



**Minutes of Ordinary Meeting  
Held Wednesday 10 March 2021**

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

**Present**

Cr Graeme Lehmann	(Mayor)
Cr Helen Brieschke (via Teleconference)	(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 Maeseele	(Communications and Marketing Manager)

## C O N T E N T S

Application for Temporary Entertainment Event - Jimna Rocks .....	43	Fernvale recreation Grounds – Additional Power and Water .....	62
ATTACHMENT A - AMENDMENT TO EXISTING DELEGATIONS - COUNCIL TO CEO .....	88	Financial reports - 1 July 2020 to 2 March 2021 .....	51
ATTACHMENT B - REMOVAL OF DELEGATIONS - COUNCIL TO CEO .....	89	Items for reports for future meetings .....	86
ATTACHMENT C - NEW DELEGATIONS - COUNCIL TO CEO .....	90	Kilcoy Indoor Sports Centre Re- Development Steering Committee .....	63
Budget review .....	58	Kilcoy Recreational Grounds Advisory Committee Meeting .....	61
BUDGET REVIEW APPENDIX A .....	87	Leave of Absence .....	3
Business arising out of minutes of previous meeting .....	3	Matters of Public Interest .....	3
Closure of Meeting .....	86	Mayor and Councillor Reports .....	85
Confirmation of Minutes .....	3	Mayor Lehmann – Matters of public interest .....	4
Conflict of Interest .....	4	Meetings authorised by Council .....	85
Consideration of notified motions .....	86	Naming proposal – in honour of Lester Williams (early Council Chairman) .....	69
Cr Brieschke – Matters of public interest .....	4	New web-hosted virtual PBX phone system .....	59
Cr Choat - Councillor report .....	86	Notification of Attendance by Cr Brieschke via teleconference (TEAMS) .....	3
Cr Gaedtke - Councillor report .....	85	Opening of Meeting .....	3
Cr Gaedtke - Matters of public interest .....	3	Operations Report for February 2021 .....	70
Cr Isidro - Councillor report .....	85	Petition – Jimna Rocks Event .....	42
Cr Isidro - Matters of public interest .....	4	Receipt of Petition .....	86
Delegations Register Amendments – Council to Chief Executive Officer .....	66	Reception of notices of motion for next meeting .....	86
Development Application No 19208 - 7 Graham Street, Kilcoy .....	5	Resurfacing and Repairing Council Tennis Courts .....	68
Development Application No 20198 - 7805 Brisbane Valley Highway, Braemore .....	16	Tourism and Promotions Report - February 2021 .....	81
Development Application No 20205 - 4 Sawmill Lane, Toogoolawah .....	29		
Economic Development and Tourism Committee Report 16 February 2021 .....	84		
Esk Sporting Precinct Detailed Survey .....	67		

**Opening of Meeting**

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

**Notification of Attendance by Cr Brieschke via teleconference (TEAMS)**

Clause 28.1 of the Somerset Regional Council Standing Orders authorised on 24 February 2021 states:

- 28.1 If a Councillor wishes to be absent from a council meeting place during a meeting, the Councillor must apply to the chairperson to participate by teleconference, at least three (3) business days prior to the meeting or as soon as practicable once the Councillor becomes aware of their intended absence. The chairperson may allow a Councillor to participate in a council or committee meeting by teleconference.

Cr Brieschke has sought to attend the Ordinary Council Meeting to be held at 9 am Wednesday 10 March 2021 via teleconference (TEAMS).

Mayor Lehmann confirmed that he will allow Cr Brieschke to attend today's meeting via Teleconference (TEAMS) and comment and vote accordingly.

**Leave of Absence**

Nil

**Confirmation of Minutes****Resolution**

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT the Minutes of the Ordinary Meeting held 24 February 2021 as circulated to all Members of Council be confirmed”.

Carried

*Vote - Unanimous*

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

Nil

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

Cr Gaedtke noted that the Clean Up Australia event last weekend was wonderful and it was a great effort from everyone. Savages Crossing, Jensen's Swamp, Twin Bridges were all cleaned up by volunteers. Well done to everyone.

Cr Gaedtke noted that she has received a great response to our new Red Benches.

Cr Gaedtke noted the absolutely brilliant, and once in a lifetime news delivered to us all by the announcement of “Brisbane 2032 named “preferred host” for Games”. The International

Olympic Committee named Brisbane as the preferred host for the 2032 Olympics and Paralympic games. The announcement came days before the SEQ Mayors mark six years since initiating the push to host the games. As part of its new fair and open process, the international Olympic Committee elevated the Brisbane 2032 proposal to the Targeted Dialogue phase which earmarks the region as its preferred host. It also kickstarts a more detailed evaluation of the south-east's proposal for 2032. What a wonderful opportunity to showcase our beautiful region as an affordable and liveable region, and one that has sound investment and business opportunities.

The SEQ Mayors are committed to securing lasting legacies for the region and will be working hard to develop a proposal that, through design, ensures our cities do not end up with white elephants.

It is great to see local community groups are once again meeting, and are confident to do so with COVID compliance.

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

*March 2021*

- 11 BV Interagency meeting via ZOOM
- 13 Toogoolawah Camp Draft
- 13 Toogoolawah Markets
- 15 Esk Tennis Club AGM
- 16 Urban Utilities Regional Visit
- 19 RSL opening of Museum
- 20 Brisbane Valley Landcare Shipping Container Mural opening  
Condensery Gallery Opening
- 23 Mount Glen Rock Steering Committee meeting

#### **Cr Brieschke – Matters of public interest**

Cr Brieschke noted that the Toogoolawah Campdraft is being held this weekend. This is a three-day event from this Friday onwards.

Cr Brieschke also acknowledged the unveiling of the Brisbane Valley Landcare mural at Lowood, and the Somerset Canvas and Cloth Exhibit.

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

The Mayor informed the meeting of the recent sad passing of Joanne Lewis, daughter of Ann Lewis and Laurence Stratton.

#### **Conflict of Interest**

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

<b>Subject:</b>	<b>Development Application No 19208 - Change Application to Development Approval - Minor Change under section 81 of the Planning Act 2016</b>
<b>File No:</b>	<b>DA19208</b>
<b>Assessment No:</b>	<b>80196-00000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

## 1.0 APPLICATION SUMMARY

### Subject Land

Location	7 Graham Street, Kilcoy
Real Property Description	Lot 13 RP137889
Area	2.2567 ha

### Planning Scheme

Planning Scheme	Somerset Region Planning Scheme Version Four
Zone	Emerging community zone
Precinct	Not applicable

### ShapingSEQ

Land Use Category	Urban Footprint
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### Application

Original Category of Assessment	Impact Assessable
Original Date of Approval	15 September 2020
Applicants contact details	Minstaff Surveys PO Box 974 Toowoomba Qld 4350
Land Owner	Stephen Wallis
Date application received	11 February 2021

### State Agency Referrals

Concurrence	Department of State Development, Manufacturing, Infrastructure and Planning for the following trigger: <ul style="list-style-type: none"> <li>Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 - Reconfiguration of a lot within 25m of a State transport corridor</li> </ul>
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Advice	Nil
Third Party Advice	Nil

## RECOMMENDED DECISION

Approve the request to change the development approval for Development Application No. DA19208 in part subject to the amended conditions and requirements contained in the Schedules.

## 2.0 BACKGROUND TO APPROVAL

Council at its Ordinary Meeting of 9 September 2020 approved a development permit for Reconfiguration of a Lot by creating one (1) additional lot at 7 Graham Street, Kilcoy.

The site has frontage to Graham Street in Kilcoy.

### 3.0 REQUESTED CHANGE

The client has approval for the Boundary Reconfiguration per DA19208 and is seeking to add an additional access easement allowing for vehicular access from Graham Street and Proposed Easement D to the western portion of Proposed Lot 1. The proposal is for a 4.0m wide access easement.

The inclusion of the additional access easement requires changes to Conditions 1.1 and 2.8.

#### **Condition 1.1**

##### **Applicant representations**

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
	Proposal Plan – prepared by ARC Surveys, Plan Number: 1998PP-1, Revision B, dated 8 May 2020	

The applicant has submitted an additional plan by Minstaff Surveys that references a proposed access easement. It is proposed to amend the referenced plan to reference the plan that includes the access easement.

#### **Condition 2.8**

Condition 2.8 currently states:

2.8	Construct a minimum 3 metre sealed driveway for the full length of the access easement to proposed Lot 1 in accordance with Council standard. Construct and maintain the driveway of hard standing material such as concrete, asphalt or bitumen in accordance with Australian Standards.	Prior to Plan of Subdivision Endorsement Request
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The existing condition does not refer specifically to a particular access easement as only one access easement was proposed. The proposed change to the wording of the condition is made to reference Access Easements “D” and “G” to ensure that suitable access is provided to the rear of proposed Lot 1.

### 4.0 PLANNING CONSIDERATIONS

The applicant has made a Change Application in accordance with s78 and s79 of the *Planning Act*.

It is considered the proposed development satisfies with the requirements and represents a minor change that can be assessed under the provisions of s81 of the *Planning Act 2016*.

### 5.0 OTHER PLANNING CONSIDERATIONS

#### **5.1 Referral Agencies**

In accordance with section 80 of the *Planning Act 2016*, the State Assessment and Referral Agency is not considered an affected entity of the minor change, and as such no comments or conditions have been sought from the state.

The original application was referred to SARA due to the proximity of the site to a State-controlled road.

## 5.2 Public awareness of the proposed development

The original application was subject to Impact assessment as the application was for a Reconfiguring a Lot application within the Emerging community zone that created a lot smaller than 10 hectares. No submissions were received as a part of the original application.

Should the application be submitted as a Reconfiguring a Lot application for an Access easement, the Category of Assessment would be subject to code assessment, not requiring public notification.

Details including the Decision Notice of the original approval is available for public viewing on Council's website via eServices.

## 6.0 CONCLUSION

The proposed minor change to the development approval intends to address internal access arrangements on the site. As such, in this instance it is considered that the proposed changes should be approved.

## 7.0 ATTACHMENT

1. Development Statement received from Minstaff Surveys dated 2 February 2021.
2. Proposal Plan – prepared by ARC Surveys, Plan Number: 1998PP-1, Revision B, dated 8 May 2020 and
3. Proposal Plan Access Easement – prepared by Minstaff Survey, Plan Number M3286 6006 001, Sheet 1 of 2, Revision A, dated 21 January 2021.

## RECOMMENDED DECISION

- A. THAT Council approves the Change Application under section 81 of the *Planning Act 2016* for DA19208 for a Development Permit for Reconfiguring a Lot – one lot into two lots and access easement on land described as Lot 13 RP137889, situated at 7 Graham Street, Kilcoy subject to the conditions contained in the Schedules and Attachments.

## SCHEDULES

SCHEDULE 1 – GENERAL CONDITIONS ASSESSMENT MANAGER		
No	Condition	Timing
4.1	<del>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.</del> <del>Proposal Plan – prepared by ARC Surveys, Plan Number: 1998PP-1, Revision B, dated 8 May 2020</del>	At all times
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. Proposal Plan – prepared by ARC Surveys, Plan Number:	At all times

	1998PP-1, Revision B, dated 8 May 2020	
	Proposal Plan Access Easement – prepared by Minstaff Survey, Plan Number M3286 6006 001, Sheet 1 of 2, Revision A, dated 21 January 2021.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during 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.	Prior to Plan of Subdivision Endorsement Request
1.5	Pay to Council the applicable amount for the issue of new valuations by the Department of Natural Resources, Mines and Energy for the new allotments.  Currently, the amount is set at \$38 per allotment.	Prior to Plan of Subdivision Endorsement Request
1.6	Licensed Surveyor must certify in writing that:  (a) any structures located over any new boundary have been removed. Relevant approvals must be gained for the removal of any structures.  (b) the boundary clearances for any existing buildings that are to remain on the site comply with the relevant provisions of the planning scheme and the <i>Building Act 1975</i> (unless varied by this Decision Notice).	Prior to Plan of Subdivision Endorsement Request
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Public Utilities/Infrastructure</b>	
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
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.	At all times
	<b>General Services</b>	
2.3	Connect the development to a reticulated water supply, sewer infrastructure, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Plan of Subdivision Endorsement Request



2.4	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Plan of Subdivision Endorsement Request
2.5	The applicant must provide underground water supply, sewerage connection, roof water, and conduits for electricity and telecommunications, installed for the full length of the access easement for proposed lots 2 in accordance with acceptable standards of the relevant regulatory.	Prior to Plan of Subdivision Endorsement Request
	<b>Vehicle Access</b>	
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to Plan of Subdivision Endorsement Request
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary and to the adjacent neighbouring driveway 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
2.8	<del>Construct a minimum 3 metre sealed driveway for the full length of the access easement to proposed Lot 1 in accordance with Council standard. Construct and maintain the driveway of hard standing material such as concrete, asphalt or bitumen in accordance with Australian Standards.</del>	<del>Prior to Plan of Subdivision Endorsement Request</del>
2.8	Construct a minimum 3 metre sealed driveway for the full length of the access easements D and G to proposed Lot 1 in accordance with Council standard. Construct and maintain the driveway of hard standing material such as concrete, asphalt or bitumen in accordance with Australian Standards.	Prior to Plan of Subdivision Endorsement Request
	<b>Easements</b>	
2.9	Dedicate all land as shown stormwater easement on the proposal plan of subdivision. The easement is to be dedicated at no cost to Council. The proponent shall prepare all documentation in a form satisfactory to Council.	Prior to Plan of Subdivision Endorsement Request
	<b>Stormwater drainage</b>	
2.10	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.11	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	At all times

	<b>Erosion and sediment control</b>	
2.8	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>▪ Be required to install additional measures</li> <li>▪ Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specific time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>▪ Stockpile any waste on the development site.</li> </ul>	At all times
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase

**SCHEDULE 4 – CONCURRENCE AGENCY**  
**State Assessment and Referral Agency (SARA)**

*Concurrence Agency Response*

*Agency Response: No Conditions Applicable.*

Pursuant to section 62 of the *Planning Act 2016*, the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.

SARA, as a Concurrence Agency has assessed the impact of the proposed development against the purposes of the State Development Assessment Provisions and has advised no conditions are applicable in accordance with section 56(1) of the *Planning Act 2016*.

Concurrence Agency response dated 4 June 2020 and referenced as 2004-16261 SRA.

Concurrence Agency response will be attached to Council's Decision Notice for DA19208

**SCHEDULE 5 – ADVICE**

*Assessment Manager*

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

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

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

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

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

Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's 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 uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.

- B. THAT a copy of the approved change be sent to the State Assessment and Referral Agency (SARA).

**Resolution**

Moved – Cr Choat

Seconded – Cr Wendt

- “A. THAT Council approves the Change Application under section 81 of the *Planning Act 2016* for DA19208 for a Development Permit for Reconfiguring a Lot – one lot into two lots and access easement on land described as Lot 13 RP137889, situated at 7 Graham Street, Kilcoy subject to the conditions contained in the Schedules and Attachments.

**SCHEDULES****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. Proposal Plan – prepared by ARC Surveys, Plan Number: 1998PP-1, Revision B, dated 8 May 2020 Proposal Plan Access Easement – prepared by Minstaff Survey, Plan Number M3286 6006 001, Sheet 1 of 2, Revision A, dated 21 January 2021.	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	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.	Prior to Plan of Subdivision Endorsement Request
1.5	Pay to Council the applicable amount for the issue of new valuations by the Department of Natural Resources, Mines and Energy for the new allotments.  Currently, the amount is set at \$38 per allotment.	Prior to Plan of Subdivision Endorsement Request
1.6	Licensed Surveyor must certify in writing that:  (a) any structures located over any new boundary have been removed. Relevant approvals must be gained for the removal of any structures.  (b) the boundary clearances for any existing buildings that are to remain on the site comply with the	Prior to Plan of Subdivision Endorsement Request

	relevant provisions of the planning scheme and the <i>Building Act 1975</i> (unless varied by this Decision Notice).	
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
	<b>Public Utilities/Infrastructure</b>	
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
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.	At all times
	<b>General Services</b>	
2.3	Connect the development to a reticulated water supply, sewer infrastructure, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Plan of Subdivision Endorsement Request
2.4	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, is available at a standard connection, or has a current supply agreement.	Prior to Plan of Subdivision Endorsement Request
2.5	The applicant must provide underground water supply, sewerage connection, roof water, and conduits for electricity and telecommunications, installed for the full length of the access easement for proposed lots 2 in accordance with acceptable standards of the relevant regulatory.	Prior to Plan of Subdivision Endorsement Request
	<b>Vehicle Access</b>	
2.6	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	Prior to Plan of Subdivision Endorsement Request
2.7	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary and to the adjacent neighbouring driveway 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
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	Standards.	
	<b>Easements</b>	
2.9	Dedicate all land as shown stormwater easement on the proposal plan of subdivision. The easement is to be dedicated at no cost to Council. The proponent shall prepare all documentation in a form satisfactory to Council.	Prior to Plan of Subdivision Endorsement Request
	<b>Stormwater drainage</b>	
2.10	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
2.11	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	At all times
	<b>Erosion and sediment control</b>	
2.8	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>▪ Be required to install additional measures</li> <li>▪ Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specific time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>▪ Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>▪ Allow waste generated in association with this development approval to burn or be burnt or buried</li> </ul>	At all times

	<ul style="list-style-type: none"> <li>at or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
<b>SCHEDULE 4 – CONCURRENCE AGENCY</b> <b>State Assessment and Referral Agency (SARA)</b> <i>Concurrence Agency Response</i> <i>Agency Response: No Conditions Applicable.</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
SARA, as a Concurrence Agency has assessed the impact of the proposed development against the purposes of the State Development Assessment Provisions and has advised no conditions are applicable in accordance with section 56(1) of the <i>Planning Act 2016</i> .		
Concurrence Agency response dated 4 June 2020 and referenced as 2004-16261 SRA.		
Concurrence Agency response will be attached to Council's Decision Notice for DA19208		
<b>SCHEDULE 5 – ADVICE</b> <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . <i>[A copy of section 71 will be enclosed with the Decision Notice]</i> .		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being 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 *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 uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.

B. THAT a copy of the approved change be sent to the State Assessment and Referral Agency (SARA)."

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Development Application No 20198 - Application for a Development Permit for a Material Change of Use for a Caretakers Residence</b>
<b>File No:</b>	<b>DA20198</b>
<b>Assessment No:</b>	<b>05131-00000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

## 1.0 APPLICATION SUMMARY

### Subject Land

Location	7805 Brisbane Valley Highway, Braemore
Real Property Description	Lot 3 RP156173
Area	16.31 ha
Current land use	Existing house
Easements and Encumbrances	None

### Somerset Region Planning Scheme Version Four

Zone	Rural zone
Overlays	Agricultural land; Biodiversity; Bushfire hazard; High Impact Activity management area; Stock route.

### Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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### Application

Proposed development	Caretakers Residence
Level of Assessment	Code assessable
Applicant/s	Mackay and Sons House Removals
Applicants contact details	C/- Project BA



	PO Box 45
	Noosaville Qld 4566
Date application received	25 January 2021
Date properly made	16 February 2021

**Referral Agencies**

Concurrence Agencies	Not applicable
Advice Agencies	Not applicable
Third Party Advice Agencies	Not applicable

**RECOMMENDED DECISION**

Approve the Development Application No 20198 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 to establish a Caretaker's residence on the subject property, Lot 3 RP156173, situated at 8705 Brisbane Valley Highway, Braemore.

The development proposes to reuse the existing house on the site as the owners are not resident on site. The application material identifies that the Caretaker's residence is proposed to provide maintenance to the property and to provide security services in relation to the existing assets contained on the property. The building is a single storey house with a gross floor area of approximately 66 square metres. The building contains three bedrooms, along with a bathroom, kitchen and living areas.

The building is setback approximately 57 metres from the Brisbane Valley Highway and approximately 53 metres from the northern side boundary. There are two small domestic outbuildings on the site, however neither building is within 15 metres of a property boundary.

A Caretakers residence is subject to Code assessment in the Rural zone.

In this instance, the development proposal is also assessable against the Bushfire hazard and Stock route management overlays. The Agricultural land overlay and HIA management area overlay does not apply to this use.

The applicant has provided detailed plans for the proposal including a site plan and floor plans of the existing building as per Attachment 1.

The site plan identifies a new Dwelling house will be constructed on the subject land in the future, ultimately resulting in two dwellings on the subject land, however this is not part of this application. A review of relevant codes indicates the future Dwelling house would not trigger a planning application.

On 13 March 2019, Council approved a Material Change of Use for Outdoor sport and recreation (DA17856) which included a Bicycle skill training facility, and visitor information and rest shelters. This use has not commenced at this time.

**3.0 SITE DETAILS AND SURROUNDING LAND USES**

The subject site is a generally rectangular shaped lot zoned as Rural and has an area of 16.31 hectares. The premise has frontage to the Brisbane Valley Highway to the east and the Brisbane Valley Rail Trail to the west.

The site is relatively flat and drains generally toward the south. The majority of the site is cleared and contains scattered trees, however the eastern 2.5 hectares of the site that contains the proposed Caretakers residence contains more vegetation than the balance of the site.

The surrounding land uses are predominantly rural in nature. The lots located between the Brisbane Valley Highway and the Rail Trail are approximately 16 hectares in size. The lots to the west of the site on the opposite side of the Rail Trail are generally larger than 100 hectares.

#### **4.0 STATE ASSESSMENT**

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. VEGETATION MANAGEMENT ACT 1999**

The site does not contain regulated vegetation.

##### **4.3 ENVIRONMENTAL PROTECTION ACT 1994**

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

#### **5.0 COUNCIL ASSESSMENT**

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 Compliance Summary**

<b>Applicable Code</b>	<b>Performance Outcome Compliance</b>	<b>Is Alternative Solution Provided?</b>
Rural zone code	Yes	Complies with the relevant Acceptable Outcomes
Caretaker's accommodation code	Yes	Complies with the relevant Acceptable Outcomes
Services, works and infrastructure code	Yes	Complies with the relevant Acceptable Outcomes
Transport, access and parking code	Yes	Alternative Solution provided for PO5 and PO7
<b>Applicable Overlay Code</b>	<b>Performance Outcome Compliance</b>	<b>Is Alternative Solution Provided?</b>
Bushfire hazard	Yes	Alternative Solution provided for PO4.
Stock route management	Yes	Alternative Solution provided for PO1 and PO3.

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

#### Transport, access and parking code

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>Site access</b>	
<b>PO5</b> Vehicular access points are positioned along the frontage where they do not impact on the safety, capacity and operation of the existing road network having regard to: <ul style="list-style-type: none"> <li>(a) the amount and type of vehicular traffic;</li> <li>(b) the type of use and traffic generation;</li> <li>(c) the current and future on-street parking arrangements;</li> <li>(d) proximity to intersections; and</li> <li>(e) available sight distances.</li> </ul>	<b>AO5.2</b> Direct access is not provided to an arterial or higher order road.
<b>Performance outcome assessment</b>	
The site has access to the Brisbane Valley Highway which is an Arterial Road, however the site has an existing access to the highway and the proposed use only involves the reuse of an existing building.  The development is considered to satisfy the performance outcome.	
<b>Car parking locations and treatment</b>	
<b>PO7</b> Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.	<b>AO7.1</b> Car parking is located behind or within a building.
<b>Performance outcome assessment</b>	
The parking for the Caretakers residence is the same as for the existing Dwelling house. The use does not change the form or function of existing buildings.  The development is considered to satisfy the performance outcome.	

#### Bushfire hazard overlay code

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO4</b> In Medium (potential intensity) Bushfire Hazard Areas as identified on <b>Bushfire hazard overlay map OM-004a-b</b> , development maintains the safety of people and property by providing an adequate (with sufficient flow), accessible and reliable water supply for fire-fighting purposes.	<b>AO4</b> For uses involving new or existing development (including buildings and structures) in areas of Medium (potential intensity) Bushfire Hazard as identified on <b>Bushfire hazard overlay map OM-004a-b</b> , each lot has: <ul style="list-style-type: none"> <li>(a) a reliable reticulated water supply</li> </ul>

	<p>that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow in 10 litres a second at 200kPa); or</p> <p>(b) an accessible on-site dam or tank with fire fighting fittings, or a swimming pool of not less than 40,000 litres; or</p> <p>(c) pumps that produce water pressure output from a dam, tank or swimming pool, which are able to be operated without reticulated power.</p>
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#### Performance outcome assessment

While the site contains a water tank in proximity to the existing house, the capacity of the tank has not been verified. A condition has been included requiring a total minimum fire fighting capacity of 40,000 litres, including provision of additional tanks if necessary.

Subject to the condition, the development is considered to satisfy the performance outcome.

#### Stock route management overlay code

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>For accepted development subject to requirements and assessable development</b>	
<b>PO1</b> Development does not result in a loss of extent, function or operational efficiency of the stock route as identified on <b>Stock route management overlay maps OM0013a-b</b> .	<b>AO1</b> <i>Buildings, structures</i> and works are not located within a stock route buffer area as identified on <b>Stock route management overlay maps OM0013a-b</b> .
<b>Performance outcome assessment</b> The proposed Caretaker's residence is located within a stock route buffer area; however the development only relates to the reuse of an existing residential building. It is considered the change will have no impact upon the function of the stock route. In this instance, the development is considered to satisfy the performance outcome.	
<b>PO3</b> The operation of stock routes as identified on <b>Stock route management overlay maps OM0013a-b</b> is: <ul style="list-style-type: none"> <li>(a) protected from encroachment by incompatible land use and <i>development</i>; and</li> <li>(b) land use and development is appropriately separated from the infrastructure to protect public health, and safety and appropriately manage amenity impacts.</li> </ul>	<b>AO3</b> <i>Sensitive land uses</i> are setback a minimum of 75 metres from a stock route as identified on <b>Stock route management overlay maps OM0013a-b</b> .

**Performance outcome assessment**

The proposed Caretaker's residence is a sensitive land use. The use located within a stock route buffer area, however the development only relates to the reuse of an existing residential building. It is considered the change will therefore have no increase in impact upon the sensitive land use.

In this instance, the development is considered to satisfy the performance outcome.

**5.0 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 a reticulated water supply network. No changes are proposed to the existing water storage.

The subject land is not located within an area serviced by a reticulated sewerage network. No changes are proposed to the existing effluent disposal system.

**6.2 Stormwater/Drainage**

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

**6.3 Transport Network**

The subject property has frontage to Brisbane Valley Highway which is a State-controlled road.

The proposed development uses an existing access and is not considered to unreasonably burden local transport networks.

**6.4 Parks and Open Space Network**

The proposed development is not considered to have any adverse impacts upon Council's parks and open space network.

**6.5 Services**

The site is contained in the Rural zone. Council does not require connection to electricity or telecommunications networks for rural zoned properties, however this infrastructure is already provided to site.

**6.6 Infrastructure Charges**

Infrastructure charges are applicable for the development of a dwelling house, however the proposed change of use for the existing building equals the demand generated by the use.

The applicant has referenced a future house on site, as shown on the plans submitted with this application, which would result in a second residence on the property. The second house would trigger infrastructure charges. It is however recognised that the Dwelling house may potentially not trigger assessment against the planning scheme if it complies with the criteria set out in the Accepted development subject to requirements for a Dwelling house in the Rural zone.

If the Dwelling house does not trigger a Material change of use application, it may be up to a private certifier to alert the owner of the requirement to pay infrastructure charges. In the event that this does not happen, Council would then need to seek infrastructure charges via the

building approval for the future Dwelling house.

It is therefore proposed to issue an Infrastructure Charges Notice for the Caretaker's residence and not issue an Infrastructure Charges Notice for a future Dwelling house.

## 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

### Concurrence Agencies

There are no Concurrence Agencies relating to this application.

A Caretaker's residence is an excluded material change of use under the list of definitions in the *Planning Regulation 2017*. Part 9 Division 4 Subdivision 2 Table 4 of the *Regulation* specifies that an excluded material change of use does not trigger referral to SARA.

### Advice Agencies

There are no Advice Agencies relating to this application.

## 8.0 CONCLUSION

The proposed development application is for a Material Change of Use for a Caretaker's Residence on a Rural zoned property. The proposed development generally achieves the intended outcomes required under the Somerset Region Planning Scheme Version Four.

The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative solutions for the performance outcomes. Conditions have been applied such that the development will be in compliance with the intentions of the relevant codes and the Agricultural land overlay code and in accordance with Council's design standards. 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, Drawn by Evoke Architects, Sheet No. A-02 Revision C, Dated 4 December 2020 and as annotated.
2. Caretakers Residence Plan, Drawn by Evoke Architects, Sheet No. A-09 Revision C, Dated 4 December 2020
3. Draft infrastructure charges notice.

## RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Caretaker's residence on land described as Lot 3 on RP156173 and situated at 7805 Brisbane Valley Highway, Braemore subject to the requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
Assessment Manager		
No	Condition	Timing

1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Site Plan, Drawn by Evoke Architects, Sheet No. A-02 Revision C, Dated 4 December 2020 and as annotated.	
	<i>Note: The approval does not provide consent for the "Proposed Residence".</i>	
	Caretakers Residence Plan, Drawn by Evoke Architects, Sheet No. A-09 Revision C, Dated 4 December 2020	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Four, 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
	<b>Bushfire Hazard</b>	
1.6	Provide a water source with a minimum capacity of 40,000 litres for fire fighting purposes.  <i>Note: If a water tank is proposed to be used, the water tank is to contain fittings for fire fighting. If the existing tank exceeds 40,000 litres and contains fire-fighting fixtures, this condition is achieved.</i>	Before the change happens.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Before the change happens
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens

	<b>Stormwater</b>	
2.4	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	<b>Erosion and Sediment Control</b>	
2.5	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>• Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>• Stockpile any waste on the development site.</li> </ul>	At all times
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>• Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
<b>SCHEDULE 4 – ADVISORY NOTES</b>		
<i>Assessment Manager</i>		
This approval does not provide approval for the proposed house on the site.		



This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.
<b>Currency Period</b> - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.
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.
Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.
A legible copy of this development approval package is to be available on the premises, at all times, during construction.
Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land, before the change happens.
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> ).
Any further intensification of development on the site would trigger an application for a Permitted Road Access Location under Section 62 of the <i>Transport Infrastructure Act 1994</i> .

**Attachments for the Decision Notice include:**

- Site Plan, Drawn by Evoke Architects, Sheet No. A-09 Revision C, Dated 4 December 2020
- Caretakers Residence Plan, Drawn by Evoke Architects, Sheet No. A-09 Revision C, Dated 4 December 2020
- Infrastructure Charges Notice

**Resolution**

Moved – Cr Choat

Seconded – Cr Isidro

"THAT Council approve the Development Application for a

Development Permit for a Material Change of Use for a Caretaker's residence on land described as Lot 3 on RP156173 and situated at 7805 Brisbane Valley Highway, Braemore subject to the requirements and conditions contained in the Schedules and Attachments.

### **SCHEDULE 1 – GENERAL CONDITIONS**

*Assessment Manager*

<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Site Plan, Drawn by Evoke Architects, Sheet No. A-02 Revision C, Dated 4 December 2020 and as annotated.	
	<i>Note: The approval does not provide consent for the "Proposed Residence".</i>	
	Caretakers Residence Plan, Drawn by Evoke Architects, Sheet No. A-09 Revision C, Dated 4 December 2020	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Four, 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
	<b>Bushfire Hazard</b>	
1.6	Provide a water source with a minimum capacity of 40,000 litres for fire fighting purposes.	Before the change happens.
	<i>Note: If a water tank is proposed to be used, the water tank is to contain fittings for fire fighting. If the existing tank exceeds 40,000 litres and contains fire-fighting fixtures, this condition is achieved.</i>	

### **SCHEDULE 2 – ENGINEERING**

*Assessment Manager*

<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from	Before the change happens

	compliance with these conditions whether carried out by Council, or otherwise.	
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens
	<b>Stormwater</b>	
2.4	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	<b>Erosion and Sediment Control</b>	
2.5	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>• Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>• Stockpile any waste on the development site.</li> </ul>	At all times
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>• Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter /</li> </ul>	During construction phase

	swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.	
<b>SCHEDULE 4 – ADVISORY NOTES</b>		
<i>Assessment Manager</i>		
This approval does not provide approval for the proposed house on the site.		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
<b>Currency Period</b> - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.		
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.		
Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.		
A legible copy of this development approval package is to be available on the premises, at all times, during construction.		
Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land, before the change happens.		
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> ).		
Any further intensification of development on the site would trigger an application for a Permitted Road Access Location under Section 62 of the <i>Transport Infrastructure Act 1994</i> ."		

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Development Application No 20205 - Application for a Development Permit for a Material Change of Use for a Caretakers Residence</b>
<b>File No:</b>	<b>DA20205</b>
<b>Assessment No:</b>	<b>02272-00000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

## 1.0 APPLICATION SUMMARY

### Subject Land

Location	4 Sawmill Lane, Toogoolawah
Real Property Description	Lot 3 on SP214591
Area	1.943 ha
Current land use	Existing Industrial shed
Easements and Encumbrances	Sewer easement – southwest corner Sewer rising main – running generally north south through site

### Somerset Region Planning Scheme Version Four

Zone	Rural zone
Overlays	Agricultural land; Biodiversity; Bushfire hazard; Flood hazard High Impact Activity management area; Stock route management area.

### Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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### Application

Proposed development	Caretakers Residence
Level of Assessment	Code assessable
Applicant/s	Webcon Pty Ltd
Applicants contact details	PO Box 429 Redcliffe Qld 4030
Date application received	25 January 2021
Date properly made	28 January 2021

### Referral Agencies

Concurrence Agencies	Not applicable
Advice Agencies	Not applicable
Third Party Advice Agencies	Not applicable

## RECOMMENDED DECISION

Approve the Development Application No 20205 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 to establish a Caretaker's residence on the subject property, Lot 3 SP214591 situated at 4 Sawmill Lane, Toogoolawah.

The development proposes to construct a new house on the site as the owners are not currently resident on site. The application material identifies that the Caretaker's residence is for the use of the owner/operator of the business and their family. The Caretaker's residence is for security purposes and maintenance of the property and will enable direct visual surveillance of the existing industrial shed.

The proposed building is a high set house with a gross floor area of approximately 145.125 square metres. The building contains four bedrooms, along with two bathrooms, a kitchen and living areas.

The proposed Caretaker's residence is setback 18.712 metres from the Sawmill Lane frontage of the site, 33.619 metres from the western boundary of the site and 6 metres from the northern boundary of the site.

A Caretakers residence is subject to Code assessment in the Industry zone.

In this instance, the development proposal is assessable against the Bushfire hazard and Flood hazard overlays.

The applicant has provided detailed plans for the proposal including a site plan, floor plans, elevation plans, and other details as per Attachment 1.

On 11 July 2018, Council approved DA17628 for a Low Impact Industry (Concrete step treads plant) on the site. The application was originally lodged for a Low Impact Industry and Caretaker's residence however the Caretaker's residence was removed from that application prior to a decision being made.

### **3.0 SITE DETAILS AND SURROUNDING LAND USES**

The subject site is an irregularly shaped lot zoned as Industry and has an area of 1.943 hectares. The premises has frontage to Sawmill Lane to the south and Werner Lane to the east.

The site is relatively flat and is subject to Low hazard flooding under the Flood hazard overlay.

The land to the north is utilised by a bus depot. The land to the west, Lot 2 SP214591, is vacant, however was part of the former Toogoolawah sawmill site. The land to the south, on the opposite side of Sawmill Lane is vacant Industry zoned land.

### **4.0 STATE ASSESSMENT**

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. VEGETATION MANAGEMENT ACT 1999**

The site does not contain any regulated vegetation.

#### **4.3 ENVIRONMENTAL PROTECTION ACT 1994**

The site is listed on the Environmental Management Register. This has been confirmed by

the applicant.

On 5 February 2008, Council approved Development Application DA6810 that subdivided the former Toogoolawah Sawmill into three lots. As a result, the Environmental Management Register listing of that site was carried over onto the lots created as a result of that reconfiguration.

As part of the more recent application DA17628, a Contamination report by Dune Consulting was submitted. Council sought third party advice regarding contaminated land, however the Caretaker's residence component of that application was withdrawn. The Dune Consulting report that was lodged previously indicated the concentration of arsenic level on the site was well below the health based environmental guidelines for a commercial and industrial land use setting.

The issue of site contamination is currently unresolved however this can be resolved in the following manner as advised by the State Assessment and Referral Agency (SARA):

- *"If a development approval is required as stipulated under Schedule 10, Part 4, Division 1 of the Planning Regulation 2017 the applicant is required to lodge a DA for a Material change of use on contaminated land with the Department through SARA as the assessment manager. Please note that there is no assessment fee associated with an approval of this nature.*
- *An application of this nature can be made to the department concurrently a DA with the council, however this is not a requirement.*
- *The department can make a decision for a DA triggered under Schedule 10, Part 4, Division 1 independently to council's decision for the associated use."*

It is proposed to include a condition on the Decision Notice to address this requirement with the following outcomes:

- That a Development Application be lodged with SARA, and that no building works commence on the site until a development permit is received from SARA and the conditions associated with the SARA development permit are complied with.

## 5.0 COUNCIL ASSESSMENT

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 Compliance Summary

Applicable Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Industry zone code	Yes	Complies with the relevant Acceptable Outcomes
Caretaker's accommodation code	Yes	Alternative Solution provided for PO4 and PO5
Services, works and infrastructure code	Yes	Complies with the relevant Acceptable Outcomes
Transport, access and parking code	Yes	Complies with the relevant Acceptable Outcomes

Applicable Overlay Code	Performance Outcome Compliance	Is Alternative Solution Provided?
Bushfire hazard	Yes	Complies with the relevant Acceptable Outcomes
Flood hazard	Yes	Complies with the relevant Acceptable Outcomes

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

#### Caretakers accommodation code

Performance outcomes	Acceptable outcomes
<b>For accepted development subject to requirements and assessable development</b>	
<b>Integration with the principal not-residential use</b>	
<b>PO3</b> The <i>caretaker's accommodation</i> operates as an independent and self contained dwelling.	<b>AO3</b> The <i>caretaker's accommodation</i> is self contained.  Note – Caretakers accommodation may be: <ul style="list-style-type: none"> <li>(a) a separate building to the non-residential activity;</li> <li>(b) external but directly attached to the non-residential activity; or</li> <li>(c) located within the same building as the non-residential activity.</li> </ul>
<b>Performance outcome assessment</b>	
The proposed Caretaker's residence is of a different form to the existing steel clad shed.  The development is visually compatible with the industrial use in that it is located toward the front of the site and offset to the west of the proposed shed.  The development does not change the visual amenity of the existing building.  The development is considered to satisfy the performance outcome.	
<b>Open space</b>	
<b>PO5</b> The <i>caretaker's accommodation</i> is provided with <i>private open space</i> that is useable and adequately screened from the non-residential activities on the site. <i>Private open space</i> is directly accessible from a <i>habitable room</i> of the dwelling.	<b>AO5.4</b> <i>Private open space</i> is screened where direct view is available into the <i>private open space</i> from the non-residential activity: <ul style="list-style-type: none"> <li>(a) for <i>ground level private open space</i> by a minimum 1.8 metres high solid screen fence; and</li> <li>(b) for above ground <i>private open space</i> by lightweight screening devices.</li> </ul>
<b>Performance outcome assessment</b>	
The main area of private open space is located facing the street, however the private open space is setback 18.8 metres from the nearest street, and over 38 metres from the nearest other property. Other private open space is located behind the Caretaker's Residence.	



The development is considered to satisfy the performance outcome.
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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 located within an area serviced by a reticulated water supply network. No changes are proposed to the existing water connection.

The subject land is located within an area serviced by a reticulated sewerage network. The Caretaker's residence is to be connected to sewer.

#### **6.2 Stormwater/Drainage**

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. Operations have not expressed concerns about the Caretaker's residence being constructed on fill.

#### **6.3 Transport Network**

The subject property has frontage to Sawmill Lane which is a Council controlled road.

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

#### **6.4 Parks and Open Space Network**

The proposed development is not considered to have any adverse impacts upon Council's parks and open space network.

#### **6.5 Services**

The site is contained in the Industry zone. The site is connected to electricity and telecommunications infrastructure.

#### **6.6 Infrastructure Charges**

Infrastructure charges are applicable for the development of a dwelling house, however the proposed change of use for the existing building equals the demand generated by the use. As a result, in this circumstance there is a zero charge for the Caretaker's residence.

It is proposed to issue an Infrastructure Charges Notice for the Caretaker's residence to clarify this matter.

Infrastructure charges are outstanding for the approved Low impact industry. The use is operating however not all conditions have been complied with. This will be the subject of a separate compliance action.

#### **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.

#### **6.9 Flood Hazard**

The site is affected by the Flood hazard overlay and is located within areas mapped as Low

flood hazard. For the location of the proposed Caretaker's residence, the current Defined Flood Level is 92.5m AHD. The plan has been proposed with the platform level for the Caretaker's residence at 92.5m AHD, the lower level of the Caretaker's residence which contains no habitable rooms at 92.8m AHD, and the upper level of the Caretaker's residence at 95.2m AHD. A condition has been included regarding the minimum flood level.

## 7.0 STATE AGENCY REFERRALS

### Concurrence Agencies

There are no Concurrence Agencies relating to this application.

Despite part of the site being within 25 metres of a State-controlled road, a Caretaker's residence is an Exempted material change of use.

### Advice Agencies

There are no Advice Agencies relating to this application.

## 8.0 CONCLUSION

The proposed development application is for a Material Change of Use for a Caretaker's Residence on an Industry zoned property. The proposed development generally achieves the intended outcomes required under the Somerset Region Planning Scheme Version Four.

The proposed development complies with the acceptable outcomes of the relevant assessment benchmarks or provided alternative solutions for the performance outcomes. Conditions have been applied such that the development will be in compliance with the intentions of the relevant codes and the Flood hazard overlay code and in accordance with Council's design standards. 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, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-01, Dated 12/2020.
2. Floor Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-02A Revision A, Dated 2/2021.
3. Elevations, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-03, Dated 12/2020.
4. Draft infrastructure charges notice.

## RECOMMENDED DECISION

THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Caretaker's residence on land described as Lot 3 on RPSP214591 and situated at 4 Sawmill Lane, Toogoolawah subject to the requirements and conditions contained in the Schedules and Attachments.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below,	At all times.

	except where amended by these conditions of approval.	
	Site Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-01, Dated 12/2020.	
	Floor Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-02A Revision A, Dated 2/2021.	
	Elevations, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-03, Dated 12/2020.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Four, 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.	Prior to commencement of use.
1.5	Obtain any necessary Water and Sewerage Approvals from the relevant authority.	Prior to commencement of use.
1.6	Obtain any necessary approval from the State Assessment and Referral Agency for a Material change of use on contaminated land with the Department.  <i>Note: An application of this nature can be made to the department concurrently with a DA with the council, however this is not a requirement.</i>  <i>Note: The Department can make a decision for a DA triggered under Schedule 10, Part 4, Division 1 independently to council's decision for the associated use.</i>	Prior to commencement of building works.
1.7	Building works and plumbing and drainage works approvals must be gained.	Prior to the commencement of building works.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens.
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Before the change happens.

	<b>Building Above Flood Level</b>	
2.3	<p>The current Defined Flood Level (DFL) for Lot 3 on RP214591 is 92.5m elevation level and the following must be achieved:</p> <ul style="list-style-type: none"> <li>Floor heights for habitable buildings shall be a minimum of the DFL + 300mm.</li> <li>All hazardous, noxious material, or chemicals are located and stored above the DFL;</li> <li>Electrical switchboards and power points are positioned above the DFL.</li> </ul>	Prior to occupation of the dwelling.
2.4	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens.
	<b>Vehicular Access</b>	
2.5	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.
2.6	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.7	Provide vehicular access to the Caretaker's residence via the driveway from Sawmill Lane.	At all times.
	<b>Stormwater</b>	
2.8	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	<b>Erosion and Sediment Control</b>	
2.9	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>Be required to install additional measures.</li> <li>Be responsible for the restoration work.</li> </ul>	At all times.
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise	At all times.

	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"> <li>• Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>• Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>• Stockpile any waste on the development site.</li> </ul>	At all times.
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>• Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.

#### **SCHEDULE 4 – ADVISORY NOTES**

##### *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 Manager of Operations if in his opinion a dust nuisance exists.

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.
Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.
A legible copy of this development approval package is to be available on the premises, at all times, during construction.
Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land, before the change happens.
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> ).

**Attachments for the Decision Notice include:**

- Site Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-01, Dated 12/2020.
- Floor Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-02A Revision A, Dated 2/2021.
- Elevations, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No. 2020/11/2-03, Dated 12/2020.

**Resolution**

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council approve the Development Application for a Development Permit for a Material Change of Use for a Caretaker's residence on land described as Lot 3 on RPSP214591 and situated at 4 Sawmill Lane, Toogoolawah subject to the requirements and conditions contained in the Schedules and Attachments.

**SCHEDULE 1 – GENERAL CONDITIONS**

*Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times.
	Site Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No 2020/11/2-01, Dated 12/2020.	
	Floor Plan, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No 2020/11/2-02A Revision A, Dated 2/2021.	
	Elevations, Proposed Caretakers Accommodation Lot 3 Sawmill Lane Toogoolawah for Mick Webb, Drawn by WW, Webcon Pty Ltd, Plan No 2020/11/2-03, Dated 12/2020.	

1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme Version Four, 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.	Prior to commencement of use.
1.5	Obtain any necessary Water and Sewerage Approvals from the relevant authority.	Prior to commencement of use.
1.6	Obtain any necessary approval from the State Assessment and Referral Agency for a Material change of use on contaminated land with the Department.  <i>Note: An application of this nature can be made to the department concurrently with a DA with the council, however this is not a requirement.</i>  <i>Note: The Department can make a decision for a DA triggered under Schedule 10, Part 4, Division 1 independently to council's decision for the associated use.</i>	Prior to commencement of building works.
1.7	Building works and plumbing and drainage works approvals must be gained.	Prior to the commencement of building works.
<b>SCHEDULE 2 – ENGINEERING</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Before the change happens.
2.2	Meet the cost of all works carried out to infrastructure, services and public utilities, including any alterations resulting from compliance with these conditions whether carried out by Council, or otherwise.	Before the change happens.
<b>Building Above Flood Level</b>		
2.3	The current Defined Flood Level (DFL) for Lot 3 on RP214591 is 92.5m elevation level and the following must be achieved:  <ul style="list-style-type: none"> <li>Floor heights for habitable buildings shall be a minimum of the DFL + 300mm.</li> <li>All hazardous, noxious material, or chemicals are located and stored above the DFL;</li> <li>Electrical switchboards and power points are positioned above the DFL.</li> </ul>	Prior to occupation of the dwelling.

2.4	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Before the change happens.
	<b>Vehicular Access</b>	
2.5	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.
2.6	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.7	Provide vehicular access to the Caretaker's residence via the driveway from Sawmill Lane.	At all times.
	<b>Stormwater</b>	
2.8	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	<b>Erosion and Sediment Control</b>	
2.9	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul>	At all times.
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase.
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Burn or bury waste generated in association with this development approval at or on the development site; nor</li> </ul>	At all times.



	<ul style="list-style-type: none"> <li>Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase.
<b>SCHEDULE 4 – ADVISORY NOTES</b> <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
<b>Currency Period</b> - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.		
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.		
Comply with relevant provisions of the Somerset Region Planning Scheme; Planning Scheme Policies and Local Laws.		
A legible copy of this development approval package is to be available on the premises, at all times, during construction.		
Pay to Council any outstanding rates, charges or expenses levied by Council over the subject		

land, before the change happens.

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*)."

*Vote - Unanimous*

*Carried*

**Subject:** Petition – Jimna Rocks Event  
**File Ref:** Officer report  
**Action Officer:** SP - MW

### Background/Summary

On 14 January 2021, Council received a petition against a proposed event to hold a rock and blues concert over the Anzac weekend, 24-26 April at the Jimna Base Camp which is located at 21 School Road, Jimna.

At the Ordinary meeting of Council held on 20 January 2021, Council resolved -

### Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

"THAT the Petition received by Council on 14 January 2021 regarding objection to proposed event to hold a rock and blues concert over the Anzac weekend, 24-26 April at the Jimna Base Camp, be received and that a report be brought back to a future Council meeting."

*Vote - Unanimous*

*Carried*

The petition identified that the event is anticipated to have negative impacts on the township of Jimna by way of noise and traffic congestion. The petitions also proposes that the event is not suitable to the township as insufficient infrastructure exists to accommodate 450 attendees.

### Officer comment

The proposed event requires a Temporary Entertainment Event Permit as per Council's Subordinate Local Law 1.2 (Operation of Temporary Events) 2011. It is anticipated that the Temporary Entertainment Event Application will provide information which will allow Council to appropriately assess the impacts, including noise and traffic congestion, on the local community.

The Temporary Entertainment Event Application was received on 1 March 2021 and proposes to hold the event on the 1<sup>st</sup> and 2<sup>nd</sup> of May 2021. The Application assessment and recommendations are included under a discrete agenda item.

### Attachments

Nil.

<b>Recommendation</b>
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1. THAT the contents of the report be received and noted.
2. THAT the principal submitter be advised of the outcome of the petition.

**Resolution**

Moved – Cr Whalley

Seconded – Cr Wendt

“1. THAT the contents of the report be received and noted.

2. THAT the principal submitter be advised of the outcome of the petition.”

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Application for Temporary Entertainment Event - Jimna Rocks</b>
<b>File:</b>	<b>Environmental Management - Reports - Environmental Health</b>
<b>Action Officer:</b>	<b>Reports EHO-BW</b>

<b>Background/Summary</b>
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On 1 March 2021, Council received a temporary entertainment event application from MMK Music Productions to conduct a music festival located at Jimna Base Camp, 21 School Road Jimna. The proposed event is called “Jimna Rocks” and will involve live musical performances from 20 acts including live solos/duos and bands of blues/rock music.

The event is proposed to be operated from 12.00 noon to 11.00 pm on Saturday 1 May 2021 and from 12.00 noon to 10.30 pm on Sunday 2 May 2021. The applicant has advised that 450 tickets are available for entry and camping onsite, and a further 250 day passes will be available. Public access and camping at the site will be open from 8 am on Saturday 1 May 2021 to 12 noon on Monday 3 May 2021.

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

In addition to a Local Law approval, the applicant must also comply with the current public health directions from the Queensland Chief Health Officer, particularly *Restrictions on Businesses, Activities and Undertakings Direction No 12*. This will require the applicant to complete a COVID Safe Event Plan and submit it to Queensland Health for approval.

**Assessment of Application**

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

<b>Criteria – LL, Section 9(1)(a)</b>	If the prescribed activity requires a separate approval under an Act, a law of the Commonwealth or the local government’s planning scheme—the separate approval has been granted; and
<b>Officer comment</b>	The applicant has advised that BYO will be allowed at the event.  No permit will be required from the Office of Liquor and Gaming Regulation.

	The applicant must comply with the public health directions of the Queensland Chief Health Officer, particularly <i>Restrictions on Businesses, Activities and Undertakings Direction No 12</i> , which requires a COVID Safe Event Plan to be approved by Queensland Health.
Criteria – LL, Section 9(1)(b)	The proposed operation and management of the prescribed activity is adequate to protect public health, safety and amenity and prevent environmental harm; and
<b>Officer comment</b>	The applicant has provided documentation as part of the application which outlines provisions for public safety and environmental harm.  The applicant will be required to provide a COVID Safe Event Plan for the event, approved by Queensland Health.
Criteria – LL, Section 9(1)(c)	If the prescribed activity is the commercial use of a local government controlled area or road—the grant of the approval is consistent with the objective of the local government of restriction of the commercial use of local government controlled areas and roads, where such activities are permitted, in recognition of the fact that the activities may otherwise enjoy an unfair commercial advantage over competitive activities conducted from fixed premises in the local government area for which rates and other charges are paid, and to which planning and other regulatory legislation applies;
<b>Officer comment</b>	Not applicable.
Criteria – LL, Section 9(1)(d)	The proposed operation and management of the prescribed activity would be consistent with any additional criteria prescribed for the activity under a subordinate local law for this paragraph; and
<b>Officer comment</b>	Subordinate Local Law No 1.12 (Operation of Temporary Entertainment Events) 2011 prescribes criteria for the proposed activity. An assessment against that criterion is provided below.
Criteria – LL, Section 9(1)(e)	The grant of the approval would be consistent with the purpose of any relevant local law; and
<b>Officer comment</b>	The proposed activity is generally consistent with Council's local laws.
Criteria – LL, Section 9(1)(f)	If the application relates to trust land—the grant of the approval would be consistent with the terms and conditions of the trust; and
<b>Officer comment</b>	The subject land is not trust land.
Criteria – LL, Section 9(1)(g)	If the application relates to a prescribed activity mentioned in section 5(b)—the grant of the approval would be consistent with any requirements or criteria specified in the relevant Local Government Act in relation to the approval.
<b>Officer comment</b>	Not applicable.
Criteria – SLL,	The design and construction of the place of the temporary entertainment

Section 4(1)	event must be safe and appropriate to the nature of the entertainment proposed and the number of people expected to attend the place.
<b>Officer comment</b>	<p>Based on the ticket numbers available it is expected that the maximum number of attendees at the event will not exceed 700 people.</p> <p>The event is proposed to be held at the Jimna Base Camp. It is likely that enough space is available to accommodate the expected attendance.</p> <p>Adequate traffic management and offsite parking arrangements can be conditioned as part of any approval issued. Council's Operations Department have provided conditions of approval pertaining to traffic management and parking arrangements.</p> <p>The applicant will also be required to provide Council with an approved COVID Safe Event Plan which has been approved by Queensland Health.</p>
Criteria – SLL, Section 4(2)	Entertainment provided at the place must not unreasonably detract from the amenity of the area in which the entertainment is, or is proposed to be, situated.
<b>Officer comment</b>	<p>On 11 January 2021 Council received a petition against the proposed event which was originally scheduled for the ANZAC weekend, 24-26 April at the Jimna Base Camp.</p> <p>The applicant MMK Music Productions, subsequently conducted a survey of local residents in Jimna on 1 March 2021 to gauge community attitudes towards the proposed event now scheduled for 1-2 May 2021. Of the residents that were surveyed by the applicant, 32 supported the event, 5 were neutral, and 2 did not support the event.</p>
Criteria – SLL, Section 4(3)	Entertainment provided at the place must not generate significant noise, dust or light pollution or other significantly adverse effects on the surrounding neighbourhood.
<b>Officer comment</b>	<p>The likelihood of environmental nuisance being caused from noise, dust and light, will be minimised by the following:</p> <p><b>Noise</b> The applicant has advised that the stage and speakers will face away from the town area and towards bushland. Sound deadening boards will also be positioned behind speakers. Noise limits, in line with the <i>Environmental Protection Act 1994</i>, will also be provided as a condition of any approval.</p> <p><b>Dust</b> Dust is not expected to cause a nuisance. The main event area will be grassed. A condition of approval would require the applicant to not cause an environmental nuisance, which includes dust nuisance.</p> <p><b>Light</b> Lighting will be required throughout the site for safety purposes. Light nuisance can be controlled by positioning lights to face downwards and away from sensitive land uses. A condition of approval would require the applicant to not cause an environmental nuisance, which includes light</p>

	nuisance.
Criteria – SLL, Section 4(4)	There must be enough toilets and sanitary conveniences provided for the event.
<b>Officer comment</b>	The number of amenities required will be conditioned in any approval issued.
Criteria – SLL, Section 4(5)	Adequate provision must exist for the disposal of waste generated by the use of the place for the temporary entertainment event.
<b>Officer comment</b>	A condition of approval will require the applicant to provide sufficient waste disposal facilities to adequately service the event.
Criteria – SLL, Section 4(6)	Adequate provision must exist for people and (if relevant) vehicles to enter and leave the place of the temporary entertainment event.
<b>Officer comment</b>	Council's Operations Department have provided conditions of approval relevant to traffic management and parking provisions.

## Discussion

The applicant will be required to provide the following:

- Evidence of appropriate public liability insurance to the value of \$20,000,000 which notes Somerset Regional Council as an interested party and covers all relevant aspects of the proposed event.
- A COVID Safe Event Plan for the event which has been approved by Queensland Health.

## Attachments

Site Plans

## Recommendation

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

No.	CONDITION
<b>1.0</b>	<b>ENVIRONMENTAL/ LOCAL LAW</b>
1.1	The approval holder must: <ul style="list-style-type: none"> <li>• Display the approval in the manner, and at the locations, specified by the local government; and</li> <li>• Produce the approval for inspection by an authorised person on demand.</li> </ul>
1.2	The approval holder must provide Somerset Regional Council with a copy of a public liability insurance certificate of currency for a minimum of \$20 million dollars and must note Somerset Regional Council as an interested party. The insurance certificate must cover all relevant aspects of the event.
1.3	The approval holder must provide Somerset Regional Council with a copy of a COVID Safe Event Plan for the event which has been approved by Queensland Health.

1.4	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.
1.5	The temporary entertainment event is limited to the operation of a music festival involving live solo and duo performances and bands of blues/rock music on Lot 11 LX2539 between the hours of 12 pm and 11 pm on Saturday 1 May 2021 and 12 pm and 11 pm on Sunday 2 May 2021. Public access and camping at the site will be open from 8 am on Saturday 1 May to 12 noon on Monday 3 May 2021.
1.6	<p>The approval holder must provide the following number of toilets, sanitary conveniences and showers for the event:</p> <p>Males: 4 toilets; 9 urinals; 3 hand basins; 1 shower per 100 campers  Females: 14 toilets; 3 hand basins; 1 shower per 100 campers  Unisex: at least 1 unisex toilet for patrons with a disability at each group of toilet facilities</p> <p>The event operator may also consider the provision of additional unisex toilets to alleviate long queues.</p>
1.7	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors.
1.8	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event.
1.9	<p>The approval holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.</p> <p>“Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.</p>
1.10	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.11	<p>Noise associated with the event must not exceed the following levels at a sensitive receptor:</p> <p>(a) before 7 am, if the use causes audible noise; or  (b) from 7 am to 10 pm, if the use causes noise of more than 70dB(A); or  (c) from 10 pm to midnight, if the use causes noise of more than the lesser of the following—</p>

	<ul style="list-style-type: none"> <li>(i) 50dB(A);</li> <li>(ii) 10dB(A) above the background level.</li> </ul>
1.12	The operation of the temporary entertainment event must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.13	The approval holder must provide appropriate lighting to all areas of the temporary entertainment event, including pedestrian access and car parking, to ensure the safety of the public.
1.14	<p>All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times:</p> <ul style="list-style-type: none"> <li>• In good working order.</li> <li>• In good state of repair.</li> <li>• In a clean and sanitary condition.</li> </ul>
1.15	The approval holder must ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.16	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the application material submitted to Council.
1.17	The approval holder is to provide a contact number for any complaints received during the event. Such information is to be distributed via a letterbox drop prior to the event throughout the Jimna township.
<b>2.0</b>	<b>OPERATIONS</b>
2.1	The applicant is to provide a traffic management plan for approval by Council by <b>COB 9 April 2021</b> , prepared by a suitably qualified person, to outline the proposed traffic management controls to be implemented for the duration of the event. This management plan should include any pedestrian controls required to allow the safe passage of pedestrians from car parking areas to event area.
2.2	<p>Car Parking – General</p> <ul style="list-style-type: none"> <li>• No clearing of land is to be undertaken.</li> <li>• No installation of pegs, star pickets etc to be installed</li> <li>• The applicant is to provide a carparking plan for approval by Council by <b>COB 9 April 2021</b>, identifying the following: <ul style="list-style-type: none"> <li>○ Car park extents</li> <li>○ Car park entry / exit points</li> <li>○ Pedestrian entry /exit points</li> <li>○ Proposed layout and lighting of the car park area</li> <li>○ Proposed number of vehicles to use each car park area</li> <li>○ Outline any controls within the car park i.e. parking attendants directing traffic.</li> </ul> </li> </ul>
2.3	<p>Car Parking – Bellbird Park</p> <ul style="list-style-type: none"> <li>• The applicant will be responsible for any damage to the park, gardens and</li> </ul>



	<p>associated park infrastructure as a result of this area being utilised as a car park.</p> <ul style="list-style-type: none"> <li>The applicant is not to use Bellbird Park in the event of rain prior to or during the event to preserve the condition of the turf of the park.</li> </ul>
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<b>Resolution</b>		Moved – Cr Choat	Seconded – Cr Whalley
		“THAT Council approve the application subject to the conditions listed below:	
<b>No</b>	<b>CONDITION</b>		
<b>1.0</b>	<b>ENVIRONMENTAL / LOCAL LAW</b>		
1.1	The approval holder must: <ul style="list-style-type: none"><li>• Display the approval in the manner, and at the locations, specified by the local government; and</li><li>• Produce the approval for inspection by an authorised person on demand.</li></ul>		
1.2	The approval holder must provide Somerset Regional Council with a copy of a public liability insurance certificate of currency for a minimum of \$20 million dollars and must note Somerset Regional Council as an interested party. The insurance certificate must cover all relevant aspects of the event.		
1.3	The approval holder must provide Somerset Regional Council with a copy of a COVID Safe Event Plan for the event which has been approved by Queensland Health.		
1.4	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.		
1.5	The temporary entertainment event is limited to the operation of a music festival involving live solo and duo performances and bands of blues/rock music on Lot 11 LX2539 between the hours of 12pm and 11.00pm on Saturday 1 May 2021 and 12pm and 11.00pm on Sunday 2 May 2021. Public access and camping at the site will be open from 8am on Saturday 1 May to 12 noon on Monday 3 May 2021.		
1.6	<p>The approval holder must provide the following number of toilets, sanitary conveniences and showers for the event:</p> <p>Males: 4 toilets; 9 urinals; 3 hand basins; 4 showers Females: 14 toilets; 3 hand basins; 4 showers Unisex: at least 1 unisex toilet for patrons with a disability at each group of toilet facilities</p> <p>The event operator may also consider the provision of additional unisex toilets to alleviate long queues.</p>		
1.7	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors.		
1.8	The approval holder must conduct litter collection of the event grounds, parking areas and surrounding residential streets to remove any accumulated litter the day following		

	the event.
1.9	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event.
1.10	<p>The approval holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval.</p> <p>“Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.</p>
1.11	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.12	<p>Noise associated with the event must not exceed the following levels at a sensitive receptor:</p> <p>(a) before 7am, if the use causes audible noise; or</p> <p>(b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or</p> <p>(c) from 10pm to midnight, if the use causes noise of more than the lesser of the following—</p> <p>(i) 50dB(A);</p> <p>(ii) 10dB(A) above the background level.</p>
1.13	Within thirty (30) days of the completion of the event, provide a noise assessment report prepared by a suitably qualified person which demonstrates compliance with the noise criteria listed in condition 1.12.
1.14	The operation of the temporary entertainment event must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.15	The approval holder must provide appropriate lighting to all areas of the temporary entertainment event, including pedestrian access and car parking, to ensure the safety of the public.
1.16	<p>All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times:</p> <ul style="list-style-type: none"> <li>• In good working order.</li> <li>• In good state of repair.</li> <li>• In a clean and sanitary condition.</li> </ul>

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1.18	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the application material submitted to Council.
1.19	The approval holder is to provide a contact number for any complaints received during the event. Such information is to be distributed via a letterbox drop prior to the event throughout the Jimna township.
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	<p><i>Vote - Unanimous</i></p> <p style="text-align: right;"><u><i>Carried</i></u></p>

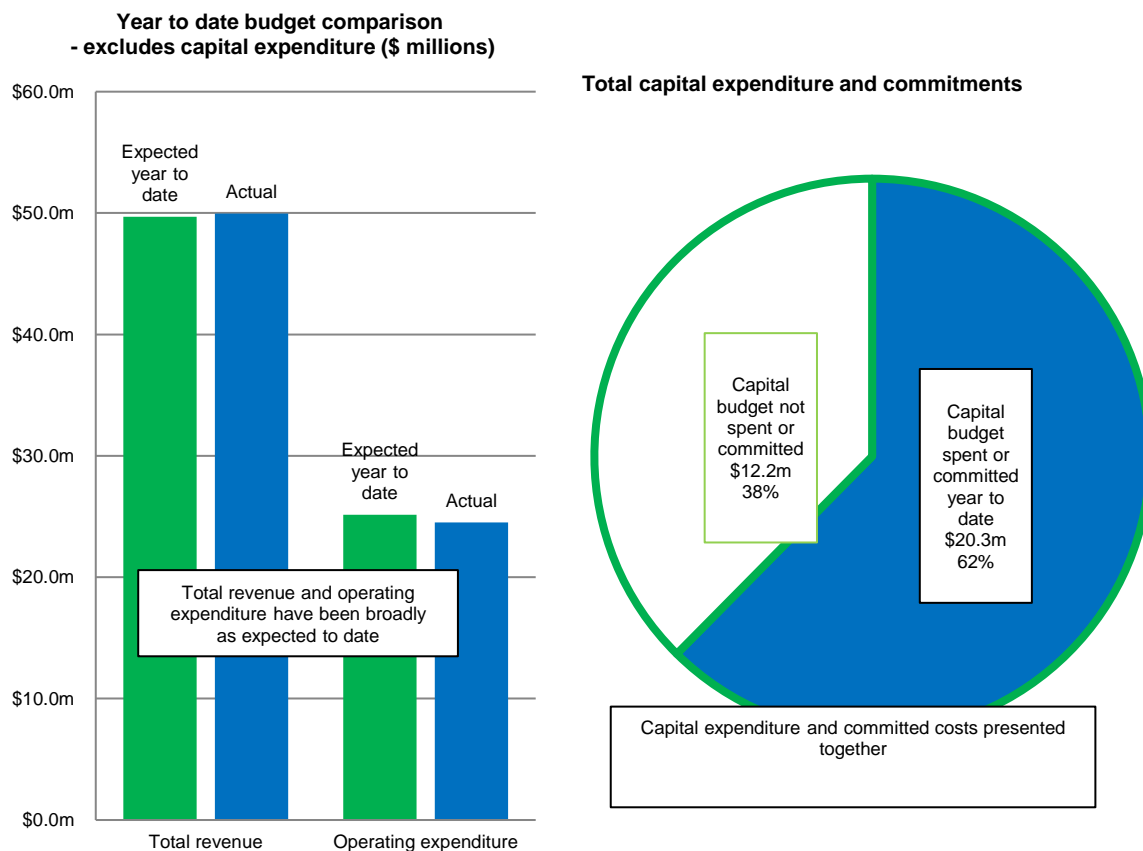
<b>Subject:</b> Financial reports - 1 July 2020 to 2 March 2021 <b>File Ref:</b> Monthly financial statements <b>Action Officer:</b> DFIN
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### Background/Summary

#### Financial reports

Month end financial reports for the period 1 July 2020 to 2 March 2021 are attached detailing the progress that has been made in relation to Council's FY2021 budget as required by section 204 of the Local Government Regulation 2012.

Financial results are broadly summarised as follows:



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

### Grants

- Council officers have been preparing applications under the Australian Government's Building Better Regions Fund (BBRF) for further upgrades to Lowood Minden and Esk Crows Nest Roads as follows. Separate funding has already been secured for earlier stages of projects on these roads:

Project	BBRF grant sought	Council contribution required	Total project cost
Construct Esk-Crows Nest Strategic Regional Connector - Toowoomba boundary section (bitumen sealing)	\$2,055,211	\$2,055,212	\$4,110,423
Lowood-Minden Road - Minden Village home safer and sooner project (Zabels Road North intersection upgrade)	\$687,950	\$687,950	\$1,375,900

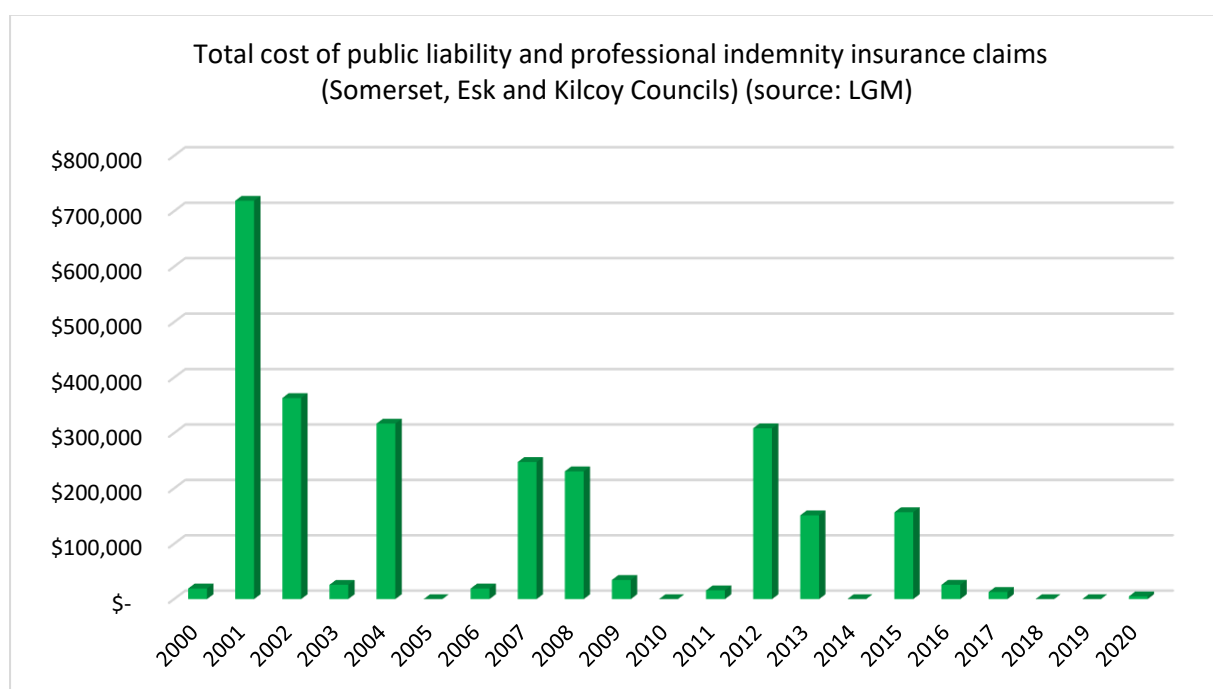
- An SES Support Grant application for funding solar panels on Esk SES headquarters was lodged on 18 November 2020. Advice is expected during March 2021 about this application.
- Council is awaiting advice about outstanding applications under the Local Economic Recovery program including Green Army projects and a Business Recovery Officer

### Highlighted transactions – public liability insurance

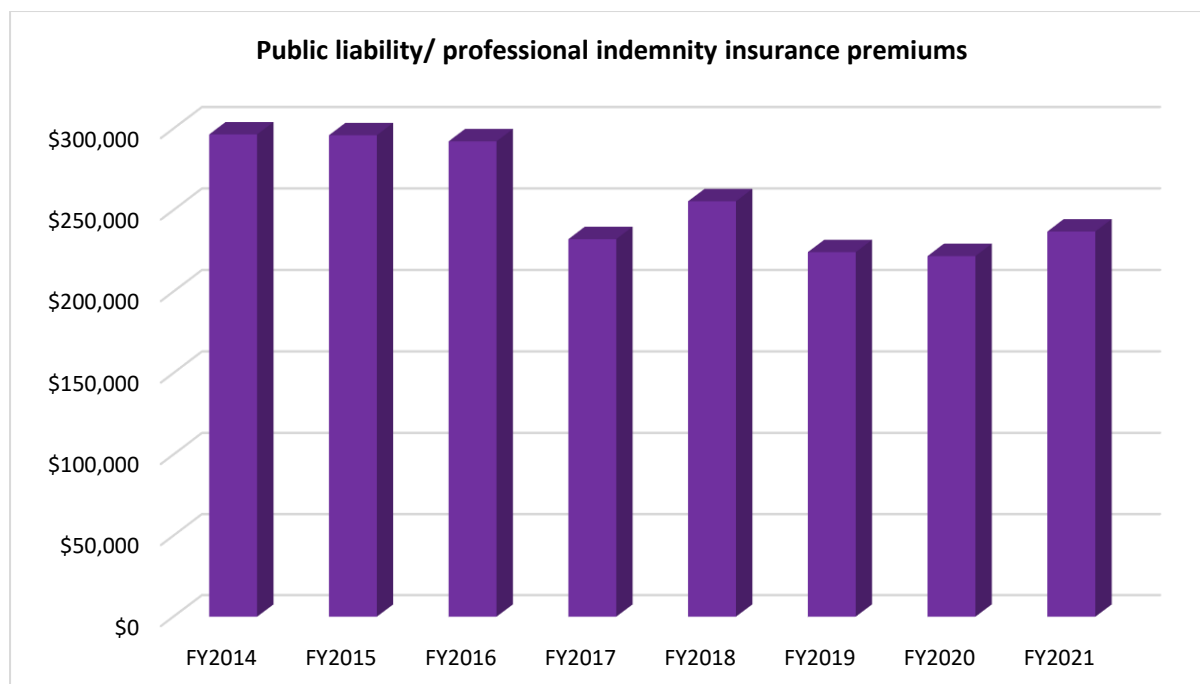
Council holds three main types of insurance: public liability / professional indemnity insurance, property insurance and workers compensation insurance. All councils are required to hold public liability and professional indemnity insurance of a defined minimum value and workers compensation insurance.

During February 2021, Somerset Regional Council received confirmation of the highest possible score from a public liability risk self-assessment process undertaken by our insurers LGM/ Jardine Lloyd Thompson. This assessment focused around the key risk areas of roads, footpaths and recreation areas.

This favourable result is consistent with public liability claim statistics provided by LGM (a business of the Local Government Association of Queensland (LGAQ)) showing reduced long-term costs of public liability/ professional indemnity claims against Council as follows:



For Council's budget and notwithstanding that the insurance market generally is expected to further harden significantly over the next year (based on LGM's own advice), Council's public liability/ professional indemnity insurance premiums have reduced since 2014 in response to reducing claims and claim costs as follows:



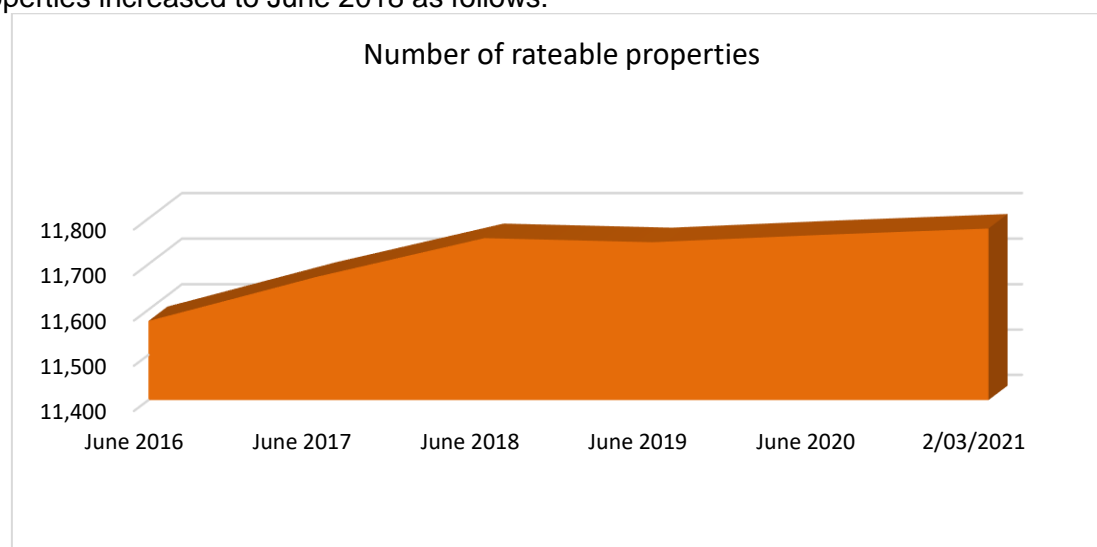
### Investments

Council relies on interest revenue. Interest rates have been rapidly declining with the official RBA rate now at 0.1%. An investment summary is attached detailing interest earnings from other sources such as Queensland Treasury Corporation (QTC). Nett QTC cash fund interest rates have varied widely including 0.52%/ 0.54% for January/February 2021 and 0.89% for December 2020.

Consistent with Council's investment policy, Council approved a second credit facility with Urban Utilities (UU) for \$30M. This facility is earning an interest rate of 1.26% per annum which was assessed by Queensland Treasury Corporation on 25 November 2020.

### Growth

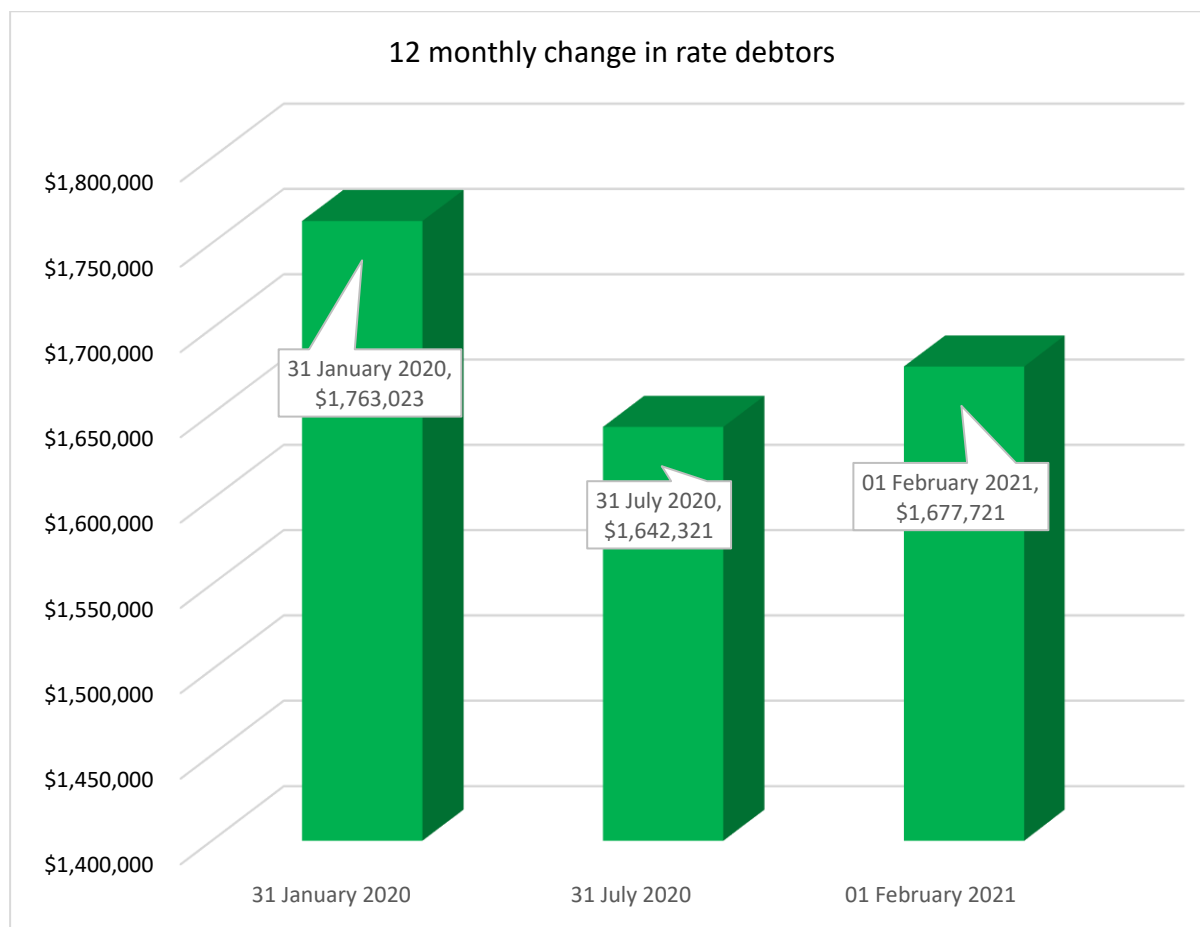
Rateable property data provides an indication of regional growth. The total number of rateable properties increased to June 2018 as follows:



### Rates

Rate notices were issued on 23 February 2021 showing a due date of 6 April 2021.

Rates are issued in six monthly cycles. Total rate debtors at comparable dates over the past year (just prior to the issue of rate notices) were as follows:



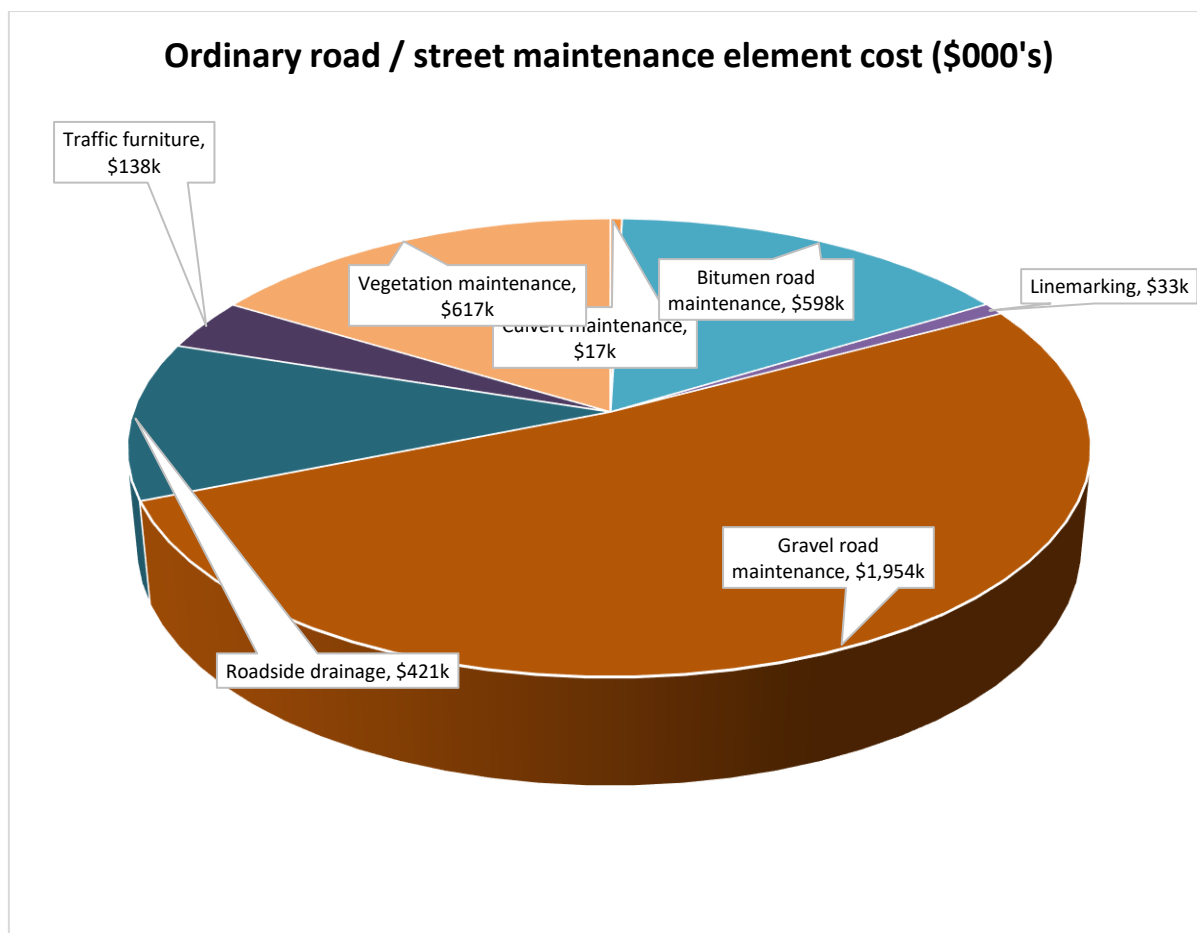
Council resolved to commence action to sell 48 properties for overdue rates and charges on 24 February 2021 with an aggregate rate debtors balance of \$382,309.

Information is being gathered to enable Council officers to issue the relevant legal notices in-house in order to minimise the cost of this action to both the landowners and Council.

#### **Ordinary road maintenance detail**

Councillors have previously requested additional information about ordinary road maintenance:

Maintenance type	Rural (\$000's)	Urban (\$000's)	Total (\$000's)
Bitumen road maintenance	472	126	598
Gravel road maintenance	1,935	19	1,954
Roadside drainage	291	130	421
Culvert maintenance	13	4	17
Vegetation maintenance	403	214	617
Traffic furniture	118	20	138
Linemarking	16	17	33
Total actual year to date	3,248	530	3,778
Expected pro-rata budget year to date	2,989	501	3,490



As previously requested, Council's 30 most costly road segments for ordinary maintenance were as below. Costs per linear metre have been added for context.

Road segment	Cost (\$'000's)	Cost per metre (\$)
Mt Stanley Rd (bitumen) Ch0-Ch7420	87	12
Esk Crows Nest (gravel) Ch26120-Ch34090	79	10
Monsildale Rd (gravel) Ch1630-Ch10200	75	9
Banks Creek Rd (gravel) Ch4670-Ch12870	51	6
Eastern Branch (gravel) Ch11720-Ch16480	49	10
MaronghiCkDM61 Scour Ch2720-2720	46	
Glamorgan ValeR (bitumen) Ch0-Ch6520	46	7
Armstrongs La (gravel) Ch850-Ch3090	43	19
Cressbrook Cabo (gravel) Ch3900-Ch6630	40	15
Muckerts La (gravel) Ch1370-Ch2780	38	27
Tooloorum Rd (gravel) Ch0-Ch4430	38	8
Monsildale Rd (gravel) Ch29340-Ch33440	37	9
Kimballa Rd (gravel) Ch0-Ch5680	35	6
Eastern Branch (gravel) Ch6010-Ch11570	35	6
Eastern Branch Rd (gravel) Ch880-Ch5930	35	7
Monsildale Cree (gravel) Ch1540-Ch4500	35	12
Louisavale Rd (gravel) Ch5010-Ch5810	34	42
Morden Rd (gravel) Ch1880-Ch6470	34	7
Sim Jue Creek Rd (gravel) Ch520-Ch4840	32	8
Western Branch (gravel) Ch14050-Ch27110	30	2
Monsildale Rd (gravel) Ch12000-Ch19100	29	4



Schmidt Rd (bitumen) Ch0-Ch1100	27	25
Kangaroo Creek R (gravel) Ch3190-Ch7830	27	6
Lindemans Rd (bitumen) Ch1390-Ch2170	26	34
England Creek Rd (gravel) Ch2960-Ch6190	26	8
Mahons Rd (bitumen) Ch0-Ch7480	25	3
Leschkes Rd (gravel) Ch230-Ch1790	24	15
Avoca Creek Rd (gravel) Ch1220-Ch2710	24	16
Kimbala Rd (gravel) Ch5680-Ch9850	23	6
Glenmaurie Rd (gravel) Ch0-Ch1580	23	15
Subtotal	1,153	k

### Special road maintenance

In addition to ordinary bitumen road maintenance, expenditure on special road maintenance includes resealing of bitumen roads now totalling \$1.6M (excluding committed costs of \$0.1M) as follows:

Road	Cost (\$000's)
Bellbird Rd Resealing	39
Belz Rd Resealing	4
Borgan Rd Resealing	5
Dingo Pde Resealing	6
Fernvale Rd Resealing	395
Finch La Resealing	5
Glamorgan Vale Rd Resealing	28
Hecks Rd Resealing	20
Jenkinsons Rd Resealing	92
Linnings Rd Resealing	5
Lowood Hills Rd Resealing	34
Mary Smokes Cr Resealing	214
Molkentien Rd Resealing	1
Mt Stanley Rd Resealing	137
Neurum Rd Resealing	338
Pooles Rd Villeneuve Resealing	10
School Rd Jimna Resealing	22
Stanley Dr Resealing	7
Sunday Creek Rd Resealing	50
Villeneuve Rd Resealing	113
William St Sth Kilcoy Resealing	79
Winya Rd Resealing	17

### Attachments

Financial reports and payment listings

### Recommendation

THAT Council receive the financial reports for 1 July 2020 to 2 March 2021 and payments presented for the period 1 February 2021 to 28 February 2021 totalling \$6,623,491.21 and that the contents be noted.

### Resolution

Moved – Cr Choat

Seconded – Cr Gaedtke

“THAT Council receive the financial reports for 1 July 2020 to 2 March 2021 and payments presented for the period 1 February 2021 to 28

February 2021 totalling \$6,623,491.21 and that the contents be noted.”

Carried

*Vote – Unanimous*

<b>Subject:</b>	<b>Budget review</b>
<b>File Ref:</b>	<b>Financial management - budget review</b>
<b>Action Officer:</b>	<b>DFIN</b>

### Background/Summary

A draft revised budget is attached which includes the following changes from the original budget that was adopted on 10 June 2020:

- recognising the impacts of 18 Council resolutions regarding initiatives such as temporary measures to manage anti-social behaviour along the Brisbane River, increases in the scope of sports field lighting, additional sealing work on Rasmussen Road and other decisions
- allowing for successful competitive and non-competitive Australian and Queensland grant funding announcements received since the adoption of the original budget
- deferral of significant parts of the Lowood Minden Road major upgrade project consistent with the timing of funding announced for this project
- allowing for both expenditure and revenue in respect of Department of Transport and Main Roads contract works, particularly ongoing Kilcoy CBD works
- reductions in interest rates and interest revenue since 10 June 2020

### Attachments

Draft revised budget and associated documents for years ending 30 June 2021, 30 June 2022, and 30 June 2023 and ten-year financial forecast/ plan, long term asset management plan and ratios

### Recommendation

1. THAT Council adopts the attached draft revised budget (Budget Review Appendix A) for years ending 30 June 2021, 30 June 2022 and 30 June 2023 and attached draft ten-year financial forecast/ plan, long term asset management plan and ratios
2. THAT Council confirms that the revised budget incorporates the following Council policies in accordance with section 169 (2) of the Local Government Regulation 2012 which have been previously adopted:
  - Revenue policy
  - Revenue statement
3. THAT Council confirms that the long-term asset management plan incorporates the following previously-adopted Council policies which provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and infrastructure of the local government:

- Asset management policy – general
- Asset management policy – bridges
- Asset management policy – buildings and other structures
- Asset management policy – roads
- Asset management policy – footpaths
- Asset management policy – Brisbane Valley Rail Trail

**Resolution**

Moved – Cr Whalley

Seconded – Cr Wendt

- “1. THAT Council adopts the attached draft revised budget (Budget Review Appendix A) for years ending 30 June 2021, 30 June 2022 and 30 June 2023 and attached draft ten-year financial forecast/ plan, long term asset management plan and ratios
2. THAT Council confirms that the revised budget incorporates the following Council policies in accordance with section 169 (2) of the Local Government Regulation 2012 which have been previously adopted:
  - Revenue policy
  - Revenue statement
3. THAT Council confirms that the long term asset management plan incorporates the following previously-adopted Council policies which provide for strategies to ensure the sustainable management of the assets mentioned in the local government’s asset register and infrastructure of the local government:
  - Asset management policy – general
  - Asset management policy – bridges
  - Asset management policy – buildings and other structures
  - Asset management policy – roads
  - Asset management policy – footpaths
  - Asset management policy – Brisbane Valley Rail Trail.”

**Carried***Vote – Unanimous*

<b>Subject:</b>	<b>New web-hosted virtual PBX phone system</b>
<b>File Ref:</b>	<b>Telecommunications</b>
<b>Action Officer:</b>	<b>DFIN</b>

**Background/Summary**

Council ICT officers have been working for many months to extricate Council from unfavourable Telstra contracts to achieve ongoing savings and operational efficiencies. Council is in an operating deficit budget position. As an indication of the success of this project, our Telstra account is still in credit by \$34,696.

It is important for the success of Council that our ICT team are permitted time to focus on system re-design.

Council approved the use of a cost-effective non-Telstra NBN provider, Aussie Broadband, on 20 January 2021.

Officers are now reviewing web-hosted virtual PBX-type telephone services including migrating from bundled PBX services hosted and managed by Telstra to an NBN-based PBX service that would be managed by a firm called Maxotel (based in Toowoomba).

Telstra's monthly landline bill (which runs for 178 pages) includes the following monthly charges which are only necessary because Council relies on Telstra-managed data services such as Telstra PBX:

Reference	Description	Monthly charge (ex-GST)
N7001057R	Esk router 2	777.95
N7679746R	Lowood phone router	311.00
N7679747R	Esk phone router	311.00
N7679748R	Kilcoy phone router	311.00
N7010619R	20M data GWIP	4,236.58
Total		\$5,947.53

This represents a potential saving of \$71,370 ex GST annually.

To clarify, changing to Maxotel may not result itself in significant direct savings compared to Telstra but would allow Council to use less expensive non-Telstra data services.

While it is difficult to make direct comparisons because of the way Telstra services are bundled, call costs appear as though they would be broadly similar (local calls appear to be more expensive with Maxotel, STD calls appear to be less expensive with Maxotel and calls to mobiles appear to be less expensive with Maxotel). Council's call costs with Telstra represent only about 6% of the Telstra landline bill on face value with 94% of the cost being fixed/data type charges.

Maxotel offers significantly more options than is available with the current Telstra PBX and changing presents opportunities to save money and improve customer service by considering issues such as:

- Rethinking desktop phones. Having a separate phone number reserved for each officer's desktop phone is not necessary. There are efficiency, flexibility and cost issues in having a dedicated outside phone number for each desktop phone. For example, my desktop phone has a reserved phone number of 0754244XXX however I do not require this to be an actual directly contactable phone number. I can be contacted externally on my work mobile as required or through switch. I can be contacted internally through our existing PBX on #4XXX. I can be contacted on my private mobile if necessary. ICT officers are confident that by changing away from Telstra PBX, desktop phones should be able to be picked up and plugged in any location and still work. It is recommended that we review and substantially reduce the number of Telstra-reserved Council phone numbers attached to desktop phones to provide for this efficiency and flexibility.
- Using phone callback. Other Councils are known to have introduced phone callback including Ipswich City Council and Lockyer Valley Regional Council to give callers a choice as to whether to hold or to request a callback from Council (say by pressing 9) for their convenience. It is recommended that Council adopt callback functionality to provide this improved service and choice to customers.

- Using automated attendant. Council customers currently are answered by a recorded message and then explain their request to a customer service officer who then directs the call to a council officer (eg a rates officer) who can deal with the query. This often involves the customer explaining their request twice. Using an automated attendant on a limited basis to deal with the most common calls can help alleviate double handling of customer enquiries. It is recommended that Council install automated attendant to (for example) allow for press 1 for rates billing, 2 for roads and waste management, 3 for building enquiries and otherwise hold to speak to a customer service officer. These are examples only.

### Attachments

Indicative pricing for Maxotel Communications PBX options

### Recommendation

1. THAT Council resolves that because of the specialised nature of web-hosted PBX and business VOIP services that are sought including requirements for support from a firm based within 100 kilometres by road of the Esk Somerset Regional Council office, Council enter into a medium-sized contractual arrangement with Maxo Telecommunications without first inviting written quotes or tenders because it would be impractical or disadvantageous to invite quotes or tenders.
2. THAT the use of portable desktop phones, phone callback and automated attendant in Council's phone system be endorsed to improve efficiency, flexibility and customer choice.

### Resolution

Moved – Cr Choat

Seconded – Cr Gaedtke

- “1. THAT Council resolves that because of the specialised nature of web-hosted PBX and business VOIP services that are sought including requirements for support from a firm based within 100 kilometres by road of the Esk Somerset Regional Council office, Council enter into a medium-sized contractual arrangement with Maxo Telecommunications without first inviting written quotes or tenders because it would be impractical or disadvantageous to invite quotes or tenders.
2. THAT the use of portable desktop phones, phone callback and automated attendant in Council's phone system be endorsed to improve efficiency, flexibility and customer choice.”

Carried

*Vote – Unanimous*

<b>Subject:</b>	<b>Kilcoy Recreational Grounds Advisory Committee Meeting</b>
<b>File Ref:</b>	<b>Community Relations - Community Consultation - Committees</b>
<b>Action Officer:</b>	<b>DCORP</b>

### Background/Summary

The Kilcoy Recreational Grounds Advisory Committee meets each quarter to review the operations of the Kilcoy Recreation Grounds. The minutes from the latest meeting are attached.

Items of note that were discussed at the meeting were:

- Discussion around the Draft Master Plan and the items included in the Plan. General consensus was that it included all the groups input. The plan would include funding options and provide costs and further details of each of the elements.

### Attachments

Attachment 1 – Minutes Kilcoy Recreational Grounds Advisory Committee Meeting

### Recommendation

THAT Council endorse the Minutes of the quarterly meeting Kilcoy Recreational Grounds Advisory Committee and that Council approve the following recommendations:

- THAT the Rodeo Committee be permitted to install additional lighting as requested, and
- THAT the Rodeo Committee be added to the users' groups of the Kilcoy Recreation Grounds Committee and that the memorandum of Understanding and Terms of Reference be amended to include the Kilcoy Rodeo association and that the Committee Recommend to Council to accept Robbie Christie as the representative for the Association.

### Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT Council endorse the Minutes of the quarterly meeting Kilcoy Recreational Grounds Advisory Committee and that Council approve the following recommendations:

- THAT the Rodeo Committee be permitted to install additional lighting as requested, and
- THAT the Rodeo Committee be added to the users' groups of the Kilcoy Recreation Grounds Committee and that the memorandum of Understanding and Terms of Reference be amended to include the Kilcoy Rodeo association and that the Committee Recommend to Council to accept Robbie Christie as the representative for the Association.”

Carried

*Vote – Unanimous*

<b>Subject:</b>	<b>Fernvale recreation Grounds - Additional Power and Water</b>
<b>File Ref:</b>	<b>Council Properties - Planning</b>
<b>Action Officer:</b>	<b>DCORP / FMC</b>

### Background/Summary

Fernvale Recreation Grounds Budget for additional Power and Water for camping to be provided to the Eastern side of the grounds was \$50,000. Quotations were obtained from Precision Electrical, Dan Banditt Constructions and Liam Wendt Electrical. Banditt and Wendt electrical were significantly more expensive than the quotation from precision Electrical (approximately \$13k). However, these two quotations included a new service pole being installed on Banks Creek Road. This service would be dependent on the timeframe of Energex to install. The approximate timeframe was 3 months. In addition to the electrical there was a

combined quotation for the provision of water. Quotations were received in combination with the electrical quotes from A&M Civil, Dan Banditt Constructions and Hewitts Plumbing. Hewitts when combined with Precision Electrical was the cheapest quotation. The Precision Electrical was also a quotation that was not dependent on a new service pole being installed.

Nick Williams from Precision Electrical provided a quotation which included an upgrade in the power at the Fernvale community hall, a replacement of the termite ridden pole on the south-western corner of the grounds and the provision for additional power heads based on the power being delivered to the power box on the eastern side of the arena. However, this installation was dependent on running the cable under the arena – trenching was proposed to be 1.2 metres much deeper than the normal 600mm. On the day of installation, the Campdraft association were ripping the arena and expressed the view that they were not in favour of the electrical cable being installed under the arena as it would create soft spots and could be a safety issue for the upcoming draft. Precision Electrical were asked to provide a quotation to go around the arena. The additional distance required an upgrade to the cable and an upgrade to the power box on the eastern side of the arena. The additional costs would have meant that the Precision Electrical Quotation would have been \$11k dearer but the project based on the method they suggested was not dependent on Energex.

This expenditure could be approved by Council and that approval would be in accordance with S235(c) of the Local Government Regulation, being that at the time of the expenditure approval a genuine emergency existed.

#### Attachments

*Confidential* Attachment 1 – Additional Costs for the Upgrade of Power at the Grounds

#### Recommendation

THAT Council approve the additional expenditure for the electrical and water upgrade at the Fernvale Recreation Grounds as quoted by Precision Electrical at a quoted price of \$24,760.78 in accordance with S235(c) of the Local Government Regulation.

#### Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council approve the additional expenditure for the electrical and water upgrade at the Fernvale Recreation Grounds as quoted by Precision Electrical at a quoted price of \$24,760.78 in accordance with S235(c) of the Local Government Regulation.”

Carried

*Vote – Unanimous*

<b>Subject:</b>	<b>Kilcoy Indoor Sports Centre Re-Development Steering Committee</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services – Service Provision – Recreation Facilities</b>
<b>Action Officer:</b>	<b>SRO</b>

#### Background / Context

The Kilcoy Indoor Sports Centre (KISC) was constructed in 1996 by the Kilcoy Shire Council. The KISC is located centrally in Kilcoy, adjacent to the Hopetoun Sports Fields and Kilcoy Aquatic Centre.

Since its constructions no significant structural refurbishments have been made to the facility. Prior to 2018 access to the mezzanine level of the centre was closed to the public due to

concerns regarding the structural capacity of the area to cater to intended use and no recorded building approval. In recent years insulation on the ceiling of the facility has begun to fall apart due to wear and tear and requires replacing. The estimated cost to repair the insulation is significant and financially not feasible as an isolated repair issue.

Identified gaps to optimal performance for the facility include; insufficient footprint (larger gymnastics area, additional indoor court and larger gym space to accommodate equipment), insufficient storage, non-compliant mezzanine, insufficient insulation and ventilation (building unable to be accessed during high temperature days and enclosed areas not air-conditioned) and insufficient parking.

Somerset Health and Fitness is the current lessee of the facility and have managed the facility since 2016. Somerset Health and Fitness current management lease of the facility will expire 30 August 2024.

Somerset Health and Fitness have demonstrated a commitment to customer service and community engagement in recent years which has coincided with annual increases in patronage. Attendances have been steadily increasing over the past four years and now significantly exceed historical averages. Usage at the facility also exceeds the Fernvale Indoor Facility which is a significantly larger and younger facility servicing a larger population.

The population of the Kilcoy township per the 2016 census is 1,898, with the population of the greater Kilcoy area (Statistical Area Level 2) being 5,383. The population for the greater Kilcoy area is projected to hit 7,035 by 2031. This is likely to be a conservative estimate, with a report released by the Ripehouse Advisory Group in June 2020 forecasting the Kilcoy population to grow by 4.7 per cent over the next three years.

Four reports of relevance to the KISC have been presented to Council in recent years, which are summarised below.

- ***Kilcoy Indoor Sports Centre – Major Maintenance (July 2018)***

The mezzanine level of the building is not certified for use and does not meet current structural standards for its intended use. An estimated expenditure of \$50,000 to \$100,000 would be required to refurbish the mezzanine to the required standard.

- ***Council Regional Indoor Sporting Strategy (May 2019)***

The report noted that the facility is well utilised and recommended that Council explore opportunities to further develop the facility.

- ***Kilcoy Sport and Recreation Needs Analysis (June 2020)***

The report noted that the facility was well utilised, of high value to the community and was a high outcome facility for Council in need of an upgrade and expansion. Community support for facility improvements was strongly indicated through the public survey conducted for the needs analysis. The report recommended that further targeted community consultation be undertaken to generate detailed, staged and engineered costed designs to progress the improvement and potential expansion of the facility.

- ***Somerset Regional Sporting Infrastructure Strategy (July 2020)***

The report recommended that planning for the facility's future be a priority consideration for Council in the 2020-21 financial year. The report outlined that the facility is of district level significance, and that refurbishments and increased capacity for gymnastic and health and fitness be considered to maintain and increase the facility's patronage and significance.

As highlighted in the Kilcoy Sport and Recreation Needs Analysis there is an established demand and need to improve the facility, however there is also a range of competing issues



and interests in developing the facility.

To facilitate further research into the feasibility of a staged re-development of the KISC a steering committee featuring representatives of primary stakeholder groups could be established. This committee, which could be coordinated by the SRO and led by Council, would be tasked with delivering a feasibility / business case report to Council (please refer to attachment 1 for further information).

The establishment of such a committee would have strong links to the Somerset Regional Council Corporate Plan, as listed below.

- **Vibrant Somerset**
  - o Carry out such works necessary to provide the required services to the community.
  - o Increase the local range of recreational opportunities by encouraging the construction and operation of regional facilities for regional visitors.
- **Prosperous Somerset**
  - o Continue to develop infrastructure plans taking potential urban growth and economic development into consideration.
- **United Somerset**
  - o Provide opportunities for community involvement, participation and input.

#### Attachments

Project Plan Proposal - KISC Re-Development Steering Committee Formation

#### Recommendation

1. THAT Council authorise the establishment of a Steering Committee to guide the drafting of a feasibility / business case report into upgrading the Kilcoy Indoor Sports Centre featuring up to two representatives from Council, Somerset Health and Fitness, the Kilcoy Gymnastics Club, the Kilcoy State High School and Somerset Leisure.
2. THAT Councillors \_\_\_\_ and \_\_\_\_ be endorsed as representatives on the Kilcoy Indoor Sports Centre Steering Committee.

#### Resolution

Moved – Cr Choat

Seconded – Cr Whalley

- “1. THAT Council authorise the establishment of a Steering Committee to guide the drafting of a feasibility / business case report into upgrading the Kilcoy Indoor Sports Centre featuring up to two representatives from Council, Somerset Health and Fitness, the Kilcoy Gymnastics Club, the Kilcoy State High School and Somerset Leisure.
2. THAT Councillors Isidro and Gaedtke be endorsed as representatives on the Kilcoy Indoor Sports Centre Steering Committee.”

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Delegations Register Amendments – Council to Chief Executive Officer</b>
<b>File Ref:</b>	<b>Governance - authorisations - Delegations by Council</b>
<b>Action Officer:</b>	<b>CCSO</b>

### Background/Summary

A review of Council's delegations from Council to the Chief Executive Officer has been undertaken for that legislation that has had significant amendments.

In reviewing the delegations register, consideration has been given to the template maintained by the Local Government Association of Queensland (LGAQ), the existing level of delegations to the Chief Executive Officer, and the types of operational decisions to be made on a regular basis. Importantly, any power delegated by the Council may continue to be dealt with by the elected body itself.

As a result of the review, proposed changes have been categorised as either:

- amendments to existing delegations,
- removal of delegations, or
- new delegations.

### Attachments

Attachment A - Amendment to Existing Delegations

Attachment B - Removal of Delegations

Attachment C - New Delegations

### Recommendation

THAT:

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

### Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT:

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

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Esk Sporting Precinct Detailed Survey</b>
<b>File Ref:</b>	<b>Council properties - design and construction - P254440 - Esk Recreation Reserve - Barbour Park</b>
<b>Action Officer:</b>	<b>SRO</b>

### **Background / Summary**

Following communications with the Esk Tennis Club and feedback from Council, the Esk Tennis and Girl Guides Clubhouse Steering Committee was formed in June 2020.

The steering committee is comprised of representatives of the Esk Tennis Club, Esk Girl Guides and Council; Cr Helen Brieschke, Cr Kylee Isidro, the Director of Corporate and Community Services and the Sport and Recreation Officer.

The purpose of the Committee is to explore the feasibility of constructing a new clubhouse facility for community sport and recreation adjacent to the Esk Tennis Courts. The Committee currently has no budget to support feasibility research.

In addition to reviewing the feasibility of a new clubhouse facility, the Committee has also discussed future development plans for the greater 'Esk Sporting Precinct', which includes the adjacent Bowls Club grounds. Council representatives met with the Esk Bowls and Community Club Committee on 30 September 2020 to discuss potential development options for the precinct.

The Esk Bowls and Community Club are amenable to discussing future development opportunities to enhance sporting opportunities at the site.

To appropriately make recommendations regarding the feasibility of a new clubhouse facility for the Esk Tennis Club and Esk Girl Guides and accurately discuss sporting opportunities at the Esk Sporting Precinct site a detailed survey plan is required. A detailed digitised survey plan does not currently exist for these sites.

The Esk Tennis Courts and Clubhouse, Esk Girl Guides Hut, Esk Bowls and Community Clubhouse and Bowling Green are located on Lot 195 on CP899620 and Lot 270 on CSH2475.

A detailed survey would encompass the three facilities across the two lots and include all property boundaries, buildings and structures, significant trees, visible existing services, underground services plotted from records and levels and contours over the site relative to AHD (Australian Height Datum) – please refer to the Image 1. The cost of this detailed survey would be \$5,900 including GST (refer Attachment 2 for further information).

The cost to reinstate and re-mark the boundary of Lot 270 on CSH2475, including preparation and depositing an Identification Survey Plan, is \$3,960 including GST.

The cost to digitise existing map data is \$2,250 including GST for Lot 195 on CP899620 and Lot 270 on CSH2475. The surveyor has also requested copies of 33 survey plans affecting the area to assist with this exercise (please refer to Attachment 2). Council does not have readily available access to all survey plans. An additional \$1,950 including GST would be required to amend the data map once services have been located in the field, which would be required should a new clubhouse facility be constructed in the future. There would be cost savings in utilising Council Operations staff to collate data for a detailed service plan, though any cost saving would likely be offset by the impact of staff resources to other Council projects.

### Attachments

1. Quotation – Detailed Survey for the Esk Bowls and Community Club, Esk Tennis Club and Esk Girl Guides Hut
2. List of Survey Plans Requested by Surveyor

### Recommendation

THAT Council approve an unbudgeted allocation of \$5,900 including GST for a detailed survey plan to be completed of the Esk Tennis Courts and Clubhouse, Esk Girl Guides Hut, Esk Bowls and Community Clubhouse and Bowling Green located on Lot 195 on CP899620 and Lot 270 on CSH2475.

#### Resolution

Moved – Cr Whalley

Seconded – Cr Isidro

“THAT Council approve an unbudgeted allocation of \$5,900 including GST for a detailed survey plan to be completed of the Esk Tennis Courts and Clubhouse, Esk Girl Guides Hut, Esk Bowls and Community Clubhouse and Bowling Green located on Lot 195 on CP899620 and Lot 270 on CSH2475.”

Carried

*Vote – Unanimous*

<b>Subject:</b>	<b>Resurfacing and Repairing Council Tennis Courts</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services - Service Provision - Recreation Facilities</b>
<b>Action Officer:</b>	<b>SRO</b>

### Background/Summary

At the 26 February 2020 Ordinary Council Meeting, Council resolved to consider the repairs and resurfacing of playing surfaces of the (in order of priority) Toogoolawah Tennis Courts, Moore Tennis Courts and Esk Tennis Courts as a priority issue when the 2020/21 budget was framed. The resolution followed receipt of correspondence from representatives of the Toogoolawah, Moore and Esk Tennis Clubs regarding the state of their respective playing surfaces.

At the 22 April 2020 Ordinary Council Meeting, Council further resolved to consider resurfacing the Somerset Dam Village Tennis Courts when the 2020/21 budget was 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.

Due to the safety and usability considerations, the refurbishment of the Toogoolawah Tennis Courts was prioritised. At the 10 June 2020 Special Budget Meeting, Council resolved to include the refurbishment works in the 2020/21 'capital works program' pending a successful funding application through the COVID Works for Queensland program. The funding application was subsequently successful and the works were completed in November 2020.

On 29 January 2021, the Queensland Gambling Community Benefit Fund announced that the Esk Tennis Club were successful in obtaining grant funding of \$27,654 to resurface tennis court one at the facility. The Esk Tennis Club have 12 months to acquit the funding, though may request an extension of the acquittal date by an additional 12 months. Extensions are granted for exceptional circumstances only.

Council Officers have since investigated the cost to resurface all three courts at the Esk Tennis Courts in one instance. The total cost to resurface all three courts is approximately \$88,000 including GST (refer to Attachment 1). The net total cost of resurfacing all three courts, utilising the Esk Tennis Club funding, is approximately \$60,346 including GST.

Please note that the cost to resurface the courts may increase. The attached pricing has been confirmed by the supplier to 30 June 2021.

Previously quotations received in 2020 to resurface the Moore Tennis Courts totalled approximately \$66,000 including GST. Prices are likely to have increased since the quotations were received.

The Moore and Esk Tennis Courts remain a priority for the region's tennis court facilities due to safety, usability and membership considerations.

The total estimated cost to Council to resurface the Moore and Esk Tennis Courts is \$126,346 including GST. In both instances, it has been assumed that the concrete base of each facility is of a sound standard. The extent of any base repairs will not be known until the artificial surface has been removed. For reference, the refurbishment costs for the Toogoolawah Tennis Courts, which featured extensive concrete cracking, was approximately \$15,000 including GST.

#### **Attachment**

*Confidential* Attachment 1 – Esk Tennis Courts Resurfacing Quotation

#### **Recommendation**

THAT Council include resurfacing of the Moore and Esk Tennis courts in the 2021/22 capital works program subject to grant funding approval.

#### **Resolution**

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT Council include resurfacing of the Moore and Esk Tennis courts in the 2021/22 capital works program subject to grant funding approval.”

*Carried*

*Vote – Unanimous*

<b>Subject:</b>	<b>Naming proposal - in honour of Lester Williams (early Council Chairman)</b>
<b>File Ref:</b>	<b>Parks and reserves - naming - parks and reserves (1249439, 1268150)</b>
<b>Action Officer:</b>	<b>QAO - SES</b>

#### **Background/Summary**

Council has received a request from the son of a long-time friend of the late Lester Williams for a plaque in honour of Lester Williams be included in the upgrade of Children's Park in Toogoolawah.

The following information regarding Lester Williams has been gleaned from various sources including “History Regarding Functions of Local Government - Esk and Lowood Shires”, “Esk Divisional Board and Esk Shire Council Members” and “Confidence and Tradition – A History of Esk Shire”.

*Lester Joseph Williams:*

- was born in Esk in 1912 and died in 1995
- attended school at Toogoolawah and Ascot State Schools
- began work "chipping pineapples at Gympie" at seven shillings and sixpence per week plus food – worked in cane cutting, ring barking, fencing
- married Lorna Muir in 1938 – took a share in his father-in-law's dairy farm
- settled at Biarra and ran dairy farm for 25 years
- bought surrounding properties - went into beef cattle grazing – retired from farming in 1978 – sold property and moved to Toogoolawah
- served as Director of Esk Co-operative
- became Life Member of Toogoolawah Show Society
- was a trustee of Toogoolawah Show Society and Bowls Club, Patron of Toogoolawah Tennis Club in 1968 and chairman of Toogoolawah store in 1977
- served 23 years on Esk Shire Council, including 15 years as Deputy Chairman from 1968 and a subsequent three years as Council Chairman from 1983 to 1988

In light of Mr William's extensive connection with the Esk and Toogoolawah areas, Council may wish to consider:

- installing a plaque at Children's Park, or
- renaming Children's Park as L J Williams Park

in recognition of Lester Williams' contribution to and long association with the local area.

<b>Attachments</b>
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Map showing the location of Children's Park in Cairnscroft Street  
Proposed wording for plaque

<b>Recommendation</b>
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THAT Council install a plaque in Children's Park Toogoolawah in recognition of Lester Williams' contribution to, and long association with, the local area.

**Resolution**

Moved – Cr Wendt

Seconded – Cr Isidro

"THAT Council install a plaque in Children's Park Toogoolawah in recognition of Lester Williams' contribution to, and long association with, the local area."

Vote – Unanimous

Carried

<b>Subject:</b>	<b>Operations Report for February 2021</b>
<b>File Ref:</b>	<b>Governance - Reporting - Officer Reports</b>
<b>Action Officer:</b>	<b>CSSA (Debbie Chandler)</b>

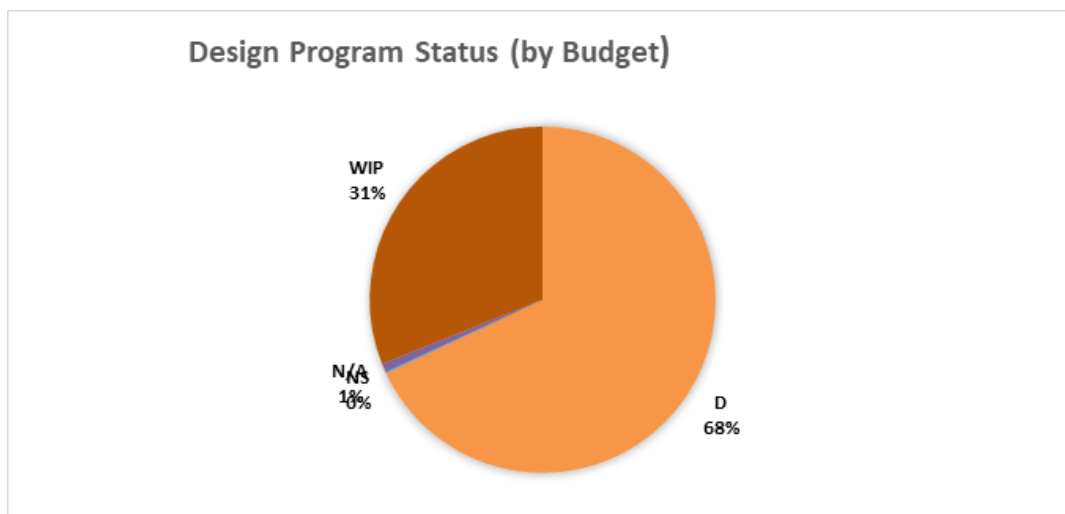
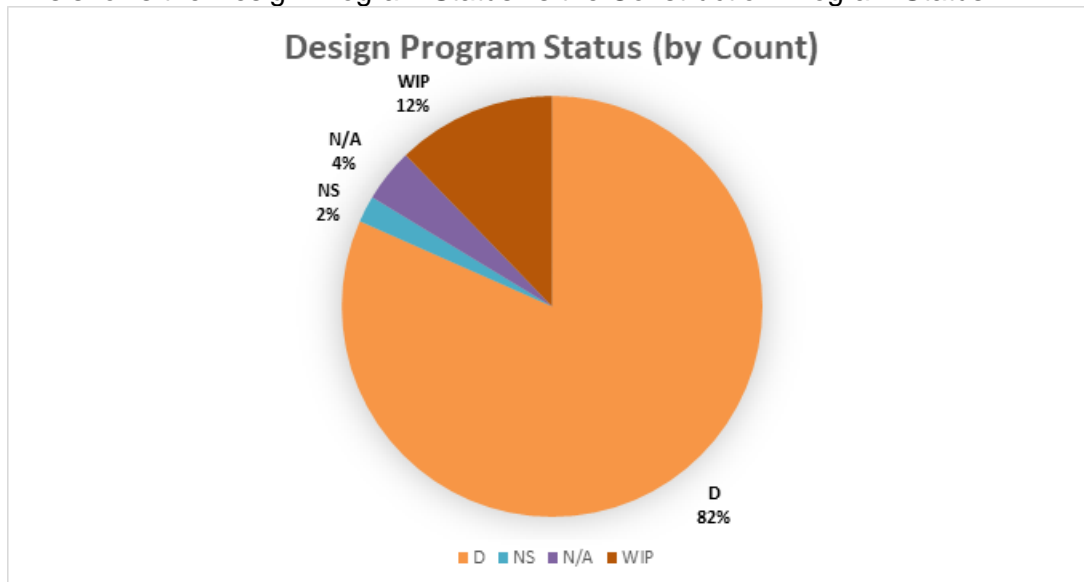
<b>Technical Design Team (Michael Kinion)</b>
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**Design Team (Michael Kinion)**

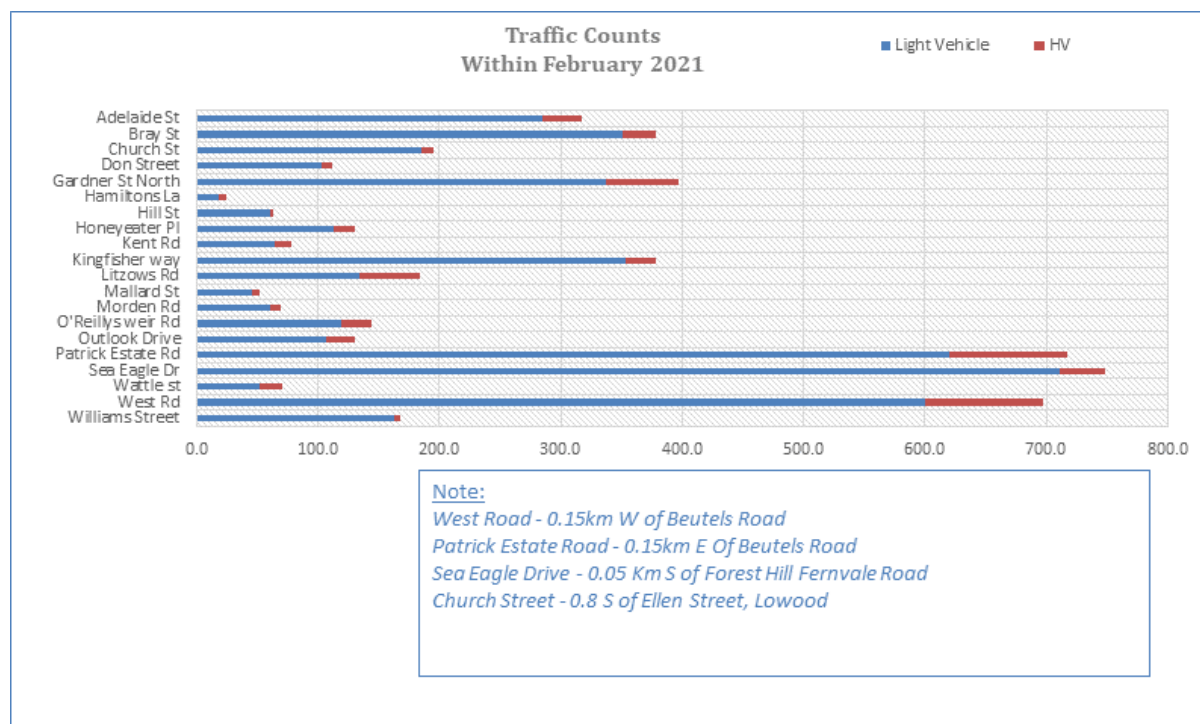
This team are currently planning and designing forward works projects for future budget

consideration. The design team has provided support to the construction crews on McCauley Street - Fernvale, Clarendon Road - Lowood, Mack Street - Esk and Tetzlaffs Bridge - Mt Beppo, as well as providing support to external contractors on the Brisbane Valley Rail Trail, Fernvale. 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.

This shows the Design Program Status vs the Construction Program Status



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	Jan-21	Jan-20
Land Access Permit	77	54
Property Access Applications	11	7
National Heavy Vehicle Regulator Permits Processed	4	5

### Background/Summary – Works Department (Rob Bouchier)

#### Weather Conditions:

Weather has not impacted works over the past month.

#### Gary Eastell - Foreman:

##### Northern Maintenance Crew (Nigel Valentine)

Crew is making good progress with the Mack Street project – Esk, most of the underground drainage is now in place, shoulder edges have been dug out and had gravel placed. The crew is pressing on with drainage pits and lintels. Other works included shoulder grading on Esk Crows Nest Road.

##### Excavator crew (Dave Banditt)

This crew has been assisting with burials, working on drainage maintenance works, customer service requests and working at the Mack Street project - Esk. There have been four burials during February.

#### Landfill (Rob Hester)

Waste operations are continuing as normal at Esk Landfill with various customer service requests of illegal dump sites requiring clean up. A new replacement 16 Tonne Komatsu excavator has been commissioned. We had excellent service from the previous Komatsu machine in this role.

#### Thomas Varney - (Foreman):

##### Southern Maintenance Crew (Brett Steinke Ganger)

Crew has completed work on Macaulay and Fox street in Fernvale, with a seal placed on 11



February and asphalt placed 17 February. Other works included RMPC grading of shoulders on Brisbane Valley Highway, Fernvale both sides between Clive Street and toilet block at Twin Bridges. It has completed customer service requests at various locations including assisting the arborist to remove problem trees. It has completed maintenance on Steinhardt Road, Mahons Road shoulders, Schimke Road and Wills Road. The crew was also involved with the final seal on Atkinson Dam Road (16mm/10mm seal) on 17 February.

**Esk Concrete Crew (Ron Ratcliffe)**

This crew has now completed work at Macaulay Street - Fernvale footpath/ K&C project.

Other works include customer service requests at various locations, drain work on Atkinson Dam Road, Rocky Gully Road, Neithe Rd, Mt Tarampa Road, pipe work on Alice Street - Linville, set up and pour invert and clean drains on Sandford Street - Moore and clean drains on Old Fernvale Road drains. Works have commenced on Clarendon Road footpath and kerb and channel project – Lowood and pipe cleaning and drain work Brisbane Valley Highway near Spillway Common through to cutting before Wivenhoe Dam wall.

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

This crew is progressing with works on Mary/William Streets. The last stage of pavement works is now well underway, with ongoing night works (contract crew's, asphalt and lighting) as required.

**Kilcoy 2 Grader Crew (Peter Cobbin)**

This crew is continuing with maintenance on Kilcoy Murgon Road for TMR and will be moving to Sandy Creek and Mary Smokes intersection upgrade project as soon as Kilcoy Murgon Road is completed.

**Bob Peters – Foreman:****Bitumen Crew (Doug Maden)**

Crew is continuing work on TMR RMPC pavement failures on D'Aguilar Highway along with customer service requests on Council Roads. Other works include rock drain construction on the eastern side of Esk to mitigate scouring, rock drain on Esk Hampton Road near South Street as a part of TMR degraded area works. There are four more sites on Esk Hampton Road and three on Esk Kilcoy Road to be completed by the end of June.

**HD 45 Crews**

Our HD 45 trucks continue repairing potholes and edge breaks over the TMR and Council networks.

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

Crew completed works on K&C replacement at Main Street - Moore with kerb being poured on 5 February with turf placed and backfilled 8 February. The crew has been full swing on the Tetzlaff bridge project. Rock protection up to soffit level is in place and abutment A has been formed and poured. The crew is currently working abutment B. The bridge decks have been made and are curing.

Other works include some small repairs on the Moore footbridge and Hedley Park footbridge. Level 1 bridge inspections have continued and planning is underway for Braeburn Bridge as the next project to be undertaken.

**Kilcoy Concrete Crew: (Ganger John Floss)**

This crew is continuing work within the Mary Street/William Street project in Kilcoy. Footpaths on Mary Street between BP and Royston nearing completion. Other works include pram

ramps, drainage pits, kerb and channel preparation and Lintels in William Street.

**Wayne Kohler – Senior Foreman:**

**Repair Crew 1: (Jim Walker)**

This crew is continuing with numerous customer service requests for TMR and Council Roads. Other works include linemarking set out on Esk Crows Nest Road, other minor linemarking jobs as required. The crew has continued with ongoing signage repairs and replacement throughout the region, ongoing tree trimming throughout the region (fair bit of growth this year). Both repair Crews one and two have undertaken a large guidepost replacement project on Esk Gatton Road with some 750 posts replaced. The crew has also placed rough surface signs on Patrick Estate Road and Clarendon Road as required.

**Repair Crew 2: (Steve Nutley Ganger)**

This crew continues to work in conjunction with repair crew one undertaking tasks as above.

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

Gardner crews are undertaking usual duties including mowing activities. Town stewards are undertaking usual duties including mowing activities. Mower and slasher operators have been focusing on mowing and slashing activities throughout the region in response to current growing conditions.

**Workshop – Peter Heath**

**Mechanics**

This month there have been the usual repairs, service and scheduled maintenance of Council fleet.

- P574 Bridge Truck - replaced control switch in the remote control for crane.
- P502 Road Maintenance truck – replace faulty electric/hydraulic control valve that activates the spreader box roller. P250 New forklift for Kilcoy depot delivered.
- P251 New Komatsu excavator delivered to Esk landfill and has been outfitted and put to work.
- P853 New Genset for the Esk Civic Centre has been installed and commissioned, this genset has been added to our list of genset that are checked on a monthly basis.
- Two repairs carried out on IWS trucks.
- Carry out half yearly service on group one floating plant. Quarterly truck mounted crane inspections have been carried out.
- Monthly check and start test on emergency gensets were carried out at Esk Civic Centre, Esk Office, Fernvale Futures and Kilcoy Depot.

**Welding Crew**

Carried out various repairs to Council assets in and around parks, gardens and buildings around the Region. Fabricating guard rails and posts Tetzlaff Bridge. Install two fabricated loop style bike racks in front of the EVIC. Carry out Operational inspection on all Council Playgrounds and carry out repairs where required. Carried out various repairs to Council plant.

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

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

- Gatton Esk Road delineation scheme is now complete.
- Approval given by DTMR for Council to undertake \$4.25M stabilisations works on D'Aguilar Highway, Brisbane Valley Highway, Wivenhoe Somerset and Esk Kilcoy Road. Project includes reseal work on Forest Hill Fernvale Road
- D'Aguilar Highway (Mary Street) Kilcoy pavement rehabilitation – major intersection excavation works planned for completion by mid-March. Lighting and final surfacing

- works programmed for completion by mid-April.
- RMPC maintenance vegetation works on Brisbane Valley Highway completed beginning in March.
- Road audit program on the RMPC network by Shepherd Services completed in February.

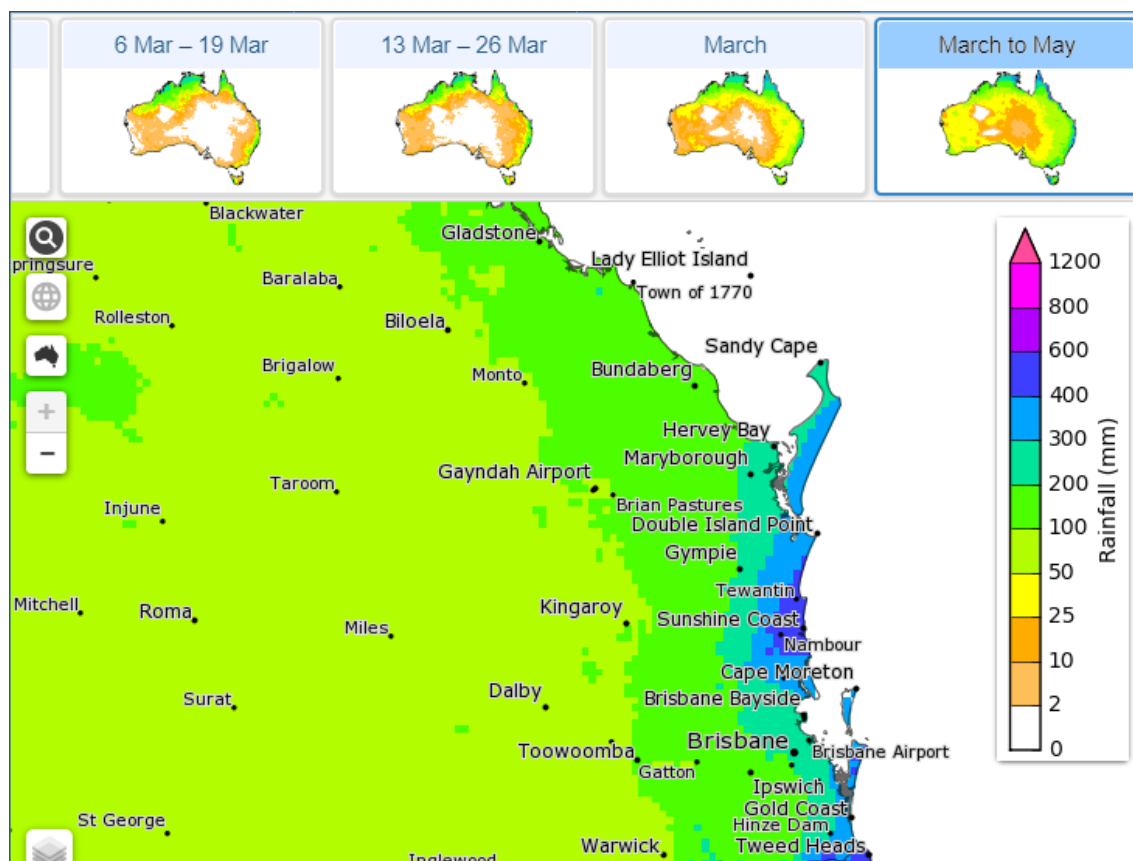
#### Works carried out by Contractors

- Piling works by Anora Foundations on Tetzlaff Bridge has begun.
- Various sealing works completed by RPQ across the region, this includes second coat seal treatment for roads under this program.
- Completion of DRFA storm event works in Esk, Toogoolawah, Linville and Jimna areas, finalisation and acquittal of claims now in progress.
- New additional claims for DRFA funding submission in progress, sites include Crossing no 35 Western Branch Road and Gregor's Creek Road.
- Commencement of BVRT projects located at Fernvale, Lowood and Coominya. Works being undertaken by local contractor A&M Civil.

#### Weather Outlook (Adam Staunton)

Autumn is likely to be wetter than average across southern and eastern Queensland. Chances greater than 70% are generally confined to small pockets of southern Queensland.

#### Outlook for March to May (these are the most likely totals – i.e. 75% chance)



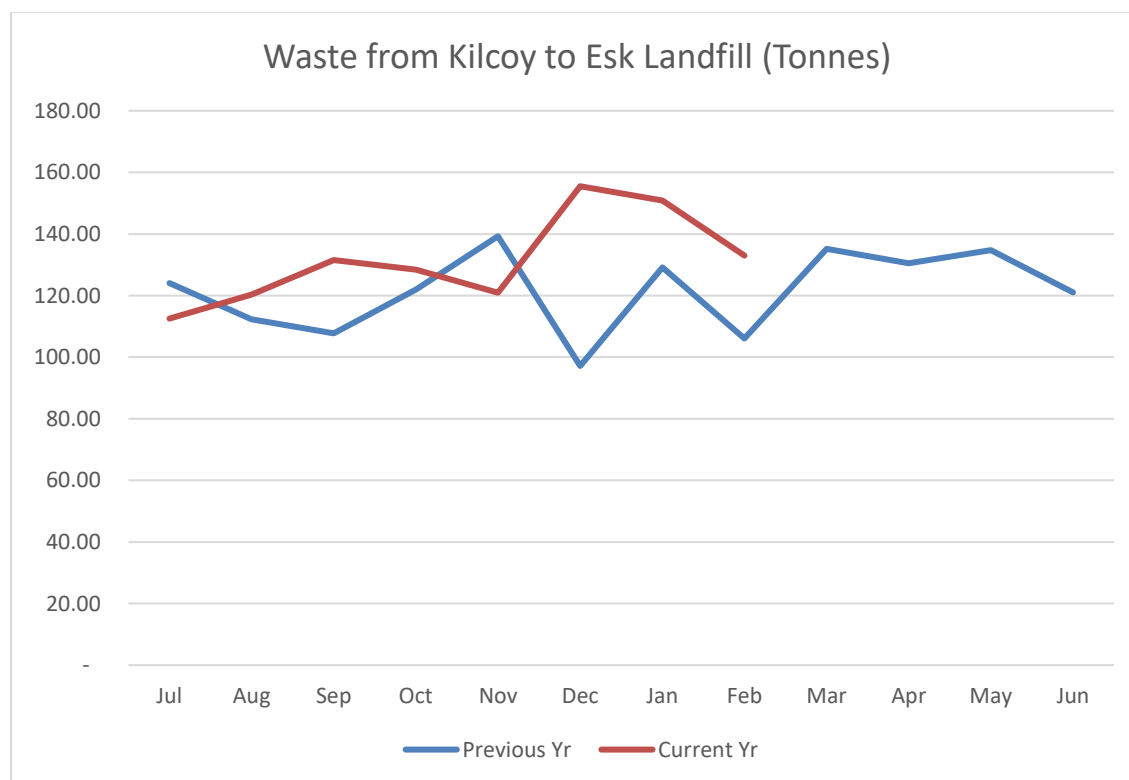
#### Local Disaster Management Group (LDMG) (Adam Staunton)

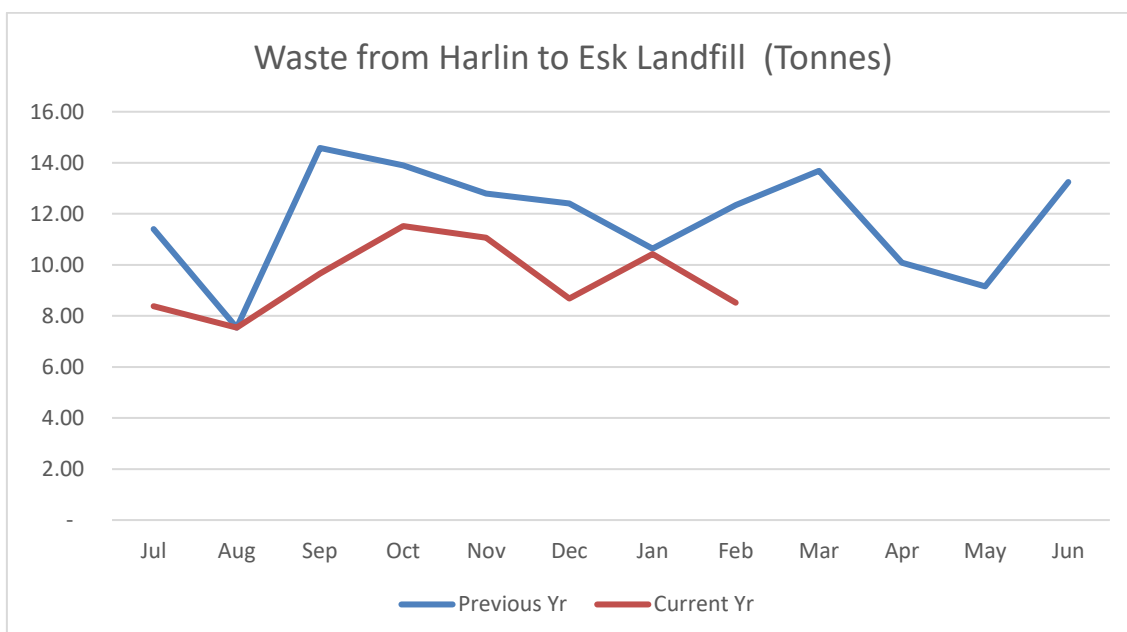
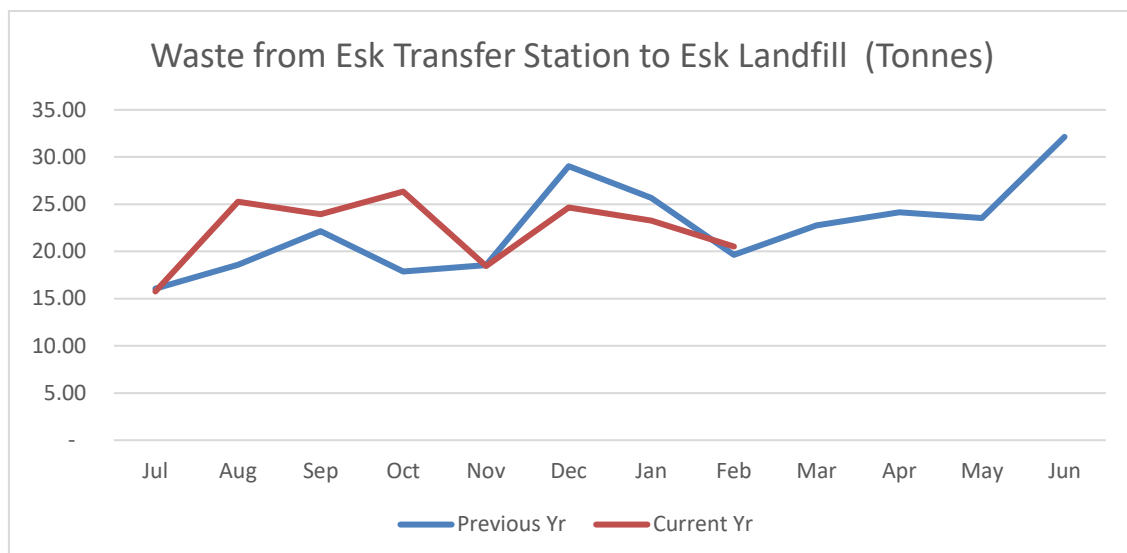
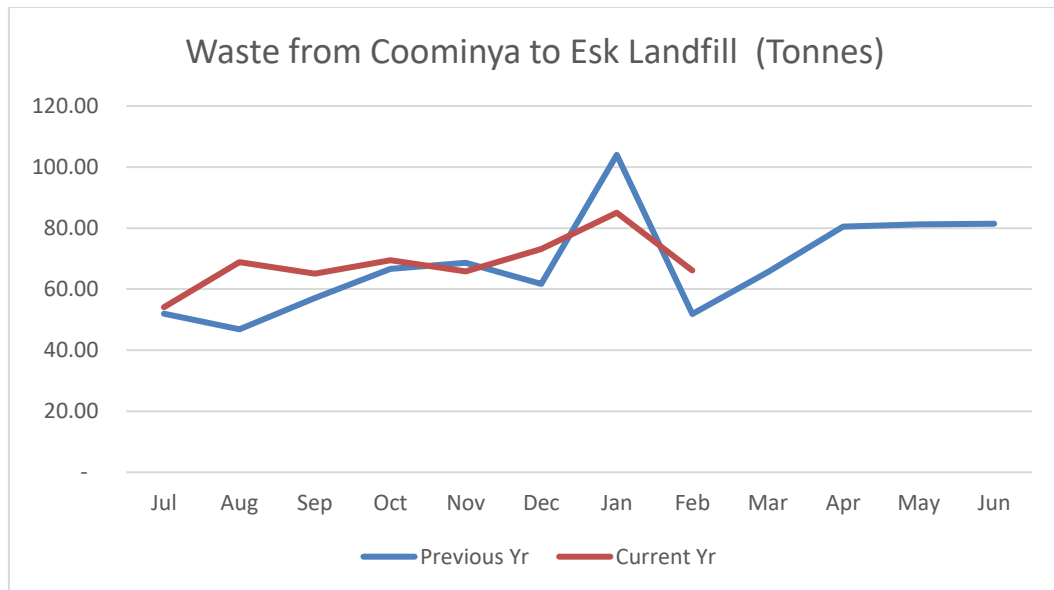
- Council's Local Disaster Management Group met in February in-person in Esk.
- An exercise has been proposed for the LDMG, facilitated by QFES, to run through a

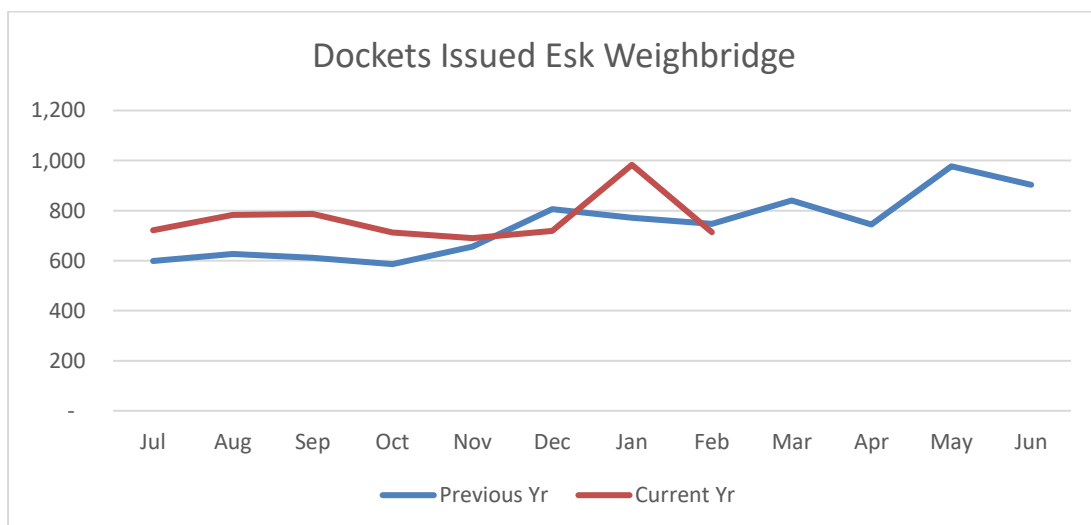
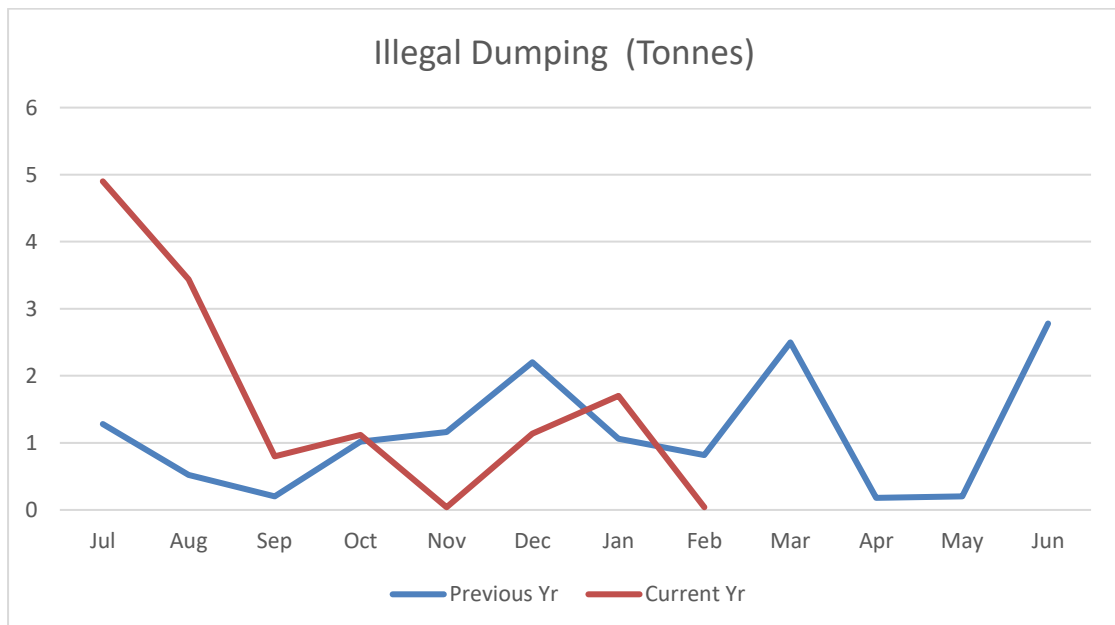
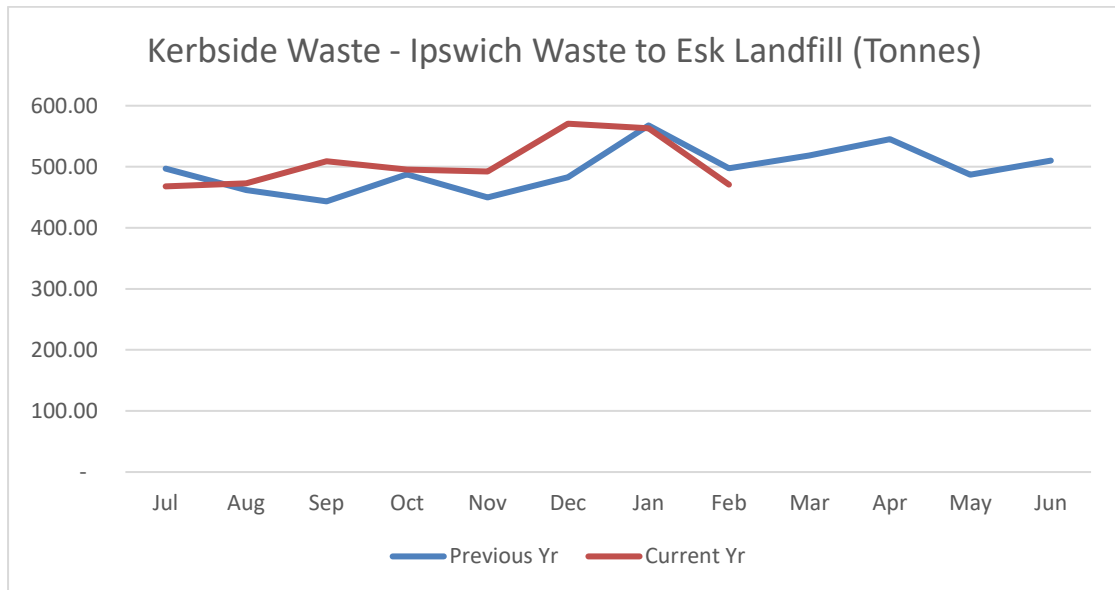
flood and major traffic incident. This will likely be held at the next LDMG meeting in May.

- An application has been submitted as part of the Department of Communities Flexible Funding Program for the purchase of two Evacuation Equipment Trailers at a cost of approximately \$40,000 - including equipment.
- Discussions have continued with QFES, HQ Plantations, DNRME and Council with regards to bushfire mitigation activities in Jimna. This includes submitting those activities as part of operation Coolburn (via QFES).
- WaterRide system has undergone testing and Advisian have been making changes to the system as a result of the recent flood studies performed for Fernvale, Lowood, Esk, Toogoolawah, Kilcoy and Minden. This included using the RAFTS models as opposed to previously imported URBS modelling.
- Council's Bushfire Sub Plan has been given to QFES for review and comment
- Extension has been granted until December 2021 for the delivery of Council's Disaster Risk Study to be undertaken using Qld Emergency Risk Management Framework (QERMF). This is a joint project with Lockyer Valley Regional Council and funded by the State Government.
- QFES have emailed members of Council's incident Management Team, along with members of the LDMG highlighting any Disaster management training required.
- Training of key Operations staff occurred in the use of WaterRide forecasting

#### Waste Management (Adam Staunton)

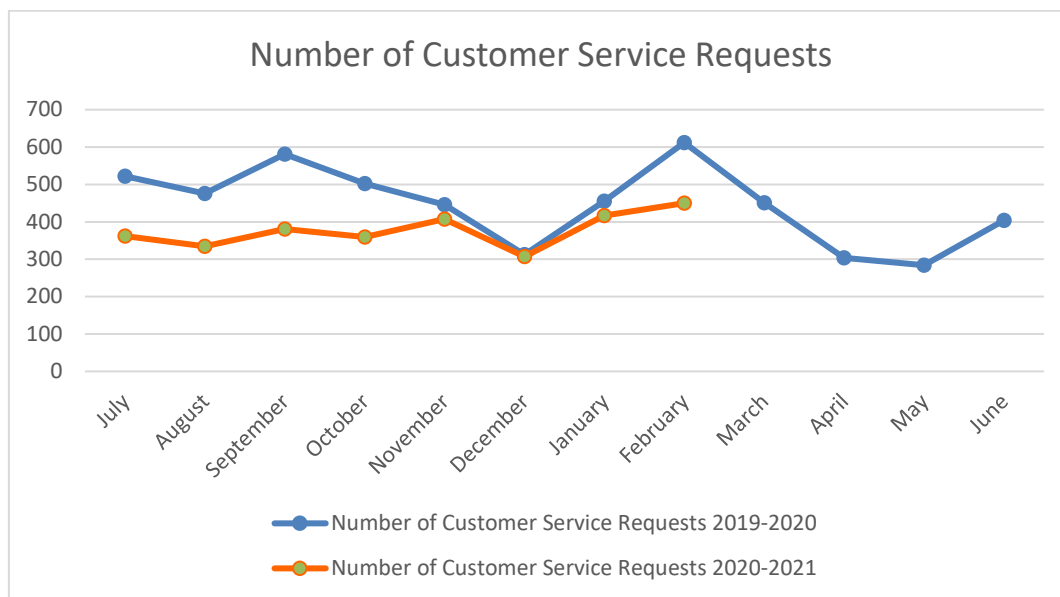




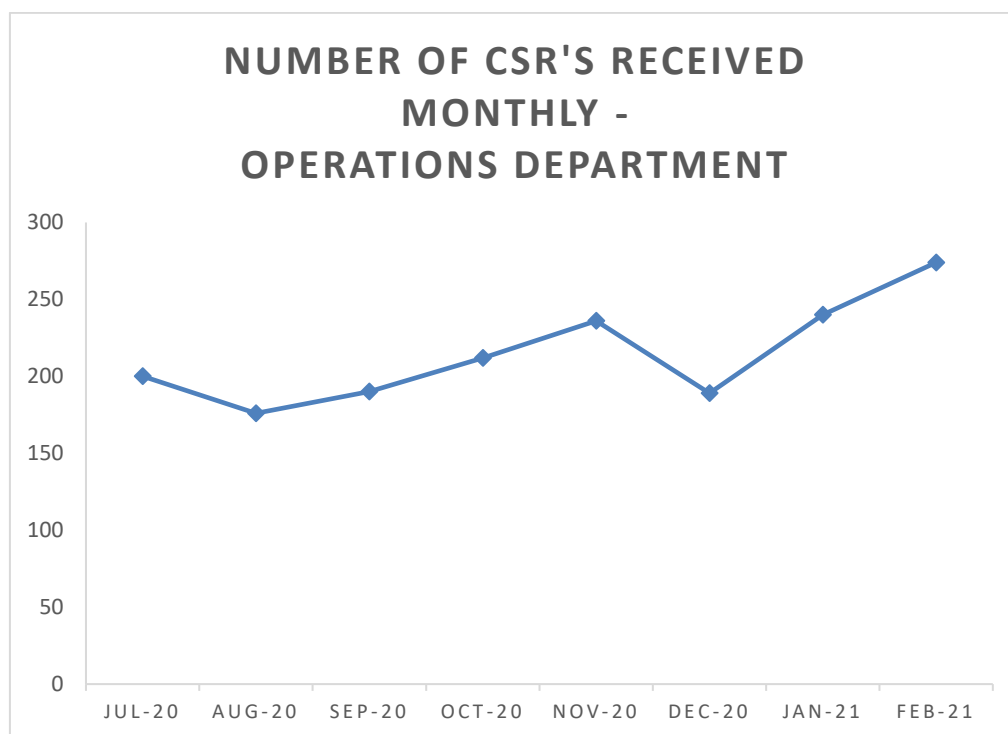


**Background/Summary – Customer Service Requests (Debbie Chandler)**

Council received 450 customer service requests for the month of February 2021. A copy of the report is attached for your information.



Operations Department received 274 customer service requests for the month of February 2021 as summarised below.



	Jan-21	Feb-21
Cemeteries	2	2
Departmental reviews	0	0
Fences on roadways	1	0

Illegal dumping clean ups	6	5
Overgrown Council land	7	12
Parks including mowing and cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	5	11
Roads - bitumen	21	27
Roads - gravel	15	35
Roads - drainage	23	10
Roads - culverts	2	2
Roads - vegetation	36	55
Roads - footpaths	4	9
Roads - linemarking	2	1
Roads - bridgework	1	1
Roads – traffic furniture	18	15
Rural Property Number	3	5
Stormwater issues within private properties	1	1
Waste management	3	2
Wheelie bins (IWS) – Cancellation of extra services	3	4
Damaged lids and wheels	11	7
Replacement Split Bins	26	25
New Services	2	4
Extra services	12	13
Stolen bins	6	1
Missed services	26	10
Contractor Requests	3	0
Wheelie bins (Cleanaway) - Cancellation of extra services	1	0
Damaged lids and wheels	1	5
Replacement split bins	1	5
New services	1	5
Extra services	0	2
Stolen bins	0	0
Missed services	0	0
Contractor Requests	1	0

**Attachment**

Customer service request report for month of February 2021.

**Recommendation**

THAT Council receive the Operations Report for February 2021 and that the contents noted.

**Resolution**

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council receive the Operations Report for February 2021 and that the contents noted.”

Carried

Vote – Unanimous



<b>Subject:</b>	<b>Tourism and Promotions Report - February 2021</b>
<b>File Ref:</b>	<b>Tourism - Promotions</b>
<b>Action Officer:</b>	<b>CMM</b>

### Background

The following is the February 2021 summary of activities for Somerset visitor information centres and the communications and marketing team members.

### Visitor Statistics

	<b>Somerset</b>	<b>Brisbane</b>	<b>Other SEQ</b>	<b>Rest of state</b>	<b>Interstate</b>	<b>International</b>	<b>Total</b>
<b>Esk VIC</b>	69	79	104	40	57	2	340
<b>Kilcoy VIC</b>	80	89	136	41	36	3	386
<b>Fernvale VIC</b>	99	134	73	14	13	2	335
<b>SRAG / Toogoolawah VIC</b>	74	34	131	71	12	0	322

### Motivators

	<b>First</b>	<b>Second</b>	<b>Third</b>
<b>Esk</b>	Directions and maps	Glen Rock Art Gallery	Tourist drives
<b>Kilcoy</b>	Directions and maps	Caravan and camping	Outdoor activities
<b>Fernvale</b>	Directions and maps	Brisbane Valley Rail Trail	Trails and walks
<b>SRAG / TVIC</b>	Somerset Regional Art Gallery	Heritage	Directions and maps

### Merchandise Sold

	<b>First</b>	<b>Second</b>	<b>Third</b>	<b>Total value</b>
<b>Esk</b>	Fridge magnets and post cards	Stubby coolers	Bumper sticker	\$15
<b>Kilcoy</b>	Postcards	Magnet/ bumper stickers	Travel mugs	\$47
<b>Fernvale</b>	Postcards	-	-	\$6
<b>SRAG / TVIC</b>	Stubby coolers	-	-	\$12

### Volunteers

	<b>Active</b>	<b>Non-active</b>	<b>Total</b>	<b>Resignations</b>	<b>New</b>
<b>Esk</b>	12	2	13	0	1
<b>Kilcoy</b>	9	3	12	0	0
<b>Fernvale</b>	16	0	16	0	0
<b>SRAG / TVIC</b>	12	1	13	0	1
<b>Total</b>	49	6	54	0	2

### Volunteer acknowledgement and engagement

Four volunteer familiarisation tours are scheduled for 2021. The objective of these tours is to improve communication and socialisation among the volunteers across Somerset's four visitor information centres and to increase product knowledge and operator awareness.

A draft outline of the famils for 2021 is below:

Date	Proposed Locations
Wednesday, 24 March	Lowood, Fernvale, Glamorgan Vale
TBC – May	Outside of region Coincide with National Volunteer Week 18 – 24 May
Tuesday, 21 September	Kilcoy, Somerset Dam and surrounds
Friday, 3 December	Famil (Christmas break-up) TBC International Volunteers Day - Sunday, 5 December 2021

### Room bookings

	Number	Total value
<b>Esk VIC</b>	-	-
<b>Kilcoy VIC</b>	6	\$114
<b>Fernvale VIC</b>	10	\$56
<b>Fernvale Community Hall</b>	21	\$945
<b>Fernvale Showgrounds</b>	-	-

### Somerset Regional Art Gallery – The Condensery

The gallery is currently displaying work from six accomplished textile and mixed media artists. The exhibition, Through the Glass, by the Entwined Threads Art Group features artwork reflecting on the history making events of 2020. The exhibition is on display until Sunday, 14 March.

On Wednesday 17 February, the gallery welcomed 22 guests from Caloundra on a bus tour. Two 'Meet and Greet' events took place which were popular with Somerset residents but also attracting visitors from outside of Somerset.

The next exhibition, Canvas to Cloth by Somerset residents, Jodie Wade and Noela Lowien, will start on Saturday, 20 March. Planning is underway for an opening night on Friday, 19 March.

The process to appoint a new Gallery Officer has started.

### Glen Rock Art Gallery (Esk Visitor Information Centre)

From the 4 February to 3 March, artist Sue Howard is exhibiting "My days in France" – Watercolour Impressions at the Glen Rock Art Gallery.

### Events

A full list of Somerset Regional Council events has been compiled for circulation, listing over 30 events across multiple departments. Planning continues for the Somerset Art Beat Festival, Somerset Rail Trial Fun Run or Ride, the Somerset Festival of Planes, Trials and Automobiles

(name TBC) to accompany the Brisbane Airshow display and more.

### **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, although Council officers have been assisting operators and creating these listings. Regional events have also been added to ATDW to be distributed to various websites including Visit Brisbane and Queensland.com, when the appropriate information and images have been received.

### **Social media**

#### *Facebook*

- Experience Somerset: 2643 (+19)
- Somerset Regional Art Gallery – The Condensery: 664 (+3)
- Tourism pages are also active for each Visitor Information Centre (four in total)

#### *Instagram*

- Experience Somerset: 1241 (+21)

### **Experience Somerset website**

- Pageviews: 6467(down 19% this month)
- Visitors: 85% new, 15 % returning
- Peak time: sessions on Sunday, 14 February
- Most popular pages: Experience Somerset homepage (661), Somerset Park Campground (582) and Boating and Fishing (421),
- Device: 58% mobile, 37% desktop and 5 %tablet
- Referrals: Visit Brisbane (196), Queensland.com (66), Brisbane Airshow (61)

### **SEQ Food Trails**

At the end of February, Somerset had 17 food businesses listed on the Somerset SEQ Food Trails website. Somerset's presence on this site was launched on 28 January 2021.

Visitors, operators and Somerset residents are encouraged to share their food photos on Instagram with the hashtag #experiencesomerset. Images tagged #experiencesomerset will feed into the Somerset food trails homepage. Content and images is updated regularly.

### **Tourism Trade Shows**

The tourism team attended the Moreton Bay Expo from Friday, 12 February to Sunday, 14 February at the Redcliffe Showgrounds. Officers handed out 1300 Experience Somerset tote bags, 200 additional Somerset visitor guides, 500 Brisbane Valley Rail Trail Brochures as well as promotional merchandise to visitors attending the expo. The expo attracted 20,689 visitors over three days, a higher than normal attendance rate.

The tourism team will also be attending the Outdoor Adventure and Motoring Expo in Toowoomba in August. Details for Brisbane's Let's Go Caravan and Camping Expo are yet to be released for June. Operators will be contacted once more information has been received about the events in regard to COVID safe practices and staff numbers allowed on stands.

### **Somerset Tourism Strategy**

Work on the Somerset Tourism strategy is ongoing with regular catchups with consultant Sasha Lennon. A draft strategy will be ready for review in March. Consultation with key stakeholder groups prior to the Somerset Tourism Strategy being adopted by Council will occur before final council adoption and implementation.

### Brisbane Economic Development Membership

Council officers participate in fortnightly (online) catchups with the Brisbane EDA and other local governments who are members of the regional tourism authority.

### The Tourism Group

Council has joined the Tourism Group consortium application for the Driver Reviver Grants to gain funding to print a new edition of 'Guide to Queensland Roads'. If grant funding is approved this guide will be available to all accredited visitor information centres again, not just VICs that are participating in the Driver Reviver program.

### Attachments

Nil

### Recommendations

THAT Council receive the Tourism and Promotions Report for the month of February 2021 and that the contents be noted.

#### Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council receive the Tourism and Promotions Report for the month of February 2021 and that the contents be noted.”

Carried

Vote – Unanimous

<b>Subject:</b>	<b>Economic Development and Tourism Committee Report 16 February 2021</b>
<b>File Ref:</b>	<b>2020-2024 Economic Development and Tourism Committee</b>
<b>Action Officer:</b>	<b>KVISO</b>

### Background/Summary

A meeting of the Somerset Regional Council Economic Development and Tourism Committee was held on Tuesday, 16 February 2021

### Attachments

Meeting Report Somerset Regional Council Economic Development and Tourism Committee.

### Recommendation

THAT the Economic Development and Tourism Committee report from Tuesday, 16 February 2021 be received and the contents noted.

#### Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

“THAT the Economic Development and Tourism Committee report from Tuesday, 16 February 2021 be received and the contents noted.”

Carried

Vote – Unanimous

**Meetings authorised by Council**

Nil

**Mayor and Councillor Reports****Cr Gaedtke - Councillor report***February 2021*

## 25 Kilcoy Recreation Grounds Committee Quarterly Meeting

A very robust meeting, with lots of conversation around the revised master plan for the grounds. Many thanks to new committee member Robbie Christie for his representation of the Kilcoy Rodeo (and Kilcoy Truck Convoy).

*March 2021*

## 2 Kilcoy Sports Centre – Cert III Sports and Recreation Practical work – Toogoolawah State High School

Kilcoy gym members volunteered their time to assist Year 11 and 12 students to undertake their practical.

## 2 Kilcoy District Tennis Club AGM and monthly meeting

I was presented with a copy of the Club Development Plan Kilcoy Tennis Club 2021.

## 2 Meeting with private resident to discuss a local issue/initiative.

## 3 Somerset Dam District Progress Assn monthly meeting

## 3 Meeting with Kilcoy Show Society President – site location.

## 4 Brisbane Valley Heritage Trail Committee monthly meeting

Lots of discussion took place, one query was the actual commencement date of this group.

## 7 Clean up Australia Day - Clean Up Somerset Waterways and Parklands – Fernvale

A great turn out to remove the litter from areas around Savages Crossing, Twin Bridges and Jensen's Swamp.

## 8 The Condensery Toogoolawah – Volunteers Lunch and Welcome of staff

Lovely initiative to welcome newly assigned Condensery staff and to introduce senior staff to our volunteers.

**Cr Isidro - Councillor report***February 2021*

## 25 Lions Youth of the Year

## 27 Lions Youth of the Year judging

I would like to highlight that Cr Wendt and myself were Judges at the Lions Youth of the Year held at the Lowood High School. All who attended did an amazing job. It is not an easy process, and congratulations to all in attendance and the winners.

**Cr Wendt - Councillor report***February 2021*

## 24 Ordinary Council Meeting – Esk

Workshop Meeting – Esk

Fernvale Rural Fire Brigade Meeting – Fernvale

- 25 Lowood Youth of the Year Interviews – Lowood High School
- 27 Lowood Youth of the Year Public Speaking - Lowood
- 07 Clean-up Australia Day – Fernvale
- 09 Fernvale Lowood Neighbourhood Watch - Lowood

### Cr Choat - Councillor report

Cr Choat noted that Clean Up Australia Day was fantastic. Cr Choat stated that a friend in Kenya contacted him because he saw the Facebook post on Clean Up Australia Day in the region, and said he would like to start this in Kenya. It's great to see that that event has reached someone in Kenya. Congratulations to all, and a big shout out to Grant Neilsen, who has done so much in such a short time. The River is looking fantastic. It was a great event and thank you to everyone for their attendance.

**Resolution**

Moved – Cr Whalley

Seconded – Cr Isidro

"THAT the verbal and written reports of Cr Gaedtke, Isidro, Went and Choat be received and the contents noted."

*Carried**Vote – Unanimous*

### 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 9.56 am.

## **BUDGET REVIEW APPENDIX A**

Somerset Regional Council  
Budget review - adoption level  
Year Ending 30 June 2021

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of cash flows</b>								
<b>FUNDS IN</b>								
Capital grants and subsidies	15,020,682	820,000	-	-	-	14,200,682	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	1,313,340	-	-	1,313,340	-	-	-	-
Tax equivalents	756,000	-	-	756,000	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,020,430	159,890	-	51,920	-	121,000	612,820	74,800
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	2,558,637	272,116	-	3,502,688	24,000	(1,250,603)	10,436	-
Other revenue	1,680,956	476,949	9,000	1,195,007	-	-	-	-
Sales revenue	9,243,151	-	-	-	-	9,243,151	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,431,837)	-	-	(2,943,319)	-	-	-	(488,518)
Rates and utility charges excluding discounts and rebates	26,400,035	-	-	22,698,823	-	-	82,560	3,618,652
<b>TOTAL FUNDS IN</b>	<b>56,069,554</b>	<b>1,728,955</b>	<b>9,000</b>	<b>28,082,619</b>	<b>24,000</b>	<b>22,314,230</b>	<b>705,816</b>	<b>3,204,934</b>
<b>FUNDS OUT</b>								
Interest paid and finance costs	-	-	-	-	-	-	-	-
Labour, plant and materials	60,024,623	6,235,284	2,401,325	1,784,498	1,991,538	41,059,500	3,324,749	3,227,729
Internal recovery	-	(141,123)	-	-	-	(545,376)	-	686,499
Plant purchases	1,155,352	-	-	-	-	1,155,352	-	-
Water and sewerage services - Queensland Urban Utilities	386,163	-	-	-	-	386,163	-	-
Loan redemption	-	-	-	-	-	-	-	-
<b>TOTAL FUNDS OUT</b>	<b>61,566,138</b>	<b>6,094,161</b>	<b>2,401,325</b>	<b>1,784,498</b>	<b>1,991,538</b>	<b>42,055,639</b>	<b>3,324,749</b>	<b>3,914,228</b>
<b>NET FUNDS MOVEMENT</b>	<b>(5,496,584)</b>	<b>(4,365,206)</b>	<b>(2,392,325)</b>	<b>26,298,121</b>	<b>(1,967,538)</b>	<b>(19,741,409)</b>	<b>(2,618,933)</b>	<b>(709,294)</b>
<b>CHANGES IN RESERVES AND EQUITY MOVEMENTS</b>	<b>(5,496,584)</b>	<b>-</b>	<b>-</b>	<b>(14,207,525)</b>	<b>-</b>	<b>8,498,699</b>	<b>-</b>	<b>212,242</b>
<b>NET FUNDS MOVEMENT AND EQUITY MOVEMENTS</b>	<b>-</b>	<b>(4,365,206)</b>	<b>(2,392,325)</b>	<b>40,505,646</b>	<b>(1,967,538)</b>	<b>(28,240,108)</b>	<b>(2,618,933)</b>	<b>(921,536)</b>



**Somerset Regional Council**  
**Budget review - adoption level**  
**Year Ending 30 June 2021**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of income and expenditure</b>								
OPERATING REVENUE								
Capital grants and subsidies	15,020,682	820,000	-	-	-	14,200,682	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	1,313,340	-	-	1,313,340	-	-	-	-
Tax equivalents	756,000	-	-	756,000	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,020,430	159,890	-	51,920	-	121,000	612,820	74,800
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	2,558,637	272,116	-	3,502,688	24,000	(1,250,603)	10,436	-
Other revenue	1,680,956	476,949	9,000	1,195,007	-	-	-	-
Sales revenue	9,243,151	-	-	-	-	9,243,151	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,431,837)	-	-	(2,943,319)	-	-	-	(488,518)
Rates and utility charges excluding discounts and rebates	26,400,035	-	-	22,698,823	-	-	82,560	3,618,652
Less capital items	(15,020,682)	(820,000)	-	-	-	(14,200,682)	-	-
<b>TOTAL OPERATING REVENUE</b>	<b>41,048,872</b>	<b>908,955</b>	<b>9,000</b>	<b>28,082,619</b>	<b>24,000</b>	<b>8,113,548</b>	<b>705,816</b>	<b>3,204,934</b>
<b>OPERATING EXPENDITURE</b>								
Labour, plant and materials	60,024,623	6,235,284	2,401,325	1,784,498	1,991,538	41,059,500	3,324,749	3,227,729
Interest paid and finance costs	-	-	-	-	-	-	-	-
Plant purchases	1,155,352	-	-	-	-	1,155,352	-	-
Internal recovery	-	(141,123)	-	-	-	(545,376)	-	686,499
Water and sewerage services - Queensland Urban Utilities	386,163	-	-	-	-	386,163	-	-
Depreciation	8,710,941	-	-	-	-	8,498,699	-	212,242
Less used for capital purposes	(28,177,138)	(8,000)	-	-	-	(27,607,723)	-	(561,415)
<b>TOTAL OPERATING EXPENDITURE</b>	<b>42,099,941</b>	<b>6,086,161</b>	<b>2,401,325</b>	<b>1,784,498</b>	<b>1,991,538</b>	<b>22,946,615</b>	<b>3,324,749</b>	<b>3,565,055</b>
<b>NET RESULT OR NET OPERATING POSITION</b>	<b>(1,051,069)</b>	<b>(5,177,206)</b>	<b>(2,392,325)</b>	<b>26,298,121</b>	<b>(1,967,538)</b>	<b>(14,833,067)</b>	<b>(2,618,933)</b>	<b>(360,121)</b>
<b>Dissection of capital expenditure</b>								
New assets including upgrading, extending and improving assets and infrastructure	19,297,008							
Replacement or renewals of assets	8,880,130							
<b>Total capital expenditure</b>	<b>28,177,138</b>							

**Somerset Regional Council**  
**Budget review - adoption level**  
**Year Ending 30 June 2021**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of changes in equity</b>								
Accumulated (Surplus)/ Deficit	(4,456,346)	-	-	(4,456,346)	-	-	-	-
Appn to-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Works & Roads	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Wtr/Sewerage	-	-	-	-	-	-	-	-
Trfr from-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Trfr from-Constrained Works Reserve	(1,040,238)	-	-	(1,040,238)	-	-	-	-
Trfr from-Land Sale Reserve	-	-	-	-	-	-	-	-
Depreciation	8,710,941	-	-	-	-	8,498,699	-	212,242
Depreciation funding adjustment	(8,710,941)	-	-	(8,710,941)	-	-	-	-
<b>TOTAL RESERVES AND EQUITY MOVEMENTS</b>	<b>(5,496,584)</b>	<b>-</b>	<b>-</b>	<b>(14,207,525)</b>	<b>-</b>	<b>8,498,699</b>	<b>-</b>	<b>212,242</b>

**Somerset Regional Council**  
**Budget review - adoption level**  
**Year Ending 30 June 2021**

<b>Balance sheet or statement of financial position</b>	30-Jun-21	30-Jun-20
<u>Assets</u>		
Operating and trust cash to account	43,032,416	78,529,000
Rate debtors	2,105,000	2,105,000
Other receivables	4,388,000	4,388,000
Store inventories/ gravel stockpiles	535,000	535,000
Obligations that will be owed by the water distributor retailer to the local government	43,804,000	13,804,000
Equity in Queensland Urban Utilities	29,024,000	29,024,000
Property, plant, equipment, work in progress, land	370,926,197	351,460,000
<u>Total assets</u>	493,814,613	479,845,000
<u>Liabilities</u>		
Trade creditors, accruals and other current liabilities	16,176,000	16,176,000
<u>Total liabilities</u>	16,176,000	16,176,000
<u>Net community assets</u>	477,638,613	463,669,000
Community equity	477,638,613	463,669,000

Somerset Regional Council  
 Budget review - adoption level - second year forecast  
 Year Ending 30 June 2022

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of cash flows</b>								
<b>FUNDS IN</b>								
Capital grants and subsidies	1,214,737	-	-	-	-	1,214,737	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	500,000	-	-	500,000	-	-	-	-
Tax equivalents	771,120	-	-	771,120	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,240,838	163,088	-	52,958	-	123,420	825,076	76,296
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	4,005,035	277,559	-	3,555,228	24,480	137,123	10,645	-
Other revenue	1,713,743	485,656	9,180	1,218,907	-	-	-	-
Sales revenue	9,428,014	-	-	-	-	9,428,014	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,567,124)	-	-	(3,066,882)	-	-	-	(500,242)
Rates and utility charges excluding discounts and rebates	27,424,692	-	-	23,634,981	-	-	84,211	3,705,500
<b>TOTAL FUNDS IN</b>	<b>44,239,215</b>	<b>926,303</b>	<b>9,180</b>	<b>28,174,472</b>	<b>24,480</b>	<b>10,903,294</b>	<b>919,932</b>	<b>3,281,554</b>
<b>FUNDS OUT</b>								
Interest paid and finance costs	-	-	-	-	-	-	-	-
Labour, plant and materials	44,805,564	6,373,780	2,364,813	1,770,462	2,030,639	23,999,969	3,314,747	4,951,154
Internal recovery	-	(143,945)	-	-	-	(556,284)	-	700,229
Plant purchases	1,519,700	-	-	-	-	1,519,700	-	-
Water and sewerage services - Queensland Urban Utilities	393,887	-	-	-	-	393,887	-	-
Loan redemption	-	-	-	-	-	-	-	-
<b>TOTAL FUNDS OUT</b>	<b>46,719,151</b>	<b>6,229,835</b>	<b>2,364,813</b>	<b>1,770,462</b>	<b>2,030,639</b>	<b>25,357,272</b>	<b>3,314,747</b>	<b>5,651,383</b>
<b>NET FUNDS MOVEMENT</b>	<b>(2,479,936)</b>	<b>(5,303,532)</b>	<b>(2,355,633)</b>	<b>26,404,010</b>	<b>(2,006,159)</b>	<b>(14,453,978)</b>	<b>(2,394,815)</b>	<b>(2,369,829)</b>
<b>CHANGES IN RESERVES AND EQUITY MOVEMENTS</b>	<b>(1,366,049)</b>	<b>-</b>	<b>-</b>	<b>(10,257,390)</b>	<b>-</b>	<b>8,674,854</b>	<b>-</b>	<b>216,487</b>
<b>NET FUNDS MOVEMENT AND EQUITY MOVEMENTS</b>	<b>(1,113,887)</b>	<b>(5,303,532)</b>	<b>(2,355,633)</b>	<b>36,661,400</b>	<b>(2,006,159)</b>	<b>(23,128,832)</b>	<b>(2,394,815)</b>	<b>(2,586,316)</b>

**Somerset Regional Council**  
**Budget review - adoption level - second year forecast**  
**Year Ending 30 June 2022**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of income and expenditure</b>								
OPERATING REVENUE								
Capital grants and subsidies	1,214,737	-	-	-	-	1,214,737	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	500,000	-	-	500,000	-	-	-	-
Tax equivalents	771,120	-	-	771,120	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,240,838	163,088	-	52,958	-	123,420	825,076	76,296
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	4,005,035	277,559	-	3,555,228	24,480	137,123	10,645	-
Other revenue	1,713,743	485,656	9,180	1,218,907	-	-	-	-
Sales revenue	9,428,014	-	-	-	-	9,428,014	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,567,124)	-	-	(3,066,882)	-	-	-	(500,242)
Rates and utility charges excluding discounts and rebates	27,424,692	-	-	23,634,981	-	-	84,211	3,705,500
Less capital items	(1,214,737)	-	-	-	-	(1,214,737)	-	-
<b>TOTAL OPERATING REVENUE</b>	<b>43,024,478</b>	<b>926,303</b>	<b>9,180</b>	<b>28,174,472</b>	<b>24,480</b>	<b>9,688,557</b>	<b>919,932</b>	<b>3,281,554</b>
<b>OPERATING EXPENDITURE</b>								
Labour, plant and materials	44,805,564	6,373,780	2,364,813	1,770,462	2,030,639	23,999,969	3,314,747	4,951,154
Interest paid and finance costs	-	-	-	-	-	-	-	-
Plant purchases	1,519,700	-	-	-	-	1,519,700	-	-
Internal recovery	-	(143,945)	-	-	-	(556,284)	-	700,229
Water and sewerage services - Queensland Urban Utilities	393,887	-	-	-	-	393,887	-	-
Depreciation	8,891,341	-	-	-	-	8,674,854	-	216,487
Less used for capital purposes	(11,462,433)	(8,160)	-	-	-	(9,192,633)	-	(2,261,640)
<b>TOTAL OPERATING EXPENDITURE</b>	<b>44,148,059</b>	<b>6,221,675</b>	<b>2,364,813</b>	<b>1,770,462</b>	<b>2,030,639</b>	<b>24,839,493</b>	<b>3,314,747</b>	<b>3,606,230</b>
<b>NET RESULT OR NET OPERATING POSITION</b>	<b>(1,123,581)</b>	<b>(5,295,372)</b>	<b>(2,355,633)</b>	<b>26,404,010</b>	<b>(2,006,159)</b>	<b>(15,150,936)</b>	<b>(2,394,815)</b>	<b>(324,676)</b>
<b>Dissection of capital expenditure</b>								
New assets including upgrading, extending and improving assets and infrastructure	-							
Replacement or renewals of assets	9,192,633							
<b>Total capital expenditure</b>	<b>9,192,633</b>							

**Somerset Regional Council**  
**Budget review - adoption level - second year forecast**  
**Year Ending 30 June 2022**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of changes in equity</b>								
Accumulated (Surplus)/ Deficit	(1,366,049)	-	-	(1,366,049)	-	-	-	-
Appn to-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Works & Roads	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Wtr/Sewerage	-	-	-	-	-	-	-	-
Trfr from-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Trfr from-Constrained Works Reserve	-	-	-	-	-	-	-	-
Trfr from-Land Sale Reserve	-	-	-	-	-	-	-	-
Depreciation	8,891,341	-	-	-	-	8,674,854	-	216,487
Depreciation funding adjustment	(8,891,341)	-	-	(8,891,341)	-	-	-	-
<b>TOTAL RESERVES AND EQUITY MOVEMENTS</b>	<b>(1,366,049)</b>	<b>-</b>	<b>-</b>	<b>(10,257,390)</b>	<b>-</b>	<b>8,674,854</b>	<b>-</b>	<b>216,487</b>

**Somerset Regional Council**  
**Budget review - adoption level - second year forecast**  
**Year Ending 30 June 2022**

<b>Balance sheet or statement of financial position</b>	<b>30-Jun-22</b>	<b>30-Jun-21</b>
<u>Assets</u>		
Operating and trust cash to account	40,552,480	43,032,416
Rate debtors	2,119,591	2,105,000
Other receivables	4,418,416	4,388,000
Store inventories/ gravel stockpiles	538,708	535,000
Obligations that will be owed by the water distributor retailer to the local government	43,804,000	43,804,000
Equity in Queensland Urban Utilities	29,024,000	29,024,000
Property, plant, equipment, work in progress, land	373,497,289	370,926,197
<u>Total assets</u>	<u>493,954,484</u>	<u>493,814,613</u>
<u>Liabilities</u>		
Trade creditors, accruals and other current liabilities	16,224,715	16,176,000
<u>Total liabilities</u>	<u>16,224,715</u>	<u>16,176,000</u>
<u>Net community assets</u>	<u>477,729,769</u>	<u>477,638,613</u>
Community equity	477,729,769	477,638,613

Somerset Regional Council  
 Budget review - adoption level - third year forecast  
 Year Ending 30 June 2023

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of cash flows</b>								
<b>FUNDS IN</b>								
Capital grants and subsidies	971,727	-	-	-	-	971,727	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	525,000	-	-	525,000	-	-	-	-
Tax equivalents	786,542	-	-	786,542	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,265,654	166,350	-	54,017	-	125,888	841,577	77,822
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	4,066,929	283,111	-	3,608,556	24,970	139,434	10,858	-
Other revenue	1,737,591	484,942	9,364	1,243,285	-	-	-	-
Sales revenue	9,616,575	-	-	-	-	9,616,575	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,707,881)	-	-	(3,195,633)	-	-	-	(512,248)
Rates and utility charges excluding discounts and rebates	28,490,442	-	-	24,610,114	-	-	85,896	3,794,432
<b>TOTAL FUNDS IN</b>	<b>45,260,739</b>	<b>934,403</b>	<b>9,364</b>	<b>29,140,041</b>	<b>24,970</b>	<b>10,853,624</b>	<b>938,331</b>	<b>3,360,006</b>
<b>FUNDS OUT</b>								
Interest paid and finance costs	-	-	-	-	-	-	-	-
Labour, plant and materials	43,239,269	6,501,206	2,412,094	1,805,868	2,070,521	24,318,396	3,381,037	2,750,147
Internal recovery	-	(146,824)	-	-	-	(567,410)	-	714,234
Plant purchases	1,619,700	-	-	-	-	1,619,700	-	-
Water and sewerage services - Queensland Urban Utilities	401,770	-	-	-	-	401,770	-	-
Loan redemption	-	-	-	-	-	-	-	-
<b>TOTAL FUNDS OUT</b>	<b>45,260,739</b>	<b>6,354,382</b>	<b>2,412,094</b>	<b>1,805,868</b>	<b>2,070,521</b>	<b>25,772,456</b>	<b>3,381,037</b>	<b>3,464,381</b>
<b>NET FUNDS MOVEMENT</b>	<b>-</b>	<b>(5,419,979)</b>	<b>(2,402,730)</b>	<b>27,334,173</b>	<b>(2,045,551)</b>	<b>(14,918,832)</b>	<b>(2,442,706)</b>	<b>(104,375)</b>
<b>CHANGES IN RESERVES AND EQUITY MOVEMENTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,075,492)</b>	<b>-</b>	<b>8,854,675</b>	<b>-</b>	<b>220,817</b>
<b>NET FUNDS MOVEMENT AND EQUITY MOVEMENTS</b>	<b>-</b>	<b>(5,419,979)</b>	<b>(2,402,730)</b>	<b>36,409,665</b>	<b>(2,045,551)</b>	<b>(23,773,507)</b>	<b>(2,442,706)</b>	<b>(325,192)</b>

**Somerset Regional Council**  
**Budget review - adoption level - third year forecast**  
**Year Ending 30 June 2023**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of income and expenditure</b>								
OPERATING REVENUE								
Capital grants and subsidies	971,727	-	-	-	-	971,727	-	-
Contributions from developers	-	-	-	-	-	-	-	-
Dividends	525,000	-	-	525,000	-	-	-	-
Tax equivalents	786,542	-	-	786,542	-	-	-	-
Interest earned - Queensland Urban Utilities	822,220	-	-	822,220	-	-	-	-
Fees and charges	1,265,654	166,350	-	54,017	-	125,888	841,577	77,822
Interest earned	685,940	-	-	685,940	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-
Operating grants and subsidies	4,066,929	283,111	-	3,608,556	24,970	139,434	10,858	-
Other revenue	1,737,591	484,942	9,364	1,243,285	-	-	-	-
Sales revenue	9,616,575	-	-	-	-	9,616,575	-	-
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,707,881)	-	-	(3,195,633)	-	-	-	(512,248)
Rates and utility charges excluding discounts and rebates	28,490,442	-	-	24,610,114	-	-	85,896	3,794,432
Less capital items	(971,727)	-	-	-	-	(971,727)	-	-
<b>TOTAL OPERATING REVENUE</b>	<b>44,289,012</b>	<b>934,403</b>	<b>9,364</b>	<b>29,140,041</b>	<b>24,970</b>	<b>9,881,897</b>	<b>938,331</b>	<b>3,360,006</b>
<b>OPERATING EXPENDITURE</b>								
Interest paid and finance costs	-	-	-	-	-	-	-	-
Labour, plant and materials	43,239,269	6,501,206	2,412,094	1,805,868	2,070,521	24,318,396	3,381,037	2,750,147
Plant purchases	1,619,700	-	-	-	-	1,619,700	-	-
Internal recovery	-	(146,824)	-	-	-	(567,410)	-	714,234
Water and sewerage services - Queensland Urban Utilities	401,770	-	-	-	-	401,770	-	-
Depreciation	9,075,492	-	-	-	-	8,854,675	-	220,817
Less used for capital purposes	(9,275,728)	(8,323)	-	-	-	(9,267,405)	-	-
<b>TOTAL OPERATING EXPENDITURE</b>	<b>45,060,503</b>	<b>6,346,059</b>	<b>2,412,094</b>	<b>1,805,868</b>	<b>2,070,521</b>	<b>25,359,726</b>	<b>3,381,037</b>	<b>3,685,198</b>
<b>NET RESULT OR NET OPERATING POSITION</b>	<b>(771,491)</b>	<b>(5,411,656)</b>	<b>(2,402,730)</b>	<b>27,334,173</b>	<b>(2,045,551)</b>	<b>(15,477,829)</b>	<b>(2,442,706)</b>	<b>(325,192)</b>
<b>Dissection of capital expenditure</b>								
New assets including upgrading, extending and improving assets and infrastructure	973,567							
Replacement or renewals of assets	8,293,838							
<b>Total capital expenditure</b>	<b>9,267,405</b>							

**Somerset Regional Council**  
**Budget review - adoption level - third year forecast**  
**Year Ending 30 June 2023**

	TOTAL	Corporate	Executive	Finance	Human Resources	Operations	Planning	Waste mgt
<b>Statement of changes in equity</b>								
Accumulated (Surplus)/ Deficit	-	-	-	-	-	-	-	-
Appn to-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Works & Roads	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Wtr/Sewerage	-	-	-	-	-	-	-	-
Trfr from-Asset Replacement Reserve	-	-	-	-	-	-	-	-
Trfr from-Constrained Works Reserve	-	-	-	-	-	-	-	-
Trfr from-Land Sale Reserve	-	-	-	-	-	-	-	-
Depreciation	9,075,492	-	-	-	-	8,854,675	-	220,817
Depreciation funding adjustment	(9,075,492)	-	-	(9,075,492)	-	-	-	-
<b>TOTAL RESERVES AND EQUITY MOVEMENTS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,075,492)</b>	<b>-</b>	<b>8,854,675</b>	<b>-</b>	<b>220,817</b>

**Somerset Regional Council**  
**Budget review - adoption level - third year forecast**  
**Year Ending 30 June 2023**

<b>Balance sheet or statement of financial position</b>	<b>30-Jun-23</b>	<b>30-Jun-22</b>
<u>Assets</u>		
Operating and trust cash to account	40,552,480	40,552,480
Rate debtors	2,120,727	2,119,591
Other receivables	4,420,785	4,418,416
Store inventories/ gravel stockpiles	538,997	538,708
Obligations that will be owed by the water distributor retailer to the local government	43,804,000	43,804,000
Equity in Queensland Urban Utilities	29,024,000	29,024,000
Property, plant, equipment, work in progress, land	373,697,525	373,497,289
<u>Total assets</u>	<u>494,158,514</u>	<u>493,954,484</u>
<u>Liabilities</u>		
Trade creditors, accruals and other current liabilities	16,228,509	16,224,715
<u>Total liabilities</u>	<u>16,228,509</u>	<u>16,224,715</u>
<u>Net community assets</u>	<u>477,930,005</u>	<u>477,729,769</u>
Community equity	477,930,005	477,729,769



**Somerset Regional Council**  
**Revised budget, long term financial forecast and financial plan, long term asset management plan and ratios - adoption level**  
**Years ending 30 June 2021 to 2031**

Year	FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>STATEMENT OF CASH FLOW</b>											
<b>FUNDS IN</b>											
Capital grants and subsidies	15,020,682	1,214,737	971,727	983,957	996,431	1,009,155	1,022,133	1,035,371	1,048,874	1,062,647	1,076,695
Contributions from developers	-	-	-	-	-	-	-	-	-	-	-
Dividends	1,313,340	500,000	525,000	551,250	578,813	607,754	638,142	670,049	703,551	738,729	775,665
Tax equivalents	756,000	771,120	786,542	802,273	818,318	834,684	851,378	868,406	885,774	903,489	921,559
Interest earned - Queensland Urban Utilities	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220
Fees and charges	1,020,430	1,240,838	1,265,654	1,290,965	1,316,785	1,343,122	1,369,983	1,397,382	1,425,329	1,453,835	1,482,914
Interest earned	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940
Internal recovery	-	-	-	-	-	-	-	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-	-	-	-
Operating grants and subsidies	2,558,637	4,005,035	4,066,929	4,129,792	4,193,644	4,258,498	4,324,370	4,391,277	4,459,234	4,528,259	4,598,368
Other revenue	1,680,956	1,713,743	1,737,591	1,771,496	1,806,068	1,841,329	1,877,282	1,913,948	1,951,344	1,989,474	2,028,361
Sales revenue	9,243,151	9,428,014	9,616,575	9,808,907	10,005,086	10,205,188	10,409,292	10,617,479	10,829,829	11,046,425	11,267,353
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,431,837)	(3,567,124)	(3,707,881)	(3,854,333)	(4,006,713)	(4,099,395)	(4,194,224)	(4,291,246)	(4,390,513)	(4,492,076)	(4,595,989)
Rates and utility charges excluding discounts and rebates	26,400,035	27,424,692	28,490,442	29,598,964	30,752,009	31,460,480	32,185,283	32,926,799	33,685,410	34,461,512	35,255,510
<b>TOTAL FUNDS IN</b>	<b>56,069,554</b>	<b>44,239,215</b>	<b>45,260,739</b>	<b>46,591,431</b>	<b>47,968,601</b>	<b>48,968,975</b>	<b>49,991,799</b>	<b>51,037,625</b>	<b>52,106,992</b>	<b>53,200,454</b>	<b>54,318,596</b>
<b>FUNDS OUT</b>											
Interest paid and finance costs	-	-	-	-	-	-	-	-	-	-	-
Labour, plant and materials	60,024,623	44,805,564	43,239,269	44,553,730	45,974,404	47,469,618	48,554,315	49,256,737	50,750,828	52,251,541	52,253,754
Plant purchases	1,155,352	1,519,700	1,619,700	1,627,900	1,576,200	1,073,000	1,002,600	1,337,300	903,700	487,400	1,594,100
Water and sewerage services - Queensland Urban Utilities	386,163	393,887	401,770	409,801	417,997	426,357	434,884	443,588	452,464	461,513	470,742
Loan redemption	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL FUNDS OUT</b>	<b>61,566,138</b>	<b>46,719,151</b>	<b>45,260,739</b>	<b>46,591,431</b>	<b>47,968,601</b>	<b>48,968,975</b>	<b>49,991,799</b>	<b>51,037,625</b>	<b>52,106,992</b>	<b>53,200,454</b>	<b>54,318,596</b>
<b>NET FUNDS MOVEMENT</b>	<b>(5,496,584)</b>	<b>(2,479,936)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGES IN RESERVES AND EQUITY MOVEMENTS</b>	<b>(5,496,584)</b>	<b>(1,366,049)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET FUNDS MOVEMENT AND EQUITY MOVEMENTS</b>	<b>-</b>	<b>(1,113,887)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Non-cash cost</b>											
Depreciation	8,710,941	8,891,341	9,075,492	9,263,471	9,455,359	9,651,237	9,851,188	10,055,297	10,263,651	10,476,340	10,693,452

**Somerset Regional Council**  
**Revised budget, long term financial forecast and financial plan, long term asset management plan and ratios - adoption level**  
**Years ending 30 June 2021 to 2031**

Year	FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>STATEMENT OF INCOME AND EXPENDITURE</b>											
<b>INCOME</b>											
Capital grants and subsidies	15,020,682	1,214,737	971,727	983,957	996,431	1,009,155	1,022,133	1,035,371	1,048,874	1,062,647	1,076,695
Contributions from developers	-	-	-	-	-	-	-	-	-	-	-
Dividends	1,313,340	500,000	525,000	551,250	578,813	607,754	638,142	670,049	703,551	738,729	775,665
Tax equivalents	756,000	771,120	786,542	802,273	818,318	834,684	851,378	868,406	885,774	903,489	921,559
Interest earned - Queensland Urban Utilities	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220	822,220
Fees and charges	1,020,430	1,240,838	1,265,654	1,290,965	1,316,785	1,343,122	1,369,983	1,397,382	1,425,329	1,453,835	1,482,914
Interest earned	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940	685,940
Internal recovery	-	-	-	-	-	-	-	-	-	-	-
Loan advance	-	-	-	-	-	-	-	-	-	-	-
Operating grants and subsidies	2,558,637	4,005,035	4,066,929	4,129,792	4,193,644	4,258,498	4,324,370	4,391,277	4,459,234	4,528,259	4,598,368
Other revenue	1,680,956	1,713,743	1,737,591	1,771,496	1,806,068	1,841,329	1,877,282	1,913,948	1,951,344	1,989,474	2,028,361
Sales revenue	9,243,151	9,428,014	9,616,575	9,808,907	10,005,086	10,205,188	10,409,292	10,617,479	10,829,829	11,046,425	11,267,353
Profit on sale/ Proceeds from sale	-	-	-	-	-	-	-	-	-	-	-
Rates and utility charges discounts and rebates	(3,431,837)	(3,567,124)	(3,707,881)	(3,854,333)	(4,006,713)	(4,099,395)	(4,194,224)	(4,291,246)	(4,390,513)	(4,492,076)	(4,595,989)
Rates and utility charges excluding discounts and rebates	26,400,035	27,424,692	28,490,442	29,598,964	30,752,009	31,460,480	32,185,283	32,926,799	33,685,410	34,461,512	35,255,510
Less capital items	(15,020,682)	(1,214,737)	(971,727)	(983,957)	(996,431)	(1,009,155)	(1,022,133)	(1,035,371)	(1,048,874)	(1,062,647)	(1,076,695)
<b>TOTAL INCOME</b>	<b>41,048,872</b>	<b>43,024,478</b>	<b>44,289,012</b>	<b>45,607,474</b>	<b>46,972,170</b>	<b>47,959,820</b>	<b>48,969,666</b>	<b>50,002,254</b>	<b>51,058,118</b>	<b>52,137,807</b>	<b>53,241,901</b>
<b>EXPENDITURE</b>											
Interest paid and finance costs	-	-	-	-	-	-	-	-	-	-	-
Labour, plant and materials	60,024,623	44,805,564	43,239,269	44,553,730	45,974,404	47,469,618	48,554,315	49,256,737	50,750,828	52,251,541	52,253,754
Plant purchases	1,155,352	1,519,700	1,619,700	1,627,900	1,576,200	1,073,000	1,002,600	1,337,300	903,700	487,400	1,594,100
Water and sewerage services - Queensland Urban Utilities	386,163	393,887	401,770	409,801	417,997	426,357	434,884	443,588	452,464	461,513	470,742
Loan redemption	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>TOTAL EXPENDITURE BEFORE DEPRECIATION BUT AFTER CAPITAL EXPENDITURE</b>	<b>61,566,138</b>	<b>46,719,151</b>	<b>45,260,739</b>	<b>46,591,431</b>	<b>47,968,601</b>	<b>48,968,975</b>	<b>49,991,799</b>	<b>51,037,625</b>	<b>52,106,992</b>	<b>53,200,454</b>	<b>54,318,596</b>
Add depreciation	8,710,941	8,891,341	9,075,492	9,263,471	9,455,359	9,651,237	9,851,188	10,055,297	10,263,651	10,476,340	10,693,452
Less used for capital purposes	(28,177,138)	(11,462,433)	(9,275,728)	(9,862,905)	(10,480,955)	(10,706,228)	(10,937,734)	(11,175,579)	(11,420,049)	(11,671,300)	(11,929,535)
<b>TOTAL OPERATING EXPENDITURE</b>	<b>42,099,941</b>	<b>44,148,059</b>	<b>45,060,503</b>	<b>45,991,997</b>	<b>46,943,005</b>	<b>47,913,984</b>	<b>48,905,253</b>	<b>49,917,343</b>	<b>50,950,594</b>	<b>52,005,494</b>	<b>53,082,513</b>
<b>NET RESULT / OPERATING SURPLUS OR (DEFICIT)</b>	<b>(1,051,069)</b>	<b>(1,123,581)</b>	<b>(771,491)</b>	<b>(384,523)</b>	<b>29,165</b>	<b>45,836</b>	<b>64,413</b>	<b>84,911</b>	<b>107,524</b>	<b>132,313</b>	<b>159,388</b>

Somerset Regional Council  
Revised budget, long term financial forecast and financial plan, long term asset management plan and ratios - adoption level  
Years ending 30 June 2021 to 2031

Year	FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>LONG TERM ASSET MANAGEMENT PLAN</b>											
<b>Program of capital expenditure that will provide for the sustainable management of assets and infrastructure while also improving assets and infrastructure</b>											
Replacement or renewals of assets	8,880,130	9,192,633	8,293,838	7,961,771	8,321,913	9,534,017	9,968,771	8,250,713	9,963,273	7,083,652	7,501,215
New assets including upgrading, extending and improving assets and infrastructure	19,297,008	-	973,567	1,892,645	2,150,383	1,163,379	959,954	2,915,677	1,447,403	4,578,088	4,418,569
Total capital expenditure	28,177,138	9,192,633	9,267,405	9,854,416	10,472,296	10,697,396	10,928,725	11,166,390	11,410,676	11,661,740	11,919,784
<b>STATEMENT OF CHANGES IN EQUITY</b>											
Accumulated (Surplus)/ Deficit	(4,456,346)	(1,366,049)	-	-	-	-	-	-	-	-	-
Appn to-Asset Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Works & Roads	-	-	-	-	-	-	-	-	-	-	-
Appn to-Constr'd Wks Res-Wtr/Sewerage	-	-	-	-	-	-	-	-	-	-	-
Trfr from-Asset Replacement Reserve	-	-	-	-	-	-	-	-	-	-	-
Trfr from-Constrained Works Reserve	(1,040,238)	-	-	-	-	-	-	-	-	-	-
Trfr from-Land Sale Reserve	-	-	-	-	-	-	-	-	-	-	-
Depreciation	8,710,941	8,891,341	9,075,492	9,263,471	9,455,359	9,651,237	9,851,188	10,055,297	10,263,651	10,476,340	10,693,452
Depreciation funding adjustment	(8,710,941)	(8,891,341)	(9,075,492)	(9,263,471)	(9,455,359)	(9,651,237)	(9,851,188)	(10,055,297)	(10,263,651)	(10,476,340)	(10,693,452)
TOTAL RESERVES AND EQUITY MOVEMENTS	(5,496,584)	(1,366,049)	-	-	-	-	-	-	-	-	-

## Somerset Regional Council

## Revised budget, long term financial forecast and financial plan, long term asset management plan and ratios - adoption level

Years ending 30 June 2021 to 2031

Year	FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>BALANCE SHEET OR STATEMENT OF FINANCIAL POSITION</b>											
<b>Assets</b>											
Operating and trust cash to account	43,032,416	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480	40,552,480
Rate debtors	2,105,000	2,119,591	2,120,727	2,124,129	2,129,949	2,135,936	2,142,102	2,148,460	2,155,023	2,161,804	2,168,819
Other receivables	4,388,000	4,418,416	4,420,785	4,427,876	4,440,009	4,452,489	4,465,343	4,478,596	4,492,276	4,506,412	4,521,035
Store inventories/ gravel stockpiles	535,000	538,708	538,997	539,862	541,341	542,863	544,430	546,046	547,714	549,438	551,221
Obligations that will be owed by the water distributor retailer to the local government	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000	43,804,000
Equity in Queensland Urban Utilities	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000	29,024,000
Property, plant, equipment, work in progress, land	370,926,197	373,497,289	373,697,525	374,296,959	375,322,555	376,377,546	377,464,092	378,584,374	379,740,772	380,935,732	382,171,815
<b>Total assets</b>	<b>493,814,613</b>	<b>493,954,484</b>	<b>494,158,514</b>	<b>494,769,306</b>	<b>495,814,334</b>	<b>496,889,314</b>	<b>497,996,447</b>	<b>499,137,956</b>	<b>500,316,265</b>	<b>501,533,866</b>	<b>502,793,370</b>
<b>Liabilities</b>											
Trade creditors, accruals and other current liabilities	16,176,000	16,224,715	16,228,509	16,239,867	16,259,299	16,279,288	16,299,875	16,321,102	16,343,013	16,365,654	16,389,075
<b>Total liabilities</b>	<b>16,176,000</b>	<b>16,224,715</b>	<b>16,228,509</b>	<b>16,239,867</b>	<b>16,259,299</b>	<b>16,279,288</b>	<b>16,299,875</b>	<b>16,321,102</b>	<b>16,343,013</b>	<b>16,365,654</b>	<b>16,389,075</b>
<b>Net community assets</b>	<b>477,638,613</b>	<b>477,729,769</b>	<b>477,930,005</b>	<b>478,529,439</b>	<b>479,555,035</b>	<b>480,610,026</b>	<b>481,696,572</b>	<b>482,816,854</b>	<b>483,973,252</b>	<b>485,168,212</b>	<b>486,404,295</b>
<b>Community equity</b>	<b>477,638,613</b>	<b>477,729,769</b>	<b>477,930,005</b>	<b>478,529,439</b>	<b>479,555,035</b>	<b>480,610,026</b>	<b>481,696,572</b>	<b>482,816,854</b>	<b>483,973,252</b>	<b>485,168,212</b>	<b>486,404,295</b>
<b>ANALYSIS OF PROPERTY, PLANT, EQUIPMENT, WORK IN PROGRESS, LAND</b>											
Gross current replacement cost	518,090,258	520,360,058	521,341,948	523,243,082	525,402,124	526,574,335	527,543,298	530,468,164	531,924,940	536,512,588	540,940,908
Accumulated depreciation	(147,164,061)	(146,862,769)	(147,644,423)	(148,946,123)	(150,079,569)	(150,196,789)	(150,079,206)	(151,883,790)	(152,184,168)	(155,576,856)	(158,769,093)
Property, plant, equipment, work in progress, land - WDV	370,926,197	373,497,289	373,697,525	374,296,959	375,322,555	376,377,546	377,464,092	378,584,374	379,740,772	380,935,732	382,171,815
Opening accumulated depreciation	(138,453,120)										

## Somerset Regional Council

## Revised budget, long term financial forecast and financial plan, long term asset management plan and ratios - adoption level

Years ending 30 June 2021 to 2031

Year	FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Current year and long term financial sustainability statement <b>LOCAL GOVERNMENT REGULATION 2012 RATIOS/ financial sustainability measures</b>											
Asset sustainability ratio - capital expenditure on the replacement of assets (renewals) divided by depreciation expense	102%	103%	91%	86%	88%	99%	101%	82%	97%	68%	70%
Net financial liabilities ratio - total liabilities less current assets divided by total operating revenue	(83%)	(73%)	(71%)	(69%)	(67%)	(65%)	(64%)	(63%)	(62%)	(60%)	(59%)
Operating surplus ratio - net operating surplus divided by total operating revenue	-3%	-3%	-2%	-1%	0%	0%	0%	0%	0%	0%	0%
Percentage change in total gross rates and charges revenue from the previous year incorporating growth in the number of properties as well as expected change in rates per property	1.84%	3.88%	3.89%	3.89%	3.90%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%
Percentage change in total nett rates and charges revenue from the previous year incorporating growth in the number of properties as well as expected change in rates per property	2.15%	3.87%	3.88%	3.88%	3.89%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%

**Somerset Regional Council**  
**Budget review - list of proposed changes**  
**For the year ending 30 June 2021**

Total			\$	-	
	Original budget	Proposed change	Proposed revised budget		
Item					Background
Increase Lowood Recreational Complex playing field lighting scope from one to three fields	\$ 150,000	\$ 200,000	\$ 350,000		8 June 2020 - THAT Council authorise an additional budget allocation of \$200,000 toward the installation of LED lighting infrastructure on all three playing fields at the Lowood Recreation Complex at the next budget review.
Increase budget for network replacements including servers to install Council-owned network switches in place of Telstra managed service	\$ 50,000	\$ 28,000	\$ 78,000		12 August 2020 - THAT the first budget review provides for the capital cost and paid outside office hours installation of new network switches of \$28,000
Change of project title - now airconditioning of the Condensery, formerly Sculpture Garden Masterplan	\$ 30,000	\$ -	\$ 30,000		9 September 2020 - THAT Council repurpose funds originally set aside in the 2020/2021 financial year budget for progression of the masterplan for the Somerset Regional Art Gallery – The Condensery to modification work required to optimise the air-conditioning at the site.
Funding design and investigation work - renewal of Lowood pool	\$ -	\$ 37,260	\$ 37,260		14 October 2020 - THAT Council Allocate funds from a future Budget review to carry out the design work based on the quotation provided by Geneng/Aquatic One for \$40,986 GST Inc with the nominated source of funds to be the ex gratia funding advised for the Bridges renewal programme Round 3 in August 2020 by the Australian Department of Infrastructure.
Increase Kilcoy Showground camping amenities budget to fit quotation	\$ 60,000	\$ 15,231	\$ 75,231		14 October 2020 - THAT Council award the Quotation for the refurbishment of the Kilcoy Showground Campers Amenities to Daniel Banditt Constructions for an amount of \$82,754 inclusive of GST and look to fund the overspend of the Budget from a future Budget review.
Increase Rasmussen Road bitumen sealing scope by 550 metres	\$ 510,000	\$ 150,000	\$ 660,000		14 October 2020 - THAT Council increase the budget allocation by \$150,000 for the construction and sealing the remaining 550m of Rasmussen Road, Mount Archer, to be funded from the ex gratia bridges renewal program round 3 payment confirmed in August 2020 by the Department of Infrastructure, Transport, Regional Development and Communications
Delete project Lowood Minden Road/ Lowood/ Rehabilitate from Litzows to Lukritzs Rd (1.82km) with widened shoulders (now funded under Heavy Vehicles Safety and Productivity Program) and replace with Esk Crows Nest Road widening/ rehabilitation chainage 3.5 to 4.7	\$ 435,492	\$ -	\$ 435,492		11 November 2020 - THAT Council endorse the revised TIDS Programs 2020-21 to 2024-25 for presentation to the Northern South-East Queensland Regional Roads and Transport Group Executive Meeting for approval

Item	Original budget	Proposed change	Proposed revised budget	Background
Replacement of Fernvale PCYC rooftop solar system - hail damage	\$ -	\$ 38,000	\$ 38,000	9 December 2020 - THAT following hail damage to the Fernvale PCYC solar array, Council enter into a medium-sized contractual arrangement with LV Electrical consistent with quotation 1287 of 19 November 2020 because LV Electrical are the only known CEC-accredited PV solar installer in the Somerset Regional Council area, were the winner of the original quotation process to install PV solar at the Fernvale Indoor Sports Centre/ PCYC and have detailed knowledge of the design of this array with funding for this project identified as below-budget FY2021 property insurance premiums (ref 4121-0-18).
Increase Kilcoy library airconditioning repairs budget	\$ 1,000	\$ 16,720	\$ 17,720	9 December 2020 - THAT due to the failure of the Kilcoy Library air-conditioning system last week, Council engage Precision Electrical to install a new air-conditioning unit for the Kilcoy Library
Construction of landfill cell 4 from Australian Government's Local Roads and Community Infrastructure Program	\$ -	\$ 1,347,745	\$ 1,347,745	20 January 2021 - THAT Council endorses the commencement of construction of the regional landfill cell stage 4 and that this expenditure and associated funding of \$1,347,745 be confirmed in a future budget review.
Local Roads and Community Infrastructure Program - landfill funding obtained	\$ -	-\$ 1,347,745	-\$ 1,347,745	20 January 2021 - THAT Council endorses the commencement of construction of the regional landfill cell stage 4 and that this expenditure and associated funding of \$1,347,745 be confirmed in a future budget review.
Increase to budget for valuation of assets to include condition assessments as required to meet audit - audit recommendation to revalue land and buildings during FY2021	\$ 30,000	\$ 18,750	\$ 48,750	20 January 2021 - THAT Shepherd Services Pty Ltd be engaged pursuant to section 234 of the Local Government Regulation 2012 to undertake a local sealed path network asset condition assessment and provide a defect log and network imagery with funding for this project identified as below-budget FY2021 property insurance premiums
Increase Fernvale Sports Park amenities extension to match tender	\$ 200,000	\$ 111,208	\$ 311,208	10 February 2021 - THAT Council accept the tender submission from Daniel Banditt Constructions totalling \$311,298.00 excluding GST for Tender 1212 – Fernvale Sports Park Amenities Extension with the additional funds of \$111,208 being allocated in a future budget review
Increase budget for new Toogoolawah Gym offset by increased grant	\$ 550,000	\$ 478,000	\$ 1,028,000	10 February 2021 - THAT Council commit to an increased funding investment of \$208,000 excluding GST to the construction of the new Toogoolawah Community Gym project to be funded through identified budget surpluses from other Council funded projects and authorise the CEO to approve the amended Grant Deed for the project
Increase budget for State funding towards new Toogoolawah Gym	-\$ 442,000	-\$ 378,000	-\$ 820,000	10 February 2021 - THAT Council commit to an increased funding investment of \$208,000 excluding GST to the construction of the new Toogoolawah Community Gym project to be funded through identified budget surpluses from other Council funded projects and authorise the CEO to approve the amended Grant Deed for the project
Agreed Council contribution towards the \$5.5M pavement rehabilitation works announced for Esk by DTMR	\$ -	\$ 213,190	\$ 213,190	10 February 2021 - THAT Council agree to the resurfacing of the parking areas in Esk being undertaken by Department of Transport and Main Roads when undertaking the rehabilitation project for the value of \$213,190 (excluding GST) and that this be included in a forthcoming budget review
Requested Council contribution towards the \$1.5M pavement rehabilitation works announced for Fernvale by DTMR	\$ -	\$ 87,284	\$ 87,284	Requested Council contribution towards the \$1.5M pavement rehabilitation works announced for Fernvale by DTMR

Item	Original budget	Proposed change	Proposed revised budget	Background
Deferral of Esk administration office airconditioning rationalisation - replacing two units with one to FY2022	\$ 200,000	-\$ 200,000	\$ -	Suggested deferral by Director Corporate and Community Services
Deferral of Esk administration office roof replacement to FY2022	\$ 60,000	-\$ 60,000	\$ -	Suggested deferral by Director Corporate and Community Services
Deferral of Linville public amenities upgrade to FY2022	\$ 60,000	-\$ 60,000	\$ -	Suggested deferral by Director Corporate and Community Services
Significant expenditure on pool heating this year means sep	\$ 30,000	-\$ 30,000	\$ -	Suggested permanent saving by Director Corporate and Community Services
Expected cost required in order to achieve transfer of Council reserve land to Kilcoy High School for the school's future expansion will not be required	\$ 80,000	-\$ 75,000	\$ 5,000	Suggested permanent saving by Director Corporate and Community Services
Completion of 2020 approved contract to improve building security	\$ -	\$ 41,300	\$ 41,300	12 February 2020 - THAT Council implement the security system upgrade and integration project with a funding allocation of \$90,000. THAT Council confirms that it is satisfied considering the urgent need to ensure the operation and stability of Council's security network that RDH Services Qld Pty Ltd trading as RDH Integration Services are the only known supplier reasonably available who specialise in all the relevant fields of alarms, data cabling, wireless, optic fibre and other connections, CCTV and monitoring solutions and information technology and telecommunications, IP telephony and electrical solutions, who employ technology industry staff with whom Council has successfully dealt with in the past and who have a place of business that is within 33 kilometres of both Lowood and Fernvale and that this firm be engaged on the basis of their proposal to Council
Brisbane River public safety access barriers and CCTV temporary works	\$ -	\$ 70,000	\$ 70,000	9 December 2020 - THAT Council, in the interest of Public Health and Safety, proceed to temporarily close Savages Crossing and Twin Bridges areas to vehicular access by installing physical barriers along road reserves, and supported with portable CCTV cameras
Lowood Minden Road super project now to be delivered in three parts	\$ 10,047,700	-\$ 10,047,700	\$ -	Lowood Minden Road major project to be delivered in three parts - Green Valley Road section during FY2021, Litzows Road to Lukritz Road section in FY2022/2023 and Zabels Road North Section still awaiting funding
Originally budgeted speculative funding for Lowood Minden Road super project, sports lighting, Lowood Fernvale Pipeline Project and BVRT surface upgrade	-\$ 7,293,770	\$ 7,293,770	\$ -	Lowood Minden Road major project to be delivered in three parts - Green Valley Road section during FY2021, Litzows Road to Lukritz Road section in FY2022/2023 and Zabels Road North Section still awaiting funding. Sports lighting and pipeline are now funded under non-competitive programs. BVRT surface upgrade funded under Unite and Recover competitive program
Lowood Minden Road - Green Valley Road section - 50% funded under competitive Unite and Recover Community Stimulus Program - project cost	\$ -	\$ 3,399,200	\$ 3,399,200	Lowood Minden Road major project to be delivered in three parts - Green Valley Road section during FY2021 (\$3.399M), Litzows Road to Lukritz Road section in FY2022/2023 (\$5.27M) and Zabels Road North Section still awaiting funding application (\$1.38M)



Item	Original budget	Proposed change	Proposed revised budget	Background
Lowood Minden Road - Green Valley Road section - 50% funded under competitive Unite and Recover Community Stimulus Program - project funding	\$ -	-\$ 1,699,600	-\$ 1,699,600	Lowood Minden Road major project to be delivered in three parts - Green Valley Road section during FY2021 (\$3.399M), Litzows Road to Lukritz Road section in FY2022/2023 (\$5.27M) and Zabels Road North Section still awaiting funding application (\$1.38M)
Brisbane Valley Rail Trail Install stabilised pavements and concrete surfaces – Fernvale to Esk, Coominya. Subject to grant funding approval - 50% funded under competitive Unite and Recover Community Stimulus Program - project funding	\$ -	-\$ 1,082,457	-\$ 1,082,457	BVRT surface upgrade funded under Unite and Recover competitive program
Non competitive funding - Covid works for Queensland	\$ -	-\$ 1,610,000	-\$ 1,610,000	New non-competitive funding program
Non competitive funding - Unite and Recover Community Stimulus Program	\$ -	-\$ 2,000,000	-\$ 2,000,000	New non-competitive funding program
Construction of various roads from Australian Government's Local Roads and Community Infrastructure Program	\$ -	-\$ 987,796	-\$ 987,796	New non-competitive funding program
Kilcoy CBD Budget as operating revenue	-\$ 2,000,000	-\$ 4,000,000	-\$ 6,000,000	Bring to account potential Kilcoy CBD revenue
Kilcoy CBD Budget as operating cost	\$ 1,700,000	\$ 3,400,000	\$ 5,100,000	Bring to account potential Kilcoy CBD operating costs (excludes capital costs)
Interest adjustments 1	-\$ 494,000		-\$ 494,000	Interest revenue forecast is not achievable due to declining interest rates
Interest adjustments 2	-\$ 648,780		-\$ 648,780	Interest revenue forecast is not achievable due to declining interest rates
Interest adjustments 3	-\$ 750,000	\$ 576,560	-\$ 173,440	Interest revenue forecast is not achievable due to declining interest rates
Reduction in cash reserve funding requirement for this year's capital works due to deferral of works to FY2022 and new non-competitive funding programs	-\$ 10,476,346	\$ 6,020,000	-\$ 4,456,346	Reduction in cash reserve funding requirement due to deferral of works to FY2022 and new non-competitive funding programs
February 2020 flood damage costs	\$ -	\$ 1,400,000	\$ 1,400,000	To allow for expenditure and revenue related to natural disasters of previous years
February 2020 flood damage revenue	\$ -	-\$ 1,400,000	-\$ 1,400,000	To allow for expenditure and revenue related to natural disasters of previous years
Estimated cost of outsourced procurement process for new waste contract to ensure best possible outcomes	\$ -	\$ 36,080	\$ 36,080	Estimated cost of outsourced procurement process for new waste contract to ensure best possible outcomes

# ATTACHMENT A - AMENDMENT TO EXISTING DELEGATIONS - COUNCIL TO CEO

## *Local Government Regulation 2012*

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
31.	Chief Executive Officer	<p>Power to end sale procedures at the earliest of the following:</p> <p>(a) Council has been paid the amount of the overdue rates or charges, and all expenses that Council has incurred in attempting to sell the land; or</p> <p>(b) the land has been sold; or</p> <p>(c) 1 year after the notice of intention to sell was given to the registered owner.</p>	Section 141(3) <i>Local Government Regulation 2012</i>	10 March 2021 (originally adopted 23 September 2020)	
34.	Chief Executive Officer	Power, if the reserve price for the land is not reached at the auction, to enter into negotiations with any bidder who attended the auction to sell the land by agreement (for a price not less than the reserve price).	Section 143(2) and (3) <i>Local Government Regulation 2012</i>	10 March 2021 (originally adopted 24 April 2013)	

**ATTACHMENT B - REMOVAL OF DELEGATIONS - COUNCIL TO CEO*****Local Government Regulation 2012***

<b>NO.</b>	<b>DELEGATE</b>	<b>DESCRIPTION OF POWER DELEGATED</b>	<b>LEGISLATION</b>	<b>DATE OF RESOLUTION</b>	<b>CONDITIONS TO WHICH THE DELEGATION IS SUBJECT</b>
35.	Chief Executive Officer	Power to give the registrar of titles a general request form if land is taken to have been sold at auction to Council.	Section 144(2) <i>Local Government Regulation 2012</i>	27 April 2016	
69.	Chief Executive Officer	Power to prepare a shortlist of people from the persons who responded to the invitation for expressions of interest and to invite written tenders from those persons.	Section 228(6) <i>Local Government Regulation 2012</i>	23 September 2020	

**ATTACHMENT C - NEW DELEGATIONS - COUNCIL TO CEO*****Local Government Act 2009***

<b>NO.</b>	<b>DELEGATE</b>	<b>DESCRIPTION OF POWER DELEGATED</b>	<b>LEGISLATION</b>	<b>DATE OF RESOLUTION</b>	<b>CONDITIONS TO WHICH THE DELEGATION IS SUBJECT</b>
	Chief Executive Officer	Power, where the runner-up consents to the appointment on or before the deadline for the runner-up, to fill the vacant office by appointing the runner-up.	Section 166A(4)(b) <i>Local Government Act 2009</i>	10 March 2021	

***Local Government Regulation 2012***

<b>NO.</b>	<b>DELEGATE</b>	<b>DESCRIPTION OF POWER DELEGATED</b>	<b>LEGISLATION</b>	<b>DATE OF RESOLUTION</b>	<b>CONDITIONS TO WHICH THE DELEGATION IS SUBJECT</b>
	Chief Executive Officer	Power, after the day of the auction, to decide to continue to offer the land for sale by another auction, or sale by negotiation.	Section 144(1) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to end any negotiations entered into under section 143(2) when a decision is made under section 144(1).	Section 144(2) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to prepare a sales notice if Council decides to offer the land for sale by negotiation under section 144.	Section 144(4) <i>Local Government Regulation 2012</i>	10 March 2021	

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power to: (a) give a copy of the sales notice to each interested party who was given a notice of intention to sell the land; and (b) publish the sales notice on Council's website; and (c) display the sales notice in a conspicuous place in Council's public office; and (d) display the sales notice in a conspicuous place on the land unless it is not reasonably practicable to do so because the land is in a remote location or difficult to access; and (e) take all reasonable steps to publish the sales notice in another way to notify the public about the sale of the land.	Section 144(5) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power, if the land is a building unit and it is not practicable to display the sales notice in a conspicuous place on the land, to display the notice in a conspicuous part of the common property for the building units.	Section 144(6) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to ensure that the price for land offered for sale by negotiation is at least – (a) the market value of the land; or (b) the higher of the following – (i) the amount of the overdue rates or charges on the land; the value of the land.	Section 144(7) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to amend Council's annual budget for the 2020-2021 financial year to take account of an extraordinary decision.	Section 173A(2) <i>Local Government Regulation 2012</i>	10 March 2021	

NO.	DELEGATE	DESCRIPTION OF POWER DELEGATED	LEGISLATION	DATE OF RESOLUTION	CONDITIONS TO WHICH THE DELEGATION IS SUBJECT
	Chief Executive Officer	Power to take all reasonable steps to publish an invitation for tenders or expressions of interest in another way to notify the public about the tender process.	Section 228(6) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to take all reasonable steps to publish an invitation to tender in another way to notify the public about establishing the register of pre-qualified suppliers.	Section 232(6) <i>Local Government Regulation 2012</i>	10 March 2021	
	Chief Executive Officer	Power to take all reasonable steps to publish an invitation to tender in another way to notify the public about the tender process.	Section 233(5) <i>Local Government Regulation 2012</i>	10 March 2021	