decided is provided in **Appendix 1A**

2. Building Development Approvals

A total of forty-seven (47) building approvals were issued in the region for April 2019.

Assessment Type: Building Works

Status	Number
Accepted	48
Approved - Council	14

Approved - Private Certifier	33
Withdrawn	0
Info Request	3
Finalised	35
Fees Not Paid	0

The list of applications approved is provided in **Appendix 2**.

3. Plumbing Compliance Permits and Inspections

The number of plumbing and drainage approvals for April 2019 was twelve (12):

Assessment Type: Plumbing Approval

Status	Number
Approved	17
Info Request	1
Total	18

The list of applications approved is provided in **Appendix 3**.

The number of home sewerage treatment plants on Council's register is 1884 of which 68 or 3.61% are currently overdue for servicing. Letters have been sent to the owners of these systems to ensure compliance. Penalty infringement notices have been issued to repeat offenders.

Mid-Brisbane River Risk Mitigation Program

Council Plumbing Inspectors and NRM officer are currently in the process of managing a subsidy program aimed at improving water quality in the mid Brisbane River catchment.

The subsidy of up to \$17,000 per Household is being offered for the upgrade of septic systems on properties identified as high risk to water quality. The subsidy is funded by SEQ Water.

Following an initial inspection program carried out during 2018, 16 properties have been offered the opportunity to apply for the subsidy of these 9 have expressed an interest and 5 have followed up with an application and 2 applications have been finalized.

4. Environmental Services

Environmental Health Services

Toolbox overview

The below figures reflect the customer sessions on Somerset Regional Council's content on Toolbox during the month of April 2019.

Visitors to Council content -

	April 2019	March 2019
Users	77	57
Sessions	103	80
Pageviews	298	204
Pages/Sessions	2.89	2.55
Avg. Session Duration	2:36 minutes	4:25 minutes
Downloads	22	18

Most popular content**Top content pages****Unique pageviews**

	April 2019	March 2019
Noise Pollution	38	25
Food	15	24
Entertainment events	13	-
Caravan parks and camping	9	-
How to start a food business	9	14

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

A total of 26 users completed the training during the month of April.

Swimming Pool Water Quality Monitoring

Water samples from the Toogoolawah, Kilcoy and Lowood pools were collected during the month to monitor for compliance with the *Queensland Health Swimming and Spa Pool Water Quality and Operational Guidelines, 2004*. Samples collected from all pools complied with the Queensland Health guidelines.

School Based Immunisation Clinics

Council delivers a school based vaccination program at the Lowood and Toogoolawah High Schools for year 7 and year 10 students under a service provider agreement with the State of Queensland. Planning has commenced for the second round of clinics to be delivered in August and September 2019.

Mosquito Monitoring

Officers conducted a mosquito survey program in conjunction with Queensland Health in various towns and villages in the region to be conducted from January to March 2019. Samples collected have been submitted to Queensland Health for analysis during the month.

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

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

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

An overview of the section activities for the month is contained in Appendix 4.

Pest Management

The following is a report on activities in the Pest Management sections for the month of April:

Invasive Animal Control

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

Wild dogs

- 1080 Baits injected: 1034.
- A 1080 baiting program day was held on the 13 May 2019.
- Dingo scalps presented: 34.

Rabbits

- Officers have been working with landholders to control rabbit infestations in the following areas Hazeldean and Fernvale.
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset and Wivenhoe Dams.

Feral Pigs

- A report was received from a landholder at Cooeimbardi of feral pigs digging up pastures and lucerne crops on his property near the Brisbane River. In response pest management officers deployed the Jager pig trap, trapping thirty pigs, effectively removing the whole sounder, 10 were pregnant and carrying an average of 6 suckers each that would have been born approximately mid-August, providing another 60 feral pigs to this sounder. There were another 14 sows that had the potential to start breeding in another 6-8 months.

Invasive Plant Control

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

- **Fireweed – Fernvale, Glamorgan Vale, Minden Sandy Creek, Jimna.**
- **Groundsel - Fernvale, Marburg, Lowood and Linville.**
- **Giant rats tail grass – Mount Kilcoy and Sandy Creek.**
- **Mother of Millions – Coominya and Mount Tarampa.**
- **Main Roads Element 5 – Esk-Kilcoy Road and Kilcoy Murgon Road.**
- **Main Roads Guide Post Spraying- Esk Kilcoy Road, Kilcoy Murgon Road, Forest Hill Fernvale Road, Brisbane Valley Highway, D'Aguilar Highway, Esk Hampton Road, Wivenhoe Somerset Road, Mount Glorious and Gatton Esk Road.**
- **Main Roads Element 5 – D'Aguilar Highway, Brisbane Valley Highway, Kilcoy Murgon Road.**
- **Council controlled land – Lowood Minden bikeway,**
- **Herbicide applied – 22,968L**

Compliance under the Biosecurity Act 2014

- Information notices - 3
- Biosecurity Orders - 1
- Enter and Clear action - 0

Education and Awareness

- Pest Management Officers attended the Esk Show during the month providing information, fact sheets and informing people about the development of Council's draft biosecurity plan and up and coming public consultation.

Animal Management

An overview of the section activities for the month are contained in Appendix 4.

5. Natural Resource Management

Land for Wildlife

- Facilitated a Land for Wildlife workshop on Saturday 18 May titled “An Introduction to Wildlife Caring”. This workshop was held at Australia Zoo Wildlife Hospital, and included speakers from the Australia Zoo Wildlife Hospital, Department of Environment and Science, licenced Wildlife Carers, and Geckoes Wildlife with some examples of wildlife that could not be released after being in care.
- Officer attendance at the Land for Wildlife Transitional Steering Committee meeting held 15 May, Brisbane City Council.
- Three new Land for Wildlife properties joined the program in May, with two at Minden, and one at Coal Creek.

Somerset Flora and Fauna

- Four New Koala signs have been installed at the two Council fodder plantations at Shines Road and Fielding Roads reserves with the support of the Department of Environment and Science. These signs inform the public about the purpose of the plantings, and procedures if they wish to harvest leaf for wildlife care activities.



- Preliminary arrangements for a round of awareness workshops for Primary school students regarding Somerset Wildlife, and in particular the Koala. 20 workshops are intended across Mid 2019.

Catchment Management

- Contractual arrangements for Councils two resilient Rivers Projects are now complete, and project work is commencing. Appointed Consultants for the Black Snake Creek Project will be meeting participant landholders over the coming month (June) to finalise project design and begin infrastructure installation ready for spring planting/s. Council officers and representatives from Seqwater also met with the appointed consults undertaking the investigation of Hills Crossing and Savages Crossing sites. This

meeting provided an overview of the issues and an introduction to the relevant staff.

- Continued progress regarding the development of an Upper Brisbane and Stanley Catchment Action to guide investment and collaborative effort under the Council of Mayors Resilience Rivers Initiative.
- Preliminary consultation regarding a Canoe trail/s network across Somerset Catchments.

Planning

- Investigation/s into compliance with Planning Scheme provisions regarding tree clearing – Esk.

Collaborations

- Meeting with Department of Transport and Main Road regarding the Environmental implication of the replacement of the Kilcoy Highway bridge over Kilcoy Creek, with a particular focus on Flying Fox considerations – May 3 and 27
- Preliminary arrangements for National Tree Day, and provision of trees to participant schools in the Somerset Region – Schools are currently being contacted to gauge interest. National Tree Day for schools is on 26 July.
- Ongoing arrangements to hold a fire information night, and follow-up property fire management planning workshop in June. The workshops are supported by Somerset regional Council, with support by key partners Queensland Fire and Emergency Services, Queensland Rural Fire Service, Healthy Land and Water, and South East Queensland Fire and Biodiversity Consortium. The information evening will be held June 13, and day workshop session June 22.
- Ongoing assistance in the development of Somerset Regional Council's Biosecurity Plan including steering committee meetings held May 13 and 30.
- Facilitated and attended Cultural Heritage Training, and Environmental Awareness training for all Planning and Development Staff – May 28.
- Provision of approximately 200 trees to support a Climate Week Event held at Moore June 2. This event was coordinated by the Friends of the Forest Group.
- Participant in Executive Leadership Team training held 23 May.

6. Planning Matters - Public Consultation of the Ipswich City Council Statement of Proposals including Draft Strategic Framework

Somerset Regional Council has been invited to review and comment on the Statement of Proposals including Draft Strategic Framework for the Draft Ipswich Planning Scheme 2019. The Draft Strategic Framework sets out the proposed strategies and approaches for managing development in the Ipswich Local Government Area by outlining the strategic direction and outcomes to be achieved through the new planning scheme. It is broadly structured into two main components.

The Statement of Proposals including Draft Strategic Framework will be available for public consultation from Monday 27 May 2019 to Friday 28 June 2019.

7. SEQ Council of Mayors - May Economic Development Working Group Meeting

The Director attended this meeting with Cr Gaedtke. Discussion occurred on the following:

- Asia Pacific Cities Summit 2019
- SEQ Invest Website. An overview was provided of the new website to the Working Group Members. The full website is available to view at: <https://seginvest.com.au/>
- SEQ Regional Food & Agricultural Tourism Trail. Discussion concerning the Australian Tourism Data Warehouse as an enhancement to the Trail. Ipswich City has joined the Trail.
- Presentations were given by QTC on Regional Collaborative Opportunities and Brisbane Marketing on Vision 2031

Copies of the minutes can be made available on request.

8. ShapingSEQ - Under Utilised Urban Footprint Project

Background

The South East Queensland Regional Plan 2017 (ShapingSEQ), was released on 11 August 2017 and provides the regional framework for growth management, setting the planning direction for sustainability, global competitiveness and high-quality living for South East Queensland (SEQ).

ShapingSEQ designates an Urban Footprint that identifies land to accommodate the region's urban development needs to 2041. While designation of land within the urban footprint does not assume that all land can be developed for urban purposes, it is recognised that there are a number of areas in the urban footprint that have historically been identified for urban use under a local planning instrument that remain underutilised for urban purposes due to issues such as fragmentation, infrastructure planning and delivery.

In sizing the Urban Footprint in the preparation of ShapingSEQ, it was assumed that approximately 70 percent of the dwelling capacity in remnant broad hectare will be taken-up by 2041.

To ensure that a realistic supply of land for urban purposes is available in the Urban Footprint to meet growth assumptions to 2041, it is necessary to ensure land identified for urban purposes is capable of being delivered as supply.

To support the strategy and guiding principles of the regional plan, a specific implementation action is included in ShapingSEQ to "investigate and expedite the development of underutilised areas in the Urban Footprint". In response to this implementation action, the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) established the Underutilised Urban Footprint (UUF) project.

Somerset Regional Council is participating in the Project, while our slow growth rate has meant that the issue is not of a major consequence to Council, officers are playing a regional role ensuring that any Council interests are being discussed.

9. Brisbane Valley Rail Trail User Survey

An initial meeting has been held with the University of Queensland (UQ) Business School, to explore any partnership opportunities for Council to work with the Business School on delivering a survey. Discussion have also been had with Dept. Transport and Main Roads, who are supportive of being involved in the Survey and the potential partnership with UQ.

The outcome that is being desired is based on survey work reported from the Otago Central Rail Trail- Users Survey 2014-15 (copies can be provided).

The initial discussions centred around background information, the next step will be a combined meeting between Council, DTMR and UQ.

Recommendation

THAT the Department of Planning and Development Monthly Report for May 2019 be received and the contents noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

“THAT the Department of Planning and Development Monthly Report for May 2019 be received and the contents noted.”

Carried

Vote - Unanimous

Subject:	Somerset Region Planning Scheme Major Amendment – Public consultation
File Ref:	Somerset Region Planning Scheme Amendments
Action Officer:	SP

Background/Summary

As Councillors would be aware a major amendment to the Somerset Region Planning Scheme has recently been drafted. As required by the Ministers Guidelines and Rules the amended planning scheme has been provided to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for the State interest review. Council has recently received confirmation from the Minister that, subject to a small number of conditions, the planning scheme integrates the State interests and can proceed to public consultation.

The following provides a brief outline of the major changes, including mapping modification included as part of the major amendment.

Major and notable changes to the scheme and maps

1. Bushfire hazard overlay – The State Planning Policy (SPP) released in July 2017 identifies that development should avoid natural hazard areas (which includes bushfire), or where location is unavoidable the hazard should be mitigated to an acceptable and tolerable risk. The current Somerset Region Planning Scheme does not control development within the “Potential Impact Buffer”. In an attempt to satisfy the SPP both the Bushfire hazard overlay table of assessment and the code have been amended to give effect to the “Potential Impact Buffer”.

In addition to these changes, the practical implementation of the current Bushfire hazard overlay code has proved difficult and its application has not been clear to applicants. As such, amendments have been made to the code to improve the functionality, in a further attempt to improve the functionality of the code a Planning Scheme Policy has been drafted to provide guidance to applicants when assessing development against the code.

2. Reduction in Material Change of Use (MCU) dwelling house triggers – Through the operation of the planning scheme it has become apparent that dwelling houses, particularly in the rural zone, are triggering MCU development applications in many situations. Typically the applications are being triggered by overlays, while this is appropriate in some instances (Bushfire hazard is an obvious example where

additional accommodation opportunities should not be encouraged) in other overlays it seems excessive. As such, amendments have been made to both the category of development and assessment tables and also the overlay codes to reduce triggers of MCU while still ensuring the relevant outcomes of the codes are satisfied. The following overlays have been amended:

- Air transport
 - Biodiversity – Koala habitat
 - Infrastructure
 - Scenic Amenity
3. Small scale accommodation opportunities increased – it has been brought to Council’s attention that there is a demand across the region for accommodation to be provided by way of small scale operations. Consideration has been given to this and where possible the scheme has been amended to reduce restrictions on home based business (bed and breakfast), short term accommodation (where for two (2) units) and tourist park (where for two (2) units/sites) where the level of assessment is being altered by an overlay. The planning scheme still intends on the focus of these land uses being provided within the Tourism focus areas which includes areas surrounding Wivenhoe and Somerset and also the Brisbane Valley Rail Trail.
4. The Biodiversity overlay maps OM003a and OM003b have been amended to reflect the biodiversity corridor identified in ShapingSEQ. Several Strategic Framework maps have been updated as a result of the altered biodiversity corridor.

ShapingSEQ also identifies that the extent and connectivity of biodiversity corridors should be increased. The planning scheme currently does not trigger development within the corridor, the corridor is only being considered in minimal applications where the code is already being triggered by other matters. The category of development and assessment of the Biodiversity overlay have been amended to trigger development within the corridor where assessment benchmarks of the code are not satisfied.

5. Shaping SEQ altered the Urban Footprint for Toogoolawah, as such the zoning of Lot 3 RP92514 and located at 2 Toogoolawah Biarra Road has been changed from rural to general residential. This change has resulted in a number of maps requiring amendments.

The zoning of other land within the region has been amended as a result of development approvals which have been issued and also where errors with the original mapping has been identified.

6. As part of the SPP the “Lowood Management Area” has been removed from the State interest for Emissions and hazards. As such the relevant Strategic framework and overlay maps have been amended to remove the “Lowood Management Area”. The strategic intent for the region has also been amended to remove reference of the area.
7. At council’s ordinary meeting of 10 May 2017 Council resolved to “adopt the 2017 Brisbane River Catchment Flood Study and that it supersedes all previous flood studies for the purpose of development control with-in the study limits” as such, the Flood hazard overlay map has been amended to illustrate the flood study.
8. Amendments to Administrative definitions – several Administrative definitions contained with the planning scheme have been amended. A number of new definitions have also been included to improve interpretation. The definitions that have been

amended or included are as follows:

- “Billboard”;
- “Defined Flood Level”;
- “Equivalent Demand Unit”;
- “Forest Practice”;
- “Free Range Standards”;
- “Gross Floor Area” (GFA);
- “Minor filling and excavation”;
- “Native Vegetation”;
- “Net development area”; and
- “Rail Trail Activity”.

The application of the current definitions has been difficult as it does not allow for structures without walls which has caused issues when assessing applications. The definition has been amended to improve its ability to be used in all circumstances.

Through this amendment process it was also revealed that the definition of “defined flood level” had been inadvertently removed from the scheme as part of a previous amendment, this definition has been reinstated.

9. To ensure the planning scheme maps are as current as possible, where practical the underlying DCDB has been updated to ensure the most recent lot layouts are depicted in the scheme.

The Ministerial conditions imposed by the DSDMIP include the following conditions which need to be satisfied prior to the Council requesting the Ministers approval to adopt the major amendment include the following:

Condition 1: Provide to the Department of State Development, Manufacturing, Infrastructure and Planning a copy of the fit-for-purpose risk assessment undertaken for the proposed amendment.

Condition 1 relates to Council satisfying the requirements of the State Planning Policy: Natural hazards, risk and resilience and requires Council to complete a risk assessment which reviews the proposed changes to the planning scheme. Consultants will need to be engaged to complete the risk assessment and it is proposed that these risk assessments will occur over the next couple of months.

Condition 2: Retain the exiting reference to the Environmental Protection (Noise) Policy 2008 in the *Somerset Region Planning Scheme 2016* and delete the proposed changes to Table 6.2.9.3 PO5, AO5.1 and PO6 and AO6.

The retention of the Environmental Protection (Noise) Policy 2008 will be adhered to and no major issues are anticipated.

A Communication Strategy was prepared by Council officers and was provided to the DSDMIP as part of the State interest review documentation. This Communications Strategy has been prepared to inform Council, the community and the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) of the proposed communication activities to be undertaken during the public consultation of the major amendment to the Somerset Region Planning Scheme.

Given the generally minor nature of the planning scheme amendment no public meetings have

been proposed. The techniques proposed do however include media releases, content on Council's website, one on one meetings with a planner, fact sheets etc. An article was also included within the Somerset Autumn Newsletter which highlighted that the amendment was currently being prepared.

It is intended to commence public notification around 22 June 2019 and run for thirty (30) business days.

Attachments

Nil

Recommendation

THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted.

Resolution

Moved – Cr Ogg

Seconded – Cr Choat

"THAT Council receive the Somerset Region Planning Scheme Major Amendment – Public consultation report and that the contents be noted."

Carried

Vote - Unanimous

Subject:	New Plumbing and Drainage Act 2018 commencing 1 July 2019
File Ref:	Officer's report
Action Officer:	DPAD

Background/Summary

The Queensland Government has introduced new plumbing and drainage legislation that is due to commence on the 1 July 2019. *The Plumbing and Drainage Act 2018* (PDA) and associated Plumbing and Drainage Regulation (PDR) are structured such that the operational aspects in relation to plumbing and drainage are now contained within the regulation. The Act also introduces a new fast track approval process for class 1a and 10a building subject to conditions.

The fast-track process involves the initial consideration period to approve an application from the current 20 business days to 10 business days, with low risk work proposed at 2 business days.

Low risk work is defined as work for a class 1a dwelling and for a class 10a amenities or outbuilding where connected to a reticulated water or sewer scheme. Councils are however given the option to opt out of the fast track permit work option by declaring by way of resolution that a fast track opt-out declaration is in force for the local government area, therefore allowing 10 business days.

The Bill originally proposed that the 2 day fast-track process was to be mandatory for low risk work. It was argued that for regional and rural local government areas most of which only employ one or two plumbing inspectors that it was not possible to be available in the office for sufficient time to be able to ensure these applications were processed in the expected time frames.

Due to the submissions received from regional councils the Plumbing and Drainage Bill was amended and an opt-out option was drafted into the proposed legislation now due to be enacted on the 1 July 2019.

Council is currently averaging about 15 days to approve an application, and there were approx. 150 applications in the FY2019 to date.

It is considered that council is not sufficiently resourced to be able to provide fast-track plumbing permits, however by resolving to opt-out does not prevent low risk or any other plumbing and drainage application from being processed within 2 business days where it is possible to achieve this.

Attachments

Fact Sheet 1: New permit application approval system
 Fact Sheet 4: Local government resolutions
 Fact Sheet 6: Plumbing and drainage laws, what has not changed?
 Brochure: Introducing the new plumbing laws
 Plumbing and Drainage Regulation 2019: S37-41

Recommendation

THAT Council opt-out of the fast track provisions of the Plumbing and Drainage Regulation 2019 therefore allowing 10 days for Compliance Permit assessment of low risk work rather than the 2 days as prescribed under section 40 and publish the decision in accordance with section 41.

THAT Council not deal with any applications relating to permits for work to be carried out in its local government area as fast-track applications.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

"THAT Council opt-out of the fast track provisions of the Plumbing and Drainage Regulation 2019 therefore allowing 10 days for Compliance Permit assessment of low risk work rather than the 2 days as prescribed under section 40 and publish the decision in accordance with section 41.

THAT Council not deal with any applications relating to permits for work to be carried out in its local government area as fast-track applications."

Carried

Vote - Unanimous

Subject:	Financial reports - 1 July 2019 to 3 June 2019
File Ref:	Monthly financial statements
Action Officer:	DFIN

Background/Summary

Financial reports

Financial reports for the period 1 July 2018 to 3 June 2019 are attached detailing the progress that has been made in relation to Council's budget as per section 204 of the Local Government

Regulation 2012. A list of payments is also provided as previously requested.

Grants

- On 22 May 2019, Council received confirmation that its eight funding applications for rooftop solar projects costing \$307,305 had been successful under the Queensland Government's competitive Local Government Grants and Subsidies Program (LGGSP). In respect of the same funding, Council was advised that applications for the redevelopment of former Telstra land in Lowood and road asset management technology were not successful.
- Council is awaiting receipt of funding instruments under the Australian Government's competitive Bridges Renewal Program for the replacement of Neuendorf Road Bridge and Tetzlaffs Lane Bridge. Council was previously advised that both the relevant funding applications were both successful for a funding offer totalling \$1,208,602. It is intended that Council will seek to negotiate tender exemptions for these two projects.
- On 15 April 2019, Council lodged a funding application under the Natural Disaster Resilience Program for renewing Burtons Bridge. No advice has been received about this application.
- Council officers are preparing for a future funding application under the Heavy Vehicle Safety and Productivity Program for upgrading Lowood Minden Road

Growth measure

Rateable property data provides an indication of regional growth. The number of rateable properties has changed as follows to the date of this report. (Please note that this takes into account a number of property amalgamations):

<i>Date</i>	<i>Number of rateable properties</i>	<i>Change in rateable properties</i>
30 June 2016	11,575	
30 June 2017	11,672	0.84%
30 June 2018	11,757	0.73%
3 June 2019	11,738	-0.16%

Rates

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

- \$1.89 million – 30 November 2018
- \$2.20 million – 3 June 2019 (on 1,224 properties)

Council issued 22 notices of intention to sell land for overdue rates or charges totalling \$186,178 on 15 May 2019. All 22 actions were current as at 3 June 2019 with \$176,201 remaining outstanding.

Road maintenance detail

Councillors have previously requested additional information about road maintenance:

	<i>Rural</i> <i>(\$000's)</i>	<i>Urban</i> <i>(\$000's)</i>	<i>Total</i> <i>(\$000's)</i>
Bitumen road maintenance	551	112	663
Gravel road maintenance	1,702	17	1,719

Roadside drainage	474	164	638
Culvert maintenance	6	-	6
Vegetation maintenance	275	281	556
Traffic furniture	144	64	208
Linemarking	8	22	30
Total actual year to date	3,160	660	3,820
Expected pro-rata budget year to date	3,708	642	4,350

Council's 30 most costly road segments for bitumen, gravel or culvert maintenance were:

Esk Crows Nest (gravel) Ch26120-Ch34090	\$92,366
Fulham Rd Cressbrook (bitumen) Ch0-Ch2130	\$56,322
Kavanaghs Rd Buaraba (gravel) Ch0-Ch2840	\$50,660
Fulham Rd Cressbrook (bitumen) Ch2130-Ch4900	\$40,725
Muckerts La (gravel) Ch1370-Ch2780	\$40,637
Monsildale Rd (gravel) Ch12000-Ch19100	\$38,128
Gregors Creek Rd (bitumen) Ch3120-Ch4950	\$35,825
Cressbrook Caboonbah Rd (gravel) Ch8280-Ch13860	\$32,792
Banks Ck England Ck Rd (gravel) Ch0-Ch2900	\$32,532
E Summervilles Rd (gravel) Ch770-Ch2850	\$32,212
Fulham Rd Cressbrook (bitumen) Ch4900-Ch6500	\$31,087
Zischkes Rd (gravel) Ch20-Ch2300	\$30,981
Kimbala Rd (gravel) Ch0-Ch5680	\$30,719
Ann St Esk (bitumen) Ch240-Ch430	\$29,199
Louisavale Rd (gravel) Ch5010-Ch5810	\$29,139
Yielo Rd (gravel) Ch0-Ch5100	\$29,039
Cowah Rd (gravel) Ch0-Ch3990	\$28,289
Pohlmans Range Rd (gravel) Ch0-Ch2980	\$27,566
Langtons La (gravel) Ch3210-Ch5050	\$26,017
Falls Rd (gravel) Ch0-Ch2530	\$25,706
Sim Jue Creek Rd (gravel) Ch520-Ch4840	\$24,976
Yabba Rd (gravel) Ch0-Ch3330	\$24,692
Cedarvale Rd (gravel) Ch1540-Ch4410	\$24,371
Banks Creek Rd (gravel) Ch4670-Ch12870	\$23,953
Grays Rd (gravel) Ch1620-Ch3020	\$23,485
Monsildale Rd (gravel) Ch1630-Ch10200	\$23,379
Gregors Creek Rd (bitumen) Ch4950-Ch5530	\$23,347
Black Jack CreekR (gravel) Ch730-Ch3640	\$23,231
Westvale Rd (gravel) Ch1340-Ch13550	\$23,022
Braemore La (gravel) Ch1050-Ch3050	\$23,012
Subtotal	\$977,409

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2018 to 3 June 2019 including payments presented for the period 30 April 2019 to 3 June 2019 totalling \$7,497,201.92 and that the contents be noted.

Resolution

Moved – Cr Hall

Seconded – Cr Whalley

“THAT Council receive the financial reports for 1 July 2018 to 3 June 2019 including payments presented for the period 30 April 2019 to 3

June 2019 totalling \$7,497,201.92 and that the contents be noted."

Carried

Vote - Unanimous

Subject:	Coronation Hall Somerset Dam trial key agreement
File Ref:	Council properties - leasing out - Council land and buildings
Action Officer:	DFIN

Background/Summary

Coronation Hall at Somerset Dam is a popular wedding venue. Council hires Coronation Hall to prospective hirers usually after the prospective hirers have viewed the hall. Council has limited capacity to show the hall to all prospective hirers at the times requested by hirers.

On 10 April 2019, Council resolved to assemble an approved list of keyholders for Coronation Hall by:

- inviting expressions of interest (EOI) from suitably qualified persons who agree to the objectives and conditions of a trial 12-month key agreement, by an advertisement in a newspaper that circulates generally in the local government area; and
- allowing expressions of interest to be given to the local government for at least 21 days after the invitation is advertised; and
- Council choosing persons for the approved list of keyholders by resolution with a number of conditions and objectives to apply to each agreement

Two expressions of interest were received as follows:

- Somerset Dam and Districts Progress Association Inc (7 May 2019)
- Ms Bebe Jecis-Swadling (24 May 2019)

Both submitters agreed to all the conditions resolved by Council (attached) and it is recommended that both submitters be placed on Council's approved list of keyholders for Coronation Hall. It is brought to Council's attention that this is not a contractual process.

Attachments

Decision notice of 10 April 2019

Expressions of interest received on 7 May 2019 and 24 May 2019 from Somerset Dam and Districts Progress Association Inc (includes a letter) and Ms Bebe Jecis-Swadling

Recommendation

THAT Council place both of the submitters to Council's expression of interest process on Council's approved list of keyholders for Coronation Hall Somerset Dam for a period of twelve (12) months as follows:

- Somerset Dam and Districts Progress Association Inc
- Ms Bebe Jecis-Swadling

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

"THAT Council place both of the submitters to Council's expression of interest process on Council's approved list of keyholders for Coronation

Hall Somerset Dam for a period of twelve (12) months as follows:

- Somerset Dam and Districts Progress Association Inc
- Ms Bebe Jecis-Swadling."

Carried

Vote - Unanimous

Subject:	Purchase of specialised system for asset management and maintenance planning
File Ref:	Financial management - asset management - asset management systems
Action Officer:	DFIN

Background/Summary

Council resolved on 23 January 2019 as follows:

"THAT the Chief Executive Officer be authorised to submit applications as appropriate under the Local Government Grants and Subsidies Program 2019-2021 for 50% funding for the procurement of RACAS asset management system at the cost of \$60,000 excluding GST;

And further,

THAT following obtaining of road asset data using the RACAS system from Shepherd Services Pty Ltd in 2017 due to the specialised nature and sole supplier of the equipment being sought, it would be impractical or disadvantageous to invite additional quotes to obtain comparable equipment, that the RACAS system is to be procured from Shepherd Services Pty Ltd."

The background to the above decision is attached.

Obtaining road condition data on a regular basis is essential for managing Council's road assets which have a replacement value of \$394 million. While the grant application to purchase the RACAS system was not successful, it is nevertheless recommended that Council purchase the RACAS system because the cost of purchasing is less than the long-term cost of outsourcing the collection of road condition asset data (after three collections).

Attachments

Decision of 23 January 2019

Recommendation

THAT Council endorse the purchase of the Road Asset Condition Assessment System (RACAS) and that relevant changes be made at the 2019/2020 first budget review.

Resolution

Moved – Cr Choat

Seconded – Cr Hall

"THAT Council endorse the purchase of the Road Asset Condition Assessment System (RACAS) and that relevant changes be made at the 2019/2020 first budget review."

Carried

Vote - Unanimous

Subject:	Contract matter - evacuation signage
File Ref:	Risk management - corporate management - tenders - quotations - 2018 - 2019 - quotations
Action Officer:	DFIN

Background/Summary

Council has sought quotations to prepare evacuation signage consistent with the requirements of Section 43 of the Work Health and Safety Regulation 2011 from a limited pool of available suppliers.

The relevant work involves the preparation of around 220 compliant evacuation signs which include maps of a large number of Council owned facilities.

Officers identified only two suppliers after contacting Council's existing fire equipment testing contractor and sought quotations from those suppliers. Quotations received from two other firms were \$82,280 and \$24,200.

Section 225 of the Local Government Regulation 2012 requires that an invitation for a medium sized contractual arrangement be given to at least three persons who the local government considers can meet the local government's requirements at competitive prices.

Endorsement is sought for the appointment of the cheaper supplier.

Attachments

Nil

Recommendation

THAT Council engage, because of the specialised nature of the services that are sought, Concept Safety Systems to produce evacuation signage for Council facilities consistent with Section 43 of the Work Health and Safety Regulation 2011 and it would be impractical or disadvantageous for the local government to invite further quotes or tenders for this purpose.

Resolution

Moved – Cr Choat

Seconded – Cr Ogg

"THAT Council engage, because of the specialised nature of the services that are sought, Concept Safety Systems to produce evacuation signage for Council facilities consistent with Section 43 of the Work Health and Safety Regulation 2011 and it would be impractical or disadvantageous for the local government to invite further quotes or tenders for this purpose."

Carried

Vote - Unanimous

Subject:	Drought communities program - proposed letter to Minister
File Ref:	Grants - programs - drought communities program
Action Officer:	DFIN

Background/Summary

At a meeting on 31 May 2019, Council officers heard a presentation from Southern Downs Regional Council about the severe impact of drought in that area.

Southern Downs Regional Council representatives sought practical assistance with respect to the issues raised.

The recommendation below is consistent with the discussions on the day.

Attachments

Nil

Recommendation

THAT Council write to the Deputy Prime Minister, Minister for Infrastructure, Transport and Regional Development, the Honourable Mr Michael McCormack MP requesting consideration of further funding of the Drought Communities Programme extension for drought-declared local government areas.

Resolution

Moved – Cr Choat

Seconded – Cr Hall

“THAT Council write to the Deputy Prime Minister, Minister for Infrastructure, Transport and Regional Development, the Honourable Mr Michael McCormack MP requesting consideration of further funding of the Drought Communities Programme extension for drought-declared local government areas.”

Carried

Vote - Unanimous

Subject:	Esk Racecourse Advisory Committee Meeting - 21 May 2019
File Ref:	Community services - meetings - 2016 - 2020 - Esk Racecourse Advisory Committee
Action Officer:	DCORP

Background/Summary

The quarterly meeting of the Committee was held on Tuesday, 21 May 2019.

The following recommendation was noted -

“That the Memorandum of Understanding be altered at Item 3(h) to include the words “subject to the committee approval”.”

Attachments

Meeting Report for Esk Racecourse Advisory Committee Meeting – 21 May 2019.

Recommendation

THAT Council receive the meeting Report for the quarterly meeting of the Esk Racecourse Advisory Committee held on Tuesday, 19 February 2019 and

FURTHER THAT the Memorandum of Understanding be altered at Item 3(h) to include the words “subject to the committee approval”.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council receive the meeting Report for the quarterly meeting of

the Esk Racecourse Advisory Committee held on Tuesday, 19 February 2019; and

FURTHER THAT the Memorandum of Understanding be altered at Item 3(h) to include the words "subject to the committee approval".

Carried

Vote - Unanimous

Subject:	RADF - Regional Arts Development Fund Committee Meeting – 20 May 2019
File Ref:	2018 - 2019 - RADF – Doc Id. 1097835,1105654,
Action Officer:	DCORP

Background/Summary

The Regional Arts Development Funding Committee met on Monday, 20 May 2019 to discuss miscellaneous items of business. The meeting report from the meeting is attached.

The following recommendations were noted from the minutes:

- a) That an interpretive sign be installed over the electricity box (once appropriate permission has been obtained) to explain the story of the mural and its relevance to Twin Bridges.
- b) That the Committee approve an amount of \$2250 for the Esk Cultural Festival Association project "Esk Cultural Festival" as submitted.
- c) That as a significant proportion of the "Sense of Somerset 2.0" application is staffing costs; the committee refer the application to a full meeting of Council for consideration of funding through an alternate means;
- d) That the Committee approve an amount of \$11,850 for the Somerset Regional Council project "Writer in Residence" as submitted.
- e) That the Committee approve an amount of \$2,350 for the Somerset Regional Council project "2019 Somerset Senior Students Exhibition" as submitted."
- f) That the Committee approve an amount of \$1850 for the Kilcoy Art Society project "Introduction to Soft pastels for Adult Beginners" as submitted.
- g) That the Committee approve the outcome report for Somerset Regional Councils project "Picturing Innovation" as submitted.
- h) That Council Officers bring a report back to the committee outlining the possibility of touring "Picturing Innovation" within the Somerset Region.
- i) That the Committee approve the outcome report Somerset Regional Council's project "Creative Business" as submitted.
- j) That the Committee accept the nomination of Karen Leahy to join the Regional Arts Development Fund
- k) That the Committee accept the nomination of Jim Filmer to join the Regional Arts

Development Fund

Attachments

Attachment 1 - Meeting Report for RADF Meeting of 20 May 2019
Attachment 2 - Sense of Somerset 2.0 application

Recommendation

THAT Council receive the meeting report for the RADF Committee meeting held on Monday, 20 May 2019, and FURTHER THAT the recommendations contained in that report be endorsed.

Resolution

Moved – Cr Ogg

Seconded – Cr Gaedtke

“THAT Council receive the meeting report for the RADF Committee meeting held on Monday, 20 May 2019, and

FURTHER THAT the recommendations contained in that report be endorsed.

FURTHER THAT Council assist by funding the staff costs associated with the *Sense of Somerset 2.0*."

Carried*Vote - Unanimous*

Subject: Vandalism - February - May 2019
File Ref: Risk Assessment - Vandalism
Action Officer: DCORP

Background/Summary

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

The following incidents were reported during the period of 1 February to 31 May 2019 -

Date	Location	Incident
05/02/19	Minden Park, Toilets	Septic cover and taps smashed
06/02/19	Minden Park, Toilets	Graffiti external walls and roof
18/02/19	Lowood Recreation Complex	Premises broken into and various items stolen from canteen area
19/02/19	Jensen Swamp Reserve	Taps on outdoor sink smashed
19/02/19	Minden Park, Toilets	Catch on door lock broken
25/02/19	Lowood Skate Park	Graffiti on skate bowl and rubbish strewn about and bottles broken.
27/02/19	Kingfisher Way Park, Lowood	Fountain damaged and bent
28/03/19	Kilcoy Skate Park	Graffiti on skate bowl

28/03/19	Yowie Park, Kilcoy	Flush buttons on toilets damaged
28/03/19	Clock Park, Lowood	Female toilets graffitied
30/03/19	Memorial Park, Fernvale	Male and female toilets graffitied
20/05/19	Minden Park, Toilets	Flush buttons on toilets stuck on
20/05/19	Jensens Swamp Reserve	Outdoor taps and sinks broken
28/05/19	Kilcoy Showground	Toilet roll holders broken
31/05/19	Lowood Library and Customer Service Centre, Lowood	Anti-skate strip removed from footpath

The Vandalism Repair Costs until 31 May 2019 are attached. There was no Insurance Claims relating to Vandalism for this period.

Attachments

Table – Vandalism Repair Costs - May 2019.

Recommendation

THAT Council receive the Vandalism Report for the period 1 February to 31 May 2019 and the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council receive the Vandalism Report for the period 1 February to 31 May 2019 and the contents be noted."

Carried

Vote - Unanimous

Subject: Procedure for dealing with Public Interest Disclosures made under the Public Interest Disclosure Act 2010 (Queensland)
File Ref: Corporate Management - Procedures
Action Officer: DCORP

Background/Summary

The Office of the Queensland Ombudsman (the Office) is committed to fostering an ethical, transparent culture. In pursuit of this, the Office values the disclosure of information about suspected wrongdoing in the public sector so that it can be properly assessed and, if necessary, appropriately investigated. The Office provides support to any employee, public officer or other person who makes a disclosure about matters in the public interest.

On 7 May 2019, the Queensland Ombudsman approved a standard Procedure to ensure that practical and effective procedures are implemented which comply with the requirements of the *Public Interest Disclosure Act 2010* (PID Act).

It is incumbent on Somerset Regional Council (Council) to meet its obligations under the PID Act relating to any disclosures made to or by it, by introducing and adopting a Public Interest Disclosure Procedure. Whilst adoption of the Public Interest Disclosure Procedure is not formally required by Council, it is advisable, to ensure Councillors are aware of the issues and processes involved and their responsibilities in relation thereto.

A Public Interest Disclosure Procedure has been prepared which encompasses the requirements of the PID Act and is *attached* as Annexure "A".

Attachments

"A" - Public Interest Disclosure Procedure

Recommendation

THAT Council adopt the new Public Interest Disclosure Procedure in attachment "A".

Resolution

Moved – Cr Gaedtke

Seconded – Cr Ogg

"THAT Council adopt the new Public Interest Disclosure Procedure in attachment "A"."

Carried

Vote – 6 / 1

Adjournment of meeting

The meeting adjourned at 10.15am for morning tea, resuming at 10.40am.

Subject:	CCTV network status
File Ref:	Council properties - security - surveillance - closed circuit TV - CCTV
Action Officer:	ICTC (Danial Webster)

Background/Summary

Council has a significant investment in CCTV camera installations across the region. Responsibility for CCTV was passed to the ICT section in mid-2018, and an initial audit identified many issues relating to a lack of documentation on installation locations and network topology, inconsistent or default passwords in use, and nearly 40% of installed cameras either not in working order or performing inadequately due to issues with the underlying infrastructure or vegetation hampering wireless connectivity. Feedback from local police also indicated that cameras were often only found to have failed when attempts were made to retrieve footage following an incident, due to a lack of oversight or programmed maintenance. In several cases police access to the cameras had also failed, reducing their capacity to investigate offences quickly and effectively and resulting in substantial time being spent by Council staff travelling to sites and retrieving footage for the police. This footage then also had to be approved for release by the CEO and registered into Council's document management system as correspondence despite the recorded incident often being unrelated to Council.

On 31 July 2018 Council committed funds to rectify these defects in existing installations. This project has now been completed under budget. All camera installations have been returned to working order with more reliable connectivity and, in most cases, are delivering better quality and more relevant footage. Council staff are also now able to remotely access all existing camera installations to regularly check that they are functional and delivering appropriate quality footage. Connectivity has also been restored to local police stations for appropriate cameras, allowing live monitoring and footage retrieval directly by police as needed. This has greatly decreased the reliance on Council staff to assist in investigations, allows police to respond more quickly and removes the need for Council to retain footage in our document management system that is not related to Council activities. Feedback from local police has indicated that access to the CCTV system has directly resulted in the successful closure of

several incidents in different townships.

Project Expenditure			
Town	Budget	Expenditure	Difference
Esk	\$28,000	\$32,550.39	\$4,550.39
Fernvale	\$74,000	\$90,843.98	\$16,843.98
Kilcoy	\$41,000	\$36,370.39	-\$4,629.61
Lowood	\$31,000	\$24,598.02	-\$6,401.98
Toogoolawah	\$71,000	\$47,453.24	-\$23,546.76
TOTAL	\$245,000	\$231,816.02	-\$13,183.98

It was noted during the project that, although the township of Esk has a significant number of cameras installed, the majority are focused on protecting Council assets and unlike most other towns minimal coverage exists of the main street. At the request of Esk police Council recently applied unsuccessfully for funding to improve this coverage, and it is recommended that applications continue to be made for future funding sources as they become available.

Attachments

Nil

Recommendation

THAT Council receive the Officer Report on CCTV network rectification and the contents be noted.

FURTHER THAT Council continue to apply for funding to improve CCTV coverage in Esk.

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

“THAT Council receive the Officer Report on CCTV network rectification and the contents be noted.

FURTHER THAT Council continue to apply for funding to improve CCTV coverage in Esk.”

Carried

Vote - Unanimous

Subject: Toogoolawah Library – service review
File Ref: Officer's report
Action Officer: (RL) Regional Librarian

Background/Summary

In response to community feedback a review of service delivery and opening hours will be undertaken at Toogoolawah Library. The purpose of this review is to assess the quality of Somerset library services in Toogoolawah and to utilise learnings from this process in order to affect improvement.

Current usage of Toogoolawah Library demonstrates that it is currently the least utilised of all council libraries, even allowing for lesser opening hours. The most recent available circulation statistics indicate average daily transactions for Toogoolawah at 98, Esk -182, Kilcoy – 255 and Lowood – 285.

At present the size of the Toogoolawah library building can limit the range of activities that may be provided to the community to increase the level of usage. Well attended events at other Somerset library branches include guest speaking events, crafting and community robotics sessions. These events regularly draw an audience of 10- 20 people per event at Kilcoy and Lowood libraries.

As libraries continue to evolve in the digital age, public libraries in particular are looking at ways to further engage with their communities beyond their traditional core business of being repositories of, and providing access to, knowledge and information.

Public libraries are increasingly being designed and seen as hubs within the community, co-located with other community services so that one location meets a variety of community needs. As this trend continues it allows libraries to re-evaluate what they offer the community and how they offer it, as well as consider what emerging needs can be explored and provided for within the ambit of a public library.

With this in mind, and in alignment with *Somerset Libraries Strategic Plan 2019 – 2023*, council officers are reviewing the way the library service is delivered in Toogoolawah with the possibility of establishing a community hub in the future that services the whole of the Toogoolawah district including the established town and outlying areas.

A community hub is a co-located community meeting and activity space that can combine a number of different elements: community centre, library, office space for community organisation, training rooms, business incubation space and quality public space.

Co-location of these of these activities allows for more fluid interaction between library and community centre activities. There is a great opportunity for the creation of a vibrant and active shared space with significant efficiencies and great community benefits derived from reducing physical and management barriers between the library and community centre spaces. Activities that occur in contemporary libraries are now much more diverse than books and reading and community centres do, and should be, much more than community services delivery and offices for community organisations.

The Toogoolawah Library service can simply be improved by providing greater opening hours. This will increase patronage and lessen patronage loss from those potential customers who see the service not being as reliable as it should be because of the reduced hours. Options for increased opening hours include -

Current

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
Closed	9 - 12.30 1-5pm	Closed	9 - 12.30 1-5pm	9 - 12.30 1-5pm	\$735.93 (per week) \$36,796pa

Option 1

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30am	9 -12.30 1-5pm		9 -12.30 1-5pm	9 -12.30 1-5pm	\$822.51 (per week) \$41,125pa

Option 2

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30am	9 -12.30	1 – 5pm	9 -12.30	9 -12.30	\$981.24

	1-5pm		1-5pm	1-5pm	(per week) \$49,062pa
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Option 3

Monday	Tuesday	Wednesday	Thursday	Friday	Staff cost
9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	9 - 12.30 1 - 5pm	\$1226.55 (per week) \$61,327pa

Attachments

Nil

Recommendation

THAT Council introduce a service increase trial at the Toogoolawah Library for the first six (6) months of 2019/20 based on Option 3, opening five (5) days a week.

CEO COMMENT - An amendment to the motion was made to reflect Option 2 and was accepted by the mover and seconder as the motion.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council introduce a service increase trial at the Toogoolawah Library for the first six (6) months of 2019/20 based on Option 2, opening five (5) days a week."

Carried*Vote – Unanimous*

Subject: Somerset Libraries Strategic Plan 2019 - 2023
File Ref: Officer's report
Action Officer: RL

Background/Summary

The Somerset Libraries Strategic Plan 2019 - 2023 serves to benefit the community by proposing goals and strategies that will support continuing excellence in the delivery of programs which match the needs of library users and future communities.

This document provides the overall framework for the future development and delivery of Somerset's library services and articulates a vision and statement of purpose for the library service. A key feature of this document is that it outlines six areas of focus for the service which are:

- Digital Library
- Welcoming places and spaces
- Reading community
- Culture and Heritage
- Collaboration and partnerships
- Knowledgeable, innovative and accountable

This plan, based on current usage data, industry developments and community consultation, identifies key priorities for the library service - mapping out the goals and strategies to enable the library to meet the needs of the local community, now and into the future.

Attachments

Somerset Libraries Strategic Plan 2019 - 2023

Recommendation

THAT Council endorses the Somerset Libraries Strategic Plan 2019 – 2023.

FURTHER THAT Council will work to progress projects and goals noted in the Strategic Plan through the 2019 / 2020 budget and Operational Plan.

Resolution	Moved – Cr Gaedtke	Seconded – Cr Ogg
	<p>“THAT Council endorses the Somerset Libraries Strategic Plan 2019 – 2023.</p> <p>FURTHER THAT Council will work to progress projects and goals noted in the Strategic Plan through the 2019 / 2020 budget and Operational Plan.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>	

Subject:	Youth Engagement Officer - May 2019 Monthly Report
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 May 2019. 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:

- Lowood State High School Support Services Meeting
- Toogoolawah State High School Support Services Meeting
- Talkin’ It Up Forum Meeting
- Youth Interagency Meeting
- West Moreton Health
- Busy at Work
- Ipswich Hospital Foundation
- Anglicare
- Headspace
- Ipswich Community Youth Service (ICYS)
- Ipswich City Council
- Lockyer Valley Council
- Toogoolawah State High School
- Toogoolawah Primary School

- Lowood State High School
- Kilcoy State High School
- South West Advocacy and Pathways
- Your Town
- Multicultural Sports Club Qld
- Brave Foundation
- Back to Work
- Access
- Department of Human Services
- Headspace

General activities and key projects undertaken

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

YEO was invited and attended the Toogoolawah State School and State High School Community forum - **“Online Safety, Start the Chat”** - Tuesday, 14 May. The evening focussed on helping everyone in a child’s life to have a conversation about online safety, find out more about the issues children face in the online world and practical ways to improve their online safety. Topics covered in the program booklet –

- Your child’s first smartphone – are they old enough?
- Screen time for your child – 7 tips
- Screen Smart Parent Tour facts and tips
- Positive and responsive Technology Use Guide
- A Quick Guide – Easy read guide for victims of image based abuse.

Youth

The YEO continues to assist the Fernvale VISO and SRO with the **Somerset Rail Trail Fun Run or Ride**. Main area of focus for YEO is the festival part of the event, entertainment, stall holders and attractions. Expression of interest for food and general vendors has been advertised via social media, print media and email. Application forms are now starting to be received. The festival part of the event will include:

- Children’s Disco and Face Painting
- Reggae Band to enhance the festival vibe of the event.
- Climbing Rock Wall
- 2 large sports inflatables – Hippo Chow Down – bungee tug-o-war style game and Human Foosball.
- Jumping castle
- Large inflatable slide
- Petting/Animal Farm.

YEO attended the Emerging Elders Camp on Thursday, 2 May, held at the Stanley River Environmental Education Centre. Youth from Kilcoy, Toogoolawah and Lowood State High Schools were all in attendance and the council covered costs for bus transfer and return for the students. The 4-day (3 night) camp is for year levels 7-12. The Youth go and experience the Jinibara Country and soak it all up. The program focuses on how Jinibara Elders of the past mentored their communities and how this knowledge can be applied to a student leader in a school setting. The students develop an appreciation for ancient, historical and contemporary Jinibara culture whilst undertaking a canoe journey to a Jinibara Bora ground, investigating Jinibara tools and technologies, listening to stories, and learning dance & language. Throughout this program students consider their role in leading communities towards a reconciled and harmonious future.

The YEO continues as a member of the steering committee for the Ipswich Hospital Foundation, **Talkin' It Up Forum**, to be held at Lowood State High School. This forum is all about promoting young people having healthy discussion about mental health, breaking down the stigma attached to mental health and inspiring ways of promoting activities that will enhance the mental health of those young people attending schools and or organisations in the regions of Ipswich, Somerset and Lockyer. Meetings were held this month Tuesday, 14 and 28 May 2019. YEO is responsible for organising the catering for the event (400 persons), liaising with the school regarding venue logistics, media equipment and general operation.

All Somerset Region State High Schools were contacted with the information regarding the Forum and invited to participate. Kilcoy State High School will not be participating, Lowood State High School and Toogoolawah State High School will be attending with 20 students per school, plus teachers and supervisors.

Somerset State High Schools have attended the Forum every year since its inception. The Somerset region hosted the first forum in 2016 and again hosting the event in 2019. *Approval required from the council to cover the costs for the workshop participant wristbands - \$335.30 including postage, plus bus transfer for the Toogoolawah State High School Students. Toogoolawah State High School will be utilising their own school bus for the transfer however requesting fuel costs to be covered up to \$300. Total commitment of \$635.30.*

YEO attended the **Youth Interagency Meeting** in Ipswich Tuesday, 21 May 2019. This meeting is facilitated by Ipswich Community Youth Service. It promotes strong stakeholder networking, engagement and collaboration. The agenda covers emerging trends, issues for discussion, upcoming initiatives and programs. There is a definite increase in attempted suicides and patients are being released up to only a couple of hours after being admitted with no program in place for follow up and support post the incident. Requests for mental health assistance continue to rise. Headspace alone receives over 150 referrals per month.

Kaylee Howell from the Department of Human Service's financial Information Service was the scheduled speaker for the meeting. Kaylee spoke about the free service for the public that can inform and educate about financial matters. This can be tailored to the Youth.

YEO is currently putting together the **Somerset Winter School Holiday Program** for June/July 2019. Stakeholders Kilcoy and Fernvale Indoor Sports Centre have been invited to submit activities along with the council Libraries and Information Centres. These are all free or low-cost activities available for all ages throughout the Holiday Period.

The proposed Council hosted event is an excursion to the Darling Downs Zoo for ages Prep-Year 12. The visit will include educational presentations (treat feed and talks) on Crocodiles, Asian Monkeys, Tigers, Giraffes, Cheetahs, Meerkats, Hippos, Lions, Snakes, South American Birds and Monkeys. Participants pay direct to the Darling Downs Zoo. A discounted student group rate has been organised - Prep to Year 10 - \$12 each, Year 11 to 12 - \$16 each. *Approval required from the council to cover the cost of the bus transport for the excursion - \$1980 (this includes both Southern and Northern trips).* Northern Group covers participants from Kilcoy, Harlin, Toogoolawah and Esk is scheduled for Friday, 5 July. Southern Group covers participants from Coominya, Fernvale, Lowood, Mt Tarampa, Tarampa and Minden.

Attachments

Nil

Recommendation

THAT Council receive the Youth Engagement Officer Monthly Report for May 2019, and that

the contents be noted.

THAT Council approve the costs to cover the workshop participant wrist bands for the Talkin' It Up forum.

THAT Council approve the costs to cover the bus transport for the Darling Downs Zoo excursion.

Resolution

Moved – Cr Brieschke

Seconded – Cr Whalley

“THAT Council receive the Youth Engagement Officer Monthly Report for May 2019, and that the contents be noted.

THAT Council approve the costs to cover the workshop participant wrist bands for the Talkin' It Up forum.

THAT Council approve the costs to cover the bus transport for the Darling Downs Zoo excursion.”

Carried

Vote – Unanimous

Subject:	Organisational Closedown - Christmas / New Year 2019
File Ref:	Governance - Reporting - Officer Reports
Action Officer:	DCORP

Background/Summary

In previous years, Council has approved the closure of its office and libraries for the Christmas – New Year period.

Staff have been required to take leave and any emergent issues were dealt with by a skeleton crew. Council has not received any adverse public comment arising from such closure.

It is proposed that the offices and libraries be closed for the 2019 Christmas – New Year period. The statutory holidays fall on Wednesday, 25 December 2019, Thursday 26 December 2019 and Wednesday 1 January, 2020. It is proposed that offices remain closed for the working days of 27, 30 and 31 December 2019 and reopen on Thursday 2 January, 2020.

Staff should be encouraged to take leave during this time, including banked RDO's / TOIL accrued for genuine operational needs.

For the outside workforce, an annual closedown is observed with a skeleton crew dealing with any emergency issues. The closedown will commence on Thursday 19 December 2019 with staff returning to work on Monday 20 January, 2020.

Council's meeting schedule currently includes Thursday 19 December, 2019 as an Ordinary Meeting day.

Attachments

Nil

Recommendation

THAT:

- (i) all Somerset Regional Council offices and libraries remain closed for the 2019 - 20 Christmas – New Year period commencing Wednesday 25 December, 2019 and reopening on Thursday 2 January, 2020 and further that all staff be encouraged to take leave during this time;
- (ii) Council note the annual closedown for the outside workforce will commence on Thursday 19 December 2019, with staff recommencing on Monday 20 January, 2020.

Resolution

Moved – Cr Ogg

Seconded – Cr Brieschke

“THAT:

- (i) all Somerset Regional Council offices and libraries remain closed for the 2019 - 20 Christmas – New Year period commencing Wednesday 25 December, 2019 and reopening on Thursday 2 January, 2020 and further that all staff be encouraged to take leave during this time;
- (ii) Council note the annual closedown for the outside workforce will commence on Thursday 19 December 2019, with staff recommencing on Monday 20 January, 2020.”

Carried

Vote – Unanimous

Subject: 2019 / 2020 Somerset Regional Operation Plan
File Ref: SRC - Corporate Management - Planning - Operational Plan
Action Officer: DCORP

Background/Summary

The 2019-20 Operational Plan has been reformatted to align with the Corporate Plan Focus areas. The Operational Plan activities have been completely reviewed by Directors and Managers. The Budget has been split using the Corporate Plan focus areas and is provided in summary form at the beginning of the Operational Plan. This clearly shows the resources Council is dedicating within Budget to achieve results in the Plan.

Attachments

Attachment 1: Operational Plan 2019-20

Outcome

THAT Council adopt the Operational Plan 2019-20.

Resolution

Moved – Cr Whalley

Seconded – Cr Ogg

“THAT Council adopt the Operational Plan 2019 - 2020 (**Attachment A** to these Minutes).

THAT the Operational Plan 2019 – 20 be amended as follows –

Under Item 24 insert new activity – *Continue to advocate for inclusion in Works for Queensland funding.*

Carried

Vote – Unanimous

Subject:	Operations Report - May 2019
File Ref:	Governance - Reporting - Officer Reports
Action Officer:	CSSA

Background/Summary - Technical Design Team (Michael Kinion)

This team has finalised the detailed designs for the 2018-2019 capital works program. They have provided support to the construction crews on the roadworks at the construction of Walter Street, Lowood, shared paths in Lowood and Toogoolawah, Gregors Creek Road and Forest Hill Fernvale Road. The team has also provided support for the construction of Marumbah Creek, Charlies Gully and Burnett Inn Creek Bridges.

The Technical Design team continue to set out traffic counters within the region to maintain our current information and update the asset register with the latest information following completion of works and inspections.

Permit	May-19	May-18
Property Searches	48	87
Land access Permit	69	56
Property Access Applications	4	12
National Heavy Vehicle Regulator Permits – TMR Dwellings	10	12
National Heavy Vehicle Regulator Permits – TMR Other	5	11
National Heavy Vehicle Regulator Permits – Portal	0	0

Background/Summary – Works Department (Rob Bouchier)

Weather Conditions:

Weather is continuing to be fine.

Gary Eastell - Foreman:

Northern Maintenance Crew (Nigel Valentine)

Crew has completed drainage in Highland Street and has been working on underground drainage in George Street, Toogoolawah. Some maintenance issues on Drew Lane and Morden Lane have recently been completed with the crew now back in Toogoolawah.

Excavator crew (Dave Bandit)

There have been four burials during May. This crew has been working on underground drainage in George Street, Toogoolawah along with illegal dump site clean ups and small drainage maintenance jobs.

Landfill (Rob Hester)

Waste operations are continuing as normal at Esk Landfill. New weighbridge is ready for end of June start. The approaches are sealed and the crew will have inductions on Wednesday, 5 June.

Wayne Kohler - Foreman:

Southern Maintenance Crew (Thomas Varney)

This crew has completed the rehabilitation works on Forest Hill-Fernvale Road. Asphalt

intersection was placed on Thursday, 30 May. The final seals will be completed in September due to the cooler temperatures. This crew is now back on maintenance works in the Prenzlau area.

Esk Concrete Crew (Ron Ratcliff)

This crew is continuing with Walters Street and Park Street underground drainage and kerb works.

Doug Freeman - Foreman:

Kilcoy 1 Grader Crew (Stuart Gardner)

This crew has completed maintenance works on Pohlman's Range Road and shoulders on Gregors Creek Road. This crew has now begun the reconstruction project on Gregors Creek Road.

Kilcoy 2 Grader Crew (Acting Peter Cobbin)

This crew has now completed maintenance work on Banks Creek and England Creek roads and has relocated to Jimna for maintenance work on Kilcoy Murgon Road for TMR under the RMPC.

Bob Peters – Foreman:

Bitumen Crews

This crew has been continuing with TMR RMPC works on D'Aguilar Highway, Brisbane Valley Highway and Wivenhoe Somerset Road pavement repairs. Our HD 45 trucks continue to be busy repairing potholes over the TMR and Council networks along with sealing new works and QUU repairs as required.

Bruce Zinn - Foreman:

Bridge Crew: (Chris Wheeler)

This crew has completed the replacement of Burnett Inn Creek bridge and placed all the pipes at Charlies Gully Bridge on Western Branch Road. This crew has now made a start on Buaraba Creek Road with this work ongoing for the next few months.

Kilcoy Concrete Crew: (Kerry Kubler)

This crew is completing concrete pours at Charlies Gully on Western Branch Road.

Lyle Crawford – Senior Foreman:

Repair Crew 1: (Jim Walker)

This crew is continuing with various customer service requests including ongoing maintenance including all signage, installation of five new solar lights in Kilcoy area, vac truck works for pipe and drain cleaning in Kilcoy and Somerset area, line marking in various places, trimming vegetation in various locations, pipe separation repairs in Lowood and Toogoolawah areas, RMPC signage repairs, footpath repairs in Kilcoy area, loosen stormwater pit lids in Kilcoy area for engineering inspections, crack Sealing on Glamorgan Vale road and removed a large rock from a concrete pipe at Mountain View Road.

Repair Crew 2: (Steve Nutley Ganger)

This crew is continuing to work in conjunction with repair crew 1 to complete various projects mentioned above.

Department of Transport and Main Roads (TMR) Works

Council is presently working on the following projects on behalf of TMR.

- Forest Hill Fernvale Road pavement rehabilitation. Completed up to final seal stage.
- Guardrail project on Brisbane Valley Highway and Wivenhoe Somerset Road.

Completed.

Council has engaged specialist subcontractors to assist with delivery of the above works as required.

Council has recently received letters of acceptance for the following TMR projects:

- Brisbane Valley Highway, batter protection near Fernvale. Council Officers have called quotations from suitable sub-contractors to assist with the delivery of this project. Quotations close in late June and construction timelines will be better known once a successful sub-contractor is appointed.
- D'Aguilar Highway (Mary Street) pavement rehabilitation. Council Officers have met with TMR Officers to discuss public consultation for this project. TMR will be leading the consultation process and will provide further information shortly.

Works carried out by Contractors

A&M Civil are currently working on Forest Hill Fernvale shared footpath project, Esk Crows Nest Road and appointed for the shared footpath works in Toogoolawah. CPM have completed works on Sandy Creek Bridge on Pine Mountain Road and opened to the public. Ark Construction have been provided possession of site for Yellow Gully Bridge on Atkinson Dam Road with works scheduled to commence in coming weeks. All projects are progressing to agreed timeframes.

Charlene Meehan – Parks and Garden Coordinator:

Esk Gardeners:

The Esk crew are continuing with mowing and garden maintenance activities.

Esk and Lowood Mowing Crew:

The mowing crew are continuing with mowing activities.

Kilcoy Mowing Crew and Gardeners

The Kilcoy crew are continuing with mowing and garden maintenance activities.

SRC Slasher Operators:

Slasher operators are continuing with slashing and flail mowing activities.

Town Stewards:

The town stewards are undertaking their normal duties.

Peter Heath – Workshop Foreman:

Mechanics:

This month we have had the usual repairs, service and maintenance of Council fleet.

P.110 John Deere grader from Kilcoy had a blown head gasket. Head was removed, checked and refitted with new gasket. Radiator was also taken out and cleaned. Turbo and fuel injectors were checked, found to be worn and out of spec, so they were also replaced.

One repair carried out on IWS trucks.

No new lease vehicles have been delivered.

Monthly check and start test on emergency gensets were carried out at Esk office, Fernvale Futures and Kilcoy Depot.

Half yearly inspections and service were carried out on Group 3 floating plant items.

Welding Crew:

Carried out various repairs to Council assets in and around parks, gardens and buildings around the region.

Fabricate and install hand rail on shared footpath project at Toogoolawah.

Assist with the installation of two solar light poles with lights on the same site.

Carry out operation inspections on all playground equipment in the region.

Fabricate and install mesh walkway with handrail for access to weigh bridge and building.
Carried out various repairs to Council plant.

Hire Plant:

- Council has been using hired rollers, excavators and water trucks as required.
- Ellis Stabilisers – Profiler for Forest Hill Fernvale Road.
- Colas are undertaking various sprayed sealing operations.
- Allen's Asphalt have completed work on Forest Hill Fernvale Road project.

Reflect Info:

- TMR – RMPC has 1890 defects with 489 accomplishments completed.
- Local Roads has 1737 defects recorded with 1418 accomplishments.
- Somerset Bridges has 202 completed inspections.

Background/Summary – Customer Service Requests (Debbie Chandler)

Council received 380 customer service requests for the month of May 2019. A copy of the report is attached for your information.

Month	No of CSR's received	For comparison month	No of CSR's received
Jul-18	377	Jul-17	539
Aug-18	365	Aug-17	595
Sept-18	410	Sept-17	456
Oct-18	389	Oct-17	458
Nov-18	357	Nov-17	547
Dec-18	258	Dec-17	421
Jan-19	365	Jan-18	536
Feb-19	392	Feb-18	585
Mar-19	403	Mar-18	533
Apr-19	359	Apr-18	451
May-19	380	May-18	483
		June-18	409

The top five requests received from customers during the month of May 2019:

- Roads/bridges/drainage - traffic furniture - 53
- Roads/bridges/drainage - vegetation - 26
- Dogs wandering at large - 25

- Roads/bridges/drainage - gravel roads - 22
- Livestock wandering at large - 20

Attachment

Customer service request report for month of May 2019.

Recommendation

THAT Council receive the Operations Report for May 2019 and the contents noted.

Resolution

Moved – Cr Hall

Seconded – Cr Whalley

"THAT Council receive the Operations Report for May 2019 and the contents noted."

Carried

Vote – Unanimous

Subject:	Esk Bowls Club - street lighting
File Ref:	Roads - maintenance - street lighting
Action Officer:	CD (Gary Love)

Background/Summary

Council officers received a service request (Doc Id 1114118) for lighting to be installed in front of Esk Bowls Club, 23 Esk Hampton Road Esk. The Secretary of Esk Bowls Club approached Council advising that the bowls club have received several complaints that when the lights from the club have been turned off it is very dark and people going to their cars are unable to see the gutter. The Esk Bowls Club has asked if Council could install a solar light, similar to those recently installed in Pipeliner Park, near the bowls club carpark.

Council officers undertook an inspection of the area to review nearby lighting and existing Energex power poles on which additional lighting could be placed. On inspection of the area it was noted that there were two existing power poles (P562445-A and P15124A), in the vicinity of the bowls club carpark, which carry 11kV and low voltage power supply. Both poles are located along Esk Hampton Road which is a town main road and controlled by Transport Main Roads (TMR).

It was noted that of the two power poles, in this vicinity, one already had an outreach arm with street light attached:

- Energex Pole P562445-A – outreach arm with M50 (Mercury Vapour) light onto road
- Energex Pole P15124-A – no outreach arm, no light

Options available to Council to improve lighting in this area are:

- 1) Contact Energex to see if an additional streetlight could be installed (Mercury Vapour or LED) onto pole P15124-A.
- 2) Council to install a new pole and solar light in the vicinity of the bowls club carpark. Existing poles that were removed from Pipeliner Park could be utilised with the addition of a LED solar light. The cost to council for the purchase of this solar light would be in the region of \$2500 - \$3500 dependant on supplier and light type. Issues with the installation of a new solar light would be the location of this pole to provide sufficient

light to the car park area and clearance to the pole from the footpath.

- 3) Do nothing and respond to Esk Bowls Club informing them of the existing light adjacent to their location and offer no objection should they wish to install solar light(s) within the boundary of the bowls club that would provide additional illumination to the carpark area.

It is suggested that Option 1 provides the best outcome for Council and Esk Bowls Club. Council would need to approach Energex to establish if a suitable lighting design can be achieved, noting that should Council not proceed with Energex design findings that Council will need to pay for this design cost. Previous design costs have been in the region of \$500 for single luminaire installations. A future report will come back to Council for further consideration, once the Energex advice is received.

Attachments

Location sketch of Esk Bowl Club, Esk

Recommendation

THAT Council approach Energex to establish if a suitable lighting design can be achieved in the area around Esk Bowls Club, Esk with Energex design costs to be covered should Council decide not to proceed.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council approach Energex to establish if a suitable lighting design can be achieved in the area around Esk Bowls Club, Esk with Energex design costs to be covered should Council decide not to proceed."

Carried

Vote – Unanimous

Subject:	Application to Hold Annual Lifecycle Cycling Classic - Sunday 23 June 2019 (Doc ID 1105618, 1112228)
File Ref:	Recreation and cultural services - event management - community events - festivals - sporting
Action Officer:	CSSA

Background/Summary

The Lifecycle Cycling club has written to Council requesting permission to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019.

The annual cycling event has been conducted for many years; however, in previous years it mostly followed the State controlled roads including Forest Hill Fernvale Road and Brisbane Valley Highway. The Department of Transport and Main Roads and Police have requested that the cyclists not travel on the Brisbane Valley Highway due to the increasing traffic on the highway; Accordingly, the Lifecycle Cycling Club has changed the route. The new proposed route is mostly Council's local roads to travel from Lowood to Coominya to Mt Tarampa and back to Lowood. Refer to attached full cycle course details. The Queensland Police Service has approved the application and Lifecycle Cycling is presently waiting for approval from Department of Transport and Main Roads.

Attachments

Letter from Lifecycle Cycling Club including proposed route

Recommendation

THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019 with the following conditions:

- 1) The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
- 2) The organisers must make all arrangements associated with the safe running of the event.
- 3) Organiser of the event must have public liability insurance in an amount not less than \$10,000,000 with Somerset Regional Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.
- 4) A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
- 5) A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated state controlled roads to hold this event.
- 6) Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
- 7) A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
- 8) All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
- 9) Any change to the details provided to Council regarding this event shall be notified to Council in writing.

Resolution

Moved – Cr Whalley

Seconded – Cr Ogg

“THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 23 June 2019 with the following conditions:

- 1) The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
- 2) The organisers must make all arrangements associated with the safe running of the event.
- 3) Organiser of the event must have public liability insurance in an amount not less than \$10,000,000 with Somerset Regional

Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.

- 4) A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
- 5) A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated state controlled roads to hold this event.
- 6) Provide a traffic management plan which is to be approved by Somerset Regional Council prior to the event.
- 7) A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
- 8) All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
- 9) Any change to the details provided to Council regarding this event shall be notified to Council in writing."

Carried

Vote – Unanimous

Subject:	Minutes of the Traffic Safety Advisory Committee Meeting - 15 May 2019
File Ref:	Community services - service provision - transport safety advisory committee
Action Officer:	DOPER

Background/Summary

A meeting of the Traffic Safety Advisory Committee (TSAC) took place at Esk on Wednesday, 15 May 2019.

Attachments

Minutes of the TSAC – 15 May 2019

Recommendation

THAT Council receive the minutes of the Traffic Safety Advisory Committee (TSAC) held on Wednesday, 15 May 2019 and the contents be noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

"THAT Council receive the minutes of the Traffic Safety Advisory Committee (TSAC) held on Wednesday, 15 May 2019 and the contents be noted."

Vote – Unanimous

Carried

Subject: Refuse and recycling charges - waste levy
File Ref: Waste management - fees and charges - waste levy
Action Officer: (DMO) Adam Staunton

Background/Summary

The Queensland Government is developing a new waste management and resource recovery strategy intending to reduce the amount of waste generated. This strategy is underpinned by a waste levy, commencing 1 July 2019.

Somerset Regional Council is one of the 39 levy zone areas throughout the State. This covers around 90 per cent of Queensland's population and is where the majority of waste is generated and disposed. Waste disposed of in the levy zone will be liable for the waste levy.

All waste going to landfill in Queensland will incur the applicable levy rate unless the waste is both generated and disposed of in the non-levy zone. There are exemptions for some specific types of waste; Examples include, waste that results from a declared disaster and clean earth that could be used as cover material.

Somerset Regional Councils only leviable site is the Esk Landfill, 30 Murrumba Rd Coal Creek. The three (3) Transfer Stations located at Coominya, Harlin and Kilcoy are not assessed under the levy regulation; however, waste transferred from these sites to the Esk Landfill forms part of the overall leviable waste for Somerset Regional Council.

To facilitate the implementation of the waste levy, Council was successful with a State Government Grant to install a weighbridge and improve security at the Esk landfill. The weighbridge installation was completed in May 2019, and technological solutions are presently being installed with staff training to follow immediately.

The Levy applies to all waste that is disposed of to the landfill, including domestic waste, commercial and industrial waste, construction and demolition waste and regulated waste. The levy rates are categorised below:

Waste Classification	Levy rate (per tonne)
General waste: municipal solid waste, commercial and industrial, construction and demolition	\$75
Regulated waste: Category 1	\$155
Regulated waste: Category 2	\$105
The waste levy for all classifications will increase by \$5 on July 1 each year	

Who pays the levy?

Landfill operators (local councils and private businesses) pay the levy to the Queensland Government based on the amount of waste disposed of to landfill.

Landfill operators will make a business decision on if and how the levy is passed through to their customers.

No direct impact on households

The Queensland Government has committed to ensuring the levy has no direct impact on

households. To deliver this, councils will receive annual payments to offset the costs of the waste levy. The formula for calculating these annual payments is set out in the regulation.

Current Charges

Currently Council charges per cubic metre for all vehicles/types and commercial waste is only allowed at the Esk Landfill. To be clear; No commercial waste is received at Coominya, Harlin or Kilcoy Transfer Station. Transfer station receive domestic waste only.

Current charges (Esk Landfill):		
Volume	Domestic Charge	Commercial Charge
Less than 0.5 cubic metres	\$7	\$57 per cubic metre, or part thereof
Greater than 0.5 cubic metres but less than 1.0 cubic metres	\$10	
1.0 cubic metres or greater / charged by cubic metre	\$13 per cubic metre	

Copy of 2018/19 Fees attached for information.

Future Charges

In keeping with the State Governments commitment of 'no impact on households', the fees associated with domestic waste will remain the same. Hence, transfer stations will proceed to function as they do now. However, with regards to Esk landfill, the process of how domestic waste is recorded will change to meet the outcomes required of the waste levy and managed via the weighbridge.

Commercial waste is not rebated by the State Government and will incur additional cost burden to Council, and therefore the existing commercial charges, need review. Accordingly, at Esk landfill, to allow for simplified recording and charging of commercial waste, and to establish consistency with neighbouring LGA's, it is proposed that we charge at pre-determined waste loads, split between "local loads" and "non-local loads".







A "local load" is defined as being one where one of the following criteria is met:

- A load where the vehicle carrying the waste is operated by a driver who displays a drivers' licence evidencing a residential address within the Somerset Regional Council local government area;
- A load where the vehicle carrying the waste displays the signage of a business based that is headquartered in the Somerset Regional Council local government area as evidenced by a recent rate notice;
- A load where Queensland Urban Utilities own the vehicle carrying the waste;
- A load where a statutory declaration is provided confirming that 100% of the waste originated from the Somerset Regional Council local government area.

If the above "local load" definition cannot be demonstrated, the default "not local load" commercial charge will apply.

Proposed General Waste Charges (Esk Landfill ONLY) (Note: No change to domestic waste fees):

10007.

Waste Load Definition	Waste Type	Domes tic Fees	Commercial Fees (local load)	Commercial Fees (not local load)	<div>Waste Load Size Definitions</div> <div>Waste Small -  means a load up to an average sedan boot, half a trailer, half a utility tray not exceeding the equivalent of a 240L wheelle bin.</div> <div>Waste Medium -  means a load up to an average sedan boot and back seats, full station wagon boot, full 4x4 or SUV wagon boot, full passenger van boot, full trailer, full utility tray or equivalent.</div> <div>Waste Large -  means a load up to an overfull trailer, overfull utility tray, full commercial van, full utility with full trailer or equivalent.</div> <div>Other Vehicles - Other vehicles or configurations – means any vehicle that is not an average sedan, station wagon, 4x4 wagon, SUV, passenger or commercial van, utility or dual cab utility – all with or without a trailer.</div>
Small	Any waste type	\$7	\$20	\$40	
Medium	Any waste type	\$10	\$40	\$80	
Large	Any waste type	\$13	\$70	\$140	
Extra Large	Any waste type	\$26	\$120	\$240	
Other Vehicle Types			Commercial Fees (local load)	Commercial Fees (not local load)	
Class 3 Two Axle Truck 			\$500	\$1,600	
Class 4 Three Axle Truck 			\$1,000	\$2,400	
Class 5 Four Axle Truck 			\$1,500	\$3,200	
All Vehicles greater than 4.5T are required to be weighed to meet waste levy requirements.					

Proposed Chippable Greenwaste (Esk Landfill ONLY):

Waste Load Definition	Waste Type	Domestic Fees	Commercial Fees (local)
Small	Chippable Greenwaste	\$0	\$7
Medium	Chippable Greenwaste	\$0	\$10
Large	Chippable Greenwaste	\$0	\$13
Extra Large	Chippable Greenwaste	\$0	\$26
Per cubic metre for larger loads (Commercial)	Chippable Greenwaste		\$26

Attachments

Schedule of Fees and Charges 2019 / 2020 – Refuse and Recycling
Schedule of Fees and Charges 2018 / 2019

Recommended Action / Outcome

THAT Council adopt the attached schedule of fees and charges for 2019/2020 for refuse and recycling and apply from 1 July 2019.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council adopt the attached schedule of fees and charges for 2019/2020 (**Attachment B** to these Minutes) for refuse and recycling and apply from 1 July 2019.”

Carried

Vote – Unanimous

Subject:	Somerset Art Beat Festival Overview
File Ref:	Event Management - 2019 Somerset Art Beat Festival
Action Officer:	Bethany Smith, Toogoolawah Visitor Information Services Officer

Background/Summary**Overview**

The inaugural Somerset Art Beat Festival occurred on Saturday, 1 June 2019 between 12pm – 4pm at the Somerset Regional Art Gallery – The Condensery in Toogoolawah. The festival included art stalls, food stalls, interactive workshops, live entertainment and dance performances. All musicians, dance performers and artists were Somerset based. In total, two art groups, five artists, one school, four bands, two solo musicians and four dance groups participated in the event. Two Somerset non-for-profit community groups and one Somerset based business provided food and beverage stalls for the event.

The event also offered a platform to open Wanderlust, a touring exhibition presented by Flying Arts Alliance which is on display at the gallery. A Flying Arts representative and judge of the 2018 Regional Art Awards, Renai Grace, Director of the Museum of Brisbane, presented a speech at the event to coincide with the official opening of the exhibition.

Overall event attendance figures breakdown:

Break down of participant figures	
Total number of artists who exhibited in the art stalls	22
Total number of dancers who performed in dance groups during the event	38
Total number of musicians who performed (including band and choir groups) during the event	25
Total number of workshop facilitators (dance, circus and art workshop) who presented workshops at the event	6
Total number of food stall participants	13

Overall attendance figures for the event	
Estimated number of guests who attend the festival between 12pm – 4pm	300
Total number of guests who visited The Condensery	204

Community Engagement

Creative Alliance along with Council, provided various outreach type workshops in the lead up to the festival that benefited both art stall holders and dance based groups who participated in the event.

Artists were invited to attend a special visual merchandising workshop held at The Condensery to assist in presentation of their art stalls at the event. Creative Alliance representative and dance instructor, Kate MacDonald, visited each dance group, the Toogoolawah Kindy and Toogoolawah State School to present a workshop that helped create dance routines for the day.

It is recommended based on the success of this year's inaugural event that Council enter a Memorandum of Understanding with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery - The Condensery. Further to this, that Council commit a budget of \$10,000 along with \$5,000 of in-kind contribution per year towards the Somerset Art Beat Festival.

Attachments

Nil

Recommendation

THAT Council enter into a Memorandum of Understanding and partner with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery – The Condensery.

FURTHER THAT Council allocate a budget of \$10,000 per year to Creative Arts Alliance to put on the Somerset Art Beat Festival; and

FURTHER THAT Council provide an in-kind contribution of \$5,000 per year (June 2020 - June 2021) towards the Somerset Art Beat Festival.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council enter into a Memorandum of Understanding and partner with Creative Arts Alliance for the next two years (June 2020 and June 2021) to deliver the Somerset Art Beat Festival at the Somerset Regional Art Gallery – The Condensery;

FURTHER THAT Council allocate a budget of \$10,000 per year to Creative Arts Alliance to put on the Somerset Art Beat Festival;

FURTHER THAT Council provide an in-kind contribution of \$5,000 per year (June 2020-June 2021) towards the Somerset Art Beat Festival.”

Carried

Vote - Unanimous

Subject:	Tourism and Promotions Report - May 2019
File Ref:	Tourism - Promotions
Action Officer:	CMM

Background

The following is the end of monthly summary of activities relating to the four visitor information centres in Somerset (Esk, Fernvale, Kilcoy and Toogoolawah) for May 2019.

Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of Qld	Interstate	International	Total
Esk VIC	110	165	123	60	154	3	615
Kilcoy VIC	149	149	245	36	107	24	710
Fernvale VIC	167	170	98	52	43	2	532
SRAG and TVIC	69	99	76	59	21	5	329

Visitor Motivators

The top three reasons visitors attended each respective centre.

	First	Second	Third
Esk VIC	Maps and directions	Glen Rock gallery	Tourist drives
Kilcoy VIC	Maps and directions	Caravan and camping	Environmental centre
Fernvale VIC	Maps and directions	Other	Brisbane Valley Rail Trail
SRAG and TVIC	SRAG	Heritage	Maps and direction

Merchandise Sold

The top three merchandise items sold at each centre.

	First	Second	Third	Total \$ Value
Esk VIC	Water bottles	Stubby cooler	Postcard	\$26
Kilcoy VIC	Water bottles	Stubby cooler	Postcard	\$19
Fernvale VIC	Postcard	Water bottles	Magnet	\$21
SRAG and TVIC	Bumper sticker	N/A	N/A	\$2

Volunteers

	Active Volunteers	Non- Active Volunteers	Total	Resignations	New Volunteers
Esk VIC	11	2	13	0	0

Kilcoy VIC	11	1	12	0	0
Fernvale VIC	18	1	19	0	0
SRAG and TVIC	8	2	10	0	0
	48	6	54	0	0

Volunteer Acknowledgement / Engagement

Somerset tourism volunteers have been invited to attend the Greater Brisbane visitor information centre volunteer familiarisation tour on Friday, 14 June 2019 in the Moreton Bay region. This famil is being organised by Moreton Bay Region Industry Tourism (MBRT) and will include a visit to Sandstone Point Hotel and Big 4 Holiday Park and include training sessions for the volunteers.

Room Bookings

	Number of Room bookings / hires	Total \$ value from Room bookings / hires
Esk VIC	7	\$0
Kilcoy VIC	8	\$363
Fernvale VIC	30	\$3908
SRAG and TVIC	0	\$0
Fernvale Community Hall	24	\$631
Fernvale Showgrounds	4	\$240

Somerset Regional Art Gallery – The Condensery

Exhibition: Experience Somerset

Artists: The exhibition is presented by Somerset Regional Council

This photographic exhibition celebrates real country, real adventure. This exhibition allows the viewer to explore the Somerset of yesteryear through historic artefacts and images of the early pioneer settlements. Viewers will enjoy a journey from past to present with an exhibit of images captured by travel photographer, David Kirkland.

This exhibition finished on Sunday, 19 May 2019.

Current Exhibition: Wanderlust

Artists: The exhibition is presented by Flying Arts Alliance Inc.

This touring exhibition is compiled from the 2018 Queensland Regional Art Awards and sees artists on display embracing the spirit of adventure to discover something unique about Queensland.

This exhibition started on Thursday, 23 May 2019 and will finish on Sunday, 14 July 2019.

Bus Tours

Two bus tours visited the gallery in May 2019. The Knaus Owners Group visited on Saturday, 11 May 2019 with 17 guests participating in a gallery tour and history discussion. The Kingaroy Probus Group visited on Tuesday, 28 May 2019, 27 guests enjoyed morning tea and a tour.

Glen Rock Art Gallery (inside Esk Visitor Information Centre)

Glen Rock Gallery exhibitions coordinated by SASI include:

Artist: Marilyn Leitch
Friday, 26 April 2019 to Wednesday, 29 May 2019
Artist: Jodie Wade
Friday, 31 May 2019 to Wednesday, 26 June 2019

Events

2019 Reel Wivenhoe Classic

Planning for the Reel Wivenhoe Classic event in August continues as per the event brief. Six teams have registered for the event. Tourism continues to work with Fishing Freshwater on event applications and promotional collateral for the event.

Somerset Rail Trail Fun Run or Ride

The annual Somerset Rail Trail Fun Run or Ride will be held on Sunday, 14 July 2019. Planning for this event is underway. The tourism team is organising event promotion, social media management, graphic design collateral and organisation of the festival component and assistance with event organisation.

Mayoral Gala Charity Ball

The annual Mayoral Gala Charity Ball will be held at the Somerset Civic Centre on Saturday, 7 September 2019 from 6pm until midnight. Council adopted Casino Royale as this year's theme. Sponsorship proposals were developed and distributed to contacts. Officers are preparing all other event elements including: catering, MC, live band, entertainment, sound and lighting, décor, auctions, raffles and other venue related arrangements. Ticket sales will be open from 5pm, Monday, 3 June 2019.

Somerset Art Beat Festival

The inaugural Somerset Art Beat Festival will occur at the Somerset Regional Art Gallery – The Condensery at Toogoolawah on Saturday, 1 June 2019 from 12pm – 4pm. The festival will celebrate art including live music, dance based performances and art.

2019 Somerset Seniors Week Regional Event

The regional event will be held Friday, 23 August 2019 at Somerset Civic Centre. Tourism will continue assist the Community Development Officer with services such as planning, quote sourcing, design and implementation of marketing/promotional collateral for the event.

Kilcoy VIC children's activity – Koala Kapers

After the success of the children's activity held at the Kilcoy Visitor Information Centre over the April school holidays, another activity is being developed for the July school holidays.

Somerset Garden Competition 2019

Competition planning and design of event promotional collateral has started. Entries open Monday, 29 July 2019 and close 5pm on Wednesday, 2 October 2019. The competition features two major elements, the garden competition and open gardens (once judging is complete). Major categories are Best Rural, Best Urban, Best Business/Community Group Garden. Major category gardens will also be included in bonus categories at the discretion of the judges based on the suitability of the gardens. Bonus categories are Water Wise Garden, Native Garden, Edible Garden and Children's Garden. Tourism is seizing the opportunity to promote garden competition entries and return visitation to the open gardens at the Esk Garden and Lifestyle Fair on Saturday, 15 June 2019 and other tourism events.

Promotions

Creating online content for free listings with the Australian Tourism Data Warehouse is ongoing. This will increase online presence for tourism in Somerset. Operators have been

encouraged to create their own ATDW listing. Regional events have also been added to ATDW to be distributed to various websites including Visit Brisbane and Queensland.com. Events are continually updated on the Experience Somerset website.

Electronic signs – events placed on signs throughout the region.

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

Trade shows

Queensland Caravanning, Camping and Touring Supershow

Council has secured a stand to promote the Somerset region again at the 2019 Queensland Caravanning, Camping and Touring Supershow held at the Brisbane RNA Showgrounds from Wednesday, 5 June to Monday, 10 June. Somerset operators have been contacted to express their interest in attending the expo and providing a discount or offer for show visitors. Two operators have expressed interest in attending the expo, no operators have provided a discount or offer for the promotional bags. Tourism volunteers have been invited to attend the expo to promote the region.

Outdoor Adventure and Motoring Expo

Council has secured a site at the Queensland Outdoor Adventure and Motoring Expo to be held at the Toowoomba Showground from Friday, 2 August to Sunday, 4 August. Somerset operators have been contacted to express their interest in attending the expo and providing a discount or offer for show visitors.

Engagement

The fourteenth monthly tourism visitor email newsletter was sent out Friday, 3 May 2019 to 1,518 recipients (1,380 visitor database, 138 council database).

Database	New subscribers in past month	Unsubscribed	Opened	Clicks	Total subscribers
Visitors	0	13	467	53	1380
Council	0	0	27	5	138

Most popular enews story

Cosy winter stays

The tenth bi-monthly tourism operator email newsletter was sent out Thursday, 2 May 2019 to 105 recipients.

Database	New subscribers in past month	Unsubscribed	Opened	Clicks	Total subscribers
Operators	0	0	36	5	105

Most popular enews story

Best of Queensland experiences

NB: The information and articles being circulated through the electronic newsletter are being sourced and produced by the tourism team. Each VISO is responsible for writing a minimum of one article focusing on a Somerset tourism attraction or event in the region for use in the monthly newsletter. These articles are also displayed on the Experience Somerset tourism site as blog posts.

Social Media Overview

Facebook Pages

Experience Somerset – 2164 likes (an increase of **20** on previous month)

Somerset Regional Art Gallery – the Condensery – 486 likes (an increase of **34** on previous month)

Somerset Rail Trail Fun Run - 1194 likes (an increase of **27** on previous month)

Reel Wivenhoe Classic Facebook page - 737 likes (an increase of **15** on previous month)

Instagram account

Experience Somerset – 775 followers (an increase of **14** on previous month)

Experience Somerset Website Statistics

Total pages views: 4,738

	First	Second	Third
Top three audience locations	Brisbane (2,108)	Sydney (180)	Gold Coast (119)
Top three referrers	www.somerset.qld.gov.au (105)	www.wedshed.com.au (101)	Other (29)

Experience Somerset Online Image Library Statistics

Council's 12-month trial of the online image library ended at the end of May. Council officers are looking for more suitable online image library platforms that will better suit the needs of Somerset and its tourism operators.

Other:

- Council has engaged the services of a design company to develop a branding element to accompany the tourism brand Somerset, Real Country, Real Adventure. The designer has submitted three concepts which are being revised.
- Somerset tourism operators were sent information from the tourism team about the Queensland Tourism Industry Council's free digital training courses offered in 2019. Council officers attended the planning your online strategy in Ipswich on Tuesday, 7 May and the online review and reputation management course on Monday, 27 May.
- Council has expressed an interest in all four visitor information centres to participate in the upcoming driver reviver campaign. More information from the agency has not yet been provided.
- Officers are preparing a series of Experience Somerset flyers (or fact sheets) to be distributed across the Somerset Visitor Information Centres. These are currently under development.
- Brisbane Marketing forwarded information to council about the Lord Mayor's Experience Development grant which is open to operators in the Brisbane region. This information was sent to suitable operators in the region (Out There Cycling, One Tree Canoe Company and Ottaba Llamas. One Tree Canoe Company has applied for a grant).
- Council has become a member with Caravanning Queensland for 2019-2020.

Attachments

Nil

Recommendations

THAT Council receive the Tourism and Promotions Report for May 2019 and that the contents be noted.

Resolution	Moved – Cr Brieschke	Seconded – Cr Whalley
	“THAT Council receive the Tourism and Promotions Report for May 2019 and that the contents be noted.”	
	<i>Vote – Unanimous</i>	
		<u><i>Carried</i></u>

Closed Session

Queensland Urban Utilities 2024 Statement of Strategic Intent Queensland Urban Utilities Board Update - May Board Meeting

In accordance with Section 275 of the *Local Government Regulation 2012* Council may close a Council meeting. Section 275(1)(h) reads A local government or committee may resolve that a meeting be closed to the public if its councillors or members consider it necessary to close the meeting to discuss other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

Resolution	Moved – Cr Whalley	Seconded – Cr Ogg
	“THAT Council move into a closed session at 11.42am to discuss other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.”	
	<i>Vote – Unanimous</i>	
		<u><i>Carried</i></u>

Resolution	Moved – Cr Whalley	Seconded – Cr Ogg
	“THAT Council move out of the closed session at 11.50am and that the meeting be once again open to the public.”	
	<i>Vote – Unanimous</i>	
		<u><i>Carried</i></u>

Subject:	Queensland Urban Utilities 2024 Statement of Strategic Intent
File Ref:	Government relations - utilities - QUU
Action Officer:	DFIN

Resolution	Moved – Cr Choat	Seconded – Cr Whalley
	“THAT Council APPROVE the Central SEQ Distributor-Retailer Authority (trading as Queensland Urban Utilities) Statement of Strategic Intent 2019/24.”	
	<i>Vote - Unanimous</i>	
		<u><i>Carried</i></u>

Subject:	Queensland Urban Utilities Board Update - May Board Meeting
File Ref:	QUU
Action Officer:	CEO

Resolution

Moved – Cr Hall

Seconded – Cr Ogg

"THAT Council receive the report regarding the Queensland Urban Utilities Board Update May Board Meeting, and that the information contained therein be noted."

Carried*Vote - Unanimous***Meetings authorised by Council**

Nil

Mayor and Councillor Reports**Cr Brieschke - Councillor report**

May 30	Pest Management Working Group Meeting, Esk Office
	Prenzlau State School 125 th Anniversary Dinner, Bremer Tafe
June 1	Somerset Art Beat Festival, Toogoolawah
	Toogoolawah Show Ball
5	Somerset Dam and District Progress Assoc., Meeting, Coronation Hall
7	Youth Wellbeing Collaboration Meeting with West Moreton Health, Esk Office
8	Toogoolawah Show
	Ramblers Drop Zone 40 th Anniversary
10	Visit with resident, Esk
11	Onsite visit, Planning Matter

Report

On Saturday 1 June Council held the first Somerset Art Beat Festival in conjunction with the opening of the 'Wanderlust' exhibition at The Condensery Art Gallery, Toogoolawah. The event was well attended and interaction with visitors revealed the festival has potential as an annual event. I would like to thank Council staff for their effort, the community groups and artists who participated with their colourful stalls and The Creative Alliance for the collaborative work in creating this event for the region.

Congratulations to Toogoolawah Show Society as they wrap up the 2019 show season. The show ball was a night to remember, and the show, despite the inclement weather a great day out for the family.

Congratulations also to Ramblers Drop Zone, Toogoolawah, who celebrated their 40th Anniversary last week-end. It was great to see parachuters young and old celebrating this milestone together.

Cr Choat - Councillor report

Cr Choat noted that the Prenzlau Pride Car Show which was held last Sunday was a really

great community event put on by the Prenzlau Rural Fire Brigade and the Lowood Lions. Cr Choat said it was a pleasure to be the MC for the day, and the event was well attended and a good fundraising event.

Cr Gaedtke - Councillor report

29 May	Kilcoy District Progress Alliance Inc. monthly meeting
30 May	Kilcoy Showground Reserve Overall Management Committee Meeting
30 May	Kilcoy District Historical Society Inc/Nick Fredriksen Meeting
03 June	Sheep Station Creek School Meeting – Kilcoy
05 June	Somerset Dam and District Progress Assn General Meeting
05 June	Webb and residents – Rasmussen Road Mt Archer
06 June	Brisbane Valley Heritage Trails committee meeting – Nanango
06 June	Cultural activities meeting – Kilcoy
08 June	Toogoolawah Show
08 June	Ramblers 40 th Anniversary – Toogoolawah
11 June	Property Inspection

Resolution

Moved – Cr Whalley

Seconded – Cr Ogg

“THAT Council receive the written and verbal reports of Crs Brieschke, Choat and Gaedtke and that the contents be noted.”

Carried

Vote – Unanimous

Receipt of Petitions

Nil

Consideration of notified motions

Nil

Reception of Notices of Motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting

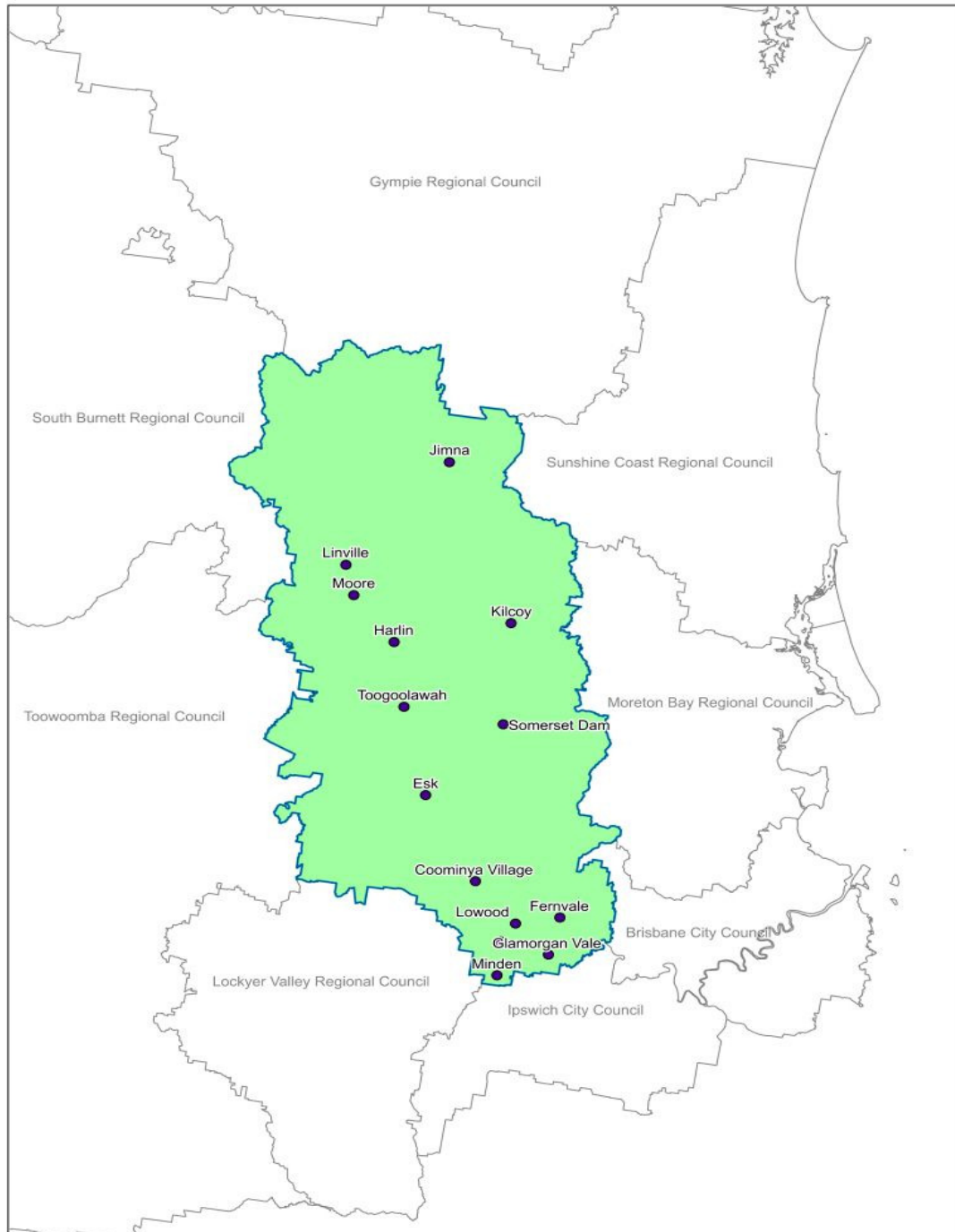
Summary

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

ATTACHMENT A
Operational Plan 2019 - 2020



OPERATIONAL PLAN 2019 – 2020





Introduction

Welcome to the Somerset Regional Council's 2019/20 Operational Plan.

The 2019/20 Operational Plan outlines the activities and services that we as an organisation will deliver this year towards implementing the objectives of the Corporate Plan 2016 -2021.

Somerset Regional Council's Operational Plan is an integral cog in the wheel that drives our Corporate Planning and the organisations performance. The Operational Plan is funded through Council's annual budget and sets the years direction for each of Councils Department. It articulates our commitment to key projects, services, activities and measures the success and areas of responsibility for 2019 - 20. Council is required to report quarterly on the progress of all operational activities to ensure financial responsibility and the sustainability of our region and community assets.

Our Operational Plan is aligned with other key documents to detail the implementation of our strategies which are used to assist Council and the community to plan for a sustainable future. This approach ensures that efficiencies are achieved through coordinated planning and budgeting and to ensure that arrangements are undertaken in an integrated manner for Council.

In alignment to the Corporate Plan 2016 - 2021, the Operational Plan for 2019 - 20 is centred on the key themes of Natural Somerset, Vibrant Somerset, Prosperous Somerset, Well Planned Somerset and United Somerset. These five themes will guide Council's focus over the next five years and are aligned with a number of outcomes and strategies. The Corporate Plan assists in identification of priority projects and services, and is used to balance the delivery of those services and projects within available resources.

Our Vision Statement

"Affordable Rates – Effective Services."

Our Mission Statement

"We, in partnership with the community, will realise our vision by:

- Focusing on our customer's needs*
- Planning for the future*
- Utilising resources efficiently and effectively*
- Using sound business practices*
- Utilising the practice of continuous improvement*

The above mission statement has been developed to assist us to service our community in a responsive, innovative and efficient manner - exercising leadership and builds community strength.

Through a variety of council services, Council feels we can deliver on these promises. "

Annual Performance Measures

Council will measure its performance annually against the following:

Governance and Leadership

- Community and stakeholder satisfaction with Council
- Financial sustainability measures (Operating Surplus Ratio, Asset Sustainability Ratio and Net Financial Liabilities Ratio)
- Number of joint initiatives between Council and government, industry, business and community
- Progress in advocating our strategic priorities to government, industry, business and community

People

- Response to emergencies and natural disasters
- Community and stakeholder satisfaction with public spaces and facilities
- Attendance at Council facilitated events

Place

- Growing and aligning our asset base to meet community needs and affordability
- Community and stakeholder satisfaction with our road, water and waste water infrastructure and networks
- Compliance with State and Federal benchmarks and standards
- Percentage of total capital works completed
- Percentage of total operating projects completed

Prosperity

- Growth in Gross Regional Product (GRP) and the local economy
- Growth in population
- Increased investment in the local economy

Managing Risks

Somerset Regional Council recognises that risk management is an integral part of good governance and management practice. Accordingly, Council is refining its Enterprise Risk Management (ERM) model, which aligns established risk management principles and processes with the organisation's overall governance, strategy and planning, management, reporting processes, policies, values and culture.

The ERM approach requires that:

- Risk management is performed consistently throughout the whole organisation
- Risks are assessed and managed in a context that is relevant to each part of the organisation

The ERM approach will be inclusive of the following organisational risk areas:

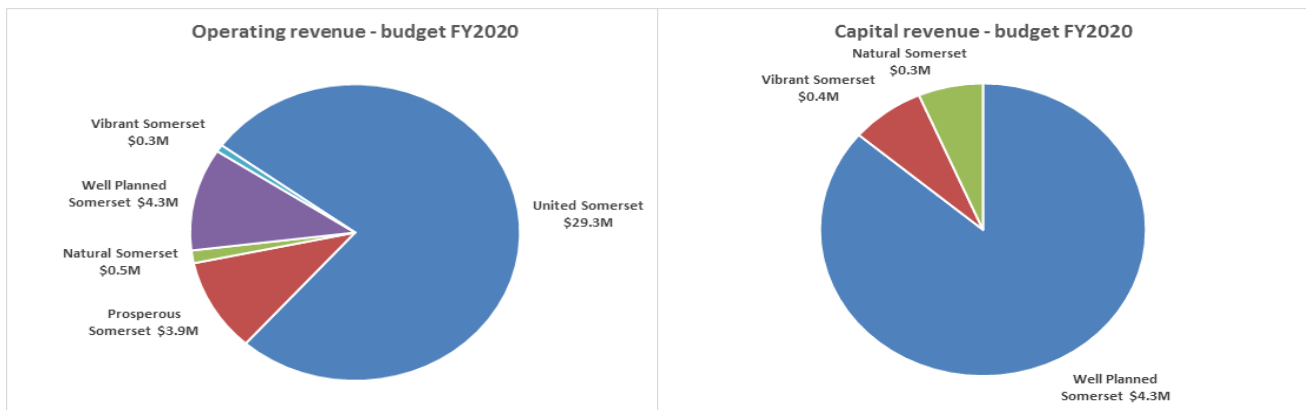
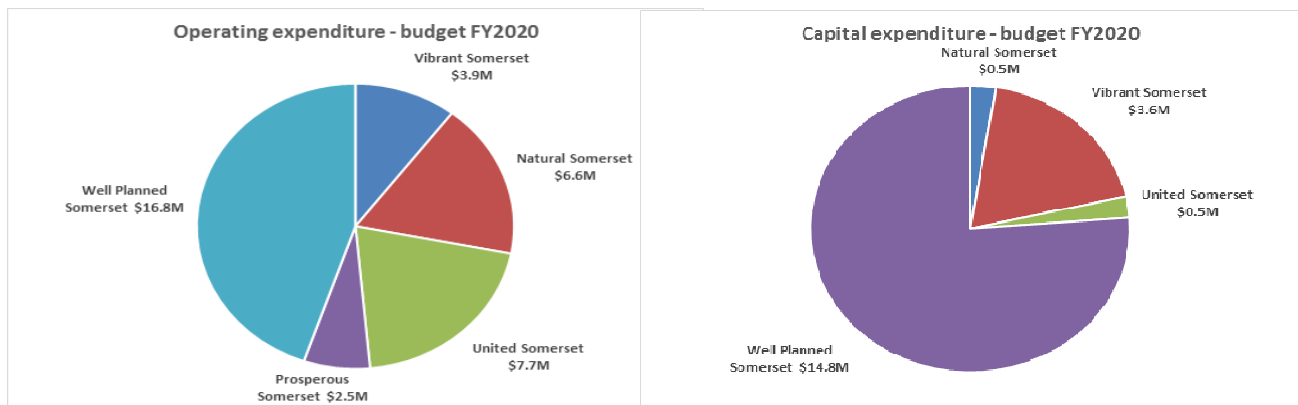
- Strategic – associated with the high level longer term goals, objectives and strategies
- Operational – associated with business functions / operations
- Compliance – associated with regulatory and compliance risks
- Project – associated with defined, significant Council projects

All risk controls and treatments, for strategic risks assessed as High or Extreme, will be included in the Operational Plan. By integrating the risk controls into the Operational Plan, Council will assess the risk and report this during the regular performance reviews of the Operational Plan.

Once endorsed by Council, the risk policy, and risk management framework will be made available on Council's website.

Linking the Operational Plan to the budget

To achieve the strategies and activities contained within the key Corporate Themes, the Operational Plan is financed through the 2019 - 20 budget and commits Council to the allocation of resources to ensure service delivery is undertaken and completed within the year. Financial performance is monitored throughout the year with monthly reports to Council and periodic budget review undertaken to account for new information as it comes to hand.



2019 - 20 Operational Plan

The focus for the Operational Plan is on planning, delivery and monitoring the relevant services and projects that will translate the strategic themes into actions to be undertaken throughout the financial year. Included within the following tables are specific activities, performance measures, targets and responsibilities for each of the Corporate Plan Themes.

Corporate Plan Theme		NATURAL SOMERSET					
Corporate Plan Theme Description		A place where the natural environment and rural lifestyle are valued and protected					
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
1	Promote the lakes, valleys, mountains, rivers and heritage in the region’s branding, marketing and development	Maintain and distribute lists of Regional assets and attractions	Regular update of assets and attractions list and distribution of promotional material	Inform	Assets and attractions lists updated and distributed	Office of the Mayor and CEO	CMM
		In preparing promotional material focus of lakes valleys rivers and heritage as avenues for recreation tourism and lifestyle	Regular update of assets and attractions list and distribution of promotional material	Inform	Promotional material highlights the opportunities provided by the Regional's lakes valleys rivers and heritage	Office of the Mayor and CEO	CMM
2	Encourage the State and Federal Governments to support a range of natural resource enhancement activities including reforestation, land care, riparian restoration and carbon reduction initiatives	Maintain an Environmental Levy in the Budget	Funding provided to match State and Federal environmental funds	Inform	Resolutions are included in Budget meeting agenda	Finance	DFIN
3	Active role in the maintenance and enhancement of the region’s natural resources through expenditure of environment levy and other funding resources, educational programs and promotion of the region	Implement the Mid Brisbane River Mitigation Program	Hills and Savages Crossing Projects ; Black Snake Creek Project	Involve	Adopt the Project Plans	Planning and Development	NRMO
		Provide community engagement and deliver activities	Continue: Free Tree Program; Land for Wildlife Program	Inform	Deliver at least three free tree days; Increase community participation in Land for Wildlife	Planning and Development	NRMO
4	Protect and utilise our economic assets such as agricultural land, forests, extractive environment, existing business and local people	Work with Council of Mayors and Local Government Association of Queensland (LGAQ) to address forestry, landcare, rivercare and related issues	Active advocacy through Council, regional organisations and Associations	Inform	Participation in South East Queensland (SEQ) Council of Mayors and LGAQ according to resources and priorities - reports to Council regularly	Office of the Mayor and CEO	CEO
		Engage with the State Environment and Water Ministers to address forestry, landcare, rivercare and related issues	Active advocacy through relevant State Government Departments and Ministers	Inform	Successful outcomes with State Departments and Ministers	Office of the Mayor and CEO	CEO
		Engage with Commonwealth Environment Minister to address forestry, landcare, rivercare and related issues	Active advocacy through relevant Commonwealth Government Departments and Ministers	Inform	Successful Meetings with Commonwealth Departments Agencies and Ministers	Office of the Mayor and CEO	CEO
		Support regional planning and economic development initiatives.	Active participation in relevant forums	Inform	Participation with key agencies such as SEQ Council of Mayors Healthy Land and Water Resilient Rivers Taskforce and others, to deliver projects such as Hills and Savages Crossings Plans; Black Snake Creek Project; Upper Brisbane and Stanley Catchment Action Plan (CAP)	Planning and Development	DPAD
		Participate as a an active member of the Lockyer Valley and Somerset Water Collaborative Steering Groups	Advocate for water security for the Somerset and Lockyer Valley Regions	collaborate	Meeting outcomes achieved funding expended and projects delivered	Office of the Mayor and CEO	CEO

5	Control the incidence of mosquitoes and vermin by conducting a public awareness and education program on the abatement of mosquitoes and vermin and treat known breeding sites	Progress Mosquito Monitoring Program	Conduct yearly surveys in line with Queensland Health Plans	Consult	Survey completed	Planning and Development	MES
6	Ensure that Biosecurity risks posed by invasive plants and animals are managed in accordance with the biosecurity Plan	Provide a new Biosecurity Plan	Finalise the preparation of the Biosecurity plan and commence implementation	Involve	Plan adopted	Planning and Development	MES
7	Take a long term view of waste management issues to ensure the best outcomes for the region	Implement processes and systems to measure volumes of waste to landfill	Installation of new weighbridge and associated recording systems	Inform	Establish volume of waste to landfill	Operations	DDM
		Continue to operate the existing waste cell at Esk Landfill and design of new cell in accordance with the procedures and site based management plan	Maximise the utilisation of cell space to extend the life of the cell	Inform	Operation in accordance with Environmental Protection Agency (EPA) Licence	Operations	DDM
		Communicate with neighbouring Councils on the progress of waste management issues	Continue to seek opportunities with neighbouring Councils to improve waste management practices	Inform	Participation with key agencies such as SEQ Council of Mayors Waste Working Group and SEQ West Waste Alliance.	Operations	DOPER
		Pursue funding to implement remediation works for Jimna and Kilcoy closed landfills	Update cost estimates for remediation and seek to progress the matter	Inform	Allocate budget and works progressed	Operations	DDM
		Continue to seek opportunities for recycling/innovative waste disposal and/or minimisation solutions	Keep abreast of recent developments and investigate options	Inform	Implementation of Waste Reduction and Recycling Plan	Operations	DOPER
8	Make parks and gardens an integral part of any growth management plans that are developed	Progressively implement Parkland Strategies and Recreation Framework as resources become available	More community participation in physical activity	Inform	Implementation of Recreation Framework commenced	Corporate and Community Services	SRO

Corporate Plan Theme Corporate Plan Theme Description		VIBRANT SOMERSET An integrated and welcoming place with something for everyone					
ID	Corporate Plan Strategy	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
9	Encourage and support local arts and crafts activities and the preservation of the cultural heritage of the Region	Provide support to regional Art and Culture through the Regional Arts Development Fund (RADF) grants program	Delivery RADF grants program	Inform	RADF grant budget 100% allocated	Corporate and Community Services	RL
		Enhance Regional artistic outcomes though the operation of the Somerset Regional Art Gallery - The Condensery.	Provide opportunities to display art in the Somerset Regional Art Gallery - The Condensery	Inform	Number of activities held in the facility.	Office of the Mayor and CEO	CMM
		Cultural events encouraged and support provided for agreed events	Cultural events conducted successfully	Inform	<ul style="list-style-type: none">• Cultural events included in Calendar of Events• Financial technical and in-kind support given as agreed by Council	Office of the Mayor and CEO	CMM
10	Provide access to library services which assist in meeting the recreational, information and cultural needs of residents of the region	Provision of a library service that meets all State standards and service level agreements.	Well maintained and accessible libraries, collection, services and programs	Inform	Compliance with service agreement conditions	Corporate and Community Services	RL
		Commence community consultation regarding the provision of a mobile library service	Prepare a cost benefit analysis of a Mobile Library Service and evaluate community feedback on the proposal	Engage	Measure and maintain visitor and member satisfaction	Corporate and Community Services	RL
		Develop and embody a culture of lifelong learning support all levels of literacy	New programs for skills, technology and learning for the community	Inform	Increase in wireless, online use, and learning program attendance	Corporate and Community Services	RL
11	Protect the community from disease by encouraging community awareness of immunisation benefits and conducting immunisation clinics at schools	Provide a School based Immunisation programs	Services are delivered in line with the Service Provider Agreement with Queensland Health.	Involve	Two Rounds of the Immunisation clinics are conducted annually	Planning and Development	MES
12	Inform the community about the range of sporting and recreational facilities and activities available and how to access them	Collaborate with local sport and recreation organisations in delivering activities and events that maximise facility use and provide access to opportunities and quality tuition for residents, particularly young people.	Increased community participation in physical activity	Collaborate	Number of activities held. Number of activities held in collaboration with local organisations.	Corporate and Community Services	SRO
		Build effective working relationships with local schools to assist with the development of sporting pathways for students within the region	Increased awareness of council facilities and activities amongst education institutions within the region	Inform	Number of meetings attended with education institutions	Corporate and Community Services	SRO

		Provide current and best practice administration advice to local sport and recreation clubs	Review web based club administration kit available on Council's website	Consult	Updated club administration kit available on Council website	Corporate and Community Services	SRO
13	Make better use of existing infrastructure by encouraging connections to services with ample capacity	Encourage cooperative arrangements and multi-use strategies for the use of recreational land and facilities	Multiple use of recreation reserves	Inform	Level of assistance provided to Recreation Reserve Coordination committees	Corporate and Community Services	SRO
14	Carry out such works as are necessary to provide the required services to the community	Provide a maintenance regime for Council's facilities and property which assist with delivering the highest quality services possible for the resources available	Councils facilities are provided which meet users needs	Inform	Maintenance completed within budget estimates.	Corporate and Community Services	DCORP
		Provide for the sporting and recreational needs of the local communities through each indoor sports centre and swimming pool	Undertake an annual assessment of the demand for new/additional facilities within existing indoor sports centres and pools	Inform	Annual report to council	Corporate and Community Services	SRO
		Provide the highest quality recreational and sporting aquatic facilities based on the resources available	Swimming Pools maintained in operating condition.	Inform	Number of complaints about the swimming pools availability and service	Corporate and Community Services	FMC
		Maintenance and cleansing of streets, footpaths, parks and gardens, public spaces and implementation of mowing program	Implement maintenance programs and review processes to ensure effectiveness	Inform	Number of complaints monitored through the Customer Service System	Operations	WM
15	Increase the local range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors	Develop Council recreational facilities of a Regional scale	Complete the development of one (1) recreational facility	Consult	Completion of Kilcoy Racecourse Development as per funding agreement by 30 June 2020	Finance	DFIN
16	Maintain a high standard of public health in the community by regular monitoring of food handling premises licensed with Council to ensure compliance with health and safety regulations	Create an Approved Inspection Program- Dog Registration Audit	Commence the inspection program	Involve	Increased dog registrations	Planning and Development	MES

Corporate Plan Theme		PROSPEROUS SOMERSET				
Corporate Plan Theme Description		A place that embraces economic opportunities				
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department Responsible Officer
17	Expand and facilitate major events within the Region to enhance economic growth for our local communities, associations and businesses	Maintain and distribute a Regional events calendar	Participation and promotion in regional associations and local events.	Involve	Events calendar regularly updated and distributed.	Office of the CEO and Mayor CMM
		Support coordinated promotional activities	Participation and promotion in regional associations and local events.	Inform	<ul style="list-style-type: none"> • Coordinate Tourism Advisory Committee • Use advertising opportunities provided by Brisbane Marketing and Tourism and Events Queensland • Participate in local tourism and event promotions 	Office of the CEO and Mayor CMM
		Support development and enhancement of local events.	Participation and promotion in regional associations and local events.	Inform	<ul style="list-style-type: none"> • Assist local event organisers to get access to grants and advertising • Provide financial support and other council resources to agreed events e.g. Australia day; Fun-Run; Seniors Day; International volunteers Day. 	Office of the CEO and Mayor CMM
		Implement agreed key strategies of the Destination Mangement Plan	Participation and promotion in regional associations and local events.	Inform	Number of strategies implemented	Office of the CEO and Mayor CMM
		Develop Tourism Strategy	Document prepared to drive strategy and future of towns	Involve	Tourism strategy adopted and early adoption of projects funded	Office of the CEO and Mayor CEO
18	Provide financial assistance grants to community organisations to support them in undertaking community service activities	Provide community assistance grants to community organisations for projects events and services that benefit the community	Small projects are completed which provide a benefit or services to the local community	Inform	Number of community groups supported	Human Resources and Customer Service DHRCS
19	Recover net costs of waste operations and new waste infrastructure from all beneficiaries	Improve data about waste - volumes, sources, types. Review practices to minimise waste to landfill and ensure State Waste levy is correctly	Installation of weighbridge and accurate waste recording.	Inform	State Government Waste Levy requirements achieved	Operations DOPER
20	Continue to develop infrastructure plans taking potential urban growth and economic development into consideration.	Continue to amend the Planning scheme	Planning scheme Amendment 4	Consult	Adopted in second quarter	Planning and Development DPAD
		Commence review of Somerset Economic Development Plan	A new Somerset Economic Development Plan to be adopted in 2020	Inform	Preparation work to commence late 2019	Planning and Development DPAD
		Develop a Brisbane Valley Rail Trail User Survey Strategy	Undertake preparation work to commence review in conjunction with external party	inform	Report presented to Council	Planning and Development DPAD

Corporate Plan Theme		WELL PLANNED SOMERSET					
Corporate Plan Theme Description		A place where planning and design look to the future while respecting the					
ID	Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
21	Provide an efficient and effective response to disasters and major emergencies in the Region to mitigate their effects	Facilitate the maintenance of an effective disaster Management Plan	Participation in LDMG and DDMG meetings	Consult	Disaster Management Plan kept current	Operations	DMO
		Provide support to control authority for disaster events	Matters discussed at Local Disaster Management Group (LDMG) meetings	Involve	Responsibilities set in Disaster Management Plan effectively carried out	Operations	DMO
		Conduct mock exercises as required from time to time	Act as control authority for threat of flood cyclone storm and earthquake as per Disaster Management Plan	Involve	Mock Exercises performed	Operations	DMO
22	Apply a planned approach to roadworks and drainage to ensure all roads receive appropriate maintenance in a structured, timely and efficient way	Update reseal register carry out condition assessment and prepare reseal program	A needs based reseal program developed for the sealed road network	Inform	<ul style="list-style-type: none"> • Average cost per sq. metre • percentage of network resealed per year • Program completed on time. 	Operations	DDM
		Based on rating system carry out condition assessment/inspections and program required maintenance	Systematic Road maintenance carried out on all elements of the road network including pavement drainage vegetation road furniture and footpath bikeways	Inform	<ul style="list-style-type: none"> • Monitoring and control of expenditure compared with budget 	Operations	WM
		<ul style="list-style-type: none"> • Carry out condition assessment • Carry out traffic counts • carry out bridge inspection and analysis • Prepare forward list of works 	a prioritised list of works is prepared and forward maintenance list prepared and updated.	Inform	Number of complaints monitored through the customer Service System. Forward maintenance program prepared and updated.	Operations	WM
23	Match closely the pricing and provisions of Council services to the costs of providing those services, particularly the costs of maintaining and constructing roads leading from extractive sites to state controlled roads	Program various phases of the projects and achieve completion on time,	Undertake capital works program for roadworks and drainage projects	Inform	Completion of time and budget	Operations	WM
		Deliver RMPC contract to achieve agreed outcomes as determined by the State Provide feedback to Department of Transport and Main Roads Programs and Plans.	Reports and recommendations are provided to Department Main Roads in accordance with Council's stewardship role	Inform	Successful negotiation and delivery of the RMPC. Feedback to DTMR strategic plans and programs as required.	Operations	WM
		Develop and maintain a four year works program for the Northern South East Queensland Regional Road Transport Group (NSEQ RRTG) and implementation of the program as approved by the NSEQ RRTG	Active participation in the NSEQ RRTG	Collaborate	Delivery of Transport Infrastructure Development Scheme (TIDS) program	Operations	DDM
24	Deliver regionally significant infrastructure in a coordinated manner with other local governments and state agencies	Identify and make application for external funding/subsidy	External funding /subsidy for capital works are maximised.	Inform	Percentage of capital works funded externally	Finance	DFIN
		Advocate for inclusion with the Council's that receive Works for Queensland or similar funding from the State Government	External funding /subsidy for works received	Inform	Funding Received	Office of the CEO and the Mayor	CEO

25	Provide adequate resources to maintain assets and achieve Council's objectives including using differential, special and separate rating strategies and user pays charges where appropriate	Review and implement the activities identified under each of the programs contained in the Flood Recovery Local Plan, including community preparedness for future events	Flood Recovery Local Plan is implemented	Involve	EFMP developed	Corporate and Community Services	DCORP
		Draft budget resolutions that meet legal and other requirements	Sustainable budget to be adopted by Council by 31 July each year	Consult	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	Retain a lower differential rate for owner occupied residential premises	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	A differential rating system favouring certain classes of land will be maintained	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
		Draft budget resolutions that meet legal and other requirements for relevant rate or charge	Special charges are included in the draft budget to recover relevant costs from specified land owners.	Inform	Draft resolutions are to be prepared in time for budget meeting agenda.	Finance	DFIN
26	Develop a rolling ten year financial plan incorporating forecast rates and charges requirements, debt levels, grants and subsidies, and current and proposed capital and operating costs	Ten year financial plan prepared by 31 July each year to enable approval of any new loans if required	Ten (10) year financial plan	Inform	Plan prepared by due date	Finance	DFIN
		Provide long term asset management plans for the sustainable maintenance of Council's land and assets	Maintenance and construction schedules prepared for Council land and buildings	Inform	Land assets maintained to standards endorsed by Council	Corporate and Community Services	DCORP
27	Provide an active and responsive suite of development management services to ensure that the town planning scheme remains contemporary and relevant to the communities it serves and development applications are determined in a timely manner	Maintain development services and application processing in a timely manner	Development applications approved within statutory timeframes	Consult	Application processing reported to Council on a monthly basis	Planning and Development	SP
28	Develop flood mitigation plans to enable improved forecasting, immunity and development control	Progress development of Local Flood Management Plans	Council engage suitable consultant as per funding agreement and engage with the community during development of LFMP	Inform	Local Flood Management Plans under development.	Operations	DOPER
		Review and implement the actions from the Brisbane River Strategic Flood Management Plan	Participation in ongoing working groups with partner Council to progress actions contained within the Flood Management Plan	Consult	Local Flood Management Plans under development.	Operations	DOPER
29	Maintain a regional approach to planning through active participation and liaison with state agencies and neighbouring local governments	Inform Council and the community about elements of regional state and national land use and development plans and strategies which are relevant to the Somerset Region	Council and the Community are informed about regional, state and national land use and development plans and strategies which are relevant to the Somerset Region	Inform	Participation in Council of Mayors and LGAQ according to resources and priorities	Office of the CEO and the Mayor	CEO
		Participation in local and regional forums and strategies	participation in local and regional forums	Collaborate	Council is represented on appropriate groups including: Council of Mayors	Office of the CEO and the Mayor	CEO
		Attend local meetings of business community and government organisations	Input provided at meetings as required	Inform	• Attend meetings for key issues and updates •Streamline arrangements by using inter-agency groups and forums	Office of the CEO and the Mayor	CEO
		Assist community groups to participate in road and traffic management and community /road safety initiatives	Facilitative process through Traffic Advisory Committee meetings	Inform	Level of participation of Traffic Safety Advisory Committee(TSAC) and outcomes implemented	Operations	DOPER

Corporate Plan Theme Corporate Plan Theme Description	UNITED SOMERSET An active place which values participation					
Corporate Plan Strategies	Activity Required	Output	Community Consultation	Measure	Department	Responsible Officer
Implement processes to create a cohesive organisation which is focused on customer service	Promote customer service throughout the organisation based on council's commitment for continuous and sustainable improvement.	Use feedback to drive business improvement, treating complaints fairly, opening and in an accountable manner to improve our service delivery.	Consult	Management reports on Customer Service requests produced monthly	Human Resources and Customer Service	CSTL
	Implement and maintain corporate communications with all employees and Councillors.	Communication with employees and Councillors on relevant issues delivered through various means with a view to add improvements through technological advances.	Inform	Number of formal communications issued.	Human Resources and Customer Service	DHRCS
	Records system is maintained in accordance with legislative requirements and Council's Records Strategic Plan	Capture and maintain appropriate Corporate memory	Inform	Records are maintained reliably and securely.	Corporate and Community Services	RTL
Provide opportunities for community involvement, participation and input	Develop community consultation framework for capital projects, community programs and new initiatives	Provide "Your Say" platform to enable community engagement, enhance the reporting of Council's decisions and enhance community interaction through social media	Engage	Increased positive community interactions with Council	Corporate and Community Services	CDO
Raise awareness within the community of the range of services available and establish Council as a point of contact for members of the community to access the different services	Carry out appropriate advocacy activities to improve health services in the Region.	Active advocacy for improved Health Services	Inform	Level of state health services in the Region increased.	Corporate and Community Services	CDO
	Support the Community Development initiatives identified through the Somerset Region Neighbourhood Centre Service.	Community has increased opportunities and capacity to participate in the development of effective community service responses.	Inform	Extent of compliance with conditions of the funding agreement	Corporate and Community Services	CDO
	Review and implement the Youth Engagement strategy including the development of a program of activities and identified funding sources	Community has increased opportunities and capacity to participate in the development of effective community service responses.	Involve	Extent of compliance with conditions of the funding agreement	Corporate and Community Services	YEO
	Conduct an ongoing compliance program for dogs and kennels across the region	Animal monitoring and control services are provided.	Inform	Compliance action against unregistered dogs and kennels without approval	Planning and Development	RSO
	Investigate and take action on animal control complaints.	Animal monitoring and control services are provided.	Inform	all complaints investigated within specified time frames	Planning and Development	RSO

33	Manage the financial resources of Council to ensure effective and efficient use is made of available funds	Encourage responsible pet ownership by providing a) accurate and timey responses to all queries concerning animal ownership; b) relevant information in the Council newsletter; and c) information brochures at council offices.	Animal monitoring and control services are provided.	Inform	a) number of valid complaints about responses b) number of articles published c) Number of brochures issued	Planning and Development	LLO
		Facilitate training opportunities for local businesses, potential employers and employees	Advice is provided on an as needs basis	Inform	Support training programs and facilitate implementation of programs	Planning and Development	DPAD
		Maintain currency of information on Council's website. Publish and distribute Council newsletters to residents	Better informed community about Council's role responsibilities and activities	consult	Community feedback and site usage	Office of the CEO and Mayor	CMM
		Conduct public consultation meetings of important community issues and invite submissions	Better informed community and Council	Consult	Number of public meetings held and number of advertisements inviting submissions	All Directors	DCORP
		Produce information pamphlets, handouts and website information for IDAS and Planning Scheme.	Information made available to customers	Inform	• Pamphlets completed	Planning and Development	DPAD
		Provide information through local media of work activities Provide information through Council newsletter	Community informed about road construction and maintenance activities and costs	Inform	• Number of media releases • Number of newsletters and relevant articles	Office of the CEO and Mayor	CMM
		Ensure all policies are compliant with relevant legislation	Compliance with State and Commonwealth Legislation	Inform	Number of complaints regarding Policy decisions reduced	Corporate and Community Services	DCORP
		Maintain systems and prepare reports that meet the legal and accounting requirements in full	Achieve unqualified audit certificate for annual financial statements	Inform	Obtain unqualified audit certificate by 31 October each year.	Finance	DFIN
		Demonstrate to external auditors that a risk management framework and risk register is in place prior to audit certification.	A risk management framework and risk register are maintained.	Inform	No audit comment received in relation to non-maintenance of a risk management framework and risk register,	Finance	DFIN
		Investigate the use of technology to enhance Council processes	Computer network performing effectively.	Inform	Installation completed of computer hardware and software as defined in the budget	Corporate and Community Services	ICTC
		Maintain and update Council's fleet in accordance with budgeting limits.	Efficient and effective Fleet Management	Involve	Extent of plant usage. Cost of maintenance per plant item.	Operations	DOPER
34	Commit to education, continuous learning and skills development for Councillors to keep pace with changes and current issues	Provide training opportunities for Councillors	Increased knowledge on relevant issues	Inform	Number of workshops, seminars and conferences attended.	Office of the CEO and Mayor	CEO

35		Provide considered and professional guidance to assist Councillors in their decision processes	Effective streamlined decision- making	Involve	Effective streamlined decision-making	Office of the CEO and Mayor	CEO
		Provide Councillors with sufficient resources to perform their role.	Councillors equipped to perform role effectively.	Involve	Councillors satisfaction with resource provisions	Office of the CEO and Mayor	CEO
	Commit to education, continuous learning and skills development for employees to keep pace with changes and current issues	Provide professional training and skills development opportunities to ensure employees are aware of current industry changes and are equipped to perform their role effectively.	Support employee training, development and exposure to key professional groups through attendance at relevant forums, seminars and conferences.	Inform	Number of training requests approved and completed.	Human Resources and Customer Service	DHRCS
	Maximise workplace productivity and efficiency through sound human resource management practices	Develop standardised Human Resources policies and procedures	Policies and procedures reviewed, developed and presented for adoption.	Involve	Policies and procedures accepted by CEO	Human Resources and Customer Service	DHRCS
		Enhance recruitment practices with an aim to maximise organisational productivity and efficiency.	Develop and review all recruitment and retention materials to enable recruitment processes from advertisement through to appointment.	Involve	Aim for recruitment timeframe of not more than six weeks from position approval to appointment offer for permanent staff.	Human Resources and Customer Service	DHRCS
		Provide training for all new employees upon commencement to enhance Council's commitment to continuous learning and skills development opportunities.	Provide all new employees with formal induction training covering Council procedures, policies and legislative requirements.	Involve	Monthly on-boarding procedures conducted.	Human Resources and Customer Service	DHRCS
		Promote study assistance policy and encourage staff to undertake private study	Enhanced staff knowledge and career path with Council	Involve	Number of study assistance applications approved.	Human Resources and Customer Service	DHRCS
		Provision of employee licences and competencies required to maximise workplace productivity and efficiency.	Training needs analysis completed annually based on performance appraisal results	Consult	Currency of required licences and qualifications	Human Resources and Customer Service	DHRCS
		Apply for government funding for labour market programs	Traineeships, apprenticeships and labour market programs	Inform	Number of successful applications	Human Resources and Customer Service	DHRCS
		Enhance and enable Council's performance development system.	Coordination of performance appraisal process and procedures for all employees.	Involve	Performance appraisals conducted annually.	Human Resources and Customer Service	DHRCS
		Promote workplace health and safety by auditing systems, completing risk assessments and developing rectification action plan.	Compliance with legislation and Local Government Workcare's SAFEPLAN	Consult	Rectification action plans completed. Safety Management System audit completed on agreed interval.	Human Resources and Customer Service	WHSO
		Continual review of organisational procedures taking into account safety issues	Procedures established within the Quality Assurance System that are vetted for safety matters.	Inform	Undertake Procedure Review Form F542 and processes	Human Resources and Customer Service	All Directors

		Enhance Council's due diligence obligations on introduction of new systems, processes, plant, equipment and / or assets.	Consult with staff prior to introduction of new systems, processes, plant, equipment and / or assets	Consult	Completed employee consultation records, toolbox talks, meeting minutes, procurement review	Human Resources and Customer Service	WHSO
36	Continue to improve Council's response to service requests, balancing the needs of the customer and the community with Council's capacity to respond.	Promote the Queensland Government Agency services available at the Lowood Customer Service Centre	Maintain services provided at Lowood QGAP agency	Inform	QGAP Marketing Plan prepared annually to receive subsidy and help promote the agency .	Human Resources and Customer Service	CSTL
		Continue to participate in the program for electronic lodgement of development applications	Development application tracking system available to users on line	Inform	Software system installed and maintained	Planning and Development	ICTC
		Maintain a reporting system to ensure Council maintains responses to community requests within applicable timeframes	Increase in percentage of response to correspondence within set timeframes	Inform	Management reports on correspondence activity are produced fortnightly	Corporate and Community Services	RTL
		Encourage multi-skilling and relief job rotation.	Improved efficiencies due to the ability of employees to rotate between various tasks.	Involve	Ability of employees to rotate between various tasks.	Human Resources and Customer Service	DHRCS
		Review alignment of Information Communication and Technology(ICT) strategy with business goals.	ICT Strategy and associated documents	Involve	Delivery of ICT Strategy and associated documents	Corporate and Community Services	ICTC

ATTACHMENT B
Schedule of fees and charges for 2019/2020 for refuse and recycling

Refuse and recycling - Disposal and other charges						
>> Special Burials (contaminated soil)		By quotation			Other fees and charges	
>> Special Burials (limited regulated waste other than asbestos or contaminated soil)		By quotation			Other fees and charges	
>> Special Waste - Sharps Waste Disposal		Not permitted			Other fees and charges	
>> Special Waste - Other		Not permitted			Other fees and charges	
Asbestos containing material sheets (as determined by the landfill operator) prepared in condition directed by landfill operator	\$	10.00	per 10 square metres or part thereof	\$	0.91	Other fees and charges
Asbestos containing material (as determined by the landfill operator) - other - prepared in condition directed by landfill operator	\$	209.00	per cubic metre or part thereof	\$	19.00	Other fees and charges
>> Dead Animals - * 0-20kg	\$	37.00		\$	3.36	Other fees and charges
>> Dead Animals - * 20-50kg	\$	71.00		\$	6.45	Other fees and charges
>> Dead Animals - * over 50 kg	\$	220.00		\$	20.00	Other fees and charges
Refuse – Special Tip Opening (in addition to waste charges)	\$	37.00		\$	3.36	Other fees and charges
<u>Refuse – Tipping Fees for Household / Domestic Waste - Transfer Stations (Coominya, Harlin and Kilcoy)</u>						
>> 1.0 cubic metres or greater/ charge per entire cubic metre		13.00		\$	1.18	Other fees and charges
>> Greater than 0.5 cubic metres but less than 1.0 cubic metres		10.00		\$	0.91	Other fees and charges
>> Less than 0.5 cubic metres		7.00		\$	0.64	Other fees and charges
<u>Refuse – Tipping Fees for Household / Domestic Waste - Esk Landfill only</u>						
>> Domestic Waste - Small		7.00	Small Load	\$	0.64	Other fees and charges
>> Domestic Waste - Medium		10.00	Medium Load	\$	0.91	Other fees and charges
>> Domestic Waste - Large		13.00	Large Load	\$	1.18	Other fees and charges
>> Domestic Waste - Extra Large		26.00	Extra Large Load	\$	2.36	Other fees and charges
<u>Refuse – Tipping Fees for Commercial Waste - Esk Landfill</u>						
>> Commercial Waste - Local Load - Small		20.00	Small Load	\$	1.82	Other fees and charges
>> Commercial Waste - Local Load - Medium		40.00	Medium Load	\$	3.64	Other fees and charges
>> Commercial Waste - Local Load - Large		70.00	Large Load	\$	6.36	Other fees and charges
>> Commercial Waste - Local Load - Extra Large		120.00	Extra Large Load	\$	10.91	Other fees and charges
>> Commercial Waste - Non Local Load - Small		40.00	Small Load	\$	3.64	Other fees and charges
>> Commercial Waste - Non Local Load - Medium		80.00	Medium Load	\$	7.27	Other fees and charges
>> Commercial Waste - Non Local Load - Large		140.00	Large Load	\$	12.73	Other fees and charges
>> Commercial Waste - Non Local Load - Extra Large		240.00	Extra Large Load	\$	21.82	Other fees and charges
>> Commercial Waste - Local Load - Class 3 Two Axle Truck		500.00	per Truck	\$	45.45	Other fees and charges
>> Commercial Waste - Local Load - Class 4 Three Axle Truck		1,000.00	per Truck	\$	90.91	Other fees and charges
>> Commercial Waste - Local Load - Class 5 Four Axle Truck		1,500.00	per Truck	\$	136.36	Other fees and charges
>> Commercial Waste - Non Local Load - Class 3 Two Axle Truck		1,600.00	per Truck	\$	145.45	Other fees and charges
>> Commercial Waste - Non Local Load - Class 4 Three Axle Truck		2,400.00	per Truck	\$	218.18	Other fees and charges

>> Commercial Waste - Non Local Load - Class 5 Four Axle Truck	3,200.00	per Truck	\$	290.91	Other fees and charges	
TRUCKS LARGER THAN A CLASS 5 ARE NOT PERMITTED AT COUNCIL'S WASTE FACILITIES						
COMMERCIAL WASTE IS NOT PERMITTED AT THE REFUSE AND RECYCLING CENTRES IN COOMINYA, HARLIN AND KILCOY						
>> Domestic Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum)	No charge				Other fees and charges	
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Small Load	7.00	Small Load	\$	0.64	Other fees and charges	
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Medium Load	10.00	Medium Load	\$	0.91	Other fees and charges	
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Large Load	13.00	Large Load	\$	1.18	Other fees and charges	
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) - Extra Large Load	26.00	Extra Large Load	\$	2.36	Other fees and charges	
>> Commercial Greenwaste only where separated from other waste (chippable – larger than 10 mm diameter up to 250mm diameter maximum) per cubic metre or part thereof - per cubic metre charge for larger loads	26.00	per cubic metre	\$	2.36		
>> Car tyres	\$	12.00	per tyre	\$	1.09	Other fees and charges
>> Larger tyres (4x4/ light truck) (Heavy truck/ tractor tyres not permitted)	\$	21.00	per tyre	\$	1.91	Other fees and charges
>> Oils (vehicle oils only) per 10 litres or part thereof	\$	2.00	per 10 litres	\$	0.18	Other fees and charges
>> Metals/glass/paper/cardboard (able to be recycled)	No charge				Other fees and charges	
>> Fridges, Freezers and Airconditioners (covers cost of degassing, required by law)	\$	10.00	per unit	\$	0.91	Other fees and charges
>> Gas Cylinders (domestic cylinders up to 9kg)	\$	5.00	per cylinder	\$	0.45	Other fees and charges