



**Minutes of Ordinary Meeting
Held Wednesday 22 April 2020**

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

Present

Cr Graeme Lehmann	(Mayor)
Cr Helen Brieschke	(Deputy Mayor)
Cr Sean Choat	(Councillor)
Cr Cheryl Gaedtke	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Jason Wendt	(Councillor)
Cr Bob Whalley	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr M McGoldrick	(Director Corporate and Community Services)
Mr C Young	(Director Operations)
Mr L Hannan	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs S Pitkin	(Minute Secretary / Executive Assistant)
Ms M Maesele	(Communications and Marketing Manager)

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Opening of Meeting

The Mayor, Cr Graeme Lehmann, opened the meeting at 9.27 am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Choat

Seconded – Cr Isidro

“THAT the Minutes of the Special Council Meeting held Wednesday 25 March 2020 as circulated to all Members of Council be confirmed”.

Vote - Unanimous

Carried

Business arising out of minutes of previous meeting

Nil

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

Cr Brieschke made the following statement -

I would like to thank my fellow councillors for the consideration of my nomination as Deputy Mayor.

It has been a privilege to work as a councillor for the past eight years and I look forward to the next four.

In relation to the COVID Pandemic and restrictions staying in place for the time being I would just like to encourage our community to stay safe and focused on their self-isolation and distancing practices.

ANZAC Day falls this Saturday, 25th April and with the current restrictions in place, 'Australia' has come up with a wonderful way to allow everyone to pay their respects and carry the tradition in these unusual circumstances.

'Light Up the Dawn' has been created to allow everyone to participate from the end of their driveway, balcony or lounge room. I know residents who are already planning a service from their driveway at 6.00 am., this Saturday and I hope many more join in to remember those who have served and sacrificed.

Cr Gaedtke – Matters of Public Interest

Cr Gaedtke congratulated Cr Brieschke on her appointment as Deputy Mayor, and commented on the calibre of Cr Brieschke. Cr Gaedtke mentioned that Cr Brieschke is

approaching her third term as councillor for this council, and has displayed unwavering dedication, ongoing support and sheer effort during her councillor role for the two previous terms.

Cr Choat – Matters of Public Interest

Cr Choat made the following statement –

It is a great honour to have been elected as Councillor for my second term. I would once again like to congratulate Mayor Lehmann on his being elected unopposed and to my councillor colleagues on their re-election. I congratulate newly elected Councillors Isidro and Wendt who I know will serve our Region and its community well.

I wish to congratulate Councillor Brieschke on her appointment as Deputy Mayor. I am confident in her ability to serve Council well in this capacity.

This term will have its challenges however I am sure we are well placed to meet and address them as they arise. I know the community has high expectations of its council and Councillors and I am determined to deliver better outcomes for them in the years ahead.

Cr Whalley – Matters of Public Interest

Cr Whalley made the following statement -

Congratulations to the new Deputy Mayor, Cr Helen Brieschke, who will do a wonderful job in that role.

I note that the company Council used for the Mayoral Ball to raise money in the auction has gone into liquidation and unfortunately for people who supported Council on that night to raise funds for the Mayoral charity fund, for those who have not booked their adventures already, they have 'done their money cold'. It is very unfortunate. One of the outcomes of the Corona virus for our economy.

Mayor Lehmann - Matters of Public Interest

Mayor Lehmann made the following statement -

Congratulations to the new Team Somerset. It's great to see new faces and welcome back sitting councillors. We have challenges ahead. Who would have thought we would have been thrown into the situation we are in. I know Team Somerset is resilient and will come out at the end of this on top. Thank you to everybody for their efforts to keep things going so far, and I think everyone has been doing the best that they can to obey the restrictions put on us. We have only had two people across the region who have had the virus, and they have recovered. Congratulations to everybody and looking forward to the term ahead.

Conflict of Interest - Cr Brieschke

I declare that I may have a conflict of interest in the matter listed as Item 9, 'Request to remove property from the Qld Heritage Register – "Inverness" Lot 37, Lot 38, Fulham Street, Toogoolawah.' as defined by the Local Government Act 2009, section 175D as follows:

My conflict of interest may be that I provided the property owners with letters of support for their grant application to the Community Sustainability Action Grants - Round One and Two – Heritage for renovation projects on the Inverness house in 2016 and 2017.

I received no benefit for this service and did not take part in the decision-making process. The properties listed adjoin my property.

While there may be a conflict of interest, I do not feel there is sufficient significance to lead me to making a decision on the matter that is contrary to the public interest. I will best perform my responsibility of serving the overall public interest of the whole of the Council's area by participating in the discussion if required.

However, I acknowledge that the remaining Councillors must now determine, pursuant to section 175E(4) of the *Local Government Act 2009*:

- (a) Whether I have a real or perceived conflict of interest in this matter and
- (b) If so, whether:
 - I must leave the meeting while this matter is discussed or voted on; or
 - I may participate in the meeting in relation to the matter, including by voting on the matter.

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

"THAT Cr Brieschke does not have a conflict of interest in Agenda Item number 9, *"Inverness" Lot 37, Lot 38, Fulham Street, Toogoolawah*, and will be able to represent the wider interest by remaining in the meeting and voting."

Carried

Vote - Unanimous

Subject:	Request to remove property from the Queensland Heritage Register – Lot 110 E1721 – 65 Ipswich Street Esk – Saint Andrews Presbyterian Church – Heritage Register ID 602408
File Ref:	Land Use and Planning – registration – Heritage – Doc ID 1186574
Action Officer:	SP

Background/Summary

Council has received notification from the Department of Environment and Science (DES) that the landowner of 65 Ipswich Street, Esk has requested to have the property removed from the Queensland Heritage Register. The property contains the former Saint Andrews Church which is associated with the early development of the Brisbane Valley and of Esk in particular. It was constructed in 1875 on land donated by the McConnel family, important early pastoralists in the district.

Under the *Queensland Heritage Act 1992* (the Act) any person or entity may make an application to have part of a place considered for removal from the Queensland Heritage Register. The Department is responsible for assessing the application in relation to the cultural heritage criteria contained in section 35 of the Act and make a recommendation to the Queensland Heritage Council about whether that part of the place is no longer of state-level cultural heritage significance and therefore suitable for removal from the Heritage Register.

The Heritage Council then decides whether that part of the place should be removed.

As the relevant local government authority, DES has invited Council to make a written submission to the Department regarding the application. The landowner has requested to have the property removed from the register as they consider that the buildings no longer have historic significance to the Esk township as it ceased being used as a church in the 1970s. The application also identifies there are other similar architectural examples within the locality that have continuously operated as a church.

Council has not recently undertaken an independent heritage study for the region, as such it is not possible to provide advice regarding the heritage attributes relevant to the region that Council may wish to protect. The subject land is contained within the Centre zone, which anticipates that commercial activities are to occur on the site. The removal of the property from the register is not likely to impact on the zoning and may improve the ability for commercial activities to occur. A review of the requirements of section 35 of the Act has identified that the property's historic features appear to have been reduced over time and as such, there are no foreseen issues in Council providing no objection to the request.

Attachments

Application form – removal of a place from the Queensland Heritage Register

Recommendation

THAT Council advise the Department of Environment and Science that no objection is provided regarding the removal of Lot 110 E1721 – 65 Ipswich Street Esk – Saint Andrews Presbyterian Church from the Queensland Heritage Register.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

“THAT Council advise the Department of Environment and Science that no objection is provided regarding the removal of Lot 110 E1721 – 65 Ipswich Street Esk – Saint Andrews Presbyterian Church from the Queensland Heritage Register.”

Carried

Vote - Unanimous

Subject:	Request to remove part of property from the Queensland Heritage Register – “Inverness” Lot 37 SP258265 – Lot 38 SP225436 – Fulham Street Toogoolawah – Heritage Register ID 600498
File Ref:	Land use and planning – registration – Heritage - Heritage – Doc ID 1187062
Action Officer:	SP

Background/Summary

Council has received notification from the Department of Environment and Science (DES) that the landowner of Lot 37 SP258265 and Lot 38 SP225436 has made application to have part of the property (Lot 38) removed from the Queensland Heritage Register. The property is listed on the Queensland Heritage Register as Lot 37 contains the dwelling house known as “Inverness”. “Inverness” was erected in 1917 for the Nestlé and Anglo-Swiss Condensed Milk Company Limited, as the manager's residence associated with their Toogoolawah condensed milk factory.

Under the *Queensland Heritage Act 1992* (the Act) any person or entity may make an application to have part of a place considered for removal from the Queensland Heritage Register. The Department is responsible for assessing the application in relation to the cultural heritage criteria contained in section 35 of the Act and make a recommendation to the Queensland Heritage Council about whether that part of the place is no longer of state-level cultural heritage significance and therefore suitable for removal from the Heritage Register. The Heritage Council then decides whether that part of the place should be removed.

As the relevant local government authority, DES has invited Council to make a written submission to the Department regarding the application. The application requests to remove Lot 38 from the register. The "Inverness" homestead and gardens are wholly located on Lot 37, Lot 38 does not contain any structures of historic significance and is predominantly grass lands and also contains two recently constructed dwellings (dual occupancy) in the south eastern corner. When reviewing section 35 of the Act, it is considered that Lot 38 does not contain any features which are rare, uncommon or endangered in terms of the Toogoolawah locality.

Council has not recently undertaken an independent heritage study for the region, as such it is not possible to provide advice regarding the heritage attributes relevant to the region that Council may wish to protect. Notwithstanding, the lot proposed to be removed does not contain any historic structures and is mostly undeveloped, there are no foreseen issues in Council providing no objection to the request.

Attachments

Application form – removal of a place from the Queensland Heritage Register

Recommendation

THAT Council advise the Department of Environment and Science that no objection is provided regarding the removal of Lot 38 SP225436 from the Queensland Heritage Register.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

"THAT Council advise the Department of Environment and Science that no objection is provided regarding the removal of Lot 38 SP225436 from the Queensland Heritage Register."

Carried

Vote - Unanimous

Subject:	Application for Keeping more than maximum number of animals – 80 RP902308 - 04223-70500-000 - 30 Balmoral Court Mount Hallen
File Ref:	Licencing – local laws - Keeping of Animals
Action Officer:	RSO (Malcolm Clark)

Background/Summary

Application Details

On 10 February 2020, Council received an application to keep six (6) dogs from the occupier of 30 Balmoral Court, Mount Hallen, property description 80 RP902308, with the property

owner's consent. The application relates to small and medium breeds including one Rhodesian Ridgeback and five French Bulldogs.

Regulatory Services Officers conducted an inspection of the site with the property occupier on 21 February 2020 and noted the following:

- There is one dwelling with an attached guest house located on the property.
- Only one dog exists on the property currently. The five additional dogs will be pending approval of this application.
- The Rhodesian Ridgeback dog is not de-sexed and is currently registered with Council.

The property fencing is constructed of aluminium pool fencing and is in good condition and adequate to contain dogs at time of inspection.

Assessment Summary

Complaint History

Council has not received complaints regarding dogs kept at this property.

Submissions

During the submission period, Council did not receive submissions from persons who were in receipt of the notification.

Local Law Assessment

The below table is an assessment of the application based on *Subordinate Local Law No. 1.5 (Keeping of Animals) 2011, Schedule 1, number 4.*

Criteria:	Compliance (Y/N)
(1) Whether the premises on which the animal or animals can be effectively and comfortably kept on the premises.	Yes
Comments: Suitable enclosure given the size of the subject dogs.	
(2) Whether a residence exists on the premises.	Yes
Comments: There is a residence on the premises.	
(3) Whether a proper enclosure is maintained on the premises in accordance with the requirements of <i>Local Law No 2 (Animal Management) 2011</i> .	Yes
Comments: The fencing was deemed adequate at the time of inspection.	
(4) Whether the applicant for the approval or some other suitable person to supervise the animal or animals will be resident on the premises on which the animal or animals are to be kept.	Yes
Comments: The applicant and her family reside on the property and can supervise the animals.	
(5) Whether the animal or animals will be properly supervised.	Yes
Comments: The applicant and her family are capable of supervising the animals.	
(6) If the application relates to the keeping of dogs or cats – whether the animals identified in the application are registered with the local government.	Yes

Comments: One dog is currently kept on the premises and is registered with Somerset Regional Council. Intended dogs and subsequent registration with Somerset Regional Council are subject to this application.	
(7) If section 14 of the Animal Management Act applies to the applicant for the approval - whether the applicant has complied with the requirements of the section.	
<p>14. <i>Owner must ensure cat or dog is implanted</i></p> <p>1) <i>A person who is or becomes an owner of a cat or dog that is not implanted with a PPID must ensure the cat or dog is implanted with a PPID before it is 12 weeks old unless the person has a reasonable excuse.</i></p> <p><i>Maximum penalty—20 penalty units.</i> <i>Note — A cat or dog that is more than 12 weeks old on the commencement of this section need not be implanted with a PPID unless it is supplied. See section 43Y.</i></p> <p>2) <i>It is a defence to a prosecution for an offence against subsection (1) for the defendant to prove—</i></p> <p>a) <i>here is a signed veterinary surgeon's certificate for the cat or dog stating that implanting it with a PPID is likely to be a serious risk to the health of the cat or dog; or</i></p> <p>b) <i>for a dog, the ownership is to use it as—</i></p> <p>(i) <i>a government entity dog; or</i> (ii) <i>a working dog; or</i> (iii) <i>another class of dog prescribed under a regulation.</i></p>	
Comments: The dog currently kept at the premises is microchipped.	
(8) Whether the applicant is a suitable person to hold the approval.	Yes
Comments: Nothing adverse recorded.	
(9) Whether the grant of the approval for the prescribed activity on the premises is likely to –	No
a) cause nuisance, inconvenience or annoyance to occupiers of adjoining land; or b) affect the amenity of the surrounding area; or c) have a deleterious effect on the local environment or cause pollution or other environmental damage.	
Comments: (a) No complaints received, (b) rural setting nil effect on surrounding area; (c) nil effect.	
(10) If the application relates to the keeping of cats –	N/A
a) whether the cats have been desexed; and b) whether the cats have been fitted with an approved microchip.	

Comments: N/A	
(11) If the application relates to the keeping of an animal or animals on multi residential premises –	N/A
a) whether the applicant - is entitled to make use of a common area; and b) whether the applicant has exclusive possession and control of the whole or a part of the common area for the purpose of keeping the animal or animals; and c) whether the applicant has the written permission of the person or body which manages or controls the common area to use the common area, or a part of the common area, for the purpose of keeping the animal or animals.	
Comments: N/A	
(12) Where the animal or animals are to be kept on premises other than multi residential premises and the applicant is not the owner of the premises - whether the applicant has the written permission of the owner of the premises to keep the animal or animals on the premises.	N/A
Comments: The owner has signed the application indicating no objection to keeping the animals.	
(13) Whether the applicant has been refused a similar type of approval by the local government or another local government.	No
Comments: No similar applications have been lodged.	
(14) If the application relates to the keeping of dogs on an allotment, the local government may only grant an approval if it is satisfied that no dog which is a regulated dog is kept on the allotment.	N/A
Comments: No regulated dogs apply to this application.	
(15) If the application relates to the keeping of up to 4 dogs over the age of 3 months on an allotment which is located outside a designated area and has an area of 10,000m ² or more – whether the applicant for the approval is a current member of an approved entity.	N/A
Comments: See item number (16)	
(16) If the application relates to the keeping of up to 6 dogs over the age of 3 months on an allotment which is located outside a designated area and has an area of 20,000m ² or more – whether the applicant for the approval is an accredited breeder.	Yes
Comments: The subject allotment has an area of 4.189 hectares (41,890m ²). The applicant has included a Breeder's Prefix Certificate from DOGS QUEENSLAND within the application.	

Attachments

1. Locality Plan
2. Photographs of the fencing/enclosure

Recommendation

THAT Council grant approval to keep more than the maximum number of dogs under *Local Law No 1 (Administration) 2011* and *Subordinate Local Law No 1.5 (Keeping of Animals) 2011*:

1. On land described as Lot 80 on RP902308, situated at 30 Balmoral Court, Mount

Hallen;

2. For the dog described in Schedule 1 below and an additional five dogs whose details will be supplied by applicant when available; and
3. Subject to the conditions set out in Schedule 2 below.

Schedule 1

Description of dogs:					
Name	Breed	Colour	Sex (M/F)	Desexed (Y/N)	Microchip No.
Khy	Rhodesian Ridgeback	Brown	M	N	943094320167343

Schedule 2

No.	CONDITION
1.0	LOCAL LAW
1.1	The approval holder must take all reasonable steps to prevent the dogs from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises.
1.2	The approval holder must at all times maintain a proper enclosure in accordance with Schedule 8 of <i>Subordinate Local Law No. 2 (Animal Management 2011)</i> .
1.3	The approval holder must ensure that any enclosure in which the dogs are kept is properly drained and that run-off is kept off adjoining premises.
1.4	The approval holder must ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected daily and, if not immediately disposed of, is kept in a waste container of a kind approved by an authorised person.
1.5	The approval holder must ensure that any enclosure in which the dogs are kept is maintained in: <ul style="list-style-type: none"> (i) a clean and sanitary condition and disinfected regularly; and (ii) an aesthetically acceptable condition.
1.6	The approval is limited to the dog identified in Schedule 1 of this approval and 5 additional dogs.
1.7	The approval holder must be a current member of an approved entity. Upon expiry of the approved entity membership, the approval holder is to forward a copy of the renewed membership to Council.
1.8	The dog identified in Schedule 1 of this approval and five additional dogs must hold registration with Somerset Regional Council.

Resolution	Moved – Cr Choat	Seconded – Cr Brieschke
	“THAT Council grant approval to keep more than the maximum number	

	<p>of dogs under <i>Local Law No 1 (Administration) 2011</i> and <i>Subordinate Local Law No 1.5 (Keeping of Animals) 2011</i>:</p> <ol style="list-style-type: none"> 1. On land described as Lot 80 on RP902308, situated at 30 Balmoral Court, Mount Hallen; 2. For the dog described in Schedule 1 below and an additional five dogs whose details will be supplied by applicant when available; and 3. Subject to the conditions set out in Schedule 2 below.
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Schedule 1

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Name	Breed	Colour	Sex (M/F)	Desexed (Y/N)	Microchip No.
Khy	Rhodesian Ridgeback	Brown	M	N	943094320167343

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1.3	The approval holder must ensure that any enclosure in which the dogs are kept is properly drained and that run-off is kept off adjoining premises.
1.4	The approval holder must ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected daily and, if not immediately disposed of, is kept in a waste container of a kind approved by an authorised person.
1.5	<p>The approval holder must ensure that any enclosure in which the dogs are kept is maintained in:</p> <ol style="list-style-type: none"> (i) a clean and sanitary condition and disinfected regularly; and (ii) an aesthetically acceptable condition.
1.6	The approval is limited to the dog identified in Schedule 1 of this approval and 5 additional dogs.
1.7	The approval holder must be a current member of an approved entity. Upon expiry of the approved entity membership, the approval holder is to forward a copy of the renewed membership to Council.

1.8	The dog identified in Schedule 1 of this approval and five additional dogs must hold registration with Somerset Regional Council.
<p style="text-align: right;"><u>Carried</u></p> <p>Vote - Unanimous</p>	

Subject:	Application for Keeping more than maximum number of animals – 9 RP194323 - 03800-00000-000 - 112 Beutels Road, Patrick Estate
File Ref:	Licencing - local laws - Keeping of Animals
Action Officer:	RSO (Sharmaine Hunter)

Background/Summary

Application Details

On 7 January 2020, Council received an application to keep six (6) dogs from the occupier of 112 Beutels Road, Patrick Estate also described as Lot 9 on RP194323, with the consent of the property owner. The application relates to medium breeds including six cattle dogs.

Regulatory Services Officers conducted an inspection of the site with the property occupier on 27 February 2020 and noted the following:

- There is one dwelling located on the property.
- All dogs are and will be microchipped and not de-sexed.
- The dogs are house dogs and have access to the house always.
- The dogs are confined to house at night.

The property fencing is constructed of weld mesh panel fencing and is in good condition and adequate to contain dogs at time of inspection.

Assessment Summary

Complaint History

Council has not received complaints regarding dogs kept at this property.

Submissions

During the submission period, Council did not receive submissions from persons who were in receipt of the notification.

Local Law Assessment

The below table is an assessment of the application based on *Subordinate Local Law No 1.5 (Keeping of Animals) 2011, Schedule 1, number 4.*

Criteria:	Compliance (Y/N)
(1) Whether the premises on which the animal or animals can be effectively and comfortably kept on the premises.	Y
Comments: Six dogs can be comfortably and effectively housed.	

(2) Whether a residence exists on the premises.	Y
Comments: A one storey dwelling exists on the property.	
(3) Whether a proper enclosure is maintained on the premises in accordance with the requirements of <i>Local Law No 2 (Animal Management) 2011</i> .	Y
Comments: The enclosure meets the requirements of Subordinate Local Law No. 2, preventing the dogs from going under, over or through the fence and are made from firm and strong materials.	
(4) Whether the applicant for the approval or some other suitable person to supervise the animal or animals will be resident on the premises on which the animal or animals are to be kept.	Y
Comments: The applicant and the applicants mother currently reside on the premises.	
(5) Whether the animal or animals will be properly supervised.	Y
Comments: The applicant and the applicants mother are home to properly supervise the animals.	
(6) If the application relates to the keeping of dogs or cats – whether the animals identified in the application are registered with the local government.	Y
Comments: Two dogs Harley and Kallie are currently registered with SRC, all other dogs must be registered with Council as a condition of approval.	
(7) If section 14 of the <i>Animal Management (Cats and Dogs) Act 2008</i> applies to the applicant for the approval - whether the applicant has complied with the requirements of the section.	Y
<p>14. Owner must ensure cat or dog is implanted</p> <p>1) A person who is or becomes an owner of a cat or dog that is not implanted with a PPID must ensure the cat or dog is implanted with a PPID before it is 12 weeks old unless the person has a reasonable excuse.</p> <p>Maximum penalty—20 penalty units. Note — A cat or dog that is more than 12 weeks old on the commencement of this section need not be implanted with a PPID unless it is supplied. See section 43Y.</p> <p>2) It is a defence to a prosecution for an offence against subsection (1) for the defendant to prove—</p> <p>a) here is a signed veterinary surgeon's certificate for the cat or dog stating that implanting it with a PPID is likely to be a serious risk to the health of the cat or dog; or</p> <p>b) for a dog, the ownership is to use it as—</p> <p>(i) a government entity dog; or</p> <p>(ii) a working dog; or</p> <p>(iii) another class of dog prescribed under a regulation.</p>	

Comments: All four dogs currently kept on the premises are microchipped and the two additional dogs proposed to be kept must be microchipped as a condition of this approval.	
(8) Whether the applicant is a suitable person to hold the approval.	Y
Comments: Council has no information to indicate that the applicant is not a suitable person.	
(9) Whether the grant of the approval for the prescribed activity on the premises is likely to – a) cause nuisance, inconvenience or annoyance to occupiers of adjoining land; or b) affect the amenity of the surrounding area; or c) have a deleterious effect on the local environment or cause pollution or other environmental damage.	N
Comments: No previous complaints regarding the animals. No submissions received disputing the permit application. The animals are housed in a way that will not have an impact on the environment.	
(10) If the application relates to the keeping of cats – a) whether the cats have been desexed; and b) whether the cats have been fitted with an approved microchip.	N/A
Comments:	
(11) If the application relates to the keeping of an animal or animals on multi residential premises – a) whether the applicant - is entitled to make use of a common area; and b) whether the applicant has exclusive possession and control of the whole or a part of the common area for the purpose of keeping the animal or animals; and c) whether the applicant has the written permission of the person or body which manages or controls the common area to use the common area, or a part of the common area, for the purpose of keeping the animal or animals.	N/A
Comments:	
(12) Where the animal or animals are to be kept on premises other than multi residential premises and the applicant is not the owner of the premises - whether the applicant has the written permission of the owner of the premises to keep the animal or animals on the premises.	N/A
Comments:	
(13) Whether the applicant has been refused a similar type of approval by the local government or another local government.	N
Comments: The applicant has not been refused a similar application.	

(14) If the application relates to the keeping of dogs on an allotment, the local government may only grant an approval if it is satisfied that no dog which is a regulated dog is kept on the allotment.	N
Comments: There are no regulated dogs kept on the property.	
(15) If the application relates to the keeping of up to 4 dogs over the age of 3 months on an allotment which is located outside a designated area and has an area of 10,000m ² or more – whether the applicant for the approval is a current member of an approved entity.	N/A
Comments:	
(16) If the application relates to the keeping of up to 6 dogs over the age of 3 months on an allotment which is located outside a designated area and has an area of 20,000m ² or more – whether the applicant for the approval is an accredited breeder.	Y
Comments: The subject allotment has an area of 4.077 hectares (40,770m ²). The applicant is registered with the Australian Cattle dog and Kelpie Club membership number 19-158 and BIN supply number 0000306471878.	

Attachments

1. Locality Plan
2. Photographs of the fencing/enclosure

Recommendation

THAT Council grant approval to keep more than the maximum number of dogs under *Local Law No 1 (Administration) 2011* and *Subordinate Local Law No 1.5 (Keeping of Animals) 2011*:

1. On land described as Lot 9 on RP194323, situated at 112 Beutels Road, Patrick Estate;
2. For dogs described in **Schedule 1** below; and
3. Subject to the conditions set out in **Schedule 2** below.

Schedule 1

Description of dogs:					
Name	Breed	Colour	Sex (M/F)	Desexed (Y/N)	Microchip No.
Zena	Cattle Dog	Red	F	N	941000022982000
Harley	Cattle Dog	Red	M	N	953010001269935
Willow	Cattle Dog	Blue	F	N	941000022981992
Kallie	Cattle Dog	Black	F	N	978102100270565

Schedule 2

No.	CONDITION
1.0	LOCAL LAW
1.1	The approval holder must take all reasonable steps to prevent the dogs from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises.

<p>Resolution</p>	<p>Moved – Cr Gaedtke</p>	<p>Seconded – Cr Brieschke</p>
	<p>“THAT Council grant approval to keep more than the maximum number of dogs under <i>Local Law No 1 (Administration) 2011</i> and <i>Subordinate Local Law No 1.5 (Keeping of Animals) 2011</i>:</p> <ol style="list-style-type: none"> 1. On land described as Lot 9 on RP194323, situated at 112 Beutels Road, Patrick Estate; 2. For dogs described in Schedule 1 below; and 3. Subject to the conditions set out in Schedule 2 below. 	

Description of dogs:					
Name	Breed	Colour	Sex (M/F)	Desexed (Y/N)	Microchip No.
Zena	Cattle Dog	Red	F	N	941000022982000
Harley	Cattle Dog	Red	M	N	953010001269935
Willow	Cattle Dog	Blue	F	N	941000022981992
Kallie	Cattle Dog	Black	F	N	978102100270565

Schedule 2

No.	CONDITION
1.0	LOCAL LAW
1.1	The approval holder must take all reasonable steps to prevent the dogs from making a noise or disturbance that causes a nuisance or disturbance to the occupiers of other premises.
1.2	The approval holder must at all times maintain a proper enclosure in accordance with Schedule 8 of <i>Subordinate Local Law No. 2 (Animal Management 2011)</i> .
1.3	The approval holder must ensure that any enclosure in which the dogs are kept is properly drained and that run-off is kept off adjoining premises.
1.4	The approval holder must ensure that excreta, food scraps and other material that is, or is likely to become, offensive is collected daily and, if not immediately disposed of, is kept in a waste container of a kind approved by an authorised person.
1.5	The approval holder must ensure that any enclosure in which the dogs are kept is maintained in: <ul style="list-style-type: none"> (i) a clean and sanitary condition and disinfected regularly; and (ii) an aesthetically acceptable condition.
1.6	The approval is limited to the dogs identified in Schedule 1 of this approval and two additional dogs.
1.7	The approval holder must be a current member of an approved entity. Upon expiry of the approved entity membership, the approval holder is to forward a copy of the renewed membership to Council.
1.8	The dogs identified in Schedule 1 of this approval and two additional dogs must hold registration with Somerset Regional Council.
1.9	The approval holder must at all times comply with provisions of the <i>Animal Management (Cats and Dogs) Act 2008</i> .

Carried

Vote - Unanimous

Subject:	Development Application No 12330 - Request to extend Currency Period to Development Approval under section 86 of the <i>Planning Act 2016</i>
File No:	DA12330
Action Officer:	PO-RC
Assessment No:	02639-50000-000

1.0 APPLICATION SUMMARY**Subject Land**

Location	166 Lowood Hills Road, Lowood
Real Property Description	Lot 31 RP850540
Area	19.260 hectares
Current land use	Residential and rural uses

Original Planning Scheme Information

Planning scheme	Former Esk Shire Planning Scheme 2005 (as amended)
Zone	Rural
Precinct	Rural Pursuits

Current Planning Scheme Information

Planning Scheme	Somerset Region Planning Scheme Version Three
Zone	Rural

ShapingSEQ

Land Use Category	Regional Landscape and Rural Production Area
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Application

Original Category of Assessment	Impact
Original Date of Order of approval by Court	12 April 2016
Nature of the Approval	Development Permit for a Material Change of Use for a Boarding Kennel (to house a maximum of 150 dogs)
Applicant Details	Kanes Business Corporation Pty Ltd c/- Diane Kerr and Associates Attn: Diane Kerr 19 Frobisher Street Springwood QLD 4127 Email: Dianekerr66@gmail.com
Date application received	3 March 2020

State Agency Referrals

Concurrence Agency	Nil
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RECOMMENDED DECISION

THAT Council approve the request to extend the currency period for Development Approval No DA12330 for a further two-year period from 12 April 2020 to 12 April 2022.

2.0 BACKGROUND TO APPROVAL

On 12 February 2014, Council refused development application DA12330. The application was for a Development Permit for a Material Change of Use for a Boarding Kennel (to house maximum of 150 dogs). The applicant appealed Council's decision to the Planning and Environmental Court.

Subsequently, on the 12 April 2016, by order of the Planning and Environmental Court, the development application was approved subject to conditions. The approval had a currency period of four years, meaning the application would lapse on the 12 April 2020 if the first change of the use under the approval does not start within the currency period or if an Extension to the currency period application not be made to Council prior to that date.

On 3 March 2020 the applicant has submitted a request to Council to Extend the currency period of the development approval for an additional two years from 12 April 2020 to 12 April

2022.

Section 87(4) of the *Planning Act 2016* permits Council to decide the Extension to currency period application even if the development approval was given because of an order of the Planning and Environmental Court.

2.1 The current approval

The site is currently improved by a residential dwelling, associated domestic outbuildings and rural uses such as poultry enclosures and a stockyard. The current development approval is for the establishment of a Boarding Kennel, providing accommodation for a maximum of 150 dogs. The approved use consists of five kennel blocks, providing boarding accommodation, runs and exercise yards, utility buildings and a reception area. Development conditions restrict the approved use to be a boarding kennel only. No commercial breeding or training of dogs are allowed. Other conditions such as restricting the hours of operation, the construction of acoustic barriers and vegetation screening were also included in the approval.

At the time of approval, the development was lodged and approved under the now superseded *Sustainable Planning Act 2009* and the former Esk Shire Planning Scheme 2005 (as amended).

The applicant has stated the extension is based on the following matters:

1. At the time the development was approved, the application was lodged and approved under the now superseded *Sustainable Planning 2009* which sets the standard currency period of a Material Change of Use approval be four (4) years. Under the *Planning Act 2016*, the standard currency period for a Material Change of Use is six (6) years. The Extension application would therefore bring the current approval into line with the new standard currency period.
2. Due to economic conditions, the applicant has not been able to act upon the existing approval.

To support the request, the applicant has stated the following:

1. Detailed design plans of the development have been commenced.
2. An engineer consultant has been engaged to undertake the required operational works component of the development.

The applicant has not proposed any changes to the approval or approved development conditions as part of the proposed extension request.

The approved Plans of development has been provided in **Attachment 1**.

3.0 PLANNING CONSIDERATIONS

Section 86 of the *Planning Act 2016* provides the opportunity for the applicant to seek an extension to the relevant period of development approvals, preventing the application from lapsing.

Pursuant to s87(1) of the *Planning Act 2016*, when assessing the Extension to timeframe request, Council as the assessment manager may consider any matter considered to be relevant, even if the matter was not relevant at the time of assessing the original development application.

At the time of assessment, the former Esk Shire Planning Scheme 2005 (as amended) had a standalone use definition for Kennels. Council's then adopted infrastructure charges schedule also defined Kennels as Low Impact Rural and at that time, there were no applicable infrastructure charges applied for that type of developments.

Under the current Somerset Region Planning Scheme Version Three, the use definition of Animal keeping now includes Kennels. Council's current Charges Resolution (No.1) 2019 has classed Animal keeping as High Impact Rural and infrastructure contribution for Transport network now applies for this type of development in the Somerset region.

Section 119(5) of the *Planning Act 2016* allows the local government to give an infrastructure charges notice to the applicant for an extension application if an approval is given for the application and that an adopted charge now applies to provide for trunk infrastructure for the development, when at the time of the original approval, it did not.

A draft Infrastructure Charges Notice has been prepared and provided at **Attachment 2**.

The zoning of the subject site has not changed and remains as Rural zone. Development of a kennel in the Rural zone will still trigger assessment under the current Planning Scheme and the application will remain as impact assessable. The approved development remains as an anticipated use in the Rural zone.

Officers have assessed the application and have no objections regarding the extension request.

4.0 REFERRAL AGENCY

The *Planning Act 2016* does not require applicants to seek advice from relevant referral agency when seeking to extend the currency period of the development approval. As such, no comments or conditions have been sought from the Agency. However, the Act does require Council, after deciding the extension application, give a decision notice to relevant agency.

5.0 CONCLUSION

The proposed Extension to currency period request has been assessed and that it is considered reasonable to extend the currency period of the development approval for an additional two years from 12 April 2020 to 12 April 2022.

6.0 ATTACHMENT

1. Approved Plans of Development.
2. Draft Infrastructure Charges Notice.

RECOMMENDED DECISION

THAT Council approve the Extension to the currency period under section 86 of the *Planning Act 2016* for Development Approval No. DA12330 on land described as Lot 31 on RP850540 and situated at 166 Lowood Hills Road, Lowood for an additional two years, up to and including 12 April 2022 and subject to the requirements and conditions contained in the Schedules and Attachments of Planning Environment Court Judgment dated 12 April 2016.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council approve the Extension to the currency period under section 86 of the *Planning Act 2016* for Development Approval No. DA12330 on land described as Lot 31 on RP850540 and situated at 166 Lowood Hills Road, Lowood for an additional two years, up to and including 12 April 2022 and subject to the requirements and conditions contained in the Schedules and Attachments of Planning Environment Court Judgment dated 12 April 2016.”

Carried

Vote - Unanimous

Subject:	Development Application No 19229 - Development Application for a Development Permit for a Material Change of Use for Intensive horticulture affected by the Flood Hazard Overlay
File No:	DA19229
Action Officer:	PO-MS
Assessment No:	03028-60000-000

1.0 APPLICATION SUMMARY**Subject Land**

Location	Lowood Minden Road, Tarampa
Real Property Description	Lot 3 RP32369
Area	21.465 hectares
Current land use	Outbuildings and agricultural uses
Easements and Encumbrances	Easement A on RP891048

Somerset Region Planning Scheme Version Three

Zone	Rural
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Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed development	Intensive horticulture
Level of Assessment	Code assessable
Applicant/s	Owen Mai
Applicants contact details	8 Silverash Court REGENTS PARK QLD 4118
Landowner	Owen Mai
Date application received	24 February 2020
Date properly made	5 March 2020

Referral Agencies

Nil

RECOMMENDED DECISION

Approve the Development Application No DA19229 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 PROPOSAL

The applicant has submitted an application for a Material Change of Use for Intensive horticulture on the subject property, being Lot 3 on RP32369, and situated at Lowood Minden Road, Tarampa.

The proposal involves the construction of 8 blocks of horticultural greenhouses. Each block will consist of 10 greenhouse rows, being 70 metres wide and 58 metres long. Overall, each greenhouse block will total 4,060 square metres. The greenhouses will be 4.4 metres high at the apex.

The proposal includes piping roof water from the greenhouses into the onsite dam. The proposal also involves a small extension to one of the existing farm sheds for construction of a toilet block detailing standard toilet, disabled toilet, and shower.

Intensive horticulture in the Rural zone is ordinarily categorized as accepted development subject to requirements, however the site is affected by the Flood hazard overlay, triggering code assessment.

The applicant has provided a site plan, and elevation plans of the greenhouses, and a flood plan with elevation plans of the toilet block as per Attachments 1 to 3.

3.0 SITE DETAILS AND SURROUNDING LAND USES

The subject property is an irregular shaped lot zoned as Rural property. The premises are improved upon with two outbuildings being farming sheds and contains two water storage dams. The property has dual frontage onto Lowood Minden Road and Stone Gully Road, with access from Lowood Minden Road. The property is surrounded by Rural zoned properties of various shapes and sizes to the north and west.

Surrounding land uses are predominantly agricultural, with rural-residential uses also apparent. Tarampa Lodge assisted living is within the locality.

The property has a gentle slope away from Lowood Minden Road towards the rear of the property. The rear of the property backs onto Plain Creek, with the creek consisting of part of the rear property boundary.

The property is affected by the Agricultural Land, Catchment Management, Flood Hazard, and HIA Management Area overlays. Only the Flood Hazard overlay is triggered in this instance, for a material change of use within a potential flood area.

4.0 STATE ASSESSMENT

STATE LEGISLATION

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

4.1 STATE PLANNING POLICY

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

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN

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

4.2 VEGETATION MANAGEMENT ACT 1999

According to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) Development Assessment Mapping System (DAMS), the property is mapped as containing Category X regulated vegetation covering the entirety of the lot. Category X vegetation is exempt from requirements under the *Vegetation Management Act*. The proposal does not include the clearing of any vegetation.

5.0 COUNCIL ASSESSMENT

LOCAL GOVERNMENT LEGISLATION

An assessment against the relevant parts of the Planning Scheme is set out below.

5.1 STRATEGIC FRAMEWORK

An assessment against the Strategic Framework was not required as the proposed development is not an impact assessable development.

5.2 CODE ASSESSMENT

The Somerset Region Planning Scheme identifies assessment benchmarks which development is to be assessed against, with proposed solutions measured against the performance outcome proposed by the Code. An assessment against the relevant parts of the Planning Scheme is set out below. In instances where alternative solutions are provided in lieu of the acceptable outcomes they are discussed below.

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Rural zone code	Yes	PO5, PO6, PO7, PO8
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Flood hazard overlay code	Yes	PO1, PO13

Where the application does not achieve acceptable outcome criteria that is applicable, an assessment against the performance outcome criteria is presented in the following tables.

Rural zone code	
Performance outcomes	Acceptable outcomes
For assessable development	
Environmental management	
PO5 Rural activities operate in accordance with contemporary best practice environmental management principles and do not result in any adverse impacts on the following environmental values: <ul style="list-style-type: none"> (a) air quality; (b) water quality; and (c) acoustic environment. 	AO5.1 The use is operated in accordance with the <i>Environmental Protection (Air) Policy 2008</i> . AO5.2 The use is operated in accordance with the <i>Environmental Protection (Noise) Policy 2008</i> . AO5.3 The use is operated in accordance with the

		<i>Environmental Protection (Water) Policy 2009.</i>
Performance outcome assessment		
The applicant has not provided any supporting material regarding the operation of the land use activity, and any potential impacts on air quality, water quality, or the acoustic environment.		
The land use activity of <i>intensive horticulture</i> is considered to have a low impact on the receiving environment, and as such is typically considered as 'accepted development subject to requirements'. However, in this instance, advice has been sought internally from Council's Environmental Health Officers for appropriate conditions to apply to the development for the management of any impacts on air quality, water quality, or the acoustic environment. Please see Conditions 4.0 through 8.1. Considered to satisfy PO5.		
PO6 Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.	AO6 No acceptable outcome provided.	
Performance outcome assessment		
As discussed above, the development has been conditioned to regulate potential contaminants. Please see Conditions 3.0 through 8.1. Considered to satisfy PO6.		
Amenity		
PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of advertising devices; (h) visual amenity; and (i) overlooking and privacy.	AO7 No acceptable outcome provided.	
Performance outcome assessment		
Intensive horticulture is generally considered a low impact land use activity, in this instance the size and number of structures is quite considerable. Notwithstanding, the development is rural in nature and is considered appropriate in the rural area. The development is setback from all boundaries in accordance with the planning scheme and conditions have been included to ensure the development is well maintained to protect the amenity of the immediate locality. It is considered the development satisfies the relevant performance criteria.		

PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i>; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	AO8 No acceptable outcome provided.
Performance outcome assessment There are no known negative environmental impacts within the vicinity that the development must seek to ameliorate, including from extractive industries, air transport noise, road corridor noise, or infrastructure. Considered to satisfy PO8.	

Flood hazard overlay code	
Performance outcomes	Acceptable outcomes
All flood hazard areas	
PO1 <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide.	AO1.1 <i>Buildings</i> are not located in a landslide hazard area as identified on the Landslide hazard overlay maps OM0010a-b .
Performance outcome assessment No information has been provided regarding the storage of dangerous good or hazardous materials. Development has been conditioned to achieve AO1. Please see Condition 2.4. Considered to satisfy PO1.	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area	
PO13 Development is located and designed to: <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of <i>buildings</i> are set above the <i>defined flood level</i>; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide road access to <i>buildings</i> above the level of the 1% AEP flood level. 	Where for Material Change of Use or Building Work AO13.1 <i>Buildings</i> , including extensions to existing <i>buildings</i> are: <ul style="list-style-type: none"> (a) elevated above the <i>defined flood level</i>; and (b) and the <i>defined flood event</i> does not exceed a depth of 600mm.

Performance outcome assessment Defined Flood Event (DFE) for the property has been determined to be 70.5 m AHD elevation level. A condition has been included requiring the finished floor heights of structures must achieve the DFE height as a minimum (see Condition 2.4). This would bring the application into compliance with AO13.1, through application of conditions. Therefore, this is considered to satisfy PO13.
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6.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

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

6.1 Water Supply and Sewerage

The subject land is not located within an area serviced by reticulated water supply network. As the proposed development is not for a residential use, and is for an agricultural use, it will be up to the applicant to determine their preferred water supply arrangements. In this instance, potable water supply for residential needs are not required.

The subject land is not in an area serviced by a reticulated sewer network. The owner must ensure that the on-site effluent disposal system is compliant with the relevant standards.

6.2 Stormwater/Drainage

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. However, the land owner must ensure that stormwater is connected to a lawful point of discharge and designed in accordance with the Queensland Urban Drainage Manual. The plans detail stormwater captured from the roof of the greenhouses, as well as surface runoff is to be directed to the on-site dam.

6.3 Transport Network

The subject property has frontage to a sealed road. The development is not considered to unreasonably burden the transport network.

6.4 Parks and Open Space Network

Infrastructure Charges are not applicable for the Parks and Open Spaces Network.

6.5 Infrastructure Charges

In accordance with Somerset Regional Council's current Charges Resolution (No. 1) 2019, intensive horticulture is categorized as a low impact rural activity. Infrastructure charges are not applicable for low impact rural activities.

6.6 Environment

The proposed development has been reviewed by Council's Environmental Health Officers, and has been sufficiently conditioned such that it does not result in environmental harm or degradation including from noise pollution, air pollution, light pollution, water pollution, or any other environmental nuisance.

6.7 Heritage

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

8.0 STATE AGENCY REFERRALS

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

9.0 CONCLUSION

The proposed development application is for a Material Change of Use for intensive horticulture on land in the Rural zone. The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative solutions for the performance outcomes.

The application has been reviewed by Council's Development Design Manager, and Council's Environmental Health Officers. Accordingly, conditions have been applied with respect to:

- Applicable flood hazard to the property, and the Defined Flood Event (DFE)
- Vehicle access, to be appropriate for increased usage
- Environmental effects and impacts, including possible impacts from noise, air, light, and water pollution.

The proposed development will be conditioned to be carried out generally in accordance with the development conditions attached to the Decision Notice.

10.0 ATTACHMENTS

1. Site plan, Prepared by Chinh Duc Nguyen Design and Drafting, Job No 273-19, Sheet 1 of 3, Dated November 2019, Council's reference: DA19229 – Attachment 1
2. Greenhouse elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no 273-19, Sheet 2 of 3, Dated November 2019, Council's reference DA19229 – Attachment 2
3. Toilet block floor plan and elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no 273-19, Sheet 3 of 3, Dated November 2019, Council's reference DA19229 – Attachment 3

RECOMMENDED DECISION

1. THAT Council approve the Development Application No DA19229 for a Development Permit for a Material Change of Use for Intensive Horticulture affected by the Flood hazard overlay, on land described as Lot 3 on RP32369, and situated at Lowood Minden Road, Tarampa, subject to the requirements and conditions contained in the Schedules and Attachments.
2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with 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.	At all times
	Site plan, Prepared by Chinh Duc Nguyen Design and Drafting, Job No. 273-19, Sheet 1 of 3, Dated November 2019, Council's	

	reference: DA19229 – Attachment 1	
	Greenhouse elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no. 273-19, Sheet 2 of 3, Dated November 2019, Council's reference DA19229 – Attachment 2	
	Toilet block floor plan and elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no. 273-19, Sheet 3 of 3, Dated November 2019, Council's reference DA19229 – Attachment 3	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.6	Unless connected to a reticulated sewerage network, provide an on-site effluent disposal system that is compliant with the relevant Australian standards.	Before the change happens
1.7	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.8	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
1.9	Any filling and excavation work that cannot be defined as <i>minor filling and excavation</i> (e.g. changing the natural ground level by more than 1 metre in depth) will require a development application to be made to Council.	At all times
1.10	All buildings, structures, fittings, fixtures and grounds are maintained: <ul style="list-style-type: none"> • In a serviceable condition, and • In a state of good repair and efficient action, and • In a clean, sanitary condition, and • Free of accumulated disused materials, and • Free of vermin and pest infestations. 	At all times
1.11	Unless otherwise approved by Council, the outbuildings are never to be occupied by persons on a permanent, semi-permanent or intermittent basis, or any other residential use associated with a Class 1 building as defined by the Building Codes of Australia.	At all times

1.12	Signage is to comply with the relevant Subordinate Local Law (Installation of Advertising Devices)	At all times
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
Public Utilities/Infrastructure		
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	At all times
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.	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
Building above Flood level		
2.4	<p>The current Defined Flood Event (DFE) for Lot 3 on RP32369 is the 70.5 m elevation level and the following must be achieved:</p> <ul style="list-style-type: none"> Floor heights for non-habitable buildings (except for buildings classified under the Building Code of Australia as Class 7a or Class 10) shall be a minimum of the DFE. All hazardous, noxious material, or chemicals are located and stored above the DFE; Electrical switchboards, power points, main data servers and the like are positioned above the DFE. Electrical and data installations below the DFE are designed and constructed to withstand submergence in flood water. Contingency plans are in place to account for the potential need to relocate property prior to a flood event to above the DFE (i.e. to transfer plant, equipment and stock). 	Prior to commencement of use
Stormwater drainage		
2.5	Ensure Stormwater drainage is directed to a lawful point of discharge	At all times
2.6	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
Vehicle access		
2.7	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times

2.8	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times
2.9	All vehicles shall enter and leave the site in a forward gear.	At all times
2.10	The Applicant is to provide a minimum 4m wide sealed access with minimum 10-meter radii from the road carriageway of Lowood Minden Road to the property boundary in general accordance with Council's standard drawing SRC-ROAD-016.	Prior to commencement of use
Erosion and sediment control		
2.11	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.0	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.1	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.2	The holder of this development approval must not: <ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	At all times
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter/swale, 	During construction phase

	<p>stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</p> <ul style="list-style-type: none"> ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	
4.0	NOISE	
4.1	The approved development must be carried out by such practicable means necessary to prevent the emission, or likelihood of emission, of noise that constitutes environmental nuisance.	At all times
4.2	<p>In the event of a complaint about noise being made to the administering authority, and that the administering authority considers is not frivolous or vexatious, then the emission of noise from the development site must not result in levels greater than those specified in the Noise Schedule.</p> <p>Noise schedule</p> <p>Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{(Amax\ adj, T)}$</p> <ul style="list-style-type: none"> a) Background noise level plus 5 dB(A) 7am to 6pm; b) Background noise level plus 5 dB(A) 6 pm to 10 pm; c) Background noise level plus 3 dB(A) 10 pm to 7 am. <p>Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{(Amax\ adj, T)}$</p> <ul style="list-style-type: none"> a) Background noise level plus 10 dB(A) 7 am to 6 pm; b) Background noise level plus 10 dB(A) 6 pm to 10 pm; c) Background noise level plus 8 dB(A) 10 pm to 7 am. <p>Component noise must be limited such that the adjusted A-weighted equivalent continuous noise level, $LA_{eq, adj}$, 15 min when measured at any affected noise sensitive place must not exceed:</p> <ul style="list-style-type: none"> a) the background noise level plus 3 dB(A) from 7 am to 6 pm; b) the background noise level plus 3 dB(A) from 6 pm to 10 pm; c) the background noise level plus 0 dB(A) from 10 pm to 7 am. 	At all times
4.3	This development permit does not authorise any emission of noise that results in environmental nuisance or environmental harm to any “noise sensitive place” located beyond the boundaries of the development site.	At all times

5.0	AIR	
5.1	No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the Premises.	At all times
6.0	LIGHT	
6.1	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times
7.0	WATER	
7.1	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: <ul style="list-style-type: none"> a) Uncontaminated overland stormwater flow; b) Uncontaminated stormwater to the stormwater system; c) Contaminants lawfully released to sewer; or d) A release in accordance with a condition of this development approval. 	At all times
7.2	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times
7.3	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
7.4	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times
8.0	NUISANCE	
8.1	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times
DEFINITIONS		
“Adjusted Maximum Sound Pressure Level,” means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using fast response.		
“Background Noise Level,” means the LA90, T being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than fifteen (15) minutes using fast response.		
“Commercial place” means a place used as an office or for business or commercial purposes.		

“Contaminant” can be:

- a) a gas, liquid or solid; or
- b) an odour; or
- c) an organism (whether alive or dead), including a virus; or
- d) energy, including noise, heat, radioactivity and electromagnetic radiation; or
- e) a combination of contaminants.

“Environmental harm” is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

“Noise sensitive place” means any of the following places:

- a) a dwelling;
- b) a library, childcare centre, kindergarten, school, college, university or other educational institution;
- c) a hospital, surgery or other medical institution;
- d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the Nature Conservation Act 1992;
- e) a park or garden that is open to the public (whether or not on payment of money) for use other than for sport or organised entertainment.

SCHEDULE 4 – ADVICE

Assessment Manager

This approval has effect in accordance with the provisions of section 71 of the ***Planning Act 2016***, and development may commence in accordance with section 72.

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the first change of the use under the approval does not start within the ‘currency period’ – being six (6) years starting the day the approval takes effect.

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

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

Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.

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

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

Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.

This development approval is for the proposed development only. Any additional structures proposed may require their own planning approval and will be assessed on its own merits.

Council does not maintain or manage the Contaminated Land Register or the Environmental Management Register. Where an application is for a material change of use of premises for a *sensitive land use* or *commercial use*, it is the applicant's responsibility to check with the State Government Department of Environment and Science (DES) if the premises are contained on the above-mentioned registers. A development application may be required to be submitted with the State Assessment and Referral Agency (SARA) where premises are contained on these registers. Applications lodged to SARA for these purposes are concurrent and separate to Council's development assessment processes.

Resolution	Moved – Cr Brieschke	Seconded – Cr Gaedtke
	<p>"1. THAT Council approve the Development Application No DA19229 for a Development Permit for a Material Change of Use for Intensive Horticulture affected by the Flood hazard overlay, on land described as Lot 3 on RP32369, and situated at Lowood Minden Road, Tarampa, subject to the requirements and conditions contained in the Schedules and Attachments.</p> <p>2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the <i>Planning Act 2016</i>."</p>	

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Site plan, Prepared by Chinh Duc Nguyen Design and Drafting, Job No. 273-19, Sheet 1 of 3, Dated November 2019, Council's reference: DA19229 – Attachment 1	
	Greenhouse elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no. 273-19, Sheet 2 of 3, Dated November 2019, Council's reference DA19229 – Attachment 2	
	Toilet block floor plan and elevation plans, Prepared by Chinh Duc Nguyen Design and Drafting, Job no. 273-19, Sheet 3 of 3, Dated November 2019, Council's reference DA19229 – Attachment 3	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be	At all times during

	available on the premises at all times during construction.	the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.6	Unless connected to a reticulated sewerage network, provide an on-site effluent disposal system that is compliant with the relevant Australian standards.	Before the change happens
1.7	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.8	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
1.9	Any filling and excavation work that cannot be defined as <i>minor filling and excavation</i> (e.g. changing the natural ground level by more than 1 metre in depth) will require a development application to be made to Council.	At all times
1.10	All buildings, structures, fittings, fixtures and grounds are maintained: <ul style="list-style-type: none"> • In a serviceable condition, and • In a state of good repair and efficient action, and • In a clean, sanitary condition, and • Free of accumulated disused materials, and • Free of vermin and pest infestations. 	At all times
1.11	Unless otherwise approved by Council, the outbuildings are never to be occupied by persons on a permanent, semi-permanent or intermittent basis, or any other residential use associated with a Class 1 building as defined by the Building Codes of Australia.	At all times
1.12	Signage is to comply with the relevant Subordinate Local Law (Installation of Advertising Devices)	At all times
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	At all times
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.	At all times

2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
	Building above Flood level	
2.4	<p>The current Defined Flood Event (DFE) for Lot 3 on RP32369 is the 70.5 m elevation level and the following must be achieved:</p> <ul style="list-style-type: none"> Floor heights for non-habitable buildings (except for buildings classified under the Building Code of Australia as Class 7a or Class 10) shall be a minimum of the DFE. All hazardous, noxious material, or chemicals are located and stored above the DFE; Electrical switchboards, power points, main data servers and the like are positioned above the DFE. Electrical and data installations below the DFE are designed and constructed to withstand submergence in flood water. Contingency plans are in place to account for the potential need to relocate property prior to a flood event to above the DFE (i.e. to transfer plant, equipment and stock). 	Prior to commencement of use
	Stormwater drainage	
2.5	Ensure Stormwater drainage is directed to a lawful point of discharge	At all times
2.6	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	Vehicle access	
2.7	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times
2.8	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times
2.9	All vehicles shall enter and leave the site in a forward gear.	At all times
2.10	The Applicant is to provide a minimum 4m wide sealed access with minimum 10-meter radii from the road carriageway of Lowood Minden Road to the property boundary in general accordance with Council's standard drawing SRC-ROAD-016.	Prior to commencement of use

	Erosion and sediment control	
2.11	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.0	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.1	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.2	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	At all times
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase
4.0	NOISE	
4.1	The approved development must be carried out by such practicable means necessary to prevent the emission, or likelihood of emission, of noise that constitutes environmental nuisance.	At all times
4.2	In the event of a complaint about noise being made to the administering authority, and that the administering authority	At all times

	<p>considers is not frivolous or vexatious, then the emission of noise from the development site must not result in levels greater than those specified in the Noise Schedule.</p> <p>Noise schedule</p> <p>Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{(Amax\ adj, T)}$</p> <ul style="list-style-type: none"> a) Background noise level plus 5 dB(A) 7am to 6pm; b) Background noise level plus 5 dB(A) 6 pm to 10 pm; c) Background noise level plus 3 dB(A) 10 pm to 7 am. <p>Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{(Amax\ adj, T)}$</p> <ul style="list-style-type: none"> a) Background noise level plus 10 dB(A) 7 am to 6 pm; b) Background noise level plus 10 dB(A) 6 pm to 10 pm; c) Background noise level plus 8 dB(A) 10 pm to 7 am. <p>Component noise must be limited such that the adjusted A-weighted equivalent continuous noise level, $LA_{eq, adj}$, 15 min when measured at any affected noise sensitive place must not exceed:</p> <ul style="list-style-type: none"> a) the background noise level plus 3 dB(A) from 7 am to 6 pm; b) the background noise level plus 3 dB(A) from 6 pm to 10 pm; c) the background noise level plus 0 dB(A) from 10 pm to 7 am. 	
4.3	This development permit does not authorise any emission of noise that results in environmental nuisance or environmental harm to any “noise sensitive place” located beyond the boundaries of the development site.	At all times
5.0	AIR	
5.1	No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the Premises.	At all times
6.0	LIGHT	
6.1	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times
7.0	WATER	
7.1	<p>Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for:</p> <ul style="list-style-type: none"> a) Uncontaminated overland stormwater flow; 	At all times

	b) Uncontaminated stormwater to the stormwater system; c) Contaminants lawfully released to sewer; or d) A release in accordance with a condition of this development approval.	
7.2	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times
7.3	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
7.4	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times
8.0	NUISANCE	
8.1	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times
DEFINITIONS		
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“Noise sensitive place” means any of the following places: a) a dwelling; b) a library, childcare centre, kindergarten, school, college, university or other educational institution;		

- c) a hospital, surgery or other medical institution;
- d) a protected area, or an area identified under a conservation plan as a critical habitat or an area of major interest, under the Nature Conservation Act 1992;
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SCHEDULE 4 – ADVICE

Assessment Manager

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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.

This development approval is for the proposed development only. Any additional structures proposed may require their own planning approval and will be assessed on its own merits.

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Carried

Vote – Unanimous

Subject:	Development Application No 19245 - Development Application for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling) affected by the Scenic amenity overlay
File No:	DA19245
Action Officer:	PO-MS
Assessment No:	03078-50000-000

1.0 APPLICATION SUMMARY

Subject Land

Location	48 Millewski Road, Minden
Real Property Description	Lot 1 RP35921
Area	36.614 hectares
Current land use	Dwelling house, domestic outbuilding and farming shed
Easements and Encumbrances	nil

Somerset Region Planning Scheme Version Three

Zone	Rural
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Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed development	Secondary dwelling (new dwelling to become primary dwelling)
Level of Assessment	Code assessable
Applicant/s	Jeffery and Leanne Marlow
Applicants contact details	48 Millewski Road MINDEN QLD 4311
Landowners	Jeffery J and Leanne E Marlow
Date application received	2 March 2020
Date properly made	2 March 2020

Referral Agencies	Nil
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RECOMMENDED DECISION

Approve the Development Application No DA19245 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 PROPOSAL

The applicant has lodged an application for a material change of use for a secondary dwelling on the premises. The existing dwelling on the premises is proposed to become the secondary dwelling, and for a new dwelling to be relocated to the premises which will become the primary dwelling.

The existing dwelling consists of three bedrooms, two bathrooms, kitchen, dining, family, and living rooms with as-constructed carport. Total living area for the existing dwelling is 137.0 square metres.

The proposed new dwelling is to be a removal dwelling and will consist of four bedrooms, two bathrooms, kitchen, living rooms and verandah, and will include an extension consisting of expanded bathroom, games room, entry, office, laundry, and deck extension. Total living area of the proposed dwelling including extensions will be 185 square metres.

The applicant has provided a site plan, floor plans, and elevation plans of the new dwelling as per Attachments 1 to 6. Building plans for the existing dwelling were sourced and reviewed from Council's archives, and have been included in the report as per Attachments 7 to 9.

3.0 SITE DETAILS AND SURROUNDING LAND USES

The subject site is a regular shaped lot zoned as Rural and consisting of 36 hectares. The site is improved upon with an existing dwelling, as-constructed carport, and farming sheds. The premises have frontage onto Millewski Road, being a formed gravel road up to the property's access point.

Surrounding land uses are both rural and residential in nature. Premises to the south of the property are smaller sized rural residential style properties. Properties to the north are larger sized lots likely used for grazing purposes.

The property is affected by the Agricultural Land, Catchment Management, HIA Management Area, Landslide Hazard, and Scenic Amenity overlays. In this instance, only the Scenic Amenity overlay is applicable to the development.

4.0 STATE ASSESSMENT

STATE LEGISLATION

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

4.1. STATE PLANNING POLICY

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

4.2. SOUTH-EAST QUEENSLAND REGIONAL PLAN

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

4.3 VEGETATION MANAGEMENT ACT 1999

According to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) Development Assessment Mapping System (DAMS), the property is not mapped as containing State regulated vegetation. The proposal does not include the clearing of any vegetation.

5.0 COUNCIL ASSESSMENT

LOCAL GOVERNMENT LEGISLATION

An assessment against the relevant parts of the Planning Scheme is set out below.

5.1 STRATEGIC FRAMEWORK

An assessment against the Strategic Framework was not required as the proposed development is not an impact assessable development.

5.2 CODE ASSESSMENT

The Somerset Region Planning Scheme identifies assessment benchmarks which development is to be assessed against, with proposed solutions measured against the performance outcome proposed by the Code. An assessment against the relevant parts of the Planning Scheme is set out below. In instances where alternative solutions are provided in lieu of the acceptable outcomes they are discussed below.

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Rural zone code	Yes	PO7, PO8
Dwelling house code	Yes	PO5, PO7
Transport, access and parking code	Yes	PO2, PO11
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Scenic Amenity overlay code	Yes	PO2

Where the application does not achieve acceptable outcome criteria that is applicable, an assessment against the performance outcome criteria is presented in the following tables.

Rural zone code	
Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	AO7 No acceptable outcome provided.
Performance outcome assessment	
A dwelling house (secondary dwelling) is a low impact development that will not result in negative impacts on the amenity of the locality, including with regard to: <ul style="list-style-type: none"> a) hours of operation; b) lighting; c) noise; d) dust, odour and other airborne emissions; 	

e) public health and safety; f) traffic generation; g) the use of <i>advertising devices</i> ; h) visual amenity; and i) overlooking and privacy.	
PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO8 No acceptable outcome provided.
Performance outcome assessment The proposed dwelling house (secondary dwelling) is on a large property within a locality that is predominantly residential in nature. There are no negative environmental impacts on surrounding land uses.	

Dwelling house code	
Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Secondary dwellings	
PO5 The <i>secondary dwelling</i> is small-scale, low-key, and subordinate to the <i>dwelling house</i> .	AO5.1 The total maximum <i>gross floor area</i> of the <i>secondary dwelling</i> shall not exceed 60 percent of the gross floor area of the <i>dwelling house</i> on the same <i>site</i> .
Performance outcome assessment The GFA of the existing dwelling (to become secondary dwelling) is 137 square metres. GFA of the proposed new dwelling (to become primary dwelling) is 185 square metres (after additional extensions). Expressed as a percentage, the secondary dwelling is 74 percent of the GFA of the primary dwelling, above the acceptable outcome of 60 percent. However, the total floor area, including verandahs and decking, of both dwellings would place the secondary dwelling at 60 percent the size of the primary dwelling. The new primary dwelling is proposed to be located several hundred metres from the Millewski Road frontage. Millewski Road is setback behind Lowood Minden Road, as such both the secondary dwelling and the primary are predominantly screened from view by existing development. A small rural lifestyle estate also adjoins the subject land to the south. The proposed development is considered to be low impact and generally consistent with the locality.	

Therefore, the proposed arrangements are considered to satisfy PO5.	
PO7 <i>Secondary dwellings:</i> (a) are designed and sited to maintain local character and amenity; (b) are visually compatible with the existing <i>dwelling house</i> ; and are located in proximity to the principal <i>dwelling</i> .	A07.1 The <i>secondary dwelling</i> is no closer to the front boundary of the <i>premises</i> than the principal <i>dwelling house</i> .
Performance outcome assessment The existing dwelling (to become the secondary dwelling) is located closer to the front boundary than the new dwelling (which is to be the primary dwelling). The premises are not characteristic of a typical small residential style lot located within a township, instead the property is a large rural lot. It is considered that: a) the new and existing dwellings are sited to maintain local character and amenity. b) the new dwelling is visually compatible with the existing dwelling. This is not particularly an issue given the rural nature of the property and distance between the dwellings. c) the new dwelling is located within proximity to the existing dwelling, considering the large property size and rural nature of the property. Therefore, considered to satisfy PO7.	

Transport, access and parking code	
<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
For accepted development subject to requirements and assessable development	
All weather access in the Rural zone	
PO2 A suitable standard of access is provided to the <i>dwelling house</i> .	A02 <i>All weather access</i> is provided to each <i>dwelling house</i> in the Rural zone.
Performance outcome assessment Council's road register identifies that Millewski Road is formed to a gravel standard. As such the dwelling house is considered to have appropriate access. A condition will be included requiring appropriate access to be provided to each dwelling house. In this instance, performance criteria is considered to have been achieved.	
For assessable development	
Vehicle standing and manoeuvring areas	
PO11 Long driveways are designed and treated to soften their visual appearance when viewed from the street frontage.	A011.1 Internal driveways do not exceed 50 metres in length.
Performance outcome assessment The internal driveway to the new dwelling will be in excess of 50 metres in length. Driveways in excess of 50 metres are typical and expected for large Rural properties. Development	

will be conditioned that all weather access must be provided to the new dwelling. Considered to satisfy PO11.

Scenic amenity overlay code

<i>Performance outcomes</i>	<i>Acceptable outcomes</i>
For accepted development subject to requirements and assessable development	
Buildings within high scenic amenity area	
<p>P02 <i>Development within a high scenic amenity area identified on the Scenic amenity overlay maps OM012a-b:</i></p> <ul style="list-style-type: none"> (a) maintains and enhances the landscape character and scenic amenity values of the locality and the Somerset region; (b) is not visible from the skyline or positioned on a ridgeline when viewed from a <i>Highway or Main road</i>; (c) is fully screened by an existing natural landform or vegetation, or will be fully screened by <i>native vegetation</i> within 5 years of construction when viewed from a <i>Highway or Main road</i>; (d) retains existing vegetation and incorporates landscaping to visually soften built form elements; (e) incorporates building materials and external finishes that are compatible with the visual amenity and the landscape character of the locality; and (f) minimises visual impacts on the high scenic amenity area in terms of: <ul style="list-style-type: none"> (i) the scale, height and setback of <i>buildings</i>; (ii) the extent of earthworks and impacts on the landform including the location and configuration of <i>roads</i> and driveways. 	<p>AO2.2 <i>Buildings, structures and operational works are located a minimum of 50 metres from ridges or peaks within high scenic amenity areas identified on Scenic amenity overlay maps OM-012a-b.</i></p>
Performance outcome assessment	
<p>The new dwelling house is to be located upon a small local ridgeline on the premises, within a high scenic amenity area. The proposed development is considered to satisfy the performance outcomes for the following reasons:</p> <ul style="list-style-type: none"> a) is for a rural character dwelling within a Rural zone, and therefore is considered to maintain the landscape character of the Somerset region. b) the dwelling is setback far enough that it will not be visible from the nearest highway or main road, being Lowood Minden Road. The dwelling will be screened by the natural landscape, and existing dwellings, structures, and vegetation within 	

- c) proximity of the main road.
- d) will retain existing vegetation and blend with the rural landscape.
- d) is of a material and style that is compatible with the visual amenity and landscape character of the locality.
- e) minimises visual impacts in that:
 - i. the height of the dwelling is single storey, and is setback approx. 600 metres from the front boundary.
 - ii. the extent of earthworks impacts and driveways will be minimal.

6.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

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

6.1 Water Supply and Sewerage

The subject land is not serviced by reticulated water or sewerage networks. The development will be conditioned to provide a potable water supply storage of at least 45,000 litres for domestic consumption. The development will be conditioned to provide a sewage system that is compliant with the relevant Australian standards.

6.2 Stormwater/Drainage

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. A condition requiring the land owner to ensure that stormwater is directed to a lawful point of discharge, and design in accordance with the Queensland Urban Drainage Manual has been included in the schedule of conditions.

6.3 Transport Network

The property has frontage onto a formed road, being Millewski Road. The applicant has stated that the development is to use the existing access onto Millewski Road. A condition will be included to ensure access is designed in accordance with Council's design standards.

6.4 Parks and Open Space Network

The proposed development does not fall within the catchment for Parks and Open Space Network as per Council's Priority Infrastructure Plan.

6.5 Services

The property is serviced with the provision of electricity by overhead power lines.

6.6 Infrastructure Charges

Infrastructure charges are applicable for a secondary dwelling. In this instance, the premises only falls within the catchment for the Transport Network charge. An infrastructure charges notice will be supplied to the applicant.

6.7 Environment

The proposed development will not result in environmental degradation.

6.8 Heritage

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

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 CONCLUSION

The development application is for a material change of use for a proposed dwelling house (secondary dwelling) within the Rural zone. The proposal is for the existing dwelling on the premises to become the secondary dwelling, and for the new dwelling to become the primary dwelling. Conditions have been applied such that the development is in compliance with the intentions of the planning scheme, and in line with Council's design standards.

The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative solutions for the performance outcomes. The proposed development will be conditioned to be carried out generally in accordance with the development conditions attached to the Decision Notice.

9.0 ATTACHMENTS

1. Site Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO2, Dated February 2020
2. Existing Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO3, Dated February 2020
3. Proposed Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO4, Dated February 2020
4. Proposed Carport Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO5, Dated February 2020
5. Front and Left Elevations, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO6, Dated February 2020
6. Rear and Right Elevations, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO7, Dated February 2020
7. Site Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 1 of 7, Dated 21 May 1999
8. Floor Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 2 of 7, Dated 18 May 1999
9. Elevations (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 3 of 7, Dated 18 May 1999

RECOMMENDED DECISION

1. THAT Council approve the Development Application No DA19245 for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling) affected by the Scenic amenity overlay, on land described as Lot 1 on RP35921, and situated at 48 Millewski Road, Minden, subject to the requirements and conditions contained in the Schedules and Attachments.
2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with 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.	At all times
	Site Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO2, Dated February 2020, Council's reference DA19245 – Attachment 1	
	Existing Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO3, Dated February 2020, Council's reference DA19245 – Attachment 2	
	Proposed Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO4, Dated February 2020, Council's reference DA19245 – Attachment 3	
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	Site Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 1 of 7, Dated 21 May 1999, Council's reference DA19245 – Attachment 7	
	Floor Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 2 of 7, Dated 18 May 1999, Council's reference DA19245 – Attachment 8	
	Elevations (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 3 of 7, Dated 18 May 1999, Council's reference DA19245 – Attachment 9	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	On-site effluent disposal is to be compliant with the relevant Australian standards.	Before the change happens
1.6	Unless connected to a reticulated water supply network, Before the change happens provide a minimum water supply storage capacity of 45,000 litres capable of capturing roof run-	Before the change happens

	<p>off and connected to service all domestic water consumption needs of the development.</p> <p>Or</p> <p>Unless connected to a reticulated water supply network, provide the development with a drinkable water supply from an approved bore, and a tank with a minimum water supply storage capacity of 10,000 litres connected to service all domestic water consumption needs of the development.</p> <p>Note: The result of the Standard Drinking Water Test is to be provided to Council.</p>	
1.7	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.8	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
	Transport, access and parking code	
1.9	The new dwelling house must be provided with a driveway and vehicle access to an all-weather standard.	Before the commencement of new use
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	At all times
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions whether carried out by Council, or otherwise.	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
	Stormwater drainage	
2.4	Ensure Stormwater drainage is directed to a lawful point of discharge	At all times
2.5	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	Vehicle access	
2.6	The landowner is responsible for construction and maintenance of vehicular access for the property, from the	At all times

	road carriageway to property boundary in accordance with Council's Policy and Standards, and to an all-weather standard. <i>NOTE: All-weather standard is an access which is capable of being traversed by a two-wheel drive vehicle during and after a storm event with no significant damage or deformation to the access. Maintenance will be performed to preserve the access as all weather. Drainage structures are to be placed in water course that have flowing water greater than 200mm in depth during non-storm events.</i>	
	Erosion and sediment control	
2.7	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	At all times
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could 	During construction phase

	reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.	
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the Planning Act 2016 , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Operations department if in Council's opinion a dust nuisance exists.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act 2016</i> . For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the <i>Planning Act 2016</i>).		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.		
This development approval is for the proposed development only. Any additional structures proposed may require their own planning approval and will be assessed on its own merits.		

Attachments for the Decision Notice include:

1. Site Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO2, Dated February 2020
2. Existing Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO3, Dated February 2020
3. Proposed Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO4, Dated February 2020
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8. Floor Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 2 of 7, Dated 18 May 1999
9. Elevations (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 3 of 7, Dated 18 May 1999

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

- “1. THAT Council approve the Development Application No DA19245 for a Development Permit for a Material Change of Use for a Dwelling house (Secondary dwelling) affected by the Scenic amenity overlay, on land described as Lot 1 on RP35921, and situated at 48 Millewski Road, Minden, subject to the requirements and conditions contained in the Schedules and Attachments.
2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with 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.	At all times
	Site Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO2, Dated February 2020, Council's reference DA19245 – Attachment 1	
	Existing Floor Plan, Prepared by R. H of King Architectural Engineering, Job No. 20_2770, Page AO3, Dated February 2020, Council's reference DA19245 – Attachment 2	
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	Site Plan (existing dwelling), Prepared by Otto, KosCAD Australia Pty Ltd, Job No. 819CI1ME, Sheet 1 of 7, Dated 21	

	May 1999, Council's reference DA19245 – Attachment 7	
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1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Three, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	On-site effluent disposal is to be compliant with the relevant Australian standards.	Before the change happens
1.6	<p>Unless connected to a reticulated water supply network, Before the change happens provide a minimum water supply storage capacity of 45,000 litres capable of capturing roof run-off and connected to service all domestic water consumption needs of the development.</p> <p>Or</p> <p>Unless connected to a reticulated water supply network, provide the development with a drinkable water supply from an approved bore, and a tank with a minimum water supply storage capacity of 10,000 litres connected to service all domestic water consumption needs of the development.</p> <p><i>NOTE: The result of the Standard Drinking Water Test is to be provided to Council.</i></p>	Before the change happens
1.7	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.8	Building works and plumbing and drainage works approvals must be gained.	Before the commencement of use
	Transport, access and parking code	
1.9	The new dwelling house must be provided with a driveway and vehicle access to an all-weather standard.	Before the commencement of new use

SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	At all times
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions whether carried out by Council, or otherwise.	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
	Stormwater drainage	
2.4	Ensure Stormwater drainage is directed to a lawful point of discharge	At all times
2.5	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	Vehicle access	
2.6	<p>The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards, and to an all-weather standard.</p> <p><i>NOTE: All-weather standard is an access which is capable of being traversed by a two-wheel drive vehicle during and after a storm event with no significant damage or deformation to the access. Maintenance will be performed to preserve the access as all weather. Drainage structures are to be placed in water course that have flowing water greater than 200mm in depth during non-storm events.</i></p>	At all times
	Erosion and sediment control	
2.7	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> ▪ Be required to install additional measures ▪ Be responsible for the restoration work. 	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the	At all times

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

SCHEDULE 4 – ADVICE

Assessment Manager

This approval has effect in accordance with the provisions of section 71 of the **Planning Act 2016**, and development may commence in accordance with section 72.

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.

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

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

Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.

Dust pollution arising from the construction and maintenance of the works required by this

approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Operations department if in Council's opinion a dust nuisance exists.

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

Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.

This development approval is for the proposed development only. Any additional structures proposed may require their own planning approval and will be assessed on its own merits."

Carried

Vote – Unanimous

Subject: Planning and Building Services Monthly Report – March 2020
File: Governance - Reporting - Officer Reports
Action Officer: DPAD, ESM, SP, SBC, NRMO

Report

A summary of the Department's activities during the month of March 2020 is provided for Council's information.

1. Planning Development Applications

During the month the following Development Applications were received:

Assessment Type	February 2020	March 2020
Building Works assessable against the Planning Scheme	6	3
Material Change of Use	5	2
Reconfiguring a Lot	1	3
Operational Works	2	2
Combined Applications	-	-
Total	14	10

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

During the month the following Development Applications were decided:

Approved/Refused	February 2020	March 2020
Refused - Council	-	-
Approved - Council	6	4
Approved - Delegated Authority	16	3
Total	22	7

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

Planning and Environment Court Appeals

Roubaix Properties Pty Ltd v Somerset Regional Council and Anor Planning and Environment Court No. 2327 of 2019

This appeal is against Council's decision to refuse the Development Application has been the subject of preliminary proceedings and reviews. At its most recent review hearing of 3 April 2020, the Court made orders to extend the timeframe for the joint expert witness reports until 17 April 2020. The next review hearing is scheduled for 24 April 2020.

Edith Pastoral Company Pty Ltd -V- Somerset Regional Council Planning and Environment Court No. 2773 of 2019

This appeal is against Council's decision to refuse the Development Application has been the subject of preliminary proceedings and reviews. The appellants have requested a late substitution for an expert witness and the matter was considered via teleconference with the Judge on 9 April 2020. An adjournment was granted until the next available date of 17 April 2020.

2. Building Development Approvals

A total of thirty-nine (39) building approvals were issued in the region for February 2020.

Assessment Type: Building Works

Status	February 2020
Accepted	26
Approved - Council	17
Approved - Private Certifier	22
Info Request	0
Finalised	37

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

Building Compliance Matters

The following are non-compliant building activities in this period:

February:

Unapproved building works at Lowood, Gregors Creek, Wivenhoe Pocket, Coominya, Fernvale, Esk and Sandy Creek.

Site issues at Fernvale, Biarra and Hazeldean.

Unlawful use of buildings at Wivenhoe Pocket, Coominya, Kilcoy and Esk.

3. Plumbing Compliance Permits and Inspections

A total of ten (10) plumbing and drainage approvals were issued in the region for March 2020.

Assessment Type: Plumbing Approval

Status	March 2020
Approved	21

Info Request	2
Total	23

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

The number of home sewerage treatment plants on Council's register is 1949 of which 52 or 2.67% are currently overdue for servicing. Letters have been sent to the owners of these systems to ensure compliance.

Mid-Brisbane River and Linville 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 Seqwater.

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 interest with 6 others showing an interest later in the program. 15 have followed up with an application and 12 applications have been finalized. An additional 1 has now been lodged and approved in the month of January just waiting for work to be carried out by plumber.

Council Plumbing Inspectors are continuing with the next stage of the program which is in Linville area. Letters have been sent out in January to the township of Linville regarding information on how to look after your septic/HSTP systems.

Another letter has been sent to 34 residents of the Linville township offering them to participate in the upgrading of their septic system to a HSTP. Council have had a reply from 15 residents, 7 of the 15 are not interested in the program. Council have received response from another 8 residences of Linville with 8 site inspections carried out by the plumbing inspectors. Out of the 8-residence council can possibly have 9 septic systems upgraded to a Household sewerage treatment plant. Council has now received 4 applications for upgrade of systems from septic to treatment plant. 3 of the applications are approved and one is under information request due wrong system being designed. Council inspectors have carried out an inspection for one approved system.

4. Environmental Services

Environmental Health Services

Toolbox overview

The below figures reflect the customer sessions on Somerset Regional Council's content on Toolbox for the months of February and March.

Visitors to Council content

	February 2020	March 2020
Users	90	63
Sessions	127	75
Pageviews	432	280
Pages/Sessions	3.40	3.73
Avg. Session Duration	3m50s	3m12s
Downloads	35	43

Most popular content

Top content pages	Unique Pageviews	
	February 2020	March 2020
Noise Pollution	61	62
Food	25	15
Document library	-	14
How to start a food business	-	8
Air Pollution	-	7
Cats and dogs	17	-
Do I need a food business licence?	15	-
Pets and animals	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 nine users completed the training during the month of March.

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 Water Quality Guidelines for Public Aquatic Facilities, September 2019*. All samples collected 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 Government. The first school based immunisation clinics were conducted Tuesday 3 March 2020. Clinics scheduled for June have been postponed due to Covid-19 restrictions and Council will work with Queensland Health on the delivery of the program moving forward.

Mosquito Monitoring

Officers have been conducting the 2020 mosquito surveillance program in conjunction with Queensland Health in various towns and villages in the region to be conducted from February to April 2020. In March, monitoring was conducted in Esk and Toogoolawah results sent to Queensland Health for analysis. The survey program was postponed in mid-March due Covid-19 restrictions.

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 March.

Wild dogs

Landholder reported being impacted by wild dogs close to Coominya, and in response foot hold traps were deployed, trapping and removing one wild dog.

1080 baits injected:

(Note: scheduled 1080 baiting days have been suspended until further notice due to Covid-19 restrictions)

	February 2020	March 2020
Mt Kilcoy	-	8
Mt Byron	46	-
Vernor	10	-
Kingaham	186	-
Yabba	139	-
Yielo	56	-
Gregors Creek	6	-
Total	443	8

Wild dog scalps presented:

(Note: wild dog bounty payments have been suspended until further notice due to Covid-19 restrictions).

	February 2020	March 2020
Diaper	-	9
Esk	-	8
Biarra	-	2
Mt Kilcoy	2	-
Colinton	5	-
Total	7	19

Feral pig scalps presented:

(Note: feral pig bounty payments have been suspended until further notice due to Covid-19 restrictions)

	February 2020	March 2020
Diaper	-	1
Mt Kilcoy	9	-
Total	9	1

Rabbits:

- Officers have been working with landholders to control rabbit infestations in the following areas:
 - February: Hazeldean, Mt Kilcoy and Fernvale

- March: Hazeldean, Prenzlau and Toogoolawah
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset and Wivenhoe Dams.

Invasive Plant Control

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

February:

- Groundsel – Esk.
- Giant rats tail grass – Mt Kilcoy and Sandy Creek.
- Annual Ragweed – Toogoolawah and Hazeldean.
- Lantana- Sandy Creek, Neurum, Mt Beppo and Gregors Creek.
- Prickly Pear – Moore.
- Council managed infrastructure - All bridges vegetation control, Lowood Minden bike way, Kilcoy show grounds fat cattle yards.
- Main Roads Element 8- Wivenhoe Somerset Road, Esk Kilcoy Road, D'Aguilar Highway East and West, Kilcoy Murgon Road.
- Herbicide applied – 23,603L.
- Lantana Control - Mechanical removal of lantana was conducted along Esk Crows Nest Road, Stanley Pocket Road with herbicide control carried out on Neurum Road.

March:

- Groundsel – Gregors Creek and Glamorganvale.
- Giant rats tail grass – Mt Kilcoy, Sandy Creek, Royston, Monsildale Road, Linville, Moore, Wivenhoe Pocket and Glamorganvale.
- Annual Ragweed – Pine Mountain, Mt Tarampa, Glamorganvale, Fernvale, Cressbrook and Toogoolawah.
- Lantana- Villeneuve and Neurum.
- Prickly Pear – Coal Creek.
- Leucaena- Esk Kilcoy Road and Wivenhoe Somerset Road.
- Main Roads Element 5 – Kilcoy-Murgon Road, D'Aguilar Highway East and West.
- Main Roads Element 8 – Forest Hill Fernvale Road, Brisbane Valley Highway, Mt Glorious.
- Herbicide applied – 23, 092L
- Lantana Control – Herbicide treatment was carried out by Council staff, due to the wet weather all mechanical removal was put on hold due to the boggy conditions.

Compliance under the *Biosecurity Act 2014*:

	February 2020	March 2020
Information notices	3	7
Biosecurity Orders	1	1
Enter and Clear action	0	-
Total	4	8

Animal Management

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

5. Natural Resource Management

Land for Wildlife

- Council welcomed 1 new Land for Wildlife property into the Somerset program during March at Redbank Creek.

Somerset Flora and Fauna

- Ongoing feedback and consultation regarding the State government review of Koala provisions.
- Progressing study of Matters of Local Environmental Significance (MLES) to inform future Planning Scheme review, particularly in respect of proposed State Koala reform/s.
- Facilitation of a Council Free Tree Day on Saturday 7 March for members of the Somerset Community. Approximately 6,000 trees, primarily Koala Food and Habitat trees, were provided to the community.
- NRM officer attendance at the Local Government Regional Flying Fox network meeting – 11 March at Burpengary.

Catchment Management

- Resilient Rivers Project Updates
 - Planting has been completed across the 4 properties included in the Black Snake Creek Project, and pending establishment, begins a period of 1 years contracted maintenance.
 - A draft options paper has been circulated to project partners for consideration in respect of the Hills Crossing and Savages Crossing investigation project. Internal and External consultation will refine the options over the coming period to define some preferred final designs to inform the final project outputs, anticipated mid-year.
- The steering committee has decided to defer the continuation of the Upper Brisbane and Stanley Catchment Action Plan project until Covid19 restrictions allow for in-person public consultation, and ensure all sectors have opportunity to participate.
- Stage 3 of the On-site Wastewater Mitigation Program ongoing, with Council Plumbing officers engaging properties in Linville Township, and further properties along the Mid Brisbane River (in a continuation of Stage 2 delivery).

Offsets – Planting

- Delivery of Councils 2019/20 Capital Works Offsets:
 - Kilcoy – Approximately one third of the planting at Yowie Park has been completed with the assistance of Brisbane Valley Kilcoy Landcare, and Kilcoy State School Students. Further community plantings to complete the work are on hold until social distancing rules allow such events.
 - Toogoolawah – Planting in new gardens along the rail trail corridor is now complete with the assistance of local community volunteers.
 - Lowood - Planting of trees on this site will be shortly undertaken by consultants.

Collaborations

- Continued discussion re the establishment of a collaborative Canoe trail across the Brisbane River Catchment. Ipswich City Council is currently drafting Canoe Trail signage and symbology to support a broader collaborative canoe trail.
- Approximately 4000 tubestock were collected from the Arthur Gorrie Correctional Centre and Save our Waterways Now (SOWN) program in an ongoing partnership with Somerset Regional Council.
- NRM Officer Attendance at the LGAQ Local Government NRM Forum – 10 March at Newstead.
- NRM Officer facilitation of a working bee at Greenhide Reserve, between Moore and Linville Townships, supporting the Friends of the Forest group undertaking ecological restoration at this site.

Recommendation

THAT the Department of Planning and Development Monthly Report for April 2020 be received and the contents noted.

Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT the Department of Planning and Development Monthly Report for April 2020 be received and the contents noted.”

Carried

Vote - Unanimous

Subject:	Vacancy on the Ministerial Advisory Council – Flood Mitigation Manuals for Wivenhoe, Somerset and North Pine Dams
File Ref:	Government relations / state and federal government departments – liaison (1082062, 1090621)
Action Officer:	DPAD

Background/Summary

On 12 February 2020, representations were made by the Department of Natural Resources, Mines and Energy (DNRME) to Somerset Regional Council seeking a nomination to fill a vacant position on the Ministerial Advisory Council – Flood Mitigation Manuals. The vacant position was previously filled by Somerset Regional Council's former DPAD, Peter Tabulo.

The role of the Advisory Council is to assist the Minister for NRME in deciding whether to approve revised versions of the flood mitigation manuals when they are submitted to him. The DNRME have specifically requested the nominee has appropriate technical knowledge and decision-making capability to represent Somerset Regional Council.

Council has made previous resolutions regarding this matter as follows:

On 23 January 2019, Council resolved –

“THAT Council advise the Hon Dr Anthony Lynham MP, Minister for Natural Resources, Mines and Energy that Somerset Regional Council will not be putting forward a nomination for the Ministerial Advisory Council.”

On 10 April 2019, following further representations from the Minister's office, the Council resolved –

“THAT Council approve the Director of Planning and Development, Peter Tabulo as Council's representative to the Ministerial Advisory Council – Flood Mitigation Manuals.”

Discussions internally has confirmed that appropriate technical knowledge regarding dam flood mitigation manuals is not available. Therefore, Council's active contribution to the Advisory Group would be limited.

Attachments

Decision of the Ordinary Meeting, Wednesday 23 January 2019

Decision of the Ordinary Meeting, Wednesday 10 April 2019

Recommendation

THAT Council advise the Department of Natural Resources, Mines and Energy that Somerset Regional Council will not be filling the vacated position on the Ministerial Advisory Council – Flood Mitigation Manuals.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Whalley

“THAT Council advise the Department of Natural Resources, Mines and Energy that Somerset Regional Council will not be filling the vacated position on the Ministerial Advisory Council – Flood Mitigation Manuals.”

Carried

Vote - Unanimous

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

Background/Summary

Financial reports

Month end financial reports for the period 1 July 2019 to 31 March 2020 are attached detailing the progress that has been made in relation to Council's FY2020 budget as per section 204 of the Local Government Regulation 2012.

A list of payments is also provided as previously requested. This is not a statutory requirement.

Financial results are summarised in the attached dashboard.

Investments

Council's 2019/2020 revised budget interest revenue is \$2.08 million or \$178 per rateable property for the year.

Interest rates have been falling. Council resolved on 26 June 2019 to endorse the entering

into of an agreement for a second credit facility with Queensland Urban Utilities (QUU) of \$30 million to help sustain Council's long term non-rate revenue.

Council already has one approved QUU credit facility in place.

Government approvals have been sought for this second credit facility by both Council and QUU for several months. Officers understand that while both the Department of Local Government and Department of Natural Resources, Mines and Energy have written briefing notes in support of the transaction, final approval for the QUU transaction has still not been issued by Queensland Treasury.

QUU have now revised their applications on the basis that they expect the Queensland Treasury approval to be delayed further to July 2020.

Grants

- In December 2019, Council officers submitted applications under the Australian Government's competitive Building Better Regions Fund including a \$10 million upgrade to Lowood Minden Road, a \$2.2 million project called "Brisbane Valley Rail Trail Install stabilised pavements and concrete surfaces – Fernvale to Esk" and a \$1.5 million recycled water pipeline from the new Lowood sewerage treatment plant to Fernvale. No advice has been received about these applications.
- On 27 November 2019, Council lodged a second stage application under the State Government's competitive Building our Regions program for the \$2.2 million rail trail surface project above after being invited to submit a business case for this project. The State Government has advised that it will decide on this application after 28 March 2020.
- Council officers have been preparing for flood damage grant claim processes with the activation of natural disaster arrangements for the period 8 to 14 February 2020.
- Council officers are preparing funding applications under the Australian Government's Bridges Renewal Program and Heavy Vehicle Safety and Productivity Program for renewal of 17 Doolan Deck bridges, replacement of Lester Kropp Bridge on Neurum Road, replacement of Braeburn Road Bridge (Monsildale), replacement of Sandy Creek Bridge on Copley Lane (Crossdale) and sealing of the western-most portion of Esk Crows Nest Road consistent with Council's resolution and discussions of 25 March 2020.

Rates

Council issued 30 notices of intention to sell land for overdue rates or charges on 21 October 2019.

All recovery actions have now been terminated.

Rates are issued in six monthly cycles and were issued on 25 February 2020 and have a revised due date of 28 May 2020.

Rate debtors were as follows before the issue date:

- \$1.62 million – 31 July 2019

- \$1.76 million – 3 February 2020 (on 1,113 properties)

Growth

Rateable property data provides an indication of regional growth.

The number of rateable properties has changed as follows:

<i>Date</i>	<i>Number of rateable properties</i>	<i>Growth in rateable properties</i>
30 June 2017	11,672	0.8%
30 June 2018	11,757	0.7%
30 June 2019	11,748	0%
31 March 2020	11,737	0%

Road maintenance detail

Councillors have previously requested additional information about road maintenance:

	Rural (\$000's)	Urban (\$000's)	Total (\$000's)
Bitumen road maintenance	429	164	593
Gravel road maintenance	1,943	15	1,958
Roadside drainage	368	207	575
Culvert maintenance	19	2	21
Vegetation maintenance	269	163	432
Traffic furniture	201	26	227
Linemarking	6	18	24
Total actual year to date	3,235	595	3,830
Expected pro-rata budget year to date	3,088	532	3,620

Please note, these are pro-rata year to date figures. Council's total 2019/2020 road and street ordinary maintenance budget is \$4.8 million. (maintenance only).

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

Road segment	(\$000's)
Esk Crows Nest (gravel) Ch26120-Ch34090	119
Atkinsons Dam Rd (bitumen) Ch3200-Ch5600	92
Bellthorpe Rd (gravel) Ch0-Ch11460	70
Banffs La (gravel) Ch0-Ch3050	57
Kingaham Rd (gravel) Ch0-Ch8960	55
Larsens Rd (gravel) Ch3870-Ch5920	55
Monsildale Rd (gravel) Ch1630-Ch10200	50
Mt Byron Rd (gravel) Ch2020-Ch15370	50
Spring Creek Rd (gravel) Ch60-Ch4210	40
Brennan Rd (gravel) Ch100-Ch4020	35

Diaper Rd (gravel) Ch0-Ch3000	31
Boyces Rd (gravel) Ch0-Ch2460	30
Harris Rd (gravel) Ch120-Ch3340	30
Diaper Rd (gravel) Ch3000-Ch6200	28
Stanley Pocket R (bitumen) Ch0-Ch12030	27
Westvale Rd (gravel) Ch13550-Ch15210	26
Seib St (gravel) Ch0-Ch340	26
Westvale Rd (gravel) Ch1340-Ch13550	25
Clarendon Rd (bitumen) Ch5750-Ch8860	24
Highwood La (gravel) Ch2610-Ch6690	24
Silverleaves Rd (gravel) Ch40-Ch2150	24
Highwood La (gravel) Ch0-Ch2610	23
Kiernan La (gravel) Ch0-Ch1570	22
OReillys Weir Rd (bitumen) Ch110-Ch4250	21
Zernike La (gravel) Ch20-Ch1100	21
Voss Rd (gravel) Ch880-Ch2690	21
Monsildale Rd (gravel) Ch12000-Ch19100	21
Spring Creek Rd (gravel) Ch4210-Ch7200	20
Muckerts La (gravel) Ch1370-Ch2780	20
Brightview Rd (bitumen) Ch8350-Ch9100	20
Subtotal	<u>1,107k</u>

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2019 to 30 March 2020 including payments presented for the period 2 March 2020 to 30 March 2020 totalling \$6,705,629.66 and that the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council receive the financial reports for 1 July 2019 to 30 March 2020 including payments presented for the period 2 March 2020 to 30 March 2020 totalling \$6,705,629.66 and that the contents be noted.”

Carried

Vote - Unanimous

Subject:	Rural fire levy FY2021
File Ref:	Financial management – levies – rural fire levy
Action Officer:	DFIN

Background/Summary

Council set a rural fire levy for FY2020 at \$25.00 per property/parcel to raise a total of around \$212,774 for the year which was the amount requested by Queensland Fire and Emergency Services (QFES) on 9 April 2019 to fund local volunteer rural fire brigades.

Representatives of QFES convened a rural fire Local Area Finance Committee (LAFC) meeting in Harlin on 10 March 2020 to discuss rural fire funding matters. Council was represented at this meeting by the Mayor and Deputy Mayor.

QFES wrote on 11 March 2020 requesting rural fire funding for “critical operational expenses and approved capital works” for 2020/2021 of \$303,000 (copy attached).

This includes \$223,000 for brigade operating costs and \$80,000 for capital upgrades to various fire stations and for required equipment. The equivalent request from 2019 was for \$162,774 of brigade operating costs and \$50,000 for capital upgrades.

At the 10 March 2020 meeting, QFES officers reported to the LAFC the financial impacts of the severe 2019 fire season on brigades and the requirement to upgrade fire stations throughout Somerset to meet workplace health and safety requirements. Council holds individual brigade funding information to further support the request which QFES has requested that Council keep confidential.

If Council were to raise \$303,000 in rural fire levies from 8,491 rural properties/ parcels, this would represent a 2020/2021 rural fire levy of around \$35.60 per property/parcel. Council can only decide to set a rural fire levy at its budget meeting which is expected to be held on 10 June 2020.

Council can however provide an earlier indication about what rural fire levy it might consider at its budget meeting to provide a timely response to the letter from QFES and for planning purposes.

Attachments

Letter from Queensland Fire and Emergency Services of 11 March 2020.

Recommendation

THAT Queensland Fire and Emergency Services be advised that Council will consider a request to set a rural fire levy raising approximately \$303,000 at its budget meeting scheduled for 10 June 2020.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Queensland Fire and Emergency Services be advised that Council will consider a request to set a rural fire levy raising approximately \$303,000 at its budget meeting scheduled for 10 June 2020.”

Carried

Vote - Unanimous

Subject:	Animal registration period extension - Coronavirus assistance package
File Ref:	Financial management – fees / charges - setting of cost recovery fees
Action Officer:	DFIN

Background/Summary

Council may wish to consider an additional element to its Coronavirus Assistance Package relating to dog registration.

Section 50 of the *Animal Management (Cats and Dogs) Act 2008* (copy attached) provides for a dog registration period to be greater than one year.

While officers are not aware of any other councils with dog registration periods of greater than one year, it is recommended that this be considered to minimise interactions and transactions between residents and officers/ payment agents.

The recommendation below provides for continued introductory fees for new registrations and other changes as considered necessary in conjunction with the extension.

Dog registration renewal notices would normally be issued in mid-June 2020.

2019/2020 budgeted dog registration fee revenue was \$185,000. The budgeted 2019/2020 direct cost of animal management and other local law regulation is \$578,000.

Attachments

Section 50 of the *Animal Management (Cats and Dogs) Act 2008*
2019/2020 dog registration fees

Recommendation

1. THAT Council resolves under section 50 of the *Animal Management (Cats and Dogs) Act 2008* that the current dog registration period be extended from 1 July 2019 to 30 June 2020 to either 1 July 2019 to 30 June 2021 or from the period of initial registration to 30 June 2021 whichever is the lesser with no additional fees payable for currently registered animals because of pandemic/ public health emergency.
2. THAT the following animal registration fees be adopted for 2020/2021:

Extension of registration period

It is confirmed that dogs previously registered for the period 1 July 2019 to 30 June 2020 or part thereof are now registered for the period 1 July 2019 to 30 June 2021 because of pandemic/ public health.

Reciprocal arrangements

Where a dog is currently registered with any other Australian Local Government and satisfactory proof of registration is shown, no fee will be charged for the registration of the dog with the Somerset Regional Council for the current Somerset Regional Council registration period

Introductory dog registration (per dog)

Where a dog:

- has not previously been registered with Somerset Regional Council
- is not currently registered with any Council under the *Animal Management (Cats and Dogs) Act 2008*,
- is not a declared dangerous dog, a restricted dog or regulated dog under the *Animal Management (Cats and Dogs) Act 2008*

Introductory dog registration fee - non-pensioner \$35 (to 30 June 2021)

Introductory dog registration fee - pensioner \$22 (to 30 June 2021)

Declared dangerous dogs

Surcharge for declared dangerous dogs, declared menacing dogs or restricted dogs in addition to standard dog registration fees. \$313

This surcharge applies in full in all circumstances regardless of the period of registration, the status of the animal owner or other details of registration and no discounts apply in respect of time of payment.

Refund on death of animal

No refunds shall apply for any dog registration fee for the 1 July 2019 to 30 June 2021 period, for example on death of dog because of the extended registration fee at no additional cost.

Resolution	Moved – Cr Choat	Seconded – Cr Isidro
	<p>"1. THAT Council resolves under section 50 of the <i>Animal Management (Cats and Dogs) Act 2008</i> that the current dog registration period be extended from 1 July 2019 to 30 June 2020 to either 1 July 2019 to 30 June 2021 or from the period of initial registration to 30 June 2021 whichever is the lesser with no additional fees payable for currently registered animals because of pandemic/ public health emergency.</p> <p>2. THAT the following animal registration fees be adopted for 2020/2021:</p> <p>Extension of registration period It is confirmed that dogs previously registered for the period 1 July 2019 to 30 June 2020 or part thereof are now registered for the period 1 July 2019 to 30 June 2021 because of pandemic/ public health.</p> <p>Reciprocal arrangements Where a dog is currently registered with any other Australian Local Government and satisfactory proof of registration is shown, no fee will be charged for the registration of the dog with the Somerset Regional Council for the current Somerset Regional Council registration period</p> <p>Introductory dog registration (per dog) Where a dog:</p> <ul style="list-style-type: none"> - has not previously been registered with Somerset Regional Council - is not currently registered with any Council under the <i>Animal Management (Cats and Dogs) Act 2008</i>, - is not a declared dangerous dog, a restricted dog or regulated dog under the <i>Animal Management (Cats and Dogs) Act 2008</i> 	

Introductory dog registration fee - non-pensioner \$35
(to 30 June 2021)
Introductory dog registration fee - pensioner \$22
(to 30 June 2021)

Declared dangerous dogs

Surcharge for declared dangerous dogs, declared menacing dogs or restricted dogs in addition to standard dog registration fees. \$313

This surcharge applies in full in all circumstances regardless of the period of registration, the status of the animal owner or other details of registration and no discounts apply in respect of time of payment.

Refund on death of animal

No refunds shall apply for any dog registration fee for the 1 July 2019 to 30 June 2021 period, for example on death of dog because of the extended registration fee at no additional cost."

Carried

Vote - Unanimous

Subject:	Report of the audit committee
File Ref:	Financial management – audit – audit committee
Action Officer:	DFIN

Background/Summary

Council's audit committee met on 11 March 2020.

Section 211 of the Local Government Regulation 2012 requires that a report about an audit committee meeting must be presented to the next meeting of Council.

The audit committee meeting was also attended by representatives from Queensland Audit Office and PricewaterhouseCoopers (external audit) and Crowe Australasia (internal audit).

Matters discussed at the audit committee meeting included:

- The internal audit report for 2019/2020. Internal audit completed reviews of Council's accounts payable, IT systems and security (cybersecurity) and business continuity planning during the year.
- Council amended its procurement policy and business continuity plan policy during February 2020 following these internal audits.
- Undertakings have been given to internal audit to bring recommendations to Council about Council's cybersecurity during 2020.
- Strategic internal audit plans for 2020/2021 to 2022/2023. Internal audit intends to review Council's procurement system, asset administration and conflict of interest matters during 2020/2021. The external audit plan for 2019/2020 was also presented and discussed.
- The Queensland Audit Office final report to Council for 2018/2019.

- QAO presented a briefing paper and discussed current matters including cybersecurity. QAO confirmed that an EFT fraud of \$1m had been successfully perpetrated on a smaller Queensland local government last year.
- Asset valuation matters including a recommendation to carry out comprehensive land and buildings valuations during 2020/2021

Attachments

Report of audit committee meeting from 11 March 2020

Recommendation

1. THAT the report of the audit committee of 11 March 2020 be received.
2. THAT comprehensive valuations of land and buildings and other structures be undertaken by registered valuers during 2020 / 2021 given that the previous valuation took place on 1 July 2017 and that there are non-accounting benefits in having up to date valuation information.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

- “1. THAT the report of the audit committee of 11 March 2020 be received.
2. THAT comprehensive valuations of land and buildings and other structures be undertaken by registered valuers during 2020 / 2021 given that the previous valuation took place on 1 July 2017 and that there are non-accounting benefits in having up to date valuation information.”

Carried

Vote - Unanimous

Subject: Australian Government support for bushfire impacted areas
File Ref: Grants and subsidies - programs - bushfire
Action Officer: DFIN

Background/Summary

On 22 January 2020, Council resolved as follows:

“THAT the approach by Mayor Cr Graeme Lehmann to the Australian Government seeking financial support for bushfire affected communities for Somerset Regional Council similar to that offered to the Sunshine Coast and Noosa local government areas be endorsed.”

A number of approaches were made over this issue.

On 14 April 2020, Council received a letter from Mr Andrew Colvin, National Bushfire Recovery Coordinator confirming that:

“Somerset Regional Council will receive a total of \$275,000 fully paid by the Commonwealth under Category D of the DFRA. The funding is to be spent on projects

and activities that councils deem essential for the recovery and renewal of their communities, and in-line with the Guidelines the Queensland Reconstruction Authority has issued to LGAs for this program. Eligible councils will need to develop a Program of Works within three months and report back to the Commonwealth on progress."

It is understood that the Mayor and Councillors have previously flagged support for using any funding to reduce lantana bushfire fuel loads.

An email from Queensland Reconstruction Authority is attached indicating QRA's support for using the funds this way.

Attachments

Letter to Prime Minister the Hon Scott Morrison MP of 17 January 2020
 Letter from Andrew Colvin, National Bushfire Recovery Agency (Department of the Prime Minister and Cabinet) of 14 April 2020
 Email from Queensland Reconstruction Authority of 17 April 2020

Recommendation

THAT Council endorse the expenditure of \$275,000 under the Australian Government's Immediate Support to Bushfire Impacted Local Government Areas (LGAs) program to reduce lantana bushfire fuel loads on roadsides and Council land including obtaining any required approvals/ works programs.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

"THAT Council endorse the expenditure of \$275,000 under the Australian Government's Immediate Support to Bushfire Impacted Local Government Areas (LGAs) program to reduce lantana bushfire fuel loads on roadsides and Council land including obtaining any required approvals/ works programs."

Carried

Vote - Unanimous

Subject:	Election sign policy and coronavirus pandemic
File Ref:	Financial management - fees and charges - bond monies held
Action Officer:	DFIN

Background/Summary

Council's election sign policy (copy attached) includes the following:

"2.2 Responsible Person

Means a person who is responsible and accountable for the displaying of election advertising material, whether this be the candidate, a campaign officer or another person."

"4.3 The responsible person must provide a Statutory Declaration that all signage has been removed. Council will then refund the security deposit 42 calendar days after the election."

It is apparent from the forms received from candidates for the 2020 local government elections that it has been difficult for Councillors to obtain an appropriately-witnessed statutory

declaration as per section 4.3 of this policy.

Council itself has closed its customer service centres which have traditionally been staffed with either a Justice of the Peace or a Commissioner for Declarations. Officers are unaware of any 2020 local government election signs still on display in the community.

Attachments

Election signs policy

Recommendation

THAT clause 4.3 of the elections signs policy be set aside in respect of the 2020 local government election due to health concerns relating to the current coronavirus pandemic.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT clause 4.3 of the elections signs policy be set aside in respect of the 2020 local government election due to health concerns relating to the current coronavirus pandemic.”

Carried

Vote - Unanimous

Subject:	Youth Engagement Officer February and March 2020 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 for the months of February and March 2020 -

Networks, partnerships and local connections

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

Networks and committees attended, and key engagements:

- Kilcoy State High School
- Lowood State High School
- Toogoolawah State High School
- Somerset region primary schools
- Anglicare Southern Queensland
- BUSY at Work
- CADA
- Churches of Christ Queensland/IFS
- CYMHS
- Department of Aboriginal and Torres Strait Islander Partnerships
- Department of Child Safety, Youth and Women
- Department of Communities, Disability Service and Seniors
- Department of Education
- Department of Human Services

- DVAC
- EACH
- Family Drug Support
- Family Services Australia
- Headspace
- InCommunity
- Ipswich City Council
- Ipswich Community Youth Service (ICYS)
- Ipswich Hospital Foundation (IHF)
- Ipswich Local Level Alliance
- Kookaburra Kids
- Kummara/FaCC
- Livin
- Lockyer Valley Regional Council
- Lutheran Services - Intercept
- Mercy Community/FaCC
- Metro North HHS
- Mission Australia
- Moreton Bay Local Level Alliance
- NDIS
- Open Doors
- PCYC
- QPS
- Queensland Health
- Somerset Health and Fitness
- SU QLD
- Uniting Care Community
- WMPHN
- West Moreton HHS
- Your Town

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.

Easter School Holiday Program

The Easter edition of the Somerset Regional Council School Holiday Program was planned during February and events added by the YEO, Regional Librarian, SRO and CDO. Several outside organisations were also asked to contribute to the booklet; Somerset Health and Fitness added events. Booklets including these events were developed and were distributed throughout the region, along with other promotional material.

Due to the Covid-19 pandemic and resulting restrictions all events scheduled for the Easter School Holiday Program are now postponed until further notice. Booklets were withheld where possible and those who had already received booklets were informed that all activities are postponed. Information was taken down from all websites that had advertised the activities.

School Holiday Program review

Relevant Council officers met in February to discuss the data from the Summer School Holiday Program and to discuss the future direction for the full array of school holiday programs. It was noted that the Summer School Holiday Program has traditionally seen very low uptake and that this trend was repeated during the 2019/2020 period. Various officers also expressed concerns over the escalating nature of the program and noted that the capacity of current

budgets being used to fund the program, and the booklets, is limited. It was also noted by officers that local providers of school holiday program activities are offering similar, competing programs with Council – such as Outside School Hours Care providers. The YEO also noted being approached by other organisations and asked if their activities can be considered when planning the booklet to ensure there are no conflicts.

Outcomes from this meeting included the following considerations: officers must establish a more consistent and viable budget source for the printing of the School Holiday Program booklets; a broader range of outside organisations should be asked to contribute activities to the booklet; Council officers should continue to plan activities for future school holiday programs however they should be mindful to offer activities that do not compete with those being offered by other organisations; and Council should offer a smaller range of activities during the summer school holiday period. A cut-off date for inclusion of activities was also established for the next school holiday period; this was set as 1 May for the winter school holiday period, however due to the current Covid-19 pandemic this will need to be reassessed when possible.

Wellbeing Day at Lowood SHS

The YEO met with student support staff at Lowood SHS during February to schedule a 'Wellbeing Day' for youth at LSHS. The day was planned to focus on the mental wellbeing of students and to inspire them for their future. Wellbeing Day at Lowood SHS was scheduled for Friday, 3 April and was set to take place from the first break (following the school's Cross-Country event in the morning) through till the end of the school day. Due to the Covid-19 pandemic the school has now cancelled the event until further notice.

2020 Somerset Youth Leadership Camp

The YEO, EO and SRO met with Lockyer Valley Regional Council staff regarding the 2020 Somerset Youth Leadership Camp. The entirety of the camp – including its programs, Council objectives and the future of the camp – was discussed and the views of all staff who attended were taken into consideration. The majority of student surveys were returned during February and those still pending were requested. The YEO has completed a post-camp report that highlights the outcomes of the camp and made recommendations for the future of the camp.

The YEO also met with student leaders from Toogoolawah SHS in March to reconnect following the camp and to start discussions surrounding projects and initiatives the students are focusing on. As a result, the YEO asked the SRO and PCYC to support an Orange Day event to be held at the school on 20 March: Council's attendance at this event was cancelled due to the Covid-19 pandemic.

Youth Week

In conjunction with the School Holiday Program, the YEO, with support from the SRO, EO and Somerset Libraries, developed a schedule of Youth Week events that were to be held from 3-9 April. As with the School Holiday Program, the events have been postponed until further notice due to the Covid-19 pandemic and resulting restrictions.

When rescheduled, events should include the annual Skateboarding, Scooter and Rock Climbing Championships as well as two additional scooter events – Best Trick Scooter Competition: Kilcoy and Best Trick Scooter Competition: Lowood – and an additional Learn to Skate Workshop at Toogoolawah to activate all five skate parks. Other events should include a free movie night at Toogoolawah Pictures (including free bus transport from Southern and Northern ends of the region and the showing of student short films), two Movie in the Park events, a Youth Movie Night Pyjama Party at the Kilcoy VIC Theatre, a Youth Week Easter Disco at the Kilcoy Indoor Sports Centre, a PCYC Dodgeball Ninja Night event and four bookbinding activities at Somerset Libraries. Details for these events were taken down from

the Somerset Regional Council website, and other promotional websites, as soon as cancellations were announced.

Talkin' It Up

The YEO is a member of the steering committee for Talkin' It Up – Regional Youth Mental Health Forum and attended a meeting regarding this forum in February. The forum is currently set to take place on Thursday, 20 August at Ipswich Girls' Grammar School and will see 300 students from across the West Moreton Health catchment area (with Kilcoy SHS also invited) coming together to gain awareness of supports for mental health issues, reduce the stigma surrounding mental health and gain confidence to assist peers to access support services. The day includes a keynote presentation delivered by LIVIN, mental health workshops facilitated by local organisations and information stalls.

As of 31 March no changes have been made to the event however the viability of taking the event online has been flagged for discussion at the next meeting.

Emerging Elders Camp

The annual Emerging Elders Camp, held at Stanley Rivers Environmental Education Centre, was set to take place in May 2020. Somerset Regional Council was again planning to support students attending this camp by covering associated transport costs: this event has now been cancelled due to the Covid-19 pandemic.

School Support Meetings

The YEO hosted a teleconference for the Kilcoy SHS Support Meeting on 26 March. Seven services were represented at the meeting. The current impacts of the Covid-19 pandemic were discussed as they presented for services and schools and the importance of a proactive approach upon schools reopening was highlighted. Kilcoy SHS will establish an action plan for the future and services asked to contribute as necessary. Another meeting will be set up early in the next term to establish these connections.

Grant submissions

The YEO was successful in gaining the following grant:

- Queensland Youth Week 2020 Grant - funding for Somerset Youth Week (\$2000)

The YEO was unsuccessful in gaining the following grant:

- 2019-21 Thriving Cohesive Communities Grants - a Youth Booklet/Zine for Lowood youth

The YEO is awaiting an outcome on the following grant:

- 2019-20 Celebrating Multicultural Queensland Program - a Multicultural Basketball Program in Kilcoy.

Attachments

N/A

Recommendation

THAT Council receive the *Youth Engagement Officer Monthly Report for February and March 2020*, and that the contents be noted.

Resolution

Moved – Cr Brieschke

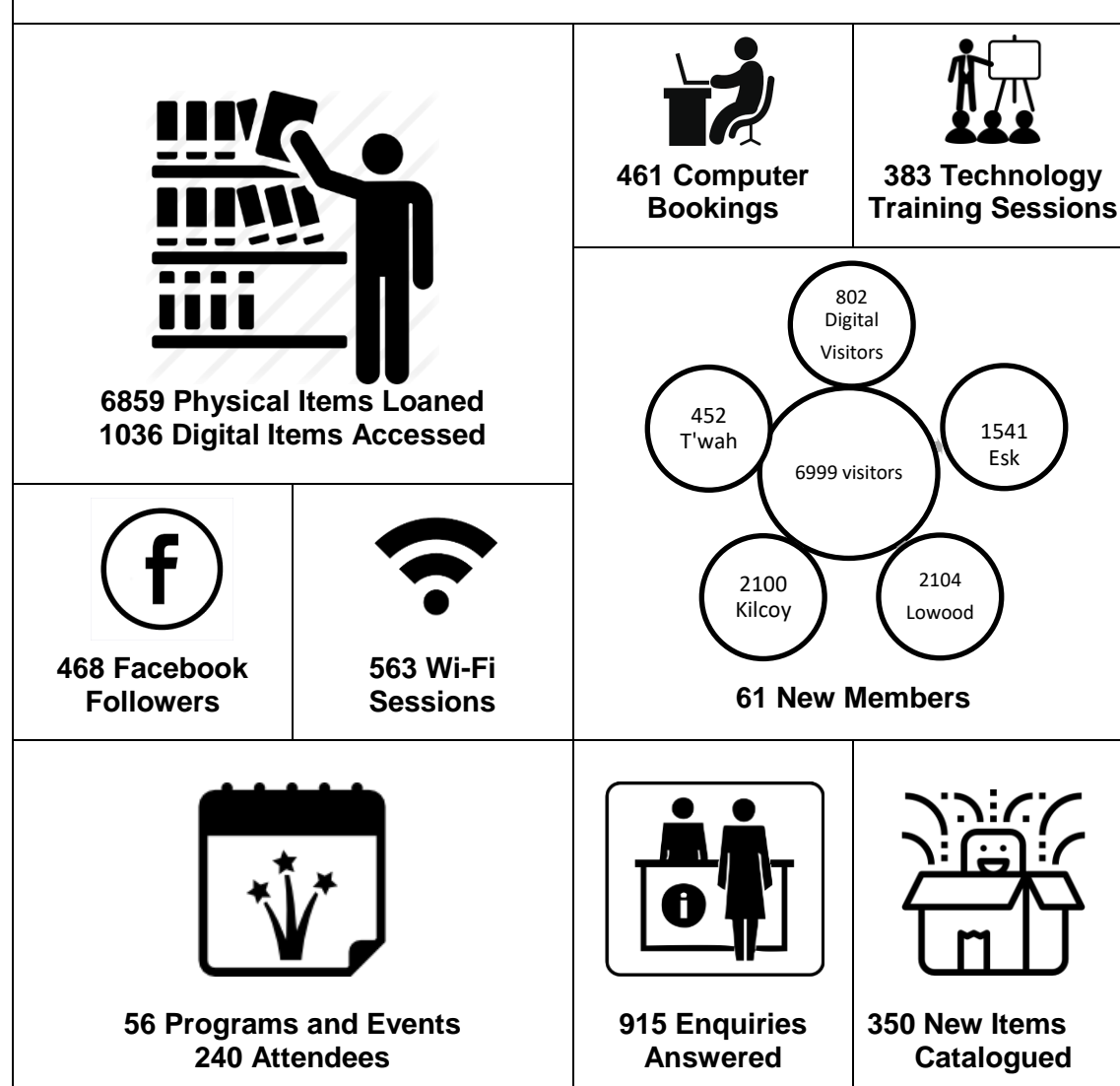
Seconded – Cr Isidro

“THAT Council receive the *Youth Engagement Officer Monthly Report for February and March 2020*, and that the contents be noted.”

Vote - Unanimous

Carried

Subject: Somerset Libraries Officer's report March 2020
File Ref: Officer report
Action Officer: (RL) Regional Librarian

Background/Summary**Somerset Libraries – March Performance****Strategic Priorities Micro Grant – The Travelling Craft Room**

Somerset Libraries were successful in their application for \$3000 in funding for a series of art

and craft workshops to be held across the regions libraries.

The Travelling Craft Room will be comprised of “kits” which will pop up at branches across the region. They will provide an opportunity for residents, both young and old to try new materials, tools and techniques that relate to a variety of craft, textiles and art activities through advertised workshops.

For the duration of the initial three-month project, eight workshops utilising the kits will be run by local artists and crafters, across the regions four library branches. Library staff will take part in the workshops themselves alongside the public, learning how to use the equipment and techniques needed to deliver workshops for future events.

Information on the project, workshop and events will be displayed on council’s social media sites, website and events posters

Kits will include:

Screen Printing Kit with screens, ink paints and squeegees that are needed to transfer images into fabric.

Felting Kit: Includes felting needles and materials to assist you as you turn raw material into an artwork.

Print Making Kit: Lino cutting and mono printing equipment, including ink, bookbinding needles, bone-folders, foam paper, a hand press, rollers and paper.

Paper Making Kit: Contains a blender, paper frames and scrap paper to create the final paper product.

Future Grant Applications

Grant applications to the State Library of Queensland are currently being formulated for two projects. The first project is aimed at creating take home STEAM storytime kits for children aged five years and under and their families.

The second project encompasses a thorough evaluation of the library services current local history collection and training in staff, volunteers and local historical societies on day-to day collection care, to assist in the long-term preservation of collections.

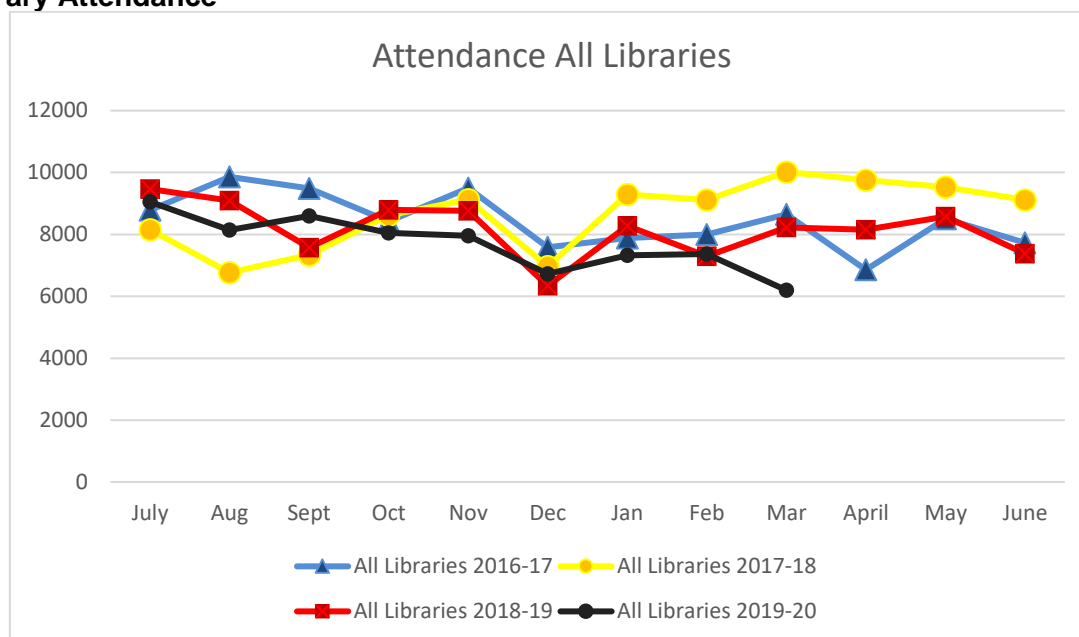
Somerset Libraries - COVID-19

Somerset Libraries have taken positive steps in reaction to the COVID-19 crisis. With reaching and serving the Somerset community still key in our objective, Somerset Libraries have been actively promoting our suite of online databases which include:

- Two online film streaming sites- Beamafilm and Kanopy with over 50 000 films available for viewing – including children’s collections.
- National Geographic and Ziptales – quality resources for those home schooling.
- Bolinda and RBDigital for eBooks, eAudio and digital magazines
- Lynda.com, Universal Class and Lingo Lite. Self-improvement sites which cover everything from photography, to learning languages and computer skills.

Recent reporting on the use of our online resources has shown usage to have increased by 120% compared with this time last year.

Library Attendance



While March 2020 is the lowest recorded monthly attendances for the last four years, the Libraries closed on 25 March 2020 and patronage was affected from approximately the 16 March 2020 with measures put in place to attempt to have physical distancing in place.

Attachments

Nil

Recommendation

THAT Council receive the *Somerset Libraries Officer Report for March 2020* and that the contents be noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council receive the *Somerset Libraries Officer Report for March 2020* and that the contents be noted.”

Carried

Vote - Unanimous

Subject: Sport and Recreation report – March 2020
File Ref: Governance – Reporting – Officer Reports
Action Officer: SRO

Background/Summary

The following report contains an overview of current activities of the Sport and Recreation Officer (SRO), an update of programs and projects for the month of March 2020.

1. Executive Summary – Key Highlights for March 2020

All indoor sporting centres and gyms, and public pools were closed in late March as the federal government announced facility operating restrictions following the outbreak of COVID-19. The indoor sporting centres and Toogoolawah Community Gym closed midday Monday 23 March. Council swimming pools closed midday Wednesday 29 March.

Despite the outbreak of the virus patronage at the indoor sporting facilities and the gym had been trending positively for the month of March. The Kilcoy Indoor Sports Centre recorded an above average monthly patronage and the PCYC Fernvale recorded the highest membership total that the Fernvale Indoor Sports Centre has ever seen (364).

Monthly attendance figures at all aquatic facilities were below the historical average as unseasonable cool temperatures and the virus outbreak curtailed swimming programs.

The SRO worked on a range of projects through the month of March including planning for the 18th annual Somerset Rail Trail Fun Run or Ride (securing the events largest total sponsorship commitment to date), Toogoolawah Skate Club initiative, facility reports, the Kilcoy Sport and Recreation Needs Analysis and Brisbane Valley Rail Trail Research Project.

Prior to the cancellation of April events the SRO had been assisting in the coordination of 2020 Youth Week events and a range of activities delivered directly in schools.

2. Indoor sport and gymnasium operations

Please note that the highlights are from the March sports facility reports.

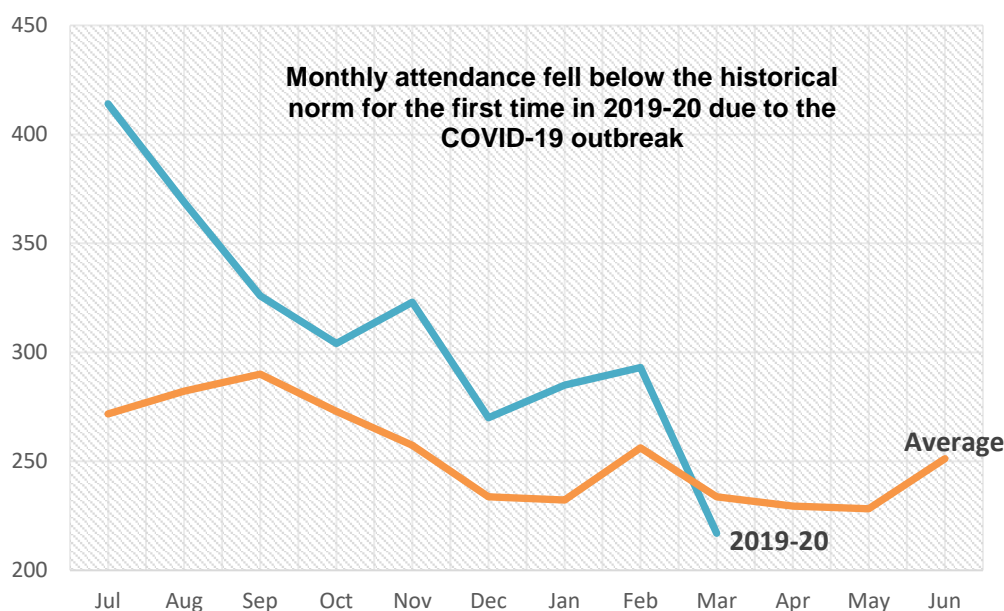
Fernvale Indoor Sports Centre

- Centre attendances for the month of March was 1,385.
- The facility closed midday March 23 following the announcement of federal government restrictions to combat the COVID-19 outbreak.
- Memberships to the facility grew by 44 during the month to now total 364. This is the largest membership total the facility has had according to Council records.
- Marketing initiatives for March included:
 - The promotion of club activities, programs and gym memberships through Social Media channels and via the PCYC Website.
 - PCYC Fernvale met with the organiser of Indoor Cricket Teams for Fernvale and are in negotiations for the re commencement of the sport in the PCYC Fernvale Club. PCYC Fernvale has now purchased equipment in preparation.
 - PCYC Fernvale listened to club members feedback and requests and purchased a very impressive Double Squat Rack for gym enthusiasts to now use.
- PCYC Fernvale recorded one incidents for the month of March. A child was injured whilst running backwards in the facility. The incident was handled by PCYC staff, with the child transported to hospital via ambulance. The child was released from hospital without serious injury. No action is required from Council.

Toogoolawah Community Gym

- Total attendance in classes and general gym usage for March was 217. Despite being below the historical average this figure is positive considering the gradual impact of the COVID-19 outbreak over the month.
- The facility closed on Monday 23 March.
- Somerset Health and Fitness had taken necessary and proactive measures to combat

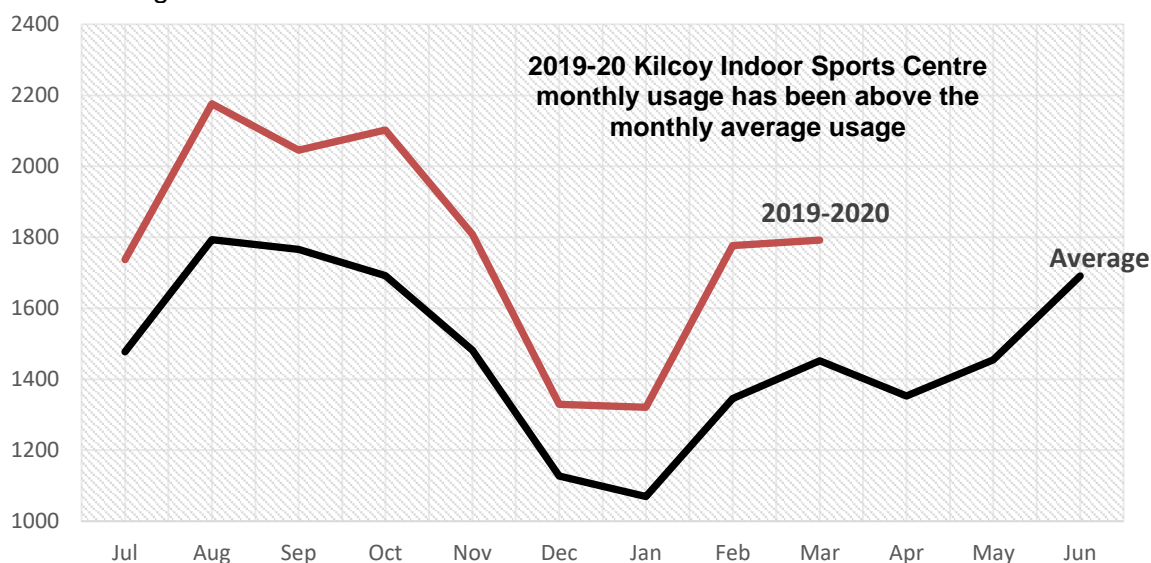
the spread of the virus prior to closure.



- Marketing initiatives for March included:
 - Promoting SRC events;
 - Jayne Mackenzie's regular local newspaper column;
 - social media communications;
 - disseminating local promotional content throughout the community; and
 - Jayne attending social events in Toogoolawah.
- There were no incidents recorded for the month of March.

Kilcoy Indoor Sports Centre

- Total attendances at the facility for March was 1,792. Attendances were very positive considering a gradual decline in attendance from the beginning of the month following the outbreak of COVID-19 and that the facility closed on March 23 following the announcement of federal government restrictions.



- Internal marketing initiatives for March included:

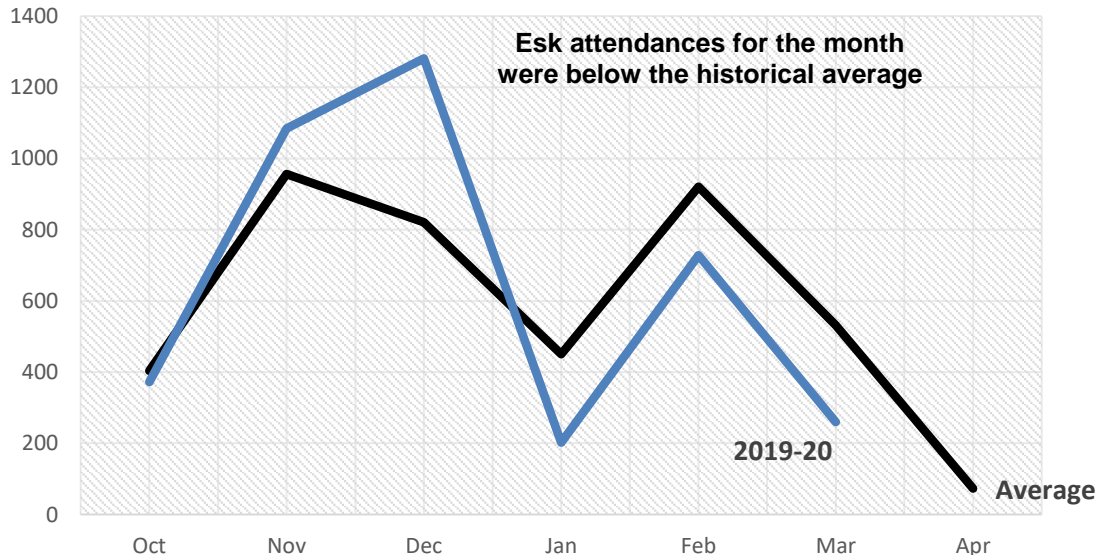
- Promoting quarterly first aid and CPR courses;
 - Promoting the March 6-week challenge with body scan; and
 - Promoting a new Dance Play Classes for member's children to do whilst they're in classes.
- External marketing initiatives for March included:
 - Promoting quarterly first aid and CPR courses;
 - Jayne Mackenzie's regular local newspaper column;
 - Jayne Mackenzie attending local interagency welfare meetings;
 - Social media communications;
 - Sponsoring a local young boxer in his pursuits;
 - Partnering with Tennis Queensland to promote tennis locally; and
 - Promoting the Easter Family Disco which was to be delivered in partnership with Council.
 - There were no incidents at the Kilcoy Indoor Sports Centre for the month of March.

3. Swimming pool operations

March saw all facilities close-down approximately four weeks prior to the season close on Wednesday 25 March. Patronage had been severely declining due to below average temperatures and the outbreak of COVID-19.

Esk Swimming Pool

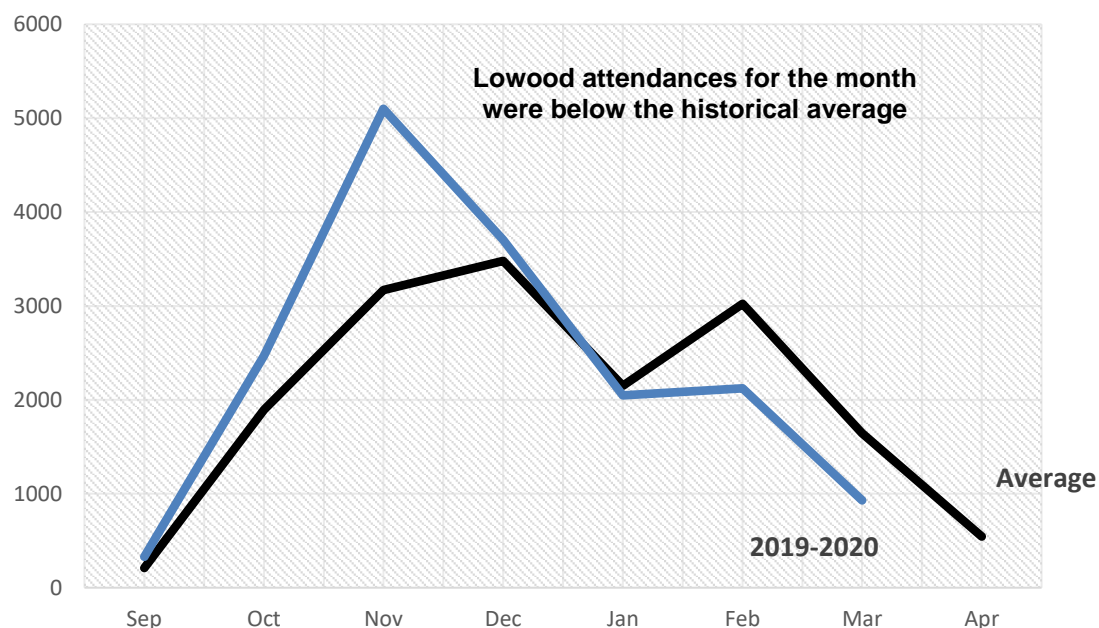
- There were 260 attendances at the Esk Swimming Pool for the month of March.



There were no incidents recorded for the month of March.

Lowood Swimming Pool

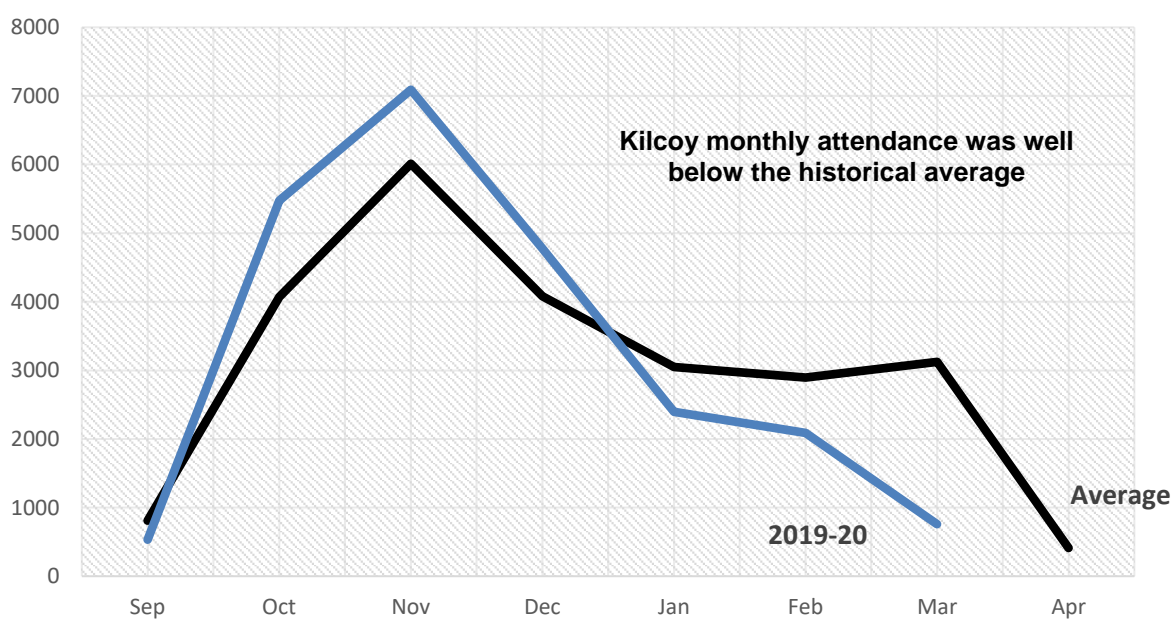
- There were 931 attendances at the Lowood Swimming Pool for the month of March.



- There were no incidents recorded for the month of March.

Kilcoy Aquatic Centre

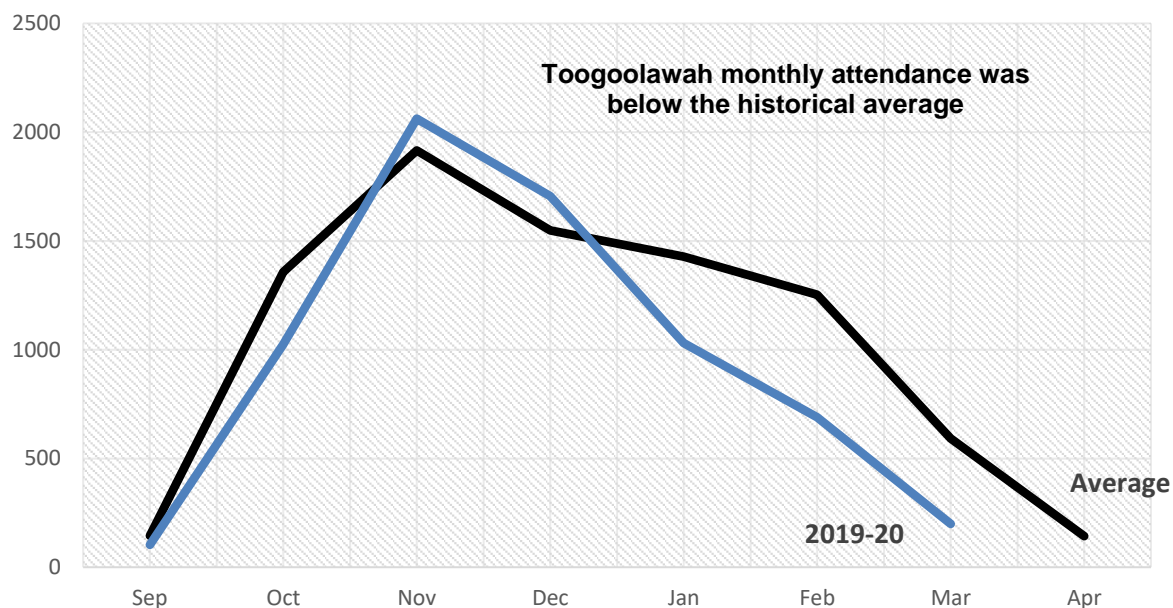
- There were 761 attendances at the Kilcoy Aquatic Centre for the month of March
- Roadwork and footpath upgrades continue to impede the use of the facility by the public.



- There were no incidents recorded for the month of March.

Toogoolawah Swimming Pool

- There were 199 attendances at the Toogoolawah Swimming Pool for the month of March.



- The Toogoolawah Swimming Pool heating was repaired in mid-March.
- There were no incidents recorded for the month of March.

Somerset Leisure implemented initiatives in promotion of the aquatic facilities including:

- Facebook promotion;
- website updates;
- disseminating flyers amongst the local communities;
- installing display banners at each centre;
- article listing in local newspapers;
- articles in school newsletters; and
- liaising with local user groups for pool usage and sponsorship.

4. Collaborate with local sport and recreation organisations in delivering activities and events that maximise facility use and provide access to opportunities and quality tuitions for residents, particularly young people

18th annual Somerset Rail Trail Fun Run or Ride

Planning activities for the 18th annual Somerset Rail Trail Fun Run or Ride continued prior to the outbreak of COVID-19. The following were completed in March:

- Sponsorship for the event was confirmed. Commitments for the event are the highest the event has ever secured. A&M Civil were confirmed as the major sponsor, along with five gold sponsors, six silver sponsors and nine valued partners.
- The risk management strategy for the event was updated.
- The event sponsorship page was updated to include all current sponsors.
- Save the dates were sent to the federal member for Blair and state member for Lockyer. The honourable Shayne Neumann MP has tentatively confirmed his attendance.
- Finishers medallion designs were confirmed.
- Musical entertainment was confirmed for the event.

- A range of family friendly event attractions were confirmed.
- Security services and first aid services were confirmed.

Following the outbreak of COVID-19 and increasing restrictions planning for the 18th annual Somerset Rail Trail Fun Run or Ride was put on hold until a final decision on the event is made. At present registrations for the event have not opened and invoices have not been sent to sponsors. Neither will occur until a final decision on the event is confirmed.

Toogoolawah Skate Club

The SRO continued to work with the Australian Skateboarding Community Initiative to launch the Toogoolawah Skate Club at the Toogoolawah Skate Park. The launch of the pilot program has now been tentatively postponed until the commencement of Term 3, which commence Monday 13 July.

Somerset Facilities Promotion

The SRO has also been working the Council ITO department to expand the list of facilities advertised on the Council website to include the region's outdoor sporting complexes, showgrounds and racecourses.

5. Build effective working relationships with local schools to assist with the development of sporting pathways for students within the region

The SRO was scheduled to attend the Toogoolawah State High School Career's Expo (Thursday 19 March), Toogoolawah State High School Anti-Bullying Day (Friday 20 March) and Lowood State High School Mental Health Day (Friday 3 April). All were cancelled following the outbreak of COVID-19. A range of primary school events scheduled for Term 2 have similarly been cancelled.

6. Provide current and best practice administration advice for local sport and recreation clubs

The SRO had consistent communication with a range of sporting clubs throughout March primarily regarding facilities and planning for future upgrades.

7. Provide for the sporting and recreational needs of the local communities through each indoor sport centre and swimming pool

The SRO had pool signage installed at the Lowood and Toogoolawah Swimming Pools.

The SRO liaised and assisted facility managers regarding the closure of facilities following federal announcements regarding restrictions on indoor sporting centres, gyms and public pools.

8. Progressively implement Parkland Strategies and Recreation Framework as resources become available

CPR Group submitted a draft Kilcoy Sport and Recreation Needs Analysis to the SRO. The SRO provided significant feedback to CPR Group regarding the draft. An updated draft will be submitted back to the SRO in April.

The SRO continued to liaise with the University of Queensland Business School regarding the implementation of the Brisbane Valley Rail Trail Research Project. The project will look to progress online until health restrictions and guidelines are lifted.

Attachments

Nil

Recommendation

THAT Council receive the Sport and Recreation Report for the month of March 2020 and that the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council receive the Sport and Recreation Report for the month of March 2020 and that the contents be noted.”

Carried*Vote - Unanimous*

Subject:	Resurfacing the Somerset Dam Village Tennis Courts
File Ref:	Recreation and Cultural Services – Service Provision – Recreation Facilities
Action Officer:	SRO

Background/Summary

On 2 March 2020 Somerset Regional Council received correspondence from the Somerset Dam and Districts Progress Association Incorporated (SDDPA Inc.) regarding the current condition of the Somerset Dam Village Tennis Courts (SDVTC) (refer to Appendix 1).

In response, the SRO has conducted the following investigations; inspecting the site; researching the works that have been undertaken over the past 20 years; and researching estimated costings to refurbish the site.

The SDVTC are located on Gipps Street, Somerset Dam (LotPlan – 70CG2240). There are two tennis courts with sufficient netting at the site, two umpire's chairs, perimeter fencing, a shade shelter and a water bubbler. The tennis court surfaces currently appear as an asphalt / bitumen surface. There are extensive cracks throughout the playing surfaces.

Council has tenure over the site, though does not derive any income from the facility.

Maintenance and Capital Works

Per the 9 May 2001 Esk Shire Council meeting minutes it was decided that Council accept a donation of a shelter and lighting fixtures from the South-East Queensland Water Corporation to be installed at the SDVTC (refer to Appendix 2).

In the September 2009 Council Newsletter, it was announced that budgeted works of \$40,000.00 would be undertaken to upgrade the SDVTC (Refer to Appendix 3). Site refurbishments were completed by Tennis Court Construction of Queensland. These works are believed to have been completed between September and November 2009 (refer to Appendix 4). The works included supply and installation of a perimeter fence, grinding and filling cracks with rubberized bitumen, supply of a terracotta / clay top finish material, painting the lines on the court, supply and installation of two tennis court nets, the removal and disposal of the existing shelter, pouring a concrete slab for the new shelter, and supply and installation of a new shelter (refer to Appendix 5).

The SRO contacted Tennis Courts Construction of Queensland via phone on Monday 9 March. A representative of Tennis Courts Construction of Queensland recalled leaving all excess terracotta / clay materials with the owner of the Somerset Dam Village service station and that the owner was regularly conducting maintenance to the playing surface. The status and location of these materials is now unknown. The gentleman referred to by the representative is no longer believed to be the owner of the service station.

The lights that were installed in the 2001-2002 financial year by the Esk Shire Council have been removed from the tennis courts. The location and status of the lights are unknown, as to is the date of removal and rationale for their removal.

Current Usage

According to a preliminary search of Council records, there is not, nor has there ever been, formal or established usage of the SDVTC.

According to a news article (refer to Appendix 4) the Somerset Dam Residents and Ratepayers Association, now known as the Somerset Dam and Districts Progress Association Incorporated, agreed to act as custodians for the keys to the tennis courts in 2009.

On 13 February 2020 the SDDPA Inc. published a post on social media “campaigning to get the Somerset Dam Village Tennis Courts resurfaced”. The post called for people to post if they would use the facility “if the tennis courts were brought up to a safe and usable standard”. The post received 13 “likes”, 7 “shares” and 23 comments, of which 16 responses were in the affirmative (as of 6 April 2020).

It should be noted that the Kilcoy Tennis Club, located under 30 minutes from the SDVTC, are currently “suffering severe lack of interest”, with less than 20 attendances to the facility per week according to preliminary advice from CPR Group (Kilcoy Sport and Recreation Needs Analysis – DRAFT). There may be an opportunity for residents of Somerset Dam Village to join the Kilcoy Tennis Club and support an established club.

Advice from Tennis Court Construction of Queensland is that the surface should not appear as asphalt or bitumen as it currently does. It should appear similar to a clay surface. A representative of Tennis Court Construction Queensland believes that were the surface to have been regularly played on or maintained (at least monthly) over the past decade it would not resemble anything like its current state.

Costs, Works and Funding to Repair Facilities

The SRO has sought preliminary advice from Tennis Court Construction of Queensland regarding the works required to refurbish the playing surface to a suitable standard and costs associated with such works. Based on preliminary information, Tennis Court Construction of Queensland believe that the bitumen base surface does not require removal. They believe that relaying of a terracotta / clay surface across the two courts will suffice. The preliminary cost estimate to resurface the Somerset Dam Village tennis courts is \$10,000.

It should be noted, that without regular use and maintenance (approximately once per month) a refurbished surface will maintain a safe and useable state.

Should Council choose to proceed with resurfacing the courts, it would need to be under the provision that SDDPA reaffirm their responsibilities as custodians of access to the courts and maintenance of the courts per advice of a recognised tennis court builder. Council may also

wish to charge a nominal annual fee for access to the facility to offset future maintenance costs. This fee may be minor (e.g. \$300 - \$400), but would be relative to the annual fee paid by tennis clubs to Council.

Based on safety, usability and demand, resurfacing of the Somerset Dam Village Tennis Courts should also be prioritised behind the Toogoolawah, Moore and Esk tennis courts per the Council Ordinary decision, 26 February 2020 (Resurfacing and Repairing Council Tennis Courts).

Attachments

Appendix 1 – Correspondence; Somerset Dam and Districts Progress Association Inc. (Somerset Dam Village Tennis Courts)

Appendix 2 – Council Ordinary Decision (ESC); Donation of Recreation Equipment from SEQ Water – 9 May 2001

Appendix 3 – Council Newsletter Exert; Capital Works 2009/2010 – September 2009

Appendix 4 – News Article; Kilcoy Sentinel – Somerset Dam Tennis Courts Open (11 November 2009)

Appendix 5 – Correspondence; Tennis Court Construction of Queensland – Quote for Somerset Dam (28 September 2009) (Commercial in Confidence)

Recommendation Action

THAT Council consider resurfacing the Somerset Dam Village Tennis Courts when the 2020/21 budget is framed, under the condition that the Somerset Dam and Districts Progress Association formally reaffirm their commitment as custodians of the site governing access and commit to maintaining the playing surface.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT Council consider resurfacing the Somerset Dam Village Tennis Courts when the 2020/21 budget is framed, under the condition that the Somerset Dam and Districts Progress Association formally reaffirm their commitment as custodians of the site governing access and commit to maintaining the playing surface.”

Carried

Vote - Unanimous

Subject:	Toogoolawah Community Gym Project Management
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	SRO

Background/Summary

On 28 November 2019, the SRO submitted a funding Expression of Interest to the Queensland Government Active Community Infrastructure program as per the 23 October 2019 Council Resolution regarding building a new Toogoolawah Community Gym adjacent to the Toogoolawah Swimming Pool (refer to Appendix 1).

The SRO engaged Graham Richardson Associates (GRA) to develop a facility design and cost estimate to support the business case for the new facility.

On 21 February 2020 Council received correspondence from Mick de Brenni MP, State Minister for Housing and Public Works, Digital Technology and Sport, that the EOI to construct

a new multipurpose facility to support fitness at Toogoolawah was successful and would move to the next stage of development (refer to Appendix 2).

On 28 February 2020 Council received further correspondence from Aaron Broughton, Executive Director Infrastructure and Venues – Sport and Recreation, that the proposed investment for the project was \$820,000.00 (GST exclusive). Refer to Appendix 3 for further information.

On 15 April 2020, the DCORP and SRO had a Toogoolawah Community Gym Project inception meeting with representatives from the Queensland Sport and Recreation Services - Department of Housing and Public Works. The main purpose of the meeting was to discuss the project scope, budget, timelines and management (i.e. *Council vs QBuild*).

Prior to the meeting the SRO requested GRA to review the project cost estimates and provide revised costings to Council (refer to Appendix 4). The revised estimates were significantly below the Government estimates. The revised estimates were shared with the Queensland Sport and Recreation Services representatives prior to the meeting.

The Council project management represented a significant value for money proposition for the Government representatives due to the cost savings and Council's proven track record in managing similar projects. As such Sport and Recreation Services Queensland will recommend that Council manage the project.

To support fast-tracked project timelines the Queensland Sport and Recreation Services representatives will seek to proceed with finalising a Funding Deed and significant funds transfer within the next 30 days.

To support these timelines Council Officers request that GRA be engaged as soon as possible once the Funding Deed is confirmed. Graham has provided a quotation for his services (refer to Appendix 5). To date GRA has completed facility designs and cost estimates. GRA have assisted in the project development.

Council would normally seek three written quotes for the work however there are significant external time pressures involved in the delivery of this project. The time lost in adequately seeking additional quotations and bringing a new manager up to speed would likely not offset any potential cost savings. The quotes provided by GRA are in line with previous works completed by the contractor.

To comply with Council's Procurement Policy Council must promote value for money. In this instance the value for money assessment includes consideration of:

- (i) contribution to the advancement of Council's priorities; and
- (ii) fitness for purpose, quality, services and support; and
- (iii) whole-of-life costs including costs of acquiring, using, maintaining and disposal; and
- (iv) internal administration costs; and
- (v) technical compliance issues; and (vi) risk exposure; and, (vii) the value of any associated environmental benefits.

For the aforementioned (underlined) reasons a recommendation is made to Council that GRA is the most suitable supplier available to Council to carry out this work and the other quotations

need not be sought as the GRA.

It should be noted that should Council not seek more than three quotations for this project that funding for management of this project from the Sport and Recreation Infrastructure Project Office will not exceed \$10,000. Council will be required for services beyond this amount from Council's contribution to the project.

Attachments

1. EOI – Active Community Infrastructure Round 1 – Toogoolawah Community Gym Project Submission
2. Correspondence – Minister for Housing and Public Works, Digital Technology and Sport – Successful EOI – Toogoolawah Community Gym Project – 21 February 2020
3. Correspondence – Department of Housing and Public Works – Successful EOI – Toogoolawah Community Gym Project – 28 February 2020
4. Toogoolawah Community Gym Project Architectural and Engineering Services Fee Submission (Graham Richardson Associates) (Commercial in Confidence)

Recommendation

THAT Council not call quotations from three suppliers for the architectural, project management or engineering works for the Toogoolawah Community Gym project as Graham Richardson represent the best supplier reasonably available to Council to carry out these works.

Resolution

Moved – Cr Isidro

Seconded – Cr Gaedtke

“THAT Council not call quotations from three suppliers for the architectural, project management or engineering works for the Toogoolawah Community Gym project as Graham Richardson represent the best supplier reasonably available to Council to carry out these works.”

Carried

Vote - Unanimous

Subject: Mahons Road, Coominya
File Ref: Roads - maintenance - roads
Action Officer: DOPER

Background/Summary

At the 22 January 2020 Council meeting, a report was presented to Council relating to a petition requesting an upgrade of Mahon Road, Coominya received on 27 November 2019. At this meeting Council's resolution was:

THAT Council advise the lead signatory of the petition -

1. *Council had previously considered upgrading Mahon Road and at that time the project had a high cost and was assessed as having a high probability of damage during future flood events. A decision was taken at that time that no further action be taken.*
2. *A review has now been undertaken and as the underlying conditions have not changed, Council's previous decision is endorsed.*

Following the Council resolution the lead signatory of the petition met with Director Operations and Development / Design Manager to clarify that the request was not for the full length of the road, rather a section 1km south from Newman Street East. Traffic counters were then installed in this area and data reviewed.

The count recorded 170vpd with 11% heavy vehicles. It is noted that Council currently lists roads on the forward works list for upgrade to a two-lane standard once they reach a minimum traffic count of 150vpd. There are currently 16 roads on this forward works list with vehicle volumes up to 625vpd.

Attachments

NIL

Recommendation

THAT Council place Mahon Road on its forwards work list for upgrade to two-lane standard from Newman Street East, Coominya for a length of approximately 1km.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT Council place Mahon Road on its forwards work list for upgrade to two-lane standard from Newman Street East, Coominya for a length of approximately 1km.”

Carried

Vote - Unanimous

Subject:	Colinton Livestock Effluent Disposal Facility
File Ref:	Grants and subsidies - programs - Building Our Regions - Round 5
Action Officer:	DOPER

Background/Summary

At the 9 October 2019 Council meeting, a report was presented to Council outlining the potential for a livestock effluent disposal facility to be constructed at the existing Colinton truck rest area, which would likely be eligible for funding under the Commonwealth Heavy Vehicle Safety and Productivity Program (HVSPP). At this meeting Council's resolution was:

1. *THAT Council engages a suitable consultant to investigate the suitability of the Colinton Site for a potential pilot livestock effluent disposal dump point with the view to prepare a report suitable for a funding application submission under the Heavy Vehicle Safety and Productivity Program*
2. *THAT Council authorises the Chief Executive Officer to negotiate potential funding arrangements with the Department of Transport and Main Roads and the Australian Livestock and Rural Transporters Association regarding the potential pilot livestock effluent disposal dump.*

Consulting engineering company GenEng were engaged to prepare a feasibility study in accordance with the resolution. The feasibility study was sent to the Department of Transport and Main Roads in January 2020 for consideration and support for the project. In March 2020 Council received advice from TMR that they do not support the building of a livestock effluent disposal facility at the Colinton truck stop rest area.

As the facility was to be constructed within the state controlled road corridor, Council is unable to proceed with seeking funding for this project, despite having a financial commitment from the Australian Livestock and rural Transporters Association to support the bulk of the facility's initial capital cost.

Attachments

Nil

Recommendation

1. THAT Council receive and note the report titled Colinton Livestock Effluent Disposal Facility.
2. THAT Council does not seek funding under the Commonwealth Heavy Vehicle Safety and Productivity Program for the Colinton livestock effluent disposal facility.
3. THAT the Chief Executive Officer write to the Minister for Transport and Main Roads, expressing Council's disappointment that the Department of Transport and Main Roads - North Coast Region did not support building the livestock effluent disposal facility at the Colinton Truck stop area, and request that the Department seek to find a suitable location within the Somerset region for such a facility to assist in addressing this environmental issue.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

- “1. THAT Council receive and note the report titled Colinton Livestock Effluent Disposal Facility.
2. THAT Council does not seek funding under the Commonwealth Heavy Vehicle Safety and Productivity Program for the Colinton livestock effluent disposal facility.
3. THAT the Chief Executive Officer write to the Minister for Transport and Main Roads, expressing Council's disappointment that the Department of Transport and Main Roads - North Coast Region did not support building the livestock effluent disposal facility at the Colinton Truck stop area, and request that the Department seek to find a suitable location within the Somerset region for such a facility to assist in addressing this environmental issue.”

Carried

Vote - Unanimous

Subject:	Royston Street (west), Kilcoy – Temporary Closure to Through Traffic
File Ref:	Roads - Road Closures - Temporary
Action Officer:	WM (Peter Hardie)

Background/Summary

To complete the works associated with Mary Street, Kilcoy pavement rehabilitation project, council is required to close the current travelling lanes and move traffic to the

shoulders/parking lanes temporarily. As part of the planning process, options for the delivery of works to be performed considered the following: most cost effective, quickest timeframe of works, safety and minimising impact to surrounding residents/ businesses.

To undertake the works through the Royston Street intersection, it will be necessary to close the western leg of Royston Street intersection from Mary to Dellar Street. This will enable us to excavate material and complete construction in Mary Street. An alternative route is available in this area via Dellar and Rose Streets, hence, the impact on motorists is considered low.

The eastern end of Royston Street, adjacent IGA will remain open with a contraflow setup to maintain access to the IGA and manage traffic in this area.

The road closure of Royston Street (west) would be programmed from 20 April to late June, weather dependent.

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

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

Emergency Services and bus operators would be directly engaged in regard to the temporary road closure.

Attachments

NIL

Recommendation

THAT Council ratify the decision to temporarily close Royston Street (west) from Mary to Dellar Street to through traffic from 20 April to late June, subject to access being maintained to local residents and such temporary road closure being advertised.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

“THAT Council ratify the decision to temporarily close Royston Street (west) from Mary to Dellar Street to through traffic from 20 April to late June, subject to access being maintained to local residents and such temporary road closure being advertised.”

Carried

Vote - Unanimous

Subject:	Operations Report for March 2020
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA (Debbie Chandler)

Background/Summary – Technical Design Team (Michael Kinion)

This team has continued to finalise the detailed designs for the 2019-2020 capital works program. They have provided support to the construction crews on the roadworks at the construction of Short Street Lowood, Hope Street and Mary Street, Kilcoy and have provided support for the construction of Bertram Shallcross Bridge.

The Technical Design team continue to set out traffic counters within the region to maintain our current information and update our asset system with the latest information

Permit	Mar-20	Mar-19
Property Searches	42	49
Land Access Permit	65	66
Property Access Applications	15	3
National Heavy Vehicle Regulator Permits Processed	5	25

Counters on the Brisbane Valley Rail Trail have recorded the following:

FERNVALE	<i>Pedestrians</i>	<i>Cyclists</i>	<i>Horses</i>	<i>Total</i>
Jan-Mar-20	5540	2280	148	7968
Apr-June-20				
July-Sept-20				
Oct-Dec-20				
			Total	7968

FERNVALE	<i>Pedestrians</i>	<i>Cyclists</i>	<i>Horses</i>	<i>Total</i>
Jan-Mar-19	3783	2992	269	7044
Apr-June-19	5111	5016	310	10437
July-Sept-19	5008	4779	393	10180
Oct-Dec-19	3827	2876	104	6807
			Total	34468

Background/Summary – Works Department (Rob Bouchier)

Weather Conditions:

No lost time due to rain.

Team Building:

Welcome to our new Councillors and welcome back to existing Councillors and Mayor. COVID 19 has and continues to provide challenges for operations with new precautions being undertaken every day.

Gary Eastell - Foreman:

Northern Maintenance Crew (Nigel Valentine)

This crew is continuing with works on Esk Crows Nest Road widening and overlay.

Excavator crew (Dave Banditt)

There have been six burials during March. This crew has been working on drainage customer service requests, illegal tips and as required on the Esk Crows Nest Road project.

Landfill (Rob Hester)

Waste operations are continuing as normal at Esk landfill with various illegal dump site clean ups. COVID 19 has required a number of changes in our operations to keep community and staff safe.

Thomas Varney (Acting Foreman):

Southern Maintenance Crew (Brett Steinke Acting Ganger)

This crew assisted with pavement placement in Short street, Lowood. It is continuing with maintenance in the Fernvale and Glamorgan Vale area.

Esk Concrete Crew (Ron Ratcliffe)

This crew is continuing with footpath project in Short street, Lowood. This project should be completed by the end of April.

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

Works on the Mary Street reconstruction project have been put on hold over the Easter period due to the timing of the operation. Traffic would have had to be diverted around a large hole in the road if the work continued before Easter. This crew will be back on this project 20 April 2020.

Kilcoy 2 Grader Crew (Peter Cobbin)

This crew has completed construction works on Mt Stanley Road with a primerseal being placed on Thursday, 9 April. It will be back on maintenance on the Western Branch Road on 20 April.

Bob Peters – Foreman:**Bitumen Crew**

This crew has been continuing with TMR works, Brisbane Valley Highway patches in the Harlin and Toogoolawah area. This work will be ongoing next week.

HD 45 Crews

Our HD 45 trucks continue repairing potholes over the TMR and Council networks along with sealing new works or repairs as mentioned above.

Bruce Zinn - Foreman:**Bridge Crew: (Chris Wheeler)**

This crew is continuing with work on Shallcross Bridge. Bridge deck units were placed prior to the Easter break. Deck construction will continue next week.

Kilcoy Concrete Crew: (Acting Ganger John Floss)

This crew is continuing work on the Kilcoy pool fence and footpath construction project in Hope Street. This crew will also return to work Monday 20 April 2020.

Wayne Kohler – Senior Foreman:**Repair Crew 1: (Jim Walker)**

This crew is continuing with customer service requests. After the Easter break they continue with line marking requests and signs.

Repair Crew 2: (Steve Nutley - Ganger)

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

Charlene Meehan – Parks and Garden Coordinator:**Esk Gardeners:**

The main focus for all crews has been on mowing activities.

Esk and Lowood Mowing Crew:

The mowing crew is continuing scheduled mowing rounds.

Kilcoy Mowing Crew and Gardeners

The Kilcoy mowing crew are continuing to undertake scheduled mowing rounds and routine park facility cleansing activities.

SRC Slasher Operators:

Slasher operators are undertaking scheduled slashing rounds.

Town Stewards:

The town stewards are undertaking their normal duties and undertaking mowing activities. Council's facilities such as parks, playgrounds and picnic equipment have been closed due to COVID-19.

Peter Heath – Workshop Foreman:**Mechanics:**

This month we have had the usual repairs, service and scheduled maintenance of Council fleet. Monthly check and start test on emergency gensets were carried out at Esk office, Fernvale Futures and Kilcoy depot.

Welding Crew:

Carried out various repairs to council plant. Ongoing construction of guardrail for Shallcross Bridge.

Hire Plant:

- Council has been using hired rollers, excavators and water trucks and slashers as required.
- A&M Civil have provided stabilising services for work on Brisbane Valley Highway prior to and again after Easter.
- RPQ have been and are continuing to provide bitumen resealing services.
- Concrete and water filled barriers for the Kilcoy project.
- Electrical Services for lighting provision on Hope Street intersection.

Reflect Info:

- TMR – RMPC shows 1957 defects with 427 accomplishments.
- Local Roads has 2248 defects recorded with 1879 accomplishments.
- Somerset Bridges has 297 completed inspections, with inspections almost completed.

Department of Transport and Main Roads (TMR) Works (Peter Hardie)

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

- Gatton Esk Signage Scheme has been completed.
- Brisbane Valley Highway batter works south of Fernvale completed.
- Brisbane Valley Highway signage scheme through Harlin has been approved.
- Stabilising works ongoing on Brisbane Valley Highway between Harlin and Toogoolawah.
- D'Aguilar Highway (Mary Street) Kilcoy pavement rehabilitation – works to resume 20 April between Hope and William Street. Ancillary works such as lighting currently being installed. The design of the William Street intersection is being finalised where possible taking into account feedback from affected stakeholders.
- Guardrail repairs and upgrades in various locations to begin shortly.

Works carried out by Contractors

- A&M Civil are continuing footpath works at Mt Tarampa School and Esk State School.
- Deck units on Bertram Shallcross Bridge, Gregors Creek have been delivered and installed.
- Installation of disabled ramp and relocating the dump point at Kilcoy Showground being completed by Dullys Designs.

- Reseal works are continuing on Marburg Road, Clarendon Road, Linnings Road, Larkhill Boundary Road and Glamorgan Vale Road.
- Design works for Neuendorff Road Bridge, Minden and Tetzlaff Lane Bridge, Mt Beppo are in progress by GHD.

Background/Summary – Waste Management (Adam Staunton)

Month to date figures	March	YTD
Leviable Waste to Landfill (Esk)		
From Kilcoy	135.22t	1072.94t
From Coominya, Harlin and Esk	102t	873.93t
Kerbside Pickups – Ipswich Waste Services	518.32t	4401.13t
Other	81.16t	185.29t
Total leviable Waste to Landfill (Esk)	763.70t	6533.29t
Levy Payable (approximate, excluding GST)	57,277.50	\$489,996.75
Dockets issued (line items)	925	7,727
Illegal Dumping	2.5t	10.76t

Background/Summary – Disaster Management (Adam Staunton)

- Counter Disaster Operations claim submitted for the 2019 bushfires;
- Discussions with BlazeAid regarding the establishment of a Basecamp in Somerset. COVID-19 pandemic resulted in these being halted;
- Submission to LGAQ as part of the Royal Commission into National Natural Disaster Management Arrangements as a result of the recent bushfires;
- Participation in the Main Roads (DTMR) working group dealing with evacuation routes and flood immunity;
- MOU between GIVIT and Somerset Regional Council was signed and executed;
- COVID-19 Sub Plan developed and endorsed by Council;
- COVID-19 response began with Council implementing its Business Continuity Plans;
- LDMG was placed on Lean Forward and IMT/LDCC on Stand-up (minimal numbers);
- Increase in reporting requirements to Local (LDMG) and District (DDMG) Disaster Management Groups as a response to COVID-19;
- Craig Young (Director Operations) formally appointed Local Disaster Coordinator (LDC). Michael Kinion (Development/Design Manager) appointed as the Deputy LDC;
- Moved to online Tele/Videoconferencing of LDMG meetings using Zoom.

Background/Summary – Customer Service Requests (Debbie Chandler)

Council received 451 customer service requests for the month of March 2020. A copy of the report is attached for your information.

Monthly comparison table

Month	No of CSR's Received	For Comparison Month	No of CSR's Received
Jul-19	522	Jul-18	377
Aug-19	476	Aug-18	365
Sept-19	581	Sept-18	410
Oct-19	502	Oct-18	389
Nov-19	446	Nov-18	357
Dec-19	312	Dec-18	258

Jan-2020	455	Jan-19	363
Feb-2020	612	Feb-19	390
Mar-2020	451	Mar-19	403

There was a small increase of 47 customer service requests overall compared to the same time last year. Below is a summary of types of requests received for March 2020.

	March 2020	March 2019
Animal Control	54	115
Dog registrations	2	0
Environmental health/declared plants and animals	29	21
Facilities maintenance	42	23
Illegal dumping	4	12
Local laws	58	23
Parks, gardens, Council land	17	10
Roads, Bridges, Drainage	157	113
Wheelie bins	66	46
Departmental reviews	1	1
Other	21	39
Total	451	403

Attachment

Customer service request report for month of March 2020.

Recommendation

THAT Council receive the Operations Report for March 2020 and the contents noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT Council receive the Operations Report for March 2020 and the contents noted.”

Carried

Vote - Unanimous

Adjournment of Meeting

The meeting adjourned at 10.05 am resuming at 10.32 am.

Subject: Election of LGAQ Policy Executive District Representative
File Ref: Liaison - Local Government Association of Queensland
Action Officer: CEO

Background/Summary

The Local Government Association of Queensland (LGAQ) has written to Council about calling of nominations for the Association's Policy Executive for the period 2020-2024. Somerset Regional Council is included in the Western Region of the South-East District and consists of the following Councils: Ipswich, Lockyer, Scenic Rim, Somerset.

The present representative for the LGAQ Policy Executive for the Western Region of the

South-East District is presently Mayor Tanya Milligan from Lockyer Valley Regional Council. Mayor Tanya Milligan has written to Council expressing that she is intending to nominate for the LGAQ Policy Executive and thanking Council for the support received thus far.

Nominations close at 5:00 pm, Friday 1 May 2020. Members elected to the LGAQ Policy Executive will take up their position in June 2020. Council may wish to consider nominating a person for this role on the LGAQ Policy Executive for the Western Region of the South-East District.

Attachments

LGAQ letter – Election of LGAQ Policy Executive District Representation
Lockyer Valley Regional Council – Office of the Mayor

Recommendation

THAT the report regarding the Election of LGAQ Policy Executive District Representation be received and the contents noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

“THAT the report regarding the Election of LGAQ Policy Executive District Representation be received and the contents noted.”

Carried

Vote - Unanimous

Subject: Tourism and Promotions Report March 2020
File Ref: Tourism – Promotions
Action Officer: CMM

Background

The following is the March 2020 summary of activities for Somerset visitor information centres.

Statistics

	Somerset	Brisbane	Other SEQ	Rest of state	Interstate	International	Total
Esk VIC	54	73	75	17	37	14	270
Kilcoy VIC	52	60	66	21	40	13	252
Fernvale VIC	94	64	39	16	7	0	220
SRAG / TVIC	52	50	29	20	17	1	169

Motivators

	First	Second	Third
Esk	Maps and directions	Glen Rock Gallery	Tourist drives
Kilcoy	Maps and directions	Outdoor activities	Tourist drives
Fernvale	Directions and maps	Brisbane Valley Rail Trail	Tourist drives
SRAG / TVIC	The Condensery	Maps and directions	Heritage

Merchandise

	First	Second	Third	Total value
Esk	Stubby cooler	Magnet	Water bottle	\$29
Kilcoy	Stubby cooler	Magnet	Cooler bag	\$14
Fernvale	Postcards			\$3
SRAG / TVIC	Magnet	Water bottle	Stubby cooler	\$9

Volunteers

	Active	Non-active	Total	Resignations	New
Esk	14	0	14	0	0
Kilcoy	10	3	13	1	0
Fernvale	22	2	24	0	2
SRAG / TVIC	8	3	11	0	1

Volunteer acknowledgement and engagement

The volunteer famil planned for Thursday, 30 April has been postponed due to COVID-19.

Room bookings

	Number	Total value
Esk VIC	0	\$0
Kilcoy VIC	1	\$0
Fernvale VIC	7	\$785
Fernvale Community Hall	12	\$252
Fernvale Showgrounds	1	\$186

Somerset Regional Art Gallery – The Condensery

Kilcoy Collections II ran until Friday, 19 March. The exhibition featuring the work of Artists Alliance Australia Inc has been postponed due to COVID-19.

Glen Rock Art Gallery (Esk Visitor Information Centre)

The March exhibition coordinated by SASI featured the work of Joy Holt from 6 to 19 March.

Events

Final planning for Youth Week activities and the Mad Hatter's Tea Party was almost complete before all events were postponed due to COVID-19. Planning for the Somerset Rail Trail Fun Run or Ride and Somerset Art Beat Festival was also well advanced.

The Events Officer finalised the colouring competition component of the Mad Hatter's Tea Party with four winners across three categories decided by a volunteer judging panel. A review

of the Australia Day Award categories has been finalised and the development of event processes continues.

The focus for the coming months will be on the development of event briefs for future events and COVID-19 resident engagement strategies with the Community Development Officer and Youth Engagement Officer.

Promotions and graphic design

Creating online content for free listings with the Australian Tourism Data Warehouse (ATDW) is ongoing. 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 updated on the Experience Somerset website. Graphic design and promotional material and merchandise to support events is created by the tourism team on an ongoing basis.

Social media

Facebook

- Experience Somerset: 2,405 likes (+20)
- Somerset Regional Art Gallery – The Condensery: 592 (+8)
- Somerset Rail Trail Fun Run: 1,518 (+5)

Instagram

- Experience Somerset: 965 (-3)

Experience Somerset website

- Pageviews: 3,792

	First	Second	Third
Top locations	Brisbane (1,762)	Sydney (188)	Gold Coast (133)

Most popular pages: Somerset Park Campground, boating and fishing, caravanning and camping.

Attachments

Nil

Recommendations

THAT Council receive the Tourism and Promotions Report for the month of March 2020 and that the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT Council receive the Tourism and Promotions Report for the month of March 2020 and that the contents be noted.”

Carried

Vote - Unanimous

Confidential Closed session

Subject:	Quotations - Tourism Strategy
File Ref:	Corporate management - tendering - quotations / 2019 - 2020 - Quotations - Numbered/Quotation 1147 - Somerset Tourism Strategy
Action Officer:	CMM - Melanie Maeseele

Confidential

In accordance with Section 275 of the *Local Government Regulation 2012* Council may close a Council meeting. Section 275 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—

- (e) contracts proposed to be made by it; or
- (h) 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 Brieschke
<p>“THAT Council move into a closed session in accordance with Section 275(e) and/or Section 275(h) of the <i>Local Government Regulation 2012</i> at 10.34 am to discuss a contractual matter.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>		

Resolution	Moved – Cr Whalley	Seconded – Cr Choat
<p>“THAT Council move out of the closed session at 10.42 am and that the Ordinary meeting be once again open to the public.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>		

Resolution	Moved – Cr Choat	Seconded – Cr Wendt
<p>“THAT Council confirm the appointment of SC Lennon and Associates to complete the Somerset Regional Council Tourism Strategy.”</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>		

Meetings authorised by Council

Nil

Mayor and Councillor Reports**Cr Gaedtke - Councillor Report**

Cr Gaedtke provided a written report as follows -

Kilcoy residents and businesses are generally adhering to the health requirements as stipulated under COVID-19. It was evident that campers followed State Government health orders and did not camp over Easter as in previous years, the roads were very quiet and little activity experienced in and around Kilcoy. Metro North and West Morton health authorities have reported that any COVID-19 affected residents in our region are well on to recovery.

Our local gym instructor is using Zoom platform to broadcast her exercise classes over Facebook, with a great response from her membership.

Lastly, I wish to thank voters who cast their votes under such challenging times and I look forward to working as part of the Team Somerset for the next four years and acquiring achievements that will meet with our residents' and businesses' needs and future goals and objectives.

Receipt of Petition

Nil

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 10.45 am.