



**Minutes of Ordinary Meeting
Held 14 July 2021**

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

Present

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

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Opening of Meeting

The Mayor, Cr Graeme Lehmann, opened the meeting at 9.02 am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT the Minutes of the Ordinary Meeting held 30 June 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**Deputy Mayor Brieschke - Matters of public interest**

July 2021

- 24/25 Open Day, Stonehouse Moore – bookings required
- 24 Operation Icebreaker, Stanley River Rural Fire Brigade, Kilcoy Show Grounds 7.30 am.
- 24 Opening of The Crossdale 5 Exhibition at The Condensery, Somerset Regional Council Art Gallery 10.30 am.

Somerset Regional Council Pest Control Team has received funding from the Australian Government's Combating Pest and Weed Impacts During Drought program to assist with the removal and control of rabbit infestations. Rabbit infestation cost primary producers millions each year and I encourage Somerset landowners to contact our Pest Control Team to take advantage of this assistance program.

Cr Gaedtke - Matters of public interest

Wivenhoe, Queensland's largest hydro power station will undergo a \$14 million overhaul from mid-July through to late October 2021, to ensure it continues to pump cleaner, cheaper energy for years to come. When Callide C Power Station went offline in May, Wivenhoe was ramped up to the point it was generating 530 megawatts over a four-hour period, helping to meet demand and stabilise the network.

There was a lovely article in the Sunday Mail about "Icing Queen rises again" - Champion baker Marilyn Barber's back in her Fernvale kitchen preparing for another assault on the famous Brisbane Ekka Cake Competition. Mrs. Barber has taken out the purple rosette for

most successful exhibitor in the cakes, biscuits and scones section since 2008 (apart from 2013 and last year). Good luck for this year Marilyn with a total of 16 different entries.

Cr Isidro - Matters of public interest

July 2021

- 20 WLILG Coaching Session
- 20 Kilcoy and Districts Progress Association Meeting
- 21 Greenhide Reserve working bee
- 24 Stanley River Operational Day, Kilcoy

Cr Choat - Matters of public interest

July 2021

- 20 WLILG Coaching Session
- 20 Kilcoy and Districts Progress Association Meeting
- 21 Greenhide Reserve working bee
- 24 Stanley River Operational Day, Kilcoy

Declarable Conflicts of Interest

Cr Wendt - Declarable Conflict of Interest - Agenda Item Number 9 - Development Application No 19784 - Bischoffs Road, Buaraba

The Acting Chief Executive Officer reminded Councillors of the previous Declarable Conflict of Interest by Cr Wendt in relation to this matter, and the resolution of 24 February 2021 as follows -

"THAT Cr Jason Wendt may remain in the meeting while Development Application 19784 is discussed and voted on, as Cr Wendt will best perform his responsibility of serving the overall public interest of the whole of the Council area by participating in the discussion and voting on this matter."

No other declarable conflicts of interest were made.

Subject:	Development Application No 19701 - Representations about conditions and other matters during the Applicant's Appeal Period in accordance with section 75 of the <i>Planning Act 2016</i>
File No:	DA19701
Action Officer:	SP-MW
Assessment No:	34746-40000-000

1.0 APPLICATION SUMMARY

Subject Land

Location	93 Hecks Road, Glamorgan Vale
Real Property Description	Lot 239 CH311832
Combined areas	19.4806 hectares

Planning Scheme

Planning Scheme
Zone

Somerset Region Planning Scheme Version Three
Rural

ShapingSEQ

Land Use Category

Regional Landscape and Rural Production Area

Application

Original Category of Assessment
Original Date of Approval
Development Approval

Impact assessment
20 April 2021
Development Permit for a Material Change of Use for
a Transport Depot
Glamorgan Vale Investments Pty Ltd
c/- Diane Kerr & Associates
19 Frobisher Street
Springwood QLD 4127

Applicant/s

Applicants contact details

Referral Agencies

Not applicable

RECOMMENDED DECISION

A Negotiated Decision Notice for Development Application No: DA19701 be issued, subject to the amended conditions and requirements contained in the Schedules and Attachments.

2.0 BACKGROUND TO APPROVAL

Somerset Regional Council at its Ordinary meeting of 14 April 2021 considered and approved the development application DA19701 for a Transport Depot. The applicant has now made representation to Council to change and amend conditions of the development approval.

3.0 REQUESTED CHANGE

The applicant on behalf of their client has made the following representations:

3.1 Condition 1.6

Condition 1.6 currently states:

*If applicable, Building permit and Plumbing and Drainage permit must be gained.
Timing: Before the commencement of use.*

Applicant representation

As detailed in the Development Assessment Report (August 2020), the proposed Transport Depot has been operating from the premises for approximately 6 to 7 years. It was brought to the owner's attention that the land use did not have the required planning approval. The development application was submitted in response to this matter. The way the current Decision Notice approval conditions are written, and in particular the timing of the conditions, the Transport Depot business is in breach for commencing before the required conditions are complied with. The only way to lawfully operate the business is to allow the operators extra time to comply with any relevant condition requiring further works.

Action: It is requested that Council amend the timing of condition 1.6 to state the following: Timing: Within 6 months of the issuance of the approval

Officer comments

Based on the applicant's 6 month timeframe, this would mean that the Building and Plumbing approvals would not need to be resolved until January 2022. As such, it is considered that six months is excessive, and that a three month maximum should be implemented. It is proposed to amend Condition 1.6 as follows:

*If applicable, Building permit and Plumbing and Drainage permit must be gained.
Timing: ~~Before the commencement of use~~ **Within three months of the issuance of the approval.***

3.2 Condition 2.3

Condition 2.3 currently states:

The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council.

Timing: Prior to commencement of use.

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 2.3 to state the following:

Timing: Within 6 months of the issuance of the approval.

Officer comments

Landscaping is proposed to ultimately provide screening along the northern property boundary. The landscaping needs to be planted and established. The landscaping will take time to grow to a point where it screens the development. It is recommended that the plantings occur during spring to maximise the probability of the vegetation establishing, hence a six-month maximum should be implemented. It is proposed to amend Condition 2.3 as follows:

The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council.

*Timing: ~~Before the commencement of use~~ **Within six months of the issuance of the approval.***

3.3 Condition 2.5

Condition 2.5 currently states:

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.

Timing: At all times

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 2.5 to state the following:

Timing: Within 3 months of the issuance of the approval and to be maintained at all times.

Officer comments

This condition does not require the carrying out of works. The condition sets out the responsibility of who constructs and maintains the vehicular access. No change is required to this condition.

3.4 Condition 2.11

Condition 2.11 currently states:

The Applicant is to construct a vehicle access for the heavy vehicle entrances and include the following:

- *In general accordance with Council's standard drawing SRC-ROAD-016 with a minimum 4m wide sealed access and minimum 10 meter radii from the road carriageway of Hecks Road to the property boundary.*
- *The access must be designed to accommodate the largest vehicle intended to access the site accommodating the turn movements of the design vehicle, and ensuring there is no requirement for the design vehicle to cross into the opposing lane.*
- *Internal roads must be designed to allow for the design vehicle to turn around and exit the site in a forward direction.*
- *Provide a sealed surface from the road carriageway of Hecks Road to the property boundary.*

Timing: Prior to commencement of use

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 2.5 to state the following:

Timing: Within 3 months of the issuance of the approval and to be maintained at all times.

Officer comments

This condition does not require the carrying out of works. The condition sets out the responsibility of who constructs and maintains the vehicular access. No change is required to this condition.

3.5 Condition 2.10

Condition 2.10 currently states:

All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.

Timing: At all times

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 2.5 to state the following:

Timing: Within 3 months of the issuance of the approval and to be maintained at all times.

Officer comments

These works could have been carried out prior to approval, however the condition may

have required something different resulting in an inconsistency with the conditions within the development permit. It is considered a three-month period to complete this work is not unreasonable. It is proposed to amend Condition 2.10 as follows:

All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.

*Timing: ~~At all times.~~ **Within three months of the issuance of the approval.***

3.6 Condition 2.13

Condition 2.13 currently states:

Provide on-site car parking for two (2) vehicles in accordance with Council Planning Scheme.

All car parking and circulation areas to be designed in accordance with AS2890 and Somerset Regional Council Design Standards.

Timing: Prior to commencement of use

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 2.13 to state the following:

Timing: Within 3 months of the issuance of the approval.

Officer comments

These works could have been carried out prior to approval, however the condition may have required something different resulting in an inconsistency with the conditions within the development permit. It is considered a three month period to complete this work is not unreasonable. It is proposed to amend Condition 2.10 as follows:

All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.

*Timing: ~~At all times.~~ **Within three months of the issuance of the approval.***

3.7 Condition 3.13

Condition 3.13 currently states:

Truck maintenance are of low noise level activity that includes:

- *use of a compressor for less than a minute;*
- *touch-up grinding for less than 36 seconds to fix a specific area of the truck trailer;*
- *mechanics creeper rolling under truck body to allow staff to inspect underbody;*
- *truck door closure*

Timing: At all times

Applicant representation

Air Noise Environment (Acoustic Consultants) has reviewed this condition and provided a written response.

"I believe Condition 3.13 it is too prescriptive and can be misinterpreted. I assume that Council's intent is to ensure that the type of activity does not go beyond the normal

truck maintenance activities. However, by listing out individual activities which we observed during our site visit, the condition appears to restrict activities to very specific tasks.

In the first instance, I believe that Condition 3.13 can be deleted without compromising the acoustic outcomes of the development. Condition 3.12 already requires that the site does not cause environmental noise nuisance. This condition in itself restricts the operator from carrying out very noisy/major repairs, which could cause a nuisance. Therefore, Condition 3.13 is not necessary.

If a Condition 3.13 is to remain, I suggest that it targets noisy activities which could happen, but shouldn't because of noise impact. The key potential activity I think could be an issue is major/prolonged grinding works. Therefore, a suggested condition would simply be:

"No grinding (other than touch-up grinding) should be undertaken on site".

My only other comment was regarding the Condition 3.14 wording "(except acoustic barrier; refer to 7.2)". I know this relates to the boundary acoustic barrier, but I wasn't sure what "refer to 7.2" was specifically referring to.

It is requested that Council delete condition 3.13. However, if this is not acceptable, then it is requested that the recommendation in the ANE email be considered as an alternative.

Officer comments

Council officers' primary concerns relate to the major servicing of vehicles and the proximity of the site to the adjoining property to the east. The existing shed on the site is not fully enclosed. Equipment such as air compressors can have a noise level of up to 120dB(a), and excessive use of this type of machinery would have significant impacts upon neighbouring properties. If it is proposed to change tyres on site, the tyres would need to be disposed of appropriately to avoid harbourage of pests and vermin.

The items referenced in Condition 3.13 were items identified in Section 5.5 of the applicant's noise report dated 22 March 2021, which were designed to highlight the low intensity nature of the transport depot. It should be noted the transport depot use runs with the property and in the event of sale, there is the potential that a subsequent owner or operator may wish to operate in a different manner, which may result in greater impacts upon surrounding properties. Additional discussion occurred with the applicant in order to provide a less prescriptive but more comprehensive explanation of what would be considered as minor servicing or repairing that would be suitable on site. It is therefore proposed to amend Condition 3.13 as follows:

~~Truck maintenance are of low noise level activity that includes:~~

- ~~• use of a compressor for less than a minute;~~*
- ~~• touch-up grinding for less than 36 seconds to fix a specific area of the truck trailer;~~*
- ~~• mechanics creeper rolling under truck body to allow staff to inspect underbody;~~*
- ~~• truck door closure.~~*

The servicing or repairing of vehicles is to be minor in nature (for example: oil change, brake replacement, suspension service, tyre servicing, minor paint touch ups, minor trailer touch up repairs etc). Any major servicing or repairing of vehicles is to occur off-site (for example: major repairs to engine, gear box,

driveline, major trailer repair etc).

Timing: At all times.

3.8 Condition 3.14

Condition 3.14 currently states:

Construct and implement noise mitigation measures detailed in section 5.7 (except acoustic barrier; refer to 7.2) of the report prepared by Air Noise Environment titled, Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty dated 22 March 2021.

Timing: Prior to the commencement of the use and to be maintained at all times

Applicant representation

As per the explanation provided under item B [for Condition 1.6], it is requested that Council amend the timing of condition 3.14 to state the following:

Timing: Within 3 months of the issuance of the approval and to be maintained at all times.

Clarity is required regarding reference to section 7.2 in the Noise Assessment and Dust Review.

Officer comments

The reference to 7.2 has subsequently been renumbered as Condition 3.15 in the planning report. It is proposed to amend the condition as follows:

*Construct and implement noise mitigation measures detailed in section 5.7 (except acoustic barrier; refer to **condition 3.15** ~~7.2~~) of the report prepared by Air Noise Environment titled, Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty dated 22 March 2021.*

*Timing: ~~At all times.~~ **Within three months of the issuance of the approval.***

Additional to Conditions 3.13, 3.14 and 3.15, it is also proposed to reference the Acoustic report in Condition 1.1.

3.9 Additional Approvals

The approval references requirements for additional approvals:

- Operational Works
- Environmental Authority
- Water approval.

Officer comments

It is confirmed these items are not required. It is proposed to delete these references.

RECOMMENDED DECISION

THAT the Council approves and issues a Negotiated Decision Notice for Development Application No 19701 for a Development Permit for a Transport Depot Lot 239 on CH311832 and situated at 93 Hecks Road, Fairney View subject to the amended requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Layout Plan drafted by Diane Kerr & Associates, Dated October 2020, Drawing No. SK100 Issue C Workshop Floor Plan, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK200 Issue A Workshop Elevation Plan, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK300 Issue A Office Floor Plan Transport Depot drafted by Diane Kerr & Associates, Dated October 2020, Drawing No. SK400 Issue B Office Elevation Plan Transport Depot, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK500 Issue A Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty Ltd</i> dated 22 March 2021. Landscape Plan – 93 Hecks Road, Fairney View Qld. Dated October 2020, Drawing No. Sht-1 Revision C Existing Tree Schedule, Plant Schedule – 93 Hecks Road, Fairney View Qld. Dated October 2020, Drawing No. Sht-2 Revision C	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.	Before the change happens
1.5	Trucks accessing the site are only to use Glamorgan Vale Road, Fernvale Road and Hecks Road, except when traffic is diverted from those roads due to an accident.	At all times
1.6	If applicable, Building permit and Plumbing and Drainage permit must be gained.	Before the commencement of use
1.6	If applicable, Building permit and Plumbing and Drainage permit must be gained.	Within three months of the issuance of the approval
	Advertising device	
1.7	All signage and advertising devices are to comply with the relevant <i>Subordinate Local Law (Installation of Advertising</i>	At all times

	<i>Devices</i>) and any subsequent Local Laws.	
	Refuse Storage Area	
1.8	Provide waste collection areas in such locations so as to allow a servicing vehicle to enter and manoeuvre, so as to minimise the risk of injury to persons or damage to property, and leave the property in forward gear.	At all times
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Engineering	
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
	Open Space/Park/Landscaping	
2.3	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council.	Prior to commencement of use
2.3	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council.	Within six months of the issuance of the approval
	Vehicle Access	
2.4	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> .	At all times
2.5	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times
2.5	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.	Within three months of the issuance of the approval
2.6	All vehicles shall enter and leave the site in a forward gear	At all times
2.7	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 19 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	At all times
2.8	Vehicles associated with the Transport depot have a maximum length of 19 metres.	At all times
2.9	The road access location to Hecks Road is to be located generally in accordance with Site Plan.	Prior to commencement of

		use
2.10	All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.	At all times
2.10	All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.	Within three months of the issuance of the approval
2.11	The Applicant is to construct a vehicle access for the heavy vehicle entrances and include the following: <ul style="list-style-type: none"> In general accordance with Council's standard drawing SRC-ROAD-016 with a minimum 4m wide sealed access and minimum 10 meter radii from the road carriageway of Hecks Road to the property boundary. The access must be designed to accommodate the largest vehicle intended to access the site accommodating the turn movements of the design vehicle, and ensuring there is no requirement for the design vehicle to cross into the opposing lane. Internal roads must be designed to allow for the design vehicle to turn around and exit the site in a forward direction. Provide a sealed surface from the road carriageway of Hecks Road to the property boundary. 	Prior to commencement of use
2.11	The Applicant is to construct a vehicle access for the heavy vehicle entrances and include the following: <ul style="list-style-type: none"> In general accordance with Council's standard drawing SRC-ROAD-016 with a minimum 4m wide sealed access and minimum 10 metre radii from the road carriageway of Hecks Road to the property boundary. The access must be designed to accommodate the largest vehicle intended to access the site accommodating the turn movements of the design vehicle, and ensuring there is no requirement for the design vehicle to cross into the opposing lane. Internal roads must be designed to allow for the design vehicle to turn around and exit the site in a forward direction. Provide a sealed surface from the road carriageway of Hecks Road to the property boundary. 	Within three months of the issuance of the approval.
2.12	Any gate entry shall be set back so that the rear of any vehicle accessing the site is completely off the through pavement and shoulder	At all times
	Car Parking	
2.13	Provide on-site car parking for two (2) vehicles in accordance with Council Planning Scheme. All car parking and circulation areas to be designed in accordance with AS2890 and <i>Somerset Regional Council</i>	Prior to commencement of use

	<i>Design Standards.</i>	
	Indoor and Outdoor Lighting	
2.14	<p>The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:</p> <ul style="list-style-type: none"> • Not causing nuisance by way of light spill or glare at adjacent properties and roadways. • Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. • Directing lighting onto the subject land and away from neighbouring properties. • Using shrouding devices to preclude light overspill onto surrounding properties where necessary. <p>Not operating lighting that uses sodium lights or flare plumes.</p>	At all times
	Stormwater	
2.15	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	Erosion and Sediment Control	
2.16	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. <p>Be responsible for the restoration work.</p>	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
	Air	
3.1	No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the Premises.	At all times
	Dust and Particulate Matter	
3.2	<p>Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely –</p> <ul style="list-style-type: none"> (a) Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition; OR (b) A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM_{2.5}) suspended in the atmosphere of 25 micrograms 	At all times

	per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM _{2.5} low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition) OR (c) “Ambient air – Particulate matter - Determination of suspended particulate matter – Dichotomous sampler (PM ₁₀ and PM _{2.5}) – Gravimetric method.	
	Light	
3.3	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times
	Water	
3.4	Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for: (a) Uncontaminated overland stormwater flow; (b) Uncontaminated stormwater to the stormwater system; (c) Contaminants lawfully released to sewer; or (d) A release in accordance with a condition of this development approval.	At all times
3.5	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times
3.6	Cleaning of vehicles and equipment must be carried out in a designated washdown bay where contaminants cannot be released into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
3.7	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
3.8	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times
3.9	All work on vehicles and machinery is to be conducted inside the main shed in such a manner to prevent the release of contaminants to the environment.	At all times
	Waste Storage Area – Maintenance	
3.10	All reasonable and practicable measures must be taken to	At all times

	ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of:	
	(a) waste, except in waste containers;	
	(b) recycled matter, except in containers;	
	(c) grease, or	
	(d) other visible matter.	
	Nuisance	
3.11	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times
3.12	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times
3.13	Truck maintenance are of low noise level activity that includes: <ul style="list-style-type: none"> • use of a compressor for less than a minute; • touch-up grinding for less than 36 seconds to fix a specific area of the truck trailer; • mechanics creeper rolling under truck body to allow staff to inspect underbody; • truck door closure 	At all times
3.13	The servicing or repairing of vehicles is to be minor in nature (for example: oil change, brake replacement, suspension service, tyre servicing, minor paint touch ups, minor trailer touch up repairs etc). Any major servicing or repairing of vehicles is to occur off-site (for example: major repairs to engine, gear box, driveline, major trailer repair etc).	At all times
	Acoustic Attenuation	
3.14	Construct and implement noise mitigation measures detailed in section 5.7 (except acoustic barrier; refer to 7.2) of the report prepared by Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty</i> dated 22 March 2021.	Prior to the commencement of the use and to be maintained at all times.
3.14	Construct and implement noise mitigation measures detailed in section 5.7 (except acoustic barrier; refer to condition 3.15) of the report prepared by Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty Ltd</i> dated 22 March 2021.	Within three months of the issuance of the approval.
3.15	The approval holder must construct a 2.4 m high acoustic barrier (25 metre length), along the eastern boundary, adjacent to Lot 238 Plan CH311832 in accordance with the report prepared by Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty</i> dated 22 March 2021.	In the event of a complaint about noise being made to Council, and that the Council considers is not frivolous or

		vexatious.
	Hours of Operation	
3.16	The approved development is limited to the following hours of operation: Monday- Saturday: 7 am – 6 pm Sunday/Public Holidays: No operation.	At all times
SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice].		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Operations department if in Council's opinion a dust nuisance exists.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act 2016</i> . For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the <i>Planning Act 2016</i>).		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.		
This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.		
Any contaminated materials or soils encountered during siteworks, are to be handled, stored and disposed of in accordance with the requirements of the relevant authority of the Queensland State Government. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland State Government.		
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act</i> (as		

amended) and the *Workplace Health and Safety Regulation (as amended)*.

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

Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the *Environmental Protection Act*.

Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".

Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.

At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".

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

All building work is to comply with the provisions contained in the *Building Act*; the *Building Regulation*, the *Building Code of Australia*, the *Queensland Development Code* and relevant *Australian Standards*.

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

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

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

Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

"THAT the Council approves and issues a Negotiated Decision Notice for Development Application No 19701 for a Development Permit for a Transport Depot Lot 239 on CH311832 and situated at 93 Hecks Road, Fairney View subject to the amended requirements and conditions contained in the Schedules and Attachments.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Layout Plan drafted by Diane Kerr & Associates, Dated October 2020, Drawing No. SK100 Issue C Workshop Floor Plan, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK200 Issue A Workshop Elevation Plan, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK300 Issue A Office Floor Plan Transport Depot drafted by Diane Kerr & Associates, Dated October 2020, Drawing No. SK400 Issue B Office Elevation Plan Transport Depot, drafted by Diane Kerr & Associates, Dated 10 August 2020, Drawing No. SK500 Issue A Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty Ltd</i> dated 22 March 2021. Landscape Plan – 93 Hecks Road, Fairney View Qld. Dated October 2020, Drawing No. Sht-1 Revision C Existing Tree Schedule, Plant Schedule – 93 Hecks Road, Fairney View Qld. Dated October 2020, Drawing No. Sht-2 Revision C	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.	Before the change happens
1.5	Trucks accessing the site are only to use Glamorgan Vale Road, Fernvale Road and Hecks Road, except when traffic is diverted from those roads due to an accident.	At all times
1.6	If applicable, Building permit and Plumbing and Drainage permit must be gained.	Within three months of the issuance of the approval
	Advertising device	
1.7	All signage and advertising devices are to comply with the relevant <i>Subordinate Local Law (Installation of Advertising Devices)</i> and any subsequent Local Laws.	At all times
	Refuse Storage Area	
1.8	Provide waste collection areas in such locations so as to allow a	At all times

	servicing vehicle to enter and manoeuvre, so as to minimise the risk of injury to persons or damage to property, and leave the property in forward gear.	
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Engineering	
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
	Open Space/Park/Landscaping	
2.3	The developer is to prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council.	Within six months of the issuance of the approval
	Vehicle Access	
2.4	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> .	At all times
2.5	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.	Within three months of the issuance of the approval
2.6	All vehicles shall enter and leave the site in a forward gear	At all times
2.7	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 19 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	At all times
2.8	Vehicles associated with the Transport depot have a maximum length of 19 metres.	At all times
2.9	The road access location to Hecks Road is to be located generally in accordance with Site Plan.	Prior to commencement of use
2.10	All internal parking and circulation areas to be constructed and maintained with a minimum of gravel surfacing.	Within three months of the issuance of the approval
2.11	The Applicant is to construct a vehicle access for the heavy vehicle entrances and include the following: <ul style="list-style-type: none"> In general accordance with Council's standard drawing 	Within three months of the issuance of the approval.

	<p>SRC-ROAD-016 with a minimum 4m wide sealed access and minimum 10 metre radii from the road carriageway of Hecks Road to the property boundary.</p> <ul style="list-style-type: none"> The access must be designed to accommodate the largest vehicle intended to access the site accommodating the turn movements of the design vehicle, and ensuring there is no requirement for the design vehicle to cross into the opposing lane. Internal roads must be designed to allow for the design vehicle to turn around and exit the site in a forward direction. Provide a sealed surface from the road carriageway of Hecks Road to the property boundary. 	
2.12	Any gate entry shall be set back so that the rear of any vehicle accessing the site is completely off the through pavement and shoulder	At all times
	Car Parking	
2.13	<p>Provide on-site car parking for two (2) vehicles in accordance with Council Planning Scheme.</p> <p>All car parking and circulation areas to be designed in accordance with AS2890 and <i>Somerset Regional Council Design Standards</i>.</p>	Prior to commencement of use
	Indoor and Outdoor Lighting	
2.14	<p>The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:</p> <ul style="list-style-type: none"> Not causing nuisance by way of light spill or glare at adjacent properties and roadways. Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. Directing lighting onto the subject land and away from neighbouring properties. Using shrouding devices to preclude light overspill onto surrounding properties where necessary. <p>Not operating lighting that uses sodium lights or flare plumes.</p>	At all times
	Stormwater	
2.15	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	Erosion and Sediment Control	
2.16	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> Be required to install additional measures. 	At all times

	<ul style="list-style-type: none"> Be responsible for the restoration work. 	
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
	Air	
3.1	No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the Premises.	At all times
	Dust and Particulate Matter	
3.2	<p>Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely –</p> <p>(a) Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition; OR</p> <p>(b) A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM_{2.5}) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM_{2.5} low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition) OR</p> <p>(c) “Ambient air – Particulate matter - Determination of suspended particulate matter – Dichotomous sampler (PM₁₀ and PM_{2.5}) – Gravimetric method.</p>	At all times
	Light	
3.3	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times
	Water	
3.4	<p>Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for:</p> <p>(a) Uncontaminated overland stormwater flow;</p> <p>(b) Uncontaminated stormwater to the stormwater system;</p> <p>(c) Contaminants lawfully released to sewer; or</p> <p>(d) A release in accordance with a condition of this development approval.</p>	At all times
3.5	Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.	At all times

3.6	Cleaning of vehicles and equipment must be carried out in a designated washdown bay where contaminants cannot be released into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
3.7	Any spillage of contaminants must be cleaned up immediately by a method other than hosing or otherwise releasing the contaminants into stormwater drainage, a roadside gutter, waters or onto unsealed ground.	At all times
3.8	Contaminants must be stored in such a manner to prevent contact with incident rainfall and overland flow of stormwater.	At all times
3.9	All work on vehicles and machinery is to be conducted inside the main shed in such a manner to prevent the release of contaminants to the environment.	At all times
Waste Storage Area – Maintenance		
3.10	All reasonable and practicable measures must be taken to ensure the waste storage area is kept to a standard of cleanliness where there is no accumulation of: (a) waste, except in waste containers; (b) recycled matter, except in containers; (c) grease, or (d) other visible matter.	At all times
Nuisance		
3.11	Notwithstanding any other condition of this development permit, this development permit does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance to any premises beyond the boundaries of the development site.	At all times
3.12	Noise generated from the operation of the development must not cause an environmental nuisance at a sensitive place.	At all times
3.13	The servicing or repairing of vehicles is to be minor in nature (for example: oil change, brake replacement, suspension service, tyre servicing, minor paint touch ups, minor trailer touch up repairs etc). Any major servicing or repairing of vehicles is to occur off-site (for example: major repairs to engine, gear box, driveline, major trailer repair etc).	At all times
Acoustic Attenuation		
3.14	Construct and implement noise mitigation measures detailed in section 5.7 (except acoustic barrier; refer to condition 3.15) of the report prepared by Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty Ltd</i> dated 22 March 2021.	Within three months of the issuance of the approval.
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	(25 metre length), along the eastern boundary, adjacent to Lot 238 Plan CH311832 in accordance with the report prepared by Air Noise Environment titled, <i>Noise Assessment and Dust Review - Proposed Transport Depot, Fairney View, Glamorgan Vale Investments Pty</i> dated 22 March 2021.	complaint about noise being made to Council, and that the Council considers is not frivolous or vexatious.
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and disposed of in accordance with the requirements of the relevant authority of the Queensland State Government. A person must not dispose of contaminated soil or a hazardous substance at a place other than at a place approved by the relevant authority of the Queensland State Government.

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Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

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

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

Should the Applicant notify Council in writing that the conditions of approval are accepted without dispute and that the right of appeal to the Court will not be exercised, the Decision Notice may be taken to be the development permit."

Carried

Vote - Unanimous

Subject:	Development Application No 19784 - Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – Four Sheds, 200,000 birds)
File No:	DA19784
Assessment No:	03981-40000-000
Action Officer:	SP-MW

Subject Land

Location	Bischoffs Road, Buaraba
Real Property Description	Lot 2 SP285187 Lot 37 RP12464
Area	Lot 2 - 100 ha Lot 37 - 69.712 ha
Current land use	Vacant (Lot 2) and Dwelling house (Lot 37)
Easements/Encumbrances:	A SP285188

Somerset Region Planning Scheme Version Three

Zone	Rural zone
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SEQ Regional Plan

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposal:	Intensive Animal Industry (Poultry Farm – Four Sheds, 200,000 birds)
Category of Assessment	IMPACT
Applicant/s details:	Rhett D and Christina M Phipps and Julia T Phipps Douglas B and Colleen J Phipps ATF D and C Phipps Family Trust
Contact details:	14 Ramsey Street LOWOOD QLD 4311
Landowners:	Rhett D and Christina M Phipps and Julia T Phipps Douglas B and Colleen J Phipps
Date application properly made:	29 September 2020

Referral Agencies

Concurrence Agencies	Nil
Advice Agencies	Nil
Third Party Advice Agencies	Nil

Public Notification

Submissions received	Three
Properly made:	One
Not properly made:	Two

RECOMMENDED DECISION**Either -**

Refuse the Development Application No 19784 subject to the grounds for refusal contained in the Schedules.

OR

Approve the Development Application No 19784 subject to the conditions contained in the Schedules.

1.0 PROPOSAL

The application proposes to establish a meat chicken (broiler) poultry farm which is to contain four sheds and a maximum of 200,000 birds, equating to 50,000 birds being housed in each shed.

The sheds proposed will be approximately 170m long and approximately 18m wide. The walls include a concrete side bund wall of about 300mm in height to prevent rainwater from entering the sheds. The shed rooves will have a 1.2m overhang to further protect the walls from the summer sun and inclement weather and will assist in directing roof waterway away from the sheds to spoon drains. The shed floors are to be constructed using compacted material.

Mechanical exhaust ventilation will be provided consisting of electric fans at one end of the sheds and cool pads at the other, through which cooler air is drawn into and through the sheds using an evaporative cooling system. The poultry farm is intended to be operated on a 10-week cycle with about three weeks per cycle where the sheds are empty for cleaning.

The farm will receive day old chicks supplied under contract and grow them out to market weight birds. On average the proposed farm will receive about five batches per year with up to 200,000 total in each batch. To allow the birds space to continue growing, a thin out occurs at approximately thirty days of age. During the thin out, approximately half of the birds are removed for processing. These small birds are commonly referred to as rotisserie birds and are used principally in takeaway food business outlets. The remainder of the birds are grown on and are removed for processing at about 47 days. It is intended to utilise multi batch litter due to the shortage of new litter. In future, just the brood area may be supplied with fresh litter at the start of each batch.

The applicant determined the odour impacts of the proposal using the S Factor calculation system in accordance with the Department of Agriculture and Fisheries '*Development of Meat Chicken Farms in Queensland (2016)*'. S Factor calculations are limited to farms under 300,000 birds. The applicant is proposing a 200,000 bird farm.

The S Factor system calculates the safe buffer distance from the proposed shed site to relevant sensitive receptors.

A review of the applicant's S Factor odour calculations has revealed that given the cumulative impacts of the surrounding farms and the factors utilised by the applicant as part of their calculations, that site specific odour dispersion modelling should have been undertaken.

The *Development of Meat Chicken Farms in Queensland (2016)* identifies that if the S-Factor calculated separation distances are likely to impact on sensitive land uses, then odour dispersion modelling is required to determine variable separation distances with all facilities included.

Whilst the Applicant was asked to provide site specific odour dispersion modelling as part of an Information Request, this was not forthcoming.

The application was initially considered by Council on 24 February 2021. It was determined at the meeting:

“THAT Council defer Development Application 19784 until Council officers have a chance to discuss an extension to the time frame of the DA and the issues of operational works and storm water management.”

A further extension was agreed to with the applicant. Additional odour dispersion modelling was sourced via Katestone Environmental.

2.0 SITE DETAILS AND SURROUNDING LAND USES

The poultry farm is located approximately 8km to the west of the township of Coominya. Lot 2 is proposed to wholly contain the poultry farm and has an area of 100 hectares and is located within the Rural zone. The land immediately to the east contains an existing six shed broiler poultry farm, which is also owned and operated by the applicant. The land to the north of Bischoffs Road also contains an existing 13 shed broiler poultry farm, however an application has been lodged for two additional sheds (without increasing the approved overall maximum numbers of birds). An existing rural residential style estate exists to the north east of the subject land on Twin Lakes Road. An existing breeder poultry farm also exists at the end of Twin Lakes Road. The nearest sensitive receptors (not related to an adjoining poultry farm) to the proposed poultry farm sheds are a farm house approximately 1000 metres to the south-east and a farm house approximately 1200 metres to the north-west.

The subject land includes frontage to Bischoffs Road, which is constructed in part to a sealed standard. An informal access which traverses the adjoining lot also provides access to the site through the existing poultry farm. The original application material appeared to illustrate that access to the proposed poultry farm was via the informal access through the adjoining lots. As the application did not formally include the adjoining land, Lot 1 SP305538 or Lot 3 SP305538, and as the informal access does not include an access easement, the access arrangements were queried as part of the assessment process. The applicant has confirmed that access to the proposed farm will be provided via Bischoffs Road and not via the informal access.

3.0 ASSESSMENT – STATE LEGISLATION

3.1 STATE PLANNING POLICY

Since the Somerset Region Planning Scheme was adopted by Council, the State Planning Policy (SPP) mapping has been updated. In terms of the subject land, the Bushfire hazard mapping has been updated and has ultimately been reduced over Lot 37. Lot 37 also contains a section of core koala habitat which predominately aligns with Buaraba Creek. Overall, the amendments to the SPP do not impact on the development and an assessment against the relevant SPP assessment benchmarks was not required.

3.2 VEGETATION MANAGEMENT ACT 1999

As per the Queensland Government's Development Assessment Mapping System, the proposed development footprint does not contain regulated vegetation requiring further referral.

3.3 ENVIRONMENTAL PROTECTION ACT 1994

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

4.0 COUNCIL ASSESSMENT

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

Assessment Against Strategic Framework

An assessment of the proposal against the relevant provisions of the Strategic Framework has been undertaken. Specifically, Element 3.7.4 – Rural Production and Element 3.3.10 – High impact activities and Element 3.4.4 – Air noise and environment, have a high degree of applicability to the proposal. Element 3.7.4 states as follows (emphasis added):

3.7.4 Element - Rural production

The continued operation and expansion of productive rural activities are facilitated through the protection of agricultural land and other rural land from inappropriate development.

3.7.4.1 Specific outcomes

- (a) Agricultural land identified on Strategic Framework Map 4—Economic Development and Natural Resources is protected for its highest and best use for cropping and intensive horticulture, animal husbandry, intensive animal husbandry and other appropriate rural uses that maintain the ongoing productive capacity of these lands;
- (b) Sensitive land uses that have the potential to generate land use conflict with the current or future agricultural use of agricultural land are appropriately separated from that land;
- (c) Rural industry is located in rural areas where:
 - (i) the use is not more appropriately located in an industry area in a town;
 - (ii) off-site impacts on amenity, including the impacts of air, noise and odour emissions, and hazardous materials on nearby sensitive land uses and infrastructure networks are appropriately managed; and
 - (iii) not located on agricultural land, unless there is an overriding need for the proposal in terms of public benefit and there is no alternative site;
- (d) Intensive animal industry is appropriately located having regard to the achievement of the specific outcomes and land use strategies described in section 3.3.10 - Element - High impact activities;
- (e) Tourism activities that are associated with and promote rural production are supported where they do not detract from the primary rural use of the rural area.

3.7.4.2 Land use strategies

- (a) The Coominya Food Production Investigation Area identified on Strategic Framework Map 4 – Economic Development and Natural Resources provides for a food based production hub incorporating:
 - (i) poultry protein precinct including food processing, feed mill, hatcheries, growing farms, training facility, composting establishment and green energy production;
 - (ii) industrial uses including warehousing, storage and distribution;
 - (iii) educational / training uses including a training facility.
- (b) The Coominya Food Production Investigation Area identified on Strategic Framework Map 4 – Economic Development and Natural Resources requires further investigation to determine that the land is suitable and able to accommodate the proposed food based production hub having regard to:
 - (i) the efficient servicing with infrastructure;
 - (ii) impacts on amenity, including the impacts of air, noise and odour emissions on nearby sensitive land uses.

From a land use planning perspective, the proposed intensification of an Intensive animal industry use on the site is appropriately located on a site identified as an Important Agricultural Area on Strategic Framework Map 4 and will contribute towards the ongoing productive capacity of these lands. However, the subject site is also within proximity of existing sensitive land uses (i.e. dwelling houses), which have the potential to be impacted by the proposal, specifically with respect to odour. This is assessed in further detail throughout this report.

An assessment of the proposed Intensive animal industry's location regarding the specific outcomes and land use strategies described in section 3.3.10 – Element — High impact activities, as referenced in section 3.7.4.1(d) is also provided below (It is noted that *High impact activities* as defined within schedule 1 of the planning scheme includes but is not limited to intensive animal industry where accommodating over 1000 birds.

The site is not located within the Coominya Food Production Investigation Area identified on Strategic Framework Map 4. The site is approximately 8km west of the Coominya township, while the Coominya Food Production Investigation Area is approximately 2km east of Coominya.

Element 3.3.10 – High impact activities of the Strategic Framework, states as follows (emphasis added):

3.3.10 Element - High impact activities

Towns, small townships, rural residential areas and other substantial settlements of established small rural lifestyle lots, together with major drinking water storages, strategic tourism and recreation focus areas and long-term urban growth opportunities in Somerset Region are protected from the impacts of high impact activities.

3.3.10.1 Specific outcomes

(a) The location of high impact activities in Somerset Region:

- (i) provides a reasonable level of amenity protection for towns, small townships, rural residential areas and other substantial settlements of established small rural lifestyle lots;
- (ii) protects the amenity of the Principal Future Strategic Tourism Focus Area and the Lake Somerset Water-based Recreation Focus Area in order to promote tourism and recreation development opportunities in these two focus areas;
- (iii) protects the long-term urban growth opportunities provided by the Glamorgan Vale Urban Investigation Area;
- (iv) has no adverse impact on water quality in the catchments of the major drinking water storages of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River below Wivenhoe Dam;
- (v) does not worsen the opportunity for rural activities to be undertaken on adjoining premises by way of impacts arising from the operation of the high impact activity.

(b) High impact activities are appropriately located and managed to protect the health, well being, amenity, safety and environmental health of communities and individuals from the impacts of air, noise and odour emissions and from the impacts of hazardous materials;

3.3.10.2 Land use strategies

(a) The effects of high impact activities are designed to minimise the impact on adjacent and surrounding sensitive land uses. This may have the effect of restricting larger-

scale high impact activities to very large sites. Smaller-scale high impact activities may form part of rural diversification where appropriately located and managed, and where detailed analysis confirms that the site is suitable for the use in terms of access, ecological impacts, landscape character, and effective buffering from sensitive uses;

- (b) *The development of new dwellings in rural areas is controlled to ensure that separation distances and buffers around high impact activities are not compromised.*

The site is remote from towns and townships, however there are a number of rural lifestyle properties primarily to the northeast of the site. Based on the information provided by the applicant, an assessment of the proposed Intensive animal industry use on the site reveals that it has the potential to impact on surrounding sensitive land uses (dwellings), specifically as a result of odour emissions.

Element 3.4.4 – Air and noise environment of the Strategic Framework, is also applicable to this proposal in terms of odour. This element states as follows (emphasis added):

3.4.4 Element - Air and noise environment

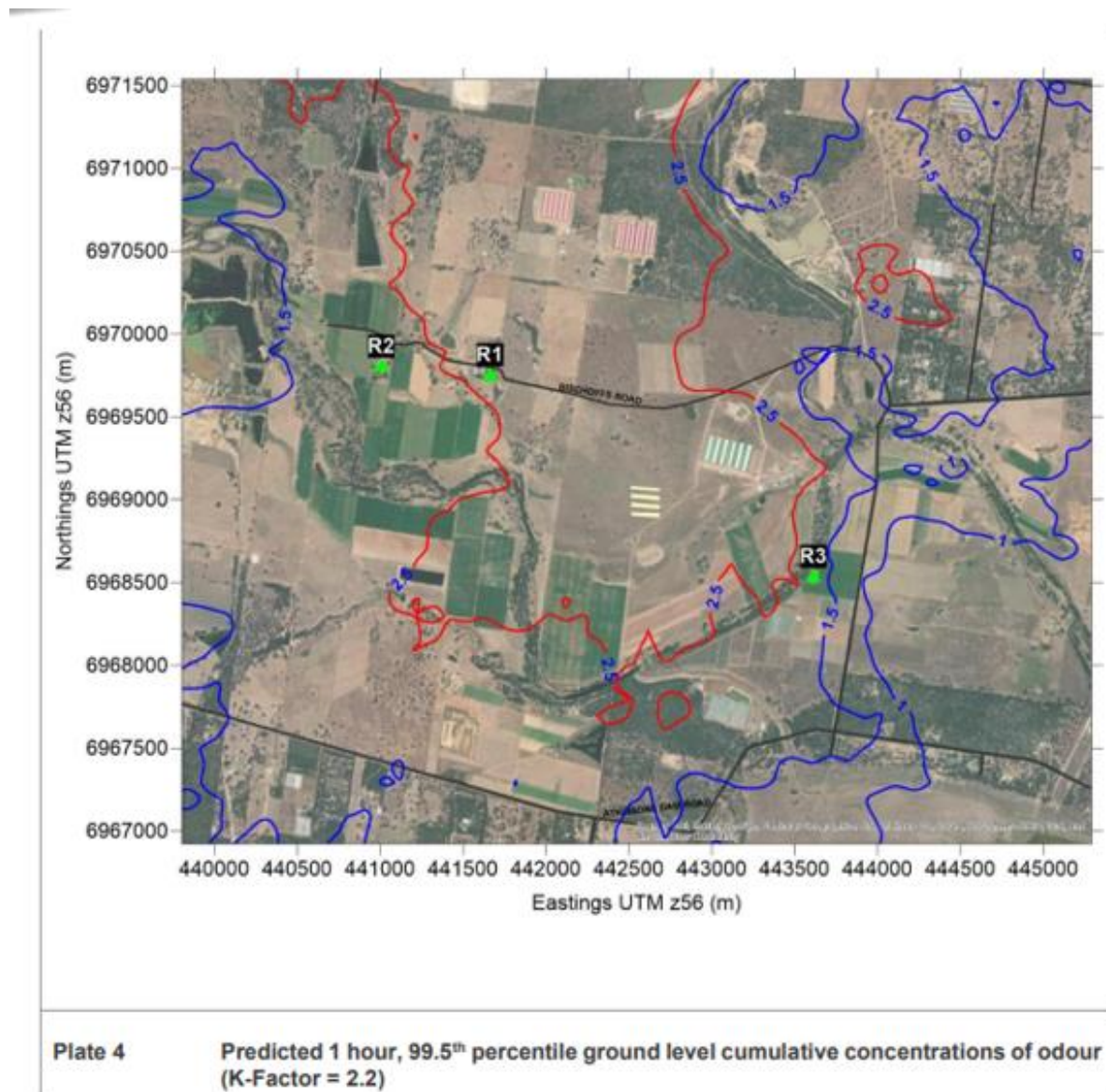
The air and noise environment of Somerset Region is maintained at a high quality consistent with the natural/rural values of the region, the protection of the amenity enjoyed by sensitive land uses, and the natural environment more generally.

3.4.4.1 Specific outcomes

- (a) *Air, noise and odour emissions from development and their impacts on community health and wellbeing and the natural environment are minimised through appropriate design, siting, construction and operation;*
- (b) *High impact activities that are likely to generate noise or air emissions avoid unacceptable environmental and amenity impacts through appropriate separation from towns or urban areas, small townships, rural residential areas and other settlements of established small rural lifestyle lots, Regional Water Storages, the Principal Future Strategic Tourism Focus Areas, the Lake Somerset Water-based Recreation Focus Areas and the Glamorgan Vale Urban Investigation Areas; and*
- (c) *High impact industry is located, designed, constructed and operated to avoid or minimise air, odour and noise emissions and any potential impacts on sensitive land uses.*

The Application had not adequately demonstrated through the S-Factor odour calculations submitted that it is capable of being appropriately located, designed and constructed to avoid or minimise odour emissions in respect of the potential impacts on surrounding sensitive land uses.

The subsequent odour dispersion modelling confirmed one sensitive receptor, indicated as R1 below, is subject to odour impacts above the odour criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment* of 2.5ou.



A full assessment of the proposal against the relevant Planning Scheme codes and overlays is also provided below.

Code Compliance Summary

The assessment below identifies how the development proposal achieves the assessment benchmarks and where the development proposal:

- (a) Proposes an alternative "Example" satisfying or not satisfying the corresponding Performance Outcomes; and
- (b) Proposes an outcome where no "Example" is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Performance outcome	Performance Outcomes assessment is required
Rural zone code	No	Yes PO7
Intensive animal industry code	No	Yes

		PO1
Services, works and infrastructure code	Yes	Not required
Transport access and parking code	Yes	Not required
Agricultural Land Overlay Code	Yes	Not required
Biodiversity Overlay Code	Yes	Not required
Catchment Management Overlay Code	Yes	Not required
Flood hazard overlay code	Yes	Not required
High Impact Activities Management Area Overlay Code	No	Yes PO1

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below:

Performance Outcome Assessment

Rural zone code

Overall outcome assessment

- d) *High impact activities* are appropriately separated from towns, small townships, rural residential settlements, the Glamorgan Vale Urban Investigation Area, the regional water storages of Lake Somerset and Lake Wivenhoe and tourism focus areas to protect the existing and future amenity and environmental values of these areas;

Officer comment

The Application had not adequately demonstrated through the S-Factor odour calculations submitted, that it is capable of being appropriately located, designed and constructed to avoid or minimise odour emissions in respect of the potential impacts on surrounding sensitive land uses.

An extension of time was agreed to with the applicant and additional odour dispersion modelling was sourced via Katestone Environmental.

The odour assessment carried out by Katestone Environmental found the modelling outcomes to be marginal in that one sensitive receptor was already subject to odour units exceeding 2.5 odour units (ou). As a result, there is no practical level at which the proposed poultry farm could operate that would result in a reduction in odour units that would achieve compliance with 2.5ou as the sensitive receptor is already subject to excess odour levels.

Amalgamation of titles

The option of amalgamating the two lots, comprising the existing sheds and the proposed sheds, was considered as a means to enable the existing poultry sheds to be considered as a part of the current application. While this would allow both sets of sheds to be managed as part of a single entity, this would require the application to return to the beginning of the assessment process, to be considered as an extension to the existing poultry farm, and be readvertised.

This option was put to the applicant and was not supported. This alternative was therefore discarded by Council.

Sensitive receptor

The applicant has provided a signed letter from the owner and resident of the affected

sensitive receptor. The signed letter is considered a not properly made submission and has been included as such.

The owner and resident of the affected sensitive receptor advised in a face to face discussion with Council officers that he had reviewed the application in detail prior to provision of their written advice. The owner has confirmed no objection to the proposed new poultry sheds and considers that the impacts of the existing farm are not excessive to him.

The owner and resident of the sensitive receptor indicated that they utilise some of the litter from the existing poultry sheds to improve their crops.

While there is potential for the house comprising the sensitive receptor to be sold to a third party in the future, it is noted that access to the house passes the existing and proposed poultry farms. It is considered unlikely that any prospective purchaser could make an uninformed decision upon the sensitive receptor's property without recognising the proximity and existence of existing poultry farms.

Performance Outcomes	Acceptable Outcomes
Amenity	
PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: <ul style="list-style-type: none"> (a) hours of operation; (b) lighting; (c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i>; (h) visual amenity; and (i) overlooking and privacy. 	AO7 No acceptable outcome provided.
Performance Outcome Assessment	
<p>The applicant has advised as part of the application material that they have experience in the design, construction and operation of meat chicken farms and will manage odour through Best Practice Management implemented at all times by staff and contractors.</p> <p>Consideration of odour has been determined using the S Factor calculation system in accordance with the Department of Agriculture and Fisheries '<i>Development of Meat Chicken Farms in Queensland (2016)</i>'. S Factor calculations are limited to farms under 300,000 birds. The applicant is proposing a 200,000 bird farm.</p> <p>The S Factor system calculates the safe buffer distance from the proposed shed site to relevant sensitive receptors.</p> <p>A review of the applicant's S Factor odour calculations has revealed that given the cumulative impacts of the surrounding farms and the factors utilised by the applicant as part of their calculations, that site specific odour dispersion modelling should have been undertaken.</p> <p>The <i>Development of Meat Chicken Farms in Queensland (2016)</i> identifies that if the S-Factor</p>	

calculated separation distances are likely to impact on sensitive land uses, then odour dispersion modelling is required to determine variable separation distances with all facilities included.

Whilst the Applicant was asked to provide site specific odour dispersion modelling as part of an Information Request, this was not forthcoming.

With this in mind, the application material has failed to demonstrate that the development will not result in adverse impacts on the amenity of the locality.

The outcome of the separate odour assessment carried out by Katestone Environmental found that one receptor is currently subject to 2.6ou, which exceeds the 2.5ou criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment*. The odour assessment also indicated that the proposed poultry farm operating at a K-factor of 2.2 would only marginally increase the odour units to this affected receptor to 3.0ou. The owner of the affected receptor has provided written advice that they are supportive of the proposed use.

Intensive Animal Industry Code

Overall outcomes

- (a) does not cause environmental harm or nuisance by way of air quality, noise, traffic, water quality, liquid and solid waste or any other operational aspects;
- (b) avoids any potential adverse effects on the amenity and character of the locality or nearby sensitive uses; and

Officer comment

The applicant provided odour calculations utilising the S Factor as per the *Development of Meat Chicken Farms in Queensland (2016)*. As discussed previously, a review of the supplied S Factor calculations resulted in Council advising the applicant that they consider that given the cumulative impact of the poultry farms in the immediate area, site specific odour dispersion modelling should be undertaken.

A separate review of the applicant's site-based analysis confirmed Council's position that the S Factor assessment calculations assessment were not sufficient due to the proximity of other poultry farms in the vicinity of the site.

The outcome of the separate and subsequent odour assessment carried out by Katestone Environmental found that one receptor is already subject to odour levels exceeding 2.5ou.

Performance Outcomes	Acceptable Outcomes
Scale and intensity	
PO1 The development incorporates a site layout, scale, and intensity that does not cause environmental nuisance or environmental harm and maintains: <ul style="list-style-type: none"> (a) the character, landscape and scenic and visual amenity values of the locality; (b) the amenity and environmental 	AO1.4 Where for a poultry farm: All buildings and operational elements or a new or expanded facility are setback in accordance with Table 8.2.10.3.D . AO1.5 Where for a poultry farm: Separation distances between the poultry farm building complex and a <i>sensitive land</i>

<p>(c) health of <i>sensitive land uses</i>; water quality in the catchments of the major drinking water storages</p> <p>(d) amenity and image of a tourism or recreation focus area</p> <p>(e) areas of ecological significance; and</p> <p>(f) the operation of lawfully existing <i>rural activities</i>.</p>	<p>use (not on the site of the poultry farm) are determined on a site-by-site basis using odour dispersion modelling.</p> <p>Where involving over 1,000 birds the modelling levels must be assessed against the following criteria:</p> <p>(a) 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a Rural zone</p> <p>(b) 1.0 OU, 99.5%, 1 hour average for the boundary of a non-Rural zone.</p>
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Performance Outcome Assessment

The proposed broiler poultry farm is to be located about 500 metres from the existing poultry farm on the nearby lot. A separate poultry farm is located approximately 1.3km north. A breeder farm is also located about 3 km to the north north-east of the proposed farm.

A separate review of the applicant's site-based analysis confirmed Council's position that the S Factor assessment calculations assessment were not sufficient due to the proximity of other poultry farms in the vicinity of the site.

The outcome of the separate odour assessment carried out by Katestone Environmental found that one receptor is currently subject to 2.6ou, which exceeds the 2.5ou criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment*. The odour assessment also indicated that the proposed poultry farm operating at a K-factor of 2.2 would only marginally increase the odour units to this affected receptor to 3.0ou. The owner of the affected receptor has provided written advice that they are supportive of the proposed use.

High Impact Activities Management Area Overlay Code

For assessable development	
Performance Outcome	Acceptable Solution
<p>PO1 High impact activities in Somerset Region are appropriately located and operated to:</p> <p>(a) maintain the amenity of the high impact activity management area, having regard to the following:</p> <p>(i) air quality, including dust and odour;</p> <p>(ii) water quality;</p> <p>(iii) noise; and</p> <p>(iv) amenity considerations relevant to the site, locality and region;</p> <p>(b) protect the opportunity for the compact urban expansion of the towns of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah and the possible future</p>	<p>AO1 High impact activities located within the high impact activity management area as shown on the High impact activities management area overlay maps OM008a-b are supported by a detailed site analysis that confirms that the site is suitable for the proposed high impact activity in terms of effective buffering from sensitive uses and appropriate access to water.</p>

<p>development of the Glamorgan Vale Urban Investigation Area, from the impacts of high impact activities;</p> <p>(c) protect opportunities for tourism development; and</p> <p>(d) contribute to the management of water quality in the regional water storages of Lake Somerset and Lake Wivenhoe.</p>	
Performance outcome assessment	
<p>The applicant provided a Site based analysis they considered appropriately confirmed the site is suitable for the proposed development.</p> <p>Notwithstanding the applicant's comments, as previously discussed the S Factor odour calculations utilised to support the development were not considered to be appropriate in this instance.</p> <p>Council's review of the S Factor assessment calculations provided by the applicant indicate that the farm does not comply with the relevant criteria and requires preparation of site-specific odour dispersion modelling. As such, insufficient information has been provided which demonstrates that the development will not adversely impact on air quality.</p> <p>A separate review of the applicant's site based analysis confirmed Council's position that the S Factor assessment calculations assessment were not sufficient due to the proximity of other poultry farms in the vicinity of the site.</p> <p>The outcome of the separate odour assessment carried out by Katestone Environmental found that one receptor is currently subject to 2.6ou, which exceeds the 2.5ou criterion contained in the Department of Environment and Science Guideline, Odour Impact Assessment. The odour assessment also indicated that the proposed poultry farm operating at a K-factor of 2.2 would only marginally increase the odour units to this affected receptor to 3.0ou. The owner of the affected receptor has provided written advice that they are supportive of the proposed use.</p>	

Services, Works and Infrastructure Code

The Application did not provide a response to the Services, works and infrastructure code. It is therefore difficult to determine compliance with all of the requirements of the code, however with respect to servicing, all water and wastewater requirements will be managed on-site, through use of existing alluvial wells for water supply and existing on-site septic systems for sewerage treatment.

Electricity and telecommunications supply are available to the site.

It is understood that no clearing of native vegetation is proposed as a result of the development.

4.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

4.1 Water Supply/Sewerage

The development will utilise existing alluvial bores and irrigation wells. The applicant has advised that the water requirement for the 200,000 chickens is approximately 18 ML/yr. which includes water for drinking as well as all necessary environmental cooling water for the proposed 4 sheds. Storage in large tanks is necessary to meet peaks in demand and to ensure continuity of supply in the event of a pump malfunction. It is a requirement of the processor that a minimum of 1 litre per bird be stored. The 'water well' proposed to be used will have back up power supplied by a generator so reliability of the water supply to the farm will be good.

The installation of any toilet facilities will need to be accompanied by an appropriately designed and approved on-site effluent disposal system.

4.2 Stormwater/Drainage

Within Council's Information Request dated 9 November 2020, a request was made for the submission of a site-based stormwater management plan outlining and justifying all chosen stormwater management strategies. The applicant advised as follows:

"That the management of stormwater falling on the site has been dealt with in the application report and includes grassed filter strips; the diversion to a holding pond and the collection and reuse of the stormwater runoff for the purpose of irrigation. Water is a valuable commodity and will not be lost and leave the area except under extreme conditions. An engineering report confirming the detail will be provided to Council should the Development Application succeed. It will be provided, together with an application for the earthworks permit, before construction work commences and could form part of conditions".

A Stormwater Management Plan (SMP) was subsequently lodged with Council on 28 April 2021. The recommendations of the SMP were accepted by Council officers.

The sheds will be sited about 600 metres from Buaraba Creek. Stormwater from the rooves and around the sheds will not enter the creek but will be directed to a holding /retention pond. Water from this pond is intended to be used to irrigate trees and vegetation around and between the sheds which will assist in keeping the surrounding area cooler in summer.

Rain falling on the site including water from the rooves of the sheds, will be channelled via spoon drains away from the sheds onto an area of grassed swales/ filter strips. It will spread out and move through and over the grassed filter strips which have a natural filtering effect by removing any traces of nutrient, dust or sediment. The water will then be directed to the holding / retention pond for beneficial use. If there is any overflow from this holding pond, water will be directed to an irrigation dam so it can be of further beneficial use.

4.3 Roads

Based on a 10 week batch cycle for 200,000 birds, the heavy vehicle return movements per week varies between one and 20 and averages approximately 7.5 per week during the batch, or about 1.5 a day. The proposed haul route for removal of the processor's chickens varies and can be via Bischoffs Road, Rocky Gully Road to Coominya; Coominya Connection Road to Brisbane Valley Highway, then to Brisbane where the chicken processing plant is located. Alternatively the haul route can also be via Bischoffs Road, Rocky Gully Road to Atkinson Dam Road, then to Coominya Connection Road, to Warrego Highway and on to Brisbane.

Feed is currently sourced from the Ripley Feed Mill at Clifton, which is delivered to the farm by contractor in 19m B-doubles. The routes used for delivery of feed is via Gatton-Esk Road, along Atkinson Dam Road to Rocky Gully Road, to Bischoffs Road, where the farm is located.

Council's Manager Development and Design has confirmed there are no engineering issues arising from the proposed development. Access to the site will be gained via Bischoffs Road, which is constructed to a sealed standard. Appropriate conditions of approval could be imposed on the development from a roads perspective.

4.4 Odour, Dust and Noise assessment

The applicant has undertaken an odour assessment of the proposed farm utilising the *Development of Meat Chicken Farms in Queensland (2016)*, which was prepared by Department of Agriculture and Fisheries. Appendix 2 details the accepted methodology for calculating separation distances for meat chicken farms up to 300,000 birds in capacity, the method is known as the "S Factor" method.

Council engaged a suitably qualified professional to undertake a peer review of the S-Factor calculations provided by the applicant to support the proposed poultry farm. The comments provided by this external assessment concluded that the surface roughness utilised by the applicant was not suitable and a separation distance between the proposed poultry shed locations and the closest sensitive receptor identified by the applicant of 752 metres was insufficient and the separation distance should be 845 metres. Further to this, the guideline identifies that where there is likely to be cumulative impact from other existing poultry farms, the required separation distance should be increased by 50%. The following table illustrates that the closest two receptors are located within the calculated separation distance, and as such the proposal does not satisfy the relevant requirements.

Receptor	Application Distance	Calculated Distance	Calculated Distance (plus 50%)	Available Distance ²	Complies?
1	752	845	1,268	1,080 (-188)	No
3	752	845	1,268	1,170 (-98)	No

Section A2.5 of *Development of Meat Chicken Farms in Queensland (2016)* is relevant here as it states "If the calculated separation distances are likely to impact on sensitive land uses, then odour dispersion modelling is required to determine variable separation distances (Section 2.6), with all facilities included". Therefore, modelling should be performed to determine the odour impacts of the proposed poultry farm.

Council, as part of its Information Request to the applicant dated 9 November 2020 requested that the compliance with Appendix 2 – A2.5 of *Development of Meat Chicken Farms in Queensland (2016)* which requires odour dispersion modelling under Appendix 2 – A2.6. The following response was received:

"The sole reason the peer reviewer has decided that the S Factor modelling submitted doesn't comply with the DAF Guideline is the surface roughness (factor S2) used in the formula. We disagree with his assessment where he selects the most stringent possible scenario to describe the terrain between the fan end of the sheds and receptors A&B (His term 1&3.) The terrain between the fan end of the sheds and the receptors A & B certainly is not open country, cropland or grass."

The sensitive receptors concerned (A & B) cannot be seen from the proposed site because of undulations and trees. If open country, which the peer reviewer has selected to fail the S Factor modelling, such receptors surely would be visible from the shed site. They certainly are not. Also under the Planning Scheme, the area is determined to lie in a wildlife corridor and again such would be unlikely if it was just open country.

In accordance with A2.3.3 of the DAF Guideline (second paragraph,) it is considered that a composite factor of .89 has been fairly selected and applied.

No further modelling is necessary to be provided. (Note the peer reviewer's nominated site 4 is not a sensitive receptor).

Further, in relation to the odour assessment, the reviewer in recommending refusal of the application, does not take into account that the S factor is a very conservative assessment, that much progress has been achieved in reducing odour from chicken farms in the last 10 years since this DAF guideline was first introduced.

Such as –

RSPCA accreditation – litter kept loose and friable; less bird density per M2 in sheds.

Litter amendments – reducing ammonia release from litter.

Increased food conversion – less nutrient passing into litter, reducing odour.

VEB and constructed shade cloth barrier at fan end - shown to decrease odour and dust.

It also should not be forgotten that in the EPA guideline, Odour Assessments from Development on page 5 states- 'odour modelling estimates are limited and should not be used as a pass or fail'. It is relevant also that, in this rural area, neighbours including farms A&B, store, use and spread chicken manure on their land to boost crop growth."

Council officers sought additional advice from their consultant following the response to the information request which identified as follows:

The response from the applicant ignores the definitions in the S Factor method. It also infers that S Factor assessments are modelling, which they are not. They are a simple calculation as opposed to modelling which requires the use of computer software.

Visibility of a receptor is not a reference criteria, nor is a linkage between wildlife corridors and vegetation as wildlife corridors can exist without vegetation.

The response from the applicant does not alter the consultant's position with regard to the S1 factor 0.89 proposed by the applicant as the land between the receptors and the proposed farm is neither open forest or low level hills. The applicant has also not assessed the other poultry farm in the area as part of the assessment which would also result in the requirement for a modelling assessment.

The applicant elected not to provide further odour dispersion modelling as requested within Council's Information Request dated 9 November 2020, and on the basis of the findings from the peer review undertaken by Astute Environmental Consulting, the proposed development has not demonstrated compliance with certain provisions of the Strategic Framework, the Rural zone code, the Intensive animal industry code, and the High impact activities overlay code.

Following the ordinary meeting of Council held on Wednesday 24 February 2021, Council

engaged a second air quality expert, Katestone Environmental, to conduct a site inspection and conduct a peer review of the applicant's submission on the S-Factor calculation conducted under the DAF *Development of Meat Chicken Farms in Queensland (2016)* document and the Astute Environmental Consulting peer review.

The peer review concluded that the Surface Roughness Factor (S2) should be applied to receptor R1 and R3 and that potential for cumulative impacts with the applicants existing farm should be accounted for. In that case, the available separation distances between the proposed poultry farm and receptors R1 and R3 are insufficient, which triggers an odour dispersion modelling study under the *Development of Meat Chicken Farms in Queensland (2016)* document.

Katestone Environmental also conducted odour dispersion modelling of the proposed farm and the results indicate that:

- Odour from the proposed sheds, when considered in isolation, are predicted to **comply with odour criterion** contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments*;
- Odour from the proposed sheds, when considered with the cumulative impacts of the applicant's existing 6 sheds poultry farm, are predicted to **comply with odour criterion** contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments*; and
- Odour from the proposed sheds, when considered with the cumulative impacts of the applicant's existing 6 shed poultry farm and the existing 13 shed poultry farm to the north, are predicted to **exceed the odour criterion** contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments at Receptor 1*.

5.0 PUBLIC CONSULTATION

During the consultation period Council received one properly made submission. An additional submission was received outside the consultation period, which is considered to be not properly made. The letter from the owner of the sensitive receptor has also been included as a separate not properly made submission. The key issues from the submissions are outlined as follows:

Submitter's comment - Biosecurity

There are a number of existing poultry farms within the area, some of which operate as free range farms. As the birds at free range farms are able to exit the sheds they are more susceptible to diseases which could be transmitted by particulates falling from trucks transporting chickens.

Officer comment

The planning scheme does not directly address biosecurity issues arising from the poultry farms being located in close proximity. Notwithstanding this, the planning scheme does require separation from other poultry farms of 1km, provided this development is considered in conjunction with the applicant's other poultry farm on Lot 1 SP30553. In this instance the sheds themselves satisfy the separation distance however, the haulage route will fall within the 1km separation distance of other poultry farms. As the access is intended to be provided from an existing constructed road, it is considered that biosecurity is not a consideration of the planning scheme.

Submitter's comment - Koala conservation

The subject land contains a creek which is protected with Core koala habitat (Qld Globe). The rest of the block is marked as koala habitat restoration area.

Officer comment

The subject land contains core koala habitat along the creek. The application does not involve the removal of vegetation. The proposed sheds are located over 400 metres from the nearest area of Core koala habitat.

Submitter's comment - Stormwater quality

Water quality will be compromised as the stormwater runoff management seems to be unsustainable and no concrete floors. The local water supply bore is just downstream and no chicken farms should be anywhere near waterways. Stormwater runoff can easily filter underground. In the 2011 floods Buaraba Creek was flooded and roads cut on Rocky Gully Road and Banff Lane. Restoration works were undertaken by SEQCatchments and Seqwater and ABC Landcare all along Buaraba Creek downstream of Olives Australia to the block subject to this application.

Officer comment

The applicant was requested as part of Council's information request to provide a Stormwater Management Plan. A Stormwater Management Plan was received on 28 April 2021 and the recommendations of the Plan were accepted.

Submitter's comment - Degradation of the environment

CO₂ emissions from chicken farms is at unacceptable levels nationwide. Carbon has negative effects on the air quality. Breathing in polluted air damages the health of the Coominya community. The truck movements added to the new quarry truck movements will cause undue stress to the residents and businesses of Coominya and extreme CO₂ emissions causing more air pollutant and sickness.

The arrogance of owners who do not live onsite and continue to pollute without regard to the community is unacceptable. Coominya is being held hostage to the corporations and council who have decided with no community consultation to make this area a chicken precinct and line their pockets. Reducing our emissions should start at a local level to reduce our footprint and mitigate the effects of climate change. The old planning scheme should be obsolete.

Officer comment

Emissions generated by the development are considered by the planning scheme. While CO₂ emissions are not directly referenced within the planning scheme, it is considered that the impact of odour emissions has been thoroughly discussed within this report.

The Somerset Region Planning Scheme has identified the subject area as being within the High Impact Activity Management Area, which requires an additional level of assessment where High Impact activities, which includes poultry farms, are proposed to be located within the area. In this instance, as discussed by this report, the applicant has not sufficiently demonstrated that the proposed development satisfies the requirements of the planning scheme, however this is ameliorated due to the odour report indicating only one sensitive receptor would be subject to more than 2.5 odour units and that affected person has provided written support for the proposed development.

6.0 STATE AGENCY REFERRALS

There were no referral agencies for this application, in accordance with the *Planning Act 2016* and *Planning Regulation 2017*.

Under the *Planning Regulation 2017*, the development would have required referral due to exceeding the thresholds in Schedule 20 if the application involved over 200,000 birds.

Under the *Environmental Protection Regulation 2019*, the development would have been subject to a Concurrence Environmentally Relevant Activity if the application involved over 200,000 birds.

The applicant's application for an environmental authority is addressed separately by the Department of Agriculture and Fisheries through the Livestock Regulator after a decision is made by Council.

7.0 CONCLUSION

The development does not comply with certain provisions of the Strategic Framework, the Rural zone code, the Intensive animal industry code, and the High impact activities overlay code. Notwithstanding, impacts of the proposed development are limited to one receptor and will only marginally increase the odour units to this affected receptor from 2.6ou to 3.0ou.

8.0 ATTACHMENTS

1. Site Plan – Page 4 of Meat Poultry Farm Development Application Report – Phipps Farms – received 25 September 2020
2. Shed Elevations
3. Extract of Catchment management plan – prepared by ProCom Consultants Pty Ltd
4. Odour Assessment of Coominya broiler chicken farm expansion – Final - Reference D20067-7 Coominya Broiler Farm Odour Assessment V1.0 - prepared by Katestone Environmental Pty Ltd – dated 22 June 2021
5. Site Based Stormwater Management Report – prepared by ACS Engineers - Reference 210033 Revision 1 - dated 28 April 2021
6. Environmental Management System – Meat Chicken Farm August 2020 – Phipps Farms – 223 Bischoffs Road, Coominya

RECOMMENDED DECISION

Two options have been provided; one to refuse, the other to approve the application.

- A. THAT Council refuse the Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – 4 sheds, 200,000 birds) on land described as Lot 2 SP285187 and Lot 37 RP12464 and situated at Bischoffs Road, Buaraba subject to the following reasons:
 1. The level of supporting information, when combined with insufficient responses to Council's Information Request does not provide sufficient evidence to demonstrate compliance with the relevant planning scheme Strategic Framework provisions, applicable codes and overlays and show that potential impacts can be appropriately managed or mitigated.
 2. The proposal does not adequately demonstrate compliance with:

- (a) Elements 3.3.10; 3.4.4; and 3.7.4 of the Strategic Framework of the Planning Scheme, with respect to odour;
 - (b) Overall outcome (d) of the Rural zone code;
 - (c) PO6 and PO7 of the Rural zone code;
 - (d) Overall outcomes (c) of the Intensive animal industry code;
 - (e) PO1 of the Intensive animal industry code; and
 - (f) PO1 of the High impact activities management area overlay code.
3. THAT the Council report for this application be published to the website as Council's statement of reasons in accordance with the *Planning Act 2016*.

OR

- B. THAT Council approve the Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – 4 sheds, 200,000 birds) on land described as Lot 2 SP285187 and Lot 37 RP12464 and situated at Bischoffs Road, Buaraba subject to the below conditions and following reasons:
1. Odour dispersion modelling predicts exceedance of odour criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments* at one receptor (R1) by 0.5 odour units.
 2. Odour dispersion modelling predicts that odour currently experienced at Receptor 1 from the existing 6 sheds operated by the applicant and the existing 13 sheds to the north to be in exceedance of odour criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments* at one receptor (R1) by 0.1 odour units.
 3. Receptor 1 has submitted a letter of support for the application and has indicated that he is fully aware of the application details and has no issue with the application being approved.
 4. Council and the Department of Agriculture and Fisheries have a very low complaint history relating to odour from the existing 6 sheds operated by the applicant and the existing poultry farm to the north.
 5. Receptor 1 is zoned Rural and is currently an operating farm, and a rural odour depending on the magnitude of exceedance of the odour criterion may not give rise to environmental nuisance.

SCHEDULE 1 – GENERAL CONDITIONS

No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> • Site Plan – Page 4 of Meat Poultry Farm Development Application Report – Phipps Farms – received 25 September 2020 • Shed Elevations – received by Council 25 September 2020 • Extract of Catchment management plan – prepared by ProCom Consultants Pty Ltd 	At all times.

	<ul style="list-style-type: none"> Site Based Stormwater Management Report – prepared by ACS Engineers - Reference 210033 Revision 1 - dated 28 April 2021 Environmental Management System – Meat Chicken Farm August 2020 – Phipps Farms – 223 Bischoffs Road, Coominya 	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens.
	Bird numbers	
1.5	The maximum number of broiler chickens to be housed at any one time is 200,000 birds, with a maximum of 50,000 birds permitted in each shed.	At all times.
	Farm operation	
1.6	The poultry farm is to operate as a conventional broiler farm.	At all times.
SCHEDULE 2 – Engineering <i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to commencement of use.
	EARTHWORKS	
2.2	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
	VEHICLE ACCESS	
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property.	At all times
2.4	Access is to be provided to Lot 2 SP285187 directly from the existing constructed section of Bischoffs Road. Note: Access is not permitted via the access that runs through Lot 1 and Lot 3 SP305538.	At all times.
2.5	All vehicles shall enter and leave the site in a forward gear.	At all times.
	OUTDOOR LIGHTING	
2.6	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by: <ul style="list-style-type: none"> Not causing nuisance by way of light spill or glare at 	Prior to commencement of use.

	<p>adjacent properties and roadways.</p> <ul style="list-style-type: none"> • Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. • Directing lighting onto the subject land and away from neighbouring properties. • Using shrouding devices to preclude light overspill onto surrounding properties where necessary. • Not operating lighting that uses sodium lights or flare plumes. 	
	STORMWATER	
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.8	Stormwater Drainage shall be constructed in general accordance with ACS Engineers, Site Based Stormwater Management Plan – Reference 210033 Revision 1 - dated 28 April 2021.	Prior to commencement of use.
	EROSION AND SEDIMENT CONTROL	
2.9	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	At all times.
SCHEDULE 3 – ENVIRONMENTAL		
	General	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or amendment would result in a contravention of any condition of this development approval.	At all times.

	Site Based Environmental Management Plan	
3.5	<p>A Site Based Environmental Management Plan (SBEMP) must be prepared and submitted to Council for their approval.</p> <p>The SBEMP must address the following matters:</p> <ul style="list-style-type: none"> • Environmental commitments – a commitment by senior management to achieve environmental goals. • Identification of environmental issues and potential impacts covering at least air quality, water quality, land degradation and contamination as well as waste management. • Control measures for design, construction and routine operations to minimise the likelihood of causing environmental harm. <p>Note - These should include:</p> <ul style="list-style-type: none"> • References to the location and extent of the area affected by site activities as shown on the plan of development; • Procedures to be implemented to effect environmental management such as shed washing/ disinfecting and collection of waste water and so on; • Facilities for the storage of fuels, chemicals, and other potential contaminants • Contingency plans and emergency procedures for non-routine situations. • Organisational structure and responsibility. • Effective communication. • The monitoring of releases of contaminants into the environment. • Conducting environmental impact assessment of any releases. • Staff training, in particular, the promotion of awareness of environmental issues and the prevention of adverse environmental impacts from the operations of the approved development. • Record keeping. • The periodic review of environmental performance and continual improvement <p>A copy of the Site Based Environmental Management Plan approved pursuant to this condition must be kept at the approved place and be made available to all employees and an authorised officer of Council, upon request by an employee or that officer.</p>	Prior to the commencement of the use.
3.6	The development is to comply with Site Based Environmental Management Plan.	At all times.
3.7	<p>Review of Site Based Environmental Management Plan</p> <p>The approved Site-Based Management Plan must provide</p>	At all times.

	provisions for a review of this Plan to be carried out at least: a) Immediately after a potential or actual source of environmental contamination, that is not already identified in the Plan, is realised, or otherwise; b) Every two years after the commencement of the use. Changes, to procedures and operations for carrying out the approved development realised by any review process, must be implemented immediately.									
	General									
3.9	The approval holder must ensure: <ul style="list-style-type: none">Vehicle and forklift manoeuvring areas and access roads are to be well maintained with minimal obstacles which may cause loads to react (i.e. speed bumps, pot holes and grates);Care is taken during loading and unloading of trucks during catch out to reduce the impacts on surrounding properties;Regular and effective maintenance of stationary and mobile equipment is to be undertaken to ensure acoustic outputs are maintained.No alarm bells or paging systems are to be used as part of the use.	At all times.								
	Noise – Mechanical plant									
3.11	Mechanical plant must be designed and installed to comply with the noise criterion presented in 3.12 and 3.13.	At all times.								
3.12	The component noise from the proposed development must be limited such that the adjusted A-weighted equivalent continuous noise level, LAeq, adj, 15 min when measured at any affected noise sensitive place must not exceed: (a) the background noise level + 3 dBA for daytime hours (7 am to 6 pm); (b) the background noise level + 3 dBA for evening hours (6 pm to 10 pm); (c) the background noise level + 0 dBA for night time hours (10 pm to 7 am).									
3.13	Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$ <table><tr><td></td><td><i>Period</i></td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>7 am – 6 pm</td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>6 pm – 10 pm</td></tr><tr><td>Background noise level plus 3 dB(A)</td><td>10 pm – 7 am</td></tr></table> Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$		<i>Period</i>	Background noise level plus 5 dB(A)	7 am – 6 pm	Background noise level plus 5 dB(A)	6 pm – 10 pm	Background noise level plus 3 dB(A)	10 pm – 7 am	At all times.
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Background noise level plus 3 dB(A)	10 pm – 7 am									

	<p style="text-align: right;"><i>Period</i></p> <p>Background noise level plus 10 dB(A) 7 am – 6 pm</p> <p>Background noise level plus 10 dB(A) 6 pm – 10 pm</p> <p>Background noise level plus 8 dB(A) 10 pm – 7 am</p>	
	Noise levels – monitoring and recording	
3.14	When requested by Council, monitoring and recording of noise levels must be undertaken to investigate any non-vexatious or frivolous complaint caused by noise emissions from operations at the premises. Such monitoring must be undertaken within a reasonable and practicable timeframe nominated by the Council and be carried out by a suitably qualified and experienced person. Once completed, the results of such monitoring must be submitted to the Council for review and any recommendations made in the report implemented.	At all times.
	Deceased birds	
3.15	<p>All deceased birds from the poultry farm shall be:</p> <ul style="list-style-type: none"> Where required to be stored on site, held under refrigeration at a temperature of no greater than 5 Degrees Celsius; Not be stored on site for greater than 7 days; Transported from site by an approved waste transporter; Disposed of at an approved disposal or treatment facility. 	At all times.
	Dust and particulate matter	
3.16	<p>Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely:</p> <ul style="list-style-type: none"> Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition; <p>OR</p> <ul style="list-style-type: none"> A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM_{2.5}) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM_{2.5} low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition); <p>OR</p> <ul style="list-style-type: none"> “Ambient air – Particulate matter - Determination of suspended particulate matter – Dichotomous sampler (PM₁₀ and PM_{2.5}) – Gravimetric method; 	At all times.

	OR	
	<ul style="list-style-type: none"> Any alternative method of monitoring PM₁₀ which may be permitted by the "Air Quality Sampling Manual" as published from time to time by the Department of Environment and Heritage Protection. 	
	Waste	
3.17	<p>Waste must not be:</p> <ul style="list-style-type: none"> burnt or buried at or on the development site; nor allowed to be burnt or buried at or on the development site; nor removed from the development site and burnt elsewhere; nor stockpiled on the development site; nor processed on the development site unless permitted under an approved management plan under a condition of this approval. 	At all times.
	Contaminants	
3.18	Contaminants must not be directly or indirectly released from the development site to surface waters or the bed and banks of any surface waters except as permitted under an approved management plan under a condition of this approval.	At all times.
Advice		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Manager of Operations if in his opinion a dust nuisance exists.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act 2016</i> . For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the <i>Planning Act 2016</i>).		

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

THAT the Council report for this application be published to the website as Council's statement of reasons in accordance with the *Planning Act 2016*.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council approve the Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – 4 sheds, 200,000 birds) on land described as Lot 2 SP285187 and Lot 37 RP12464 and situated at Bischoffs Road, Buaraba subject to the below conditions and following reasons:

1. Odour dispersion modelling predicts exceedance of odour criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments* at one receptor (R1) by 0.5 odour units.
2. Odour dispersion modelling predicts that odour currently experienced at Receptor 1 from the existing 6 sheds operated by the applicant and the existing 13 sheds to the north to be in exceedance of odour criterion contained in the *Department of Environment and Science Guideline, Odour Impact Assessment from Developments* at one receptor (R1) by 0.1 odour units.
3. Receptor 1 has submitted a letter of support for the application and has indicated that he is fully aware of the application details and has no issue with the application being approved.
4. Council and the Department of Agriculture and Fisheries have a very low complaint history relating to odour from the existing 6 sheds operated by the applicant and the existing poultry farm to the north.
5. Receptor 1 is zoned Rural and is currently an operating farm, and a rural odour depending on the magnitude of exceedance of the odour criterion may not give rise to environmental nuisance.

SCHEDULE 1 – GENERAL CONDITIONS

No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> • Site Plan – Page 4 of Meat Poultry Farm Development Application Report – Phipps Farms – received 25 September 2020 • Shed Elevations – received by Council 25 September 2020 	At all times.

	<ul style="list-style-type: none"> Extract of Catchment management plan – prepared by ProCom Consultants Pty Ltd Site Based Stormwater Management Report – prepared by ACS Engineers - Reference 210033 Revision 1 - dated 28 April 2021 Environmental Management System – Meat Chicken Farm August 2020 – Phipps Farms – 223 Bischoffs Road, Coominya 	
1.2	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land	Before the change happens.
	Bird numbers	
1.5	The maximum number of broiler chickens to be housed at any one time is 200,000 birds, with a maximum of 50,000 birds permitted in each shed.	At all times.
	Farm operation	
1.6	The poultry farm is to operate as a conventional broiler farm.	At all times.
SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to commencement of use.
	EARTHWORKS	
2.2	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
	VEHICLE ACCESS	
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property.	At all times
2.4	Access is to be provided to Lot 2 SP285187 directly from the existing constructed section of Bischoffs Road. <i>Note: Access is not permitted via the access that runs through Lot 1 and Lot 3 SP305538.</i>	At all times.
2.5	All vehicles shall enter and leave the site in a forward gear.	At all times.
	OUTDOOR LIGHTING	
2.6	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:	Prior to commencement of

	<ul style="list-style-type: none"> Not causing nuisance by way of light spill or glare at adjacent properties and roadways. Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. Directing lighting onto the subject land and away from neighbouring properties. Using shrouding devices to preclude light overspill onto surrounding properties where necessary. Not operating lighting that uses sodium lights or flare plumes. 	use.
	STORMWATER	
2.7	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.8	Stormwater Drainage shall be constructed in general accordance with ACS Engineers, Site Based Stormwater Management Plan – Reference 210033 Revision 1 - dated 28 April 2021.	Prior to commencement of use.
	EROSION AND SEDIMENT CONTROL	
2.9	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> Be required to install additional measures. Be responsible for the restoration work. 	At all times.
SCHEDULE 3 – ENVIRONMENTAL		
	General	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or	At all times.

	amendment would result in a contravention of any condition of this development approval.	
	Site Based Environmental Management Plan	
3.5	<p>A Site Based Environmental Management Plan (SBEMP) must be prepared and submitted to Council for their approval.</p> <p>The SBEMP must address the following matters:</p> <ul style="list-style-type: none"> • Environmental commitments – a commitment by senior management to achieve environmental goals. • Identification of environmental issues and potential impacts covering at least air quality, water quality, land degradation and contamination as well as waste management. • Control measures for design, construction and routine operations to minimise the likelihood of causing environmental harm. <p>Note - These should include:</p> <ul style="list-style-type: none"> • References to the location and extent of the area affected by site activities as shown on the plan of development; • Procedures to be implemented to effect environmental management such as shed washing/ disinfecting and collection of waste water and so on; • Facilities for the storage of fuels, chemicals, and other potential contaminants • Contingency plans and emergency procedures for non-routine situations. • Organisational structure and responsibility. • Effective communication. • The monitoring of releases of contaminants into the environment. • Conducting environmental impact assessment of any releases. • Staff training, in particular, the promotion of awareness of environmental issues and the prevention of adverse environmental impacts from the operations of the approved development. • Record keeping. • The periodic review of environmental performance and continual improvement <p>A copy of the Site Based Environmental Management Plan approved pursuant to this condition must be kept at the approved place and be made available to all employees and an authorised officer of Council, upon request by an employee or that officer.</p>	Prior to the commencement of the use.
3.6	The development is to comply with Site Based Environmental Management Plan.	At all times.

3.7	<p>Review of Site Based Environmental Management Plan</p> <p>The approved Site-Based Management Plan must provide provisions for a review of this Plan to be carried out at least:</p> <p>a) Immediately after a potential or actual source of environmental contamination, that is not already identified in the Plan, is realised, or otherwise;</p> <p>b) Every two years after the commencement of the use.</p> <p>Changes, to procedures and operations for carrying out the approved development realised by any review process, must be implemented immediately.</p>	At all times.								
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	Noise – Mechanical plant									
3.11	Mechanical plant must be designed and installed to comply with the noise criterion presented in 3.12 and 3.13.	At all times.								
3.12	<p>The component noise from the proposed development must be limited such that the adjusted A-weighted equivalent continuous noise level, LAeq, adj, 15 min when measured at any affected noise sensitive place must not exceed:</p> <p>(a) the background noise level + 3 dBA for daytime hours (7 am to 6 pm);</p> <p>(b) the background noise level + 3 dBA for evening hours (6 pm to 10 pm);</p> <p>(c) the background noise level + 0 dBA for night time hours (10 pm to 7 am).</p>									
3.13	<p>Noise Level at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj,T}$</p> <table><tr><td></td><td><i>Period</i></td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>7 am – 6 pm</td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>6 pm – 10 pm</td></tr><tr><td>Background noise level plus 3 dB(A)</td><td>10 pm – 7 am</td></tr></table>		<i>Period</i>	Background noise level plus 5 dB(A)	7 am – 6 pm	Background noise level plus 5 dB(A)	6 pm – 10 pm	Background noise level plus 3 dB(A)	10 pm – 7 am	At all times.
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	Noise Limits at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj, T}$ <table><tr><td></td><td><i>Period</i></td></tr><tr><td>Background noise level plus 10 dB(A)</td><td>7 am – 6 pm</td></tr><tr><td>Background noise level plus 10 dB(A)</td><td>6 pm – 10 pm</td></tr><tr><td>Background noise level plus 8 dB(A)</td><td>10 pm – 7 am</td></tr></table>		<i>Period</i>	Background noise level plus 10 dB(A)	7 am – 6 pm	Background noise level plus 10 dB(A)	6 pm – 10 pm	Background noise level plus 8 dB(A)	10 pm – 7 am	
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	Deceased birds									
3.15	All deceased birds from the poultry farm shall be: <ul style="list-style-type: none">• Where required to be stored on site, held under refrigeration at a temperature of no greater than 5 Degrees Celsius;• Not be stored on site for greater than 7 days;• Transported from site by an approved waste transporter;• Disposed of at an approved disposal or treatment facility.	At all times.								
	Dust and particulate matter									
3.16	Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely: <ul style="list-style-type: none">• Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition; OR <ul style="list-style-type: none">• A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM_{2.5}) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM_{2.5} low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition); OR <ul style="list-style-type: none">• “Ambient air – Particulate matter - Determination of	At all times.								

	<p>suspended particulate matter – Dichotomous sampler (PM₁₀ and PM_{2.5}) – Gravimetric method;</p> <p>OR</p> <ul style="list-style-type: none"> Any alternative method of monitoring PM₁₀ which may be permitted by the “Air Quality Sampling Manual” as published from time to time by the Department of Environment and Heritage Protection. 	
	Waste	
3.17	<p>Waste must not be:</p> <ul style="list-style-type: none"> burnt or buried at or on the development site; nor allowed to be burnt or buried at or on the development site; nor removed from the development site and burnt elsewhere; nor stockpiled on the development site; nor processed on the development site unless permitted under an approved management plan under a condition of this approval. 	At all times.
	Contaminants	
3.18	<p>Contaminants must not be directly or indirectly released from the development site to surface waters or the bed and banks of any surface waters except as permitted under an approved management plan under a condition of this approval.</p>	At all times.
Advice		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the ‘currency period’ – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant’s appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant’s appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant’s responsibility. The applicant must comply with any lawful instruction from Council’s Manager of Operations if in his opinion a dust nuisance exists.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act</i>		

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.

THAT the Council report for this application be published to the website as Council's statement of reasons in accordance with the *Planning Act 2016*."

Carried

Vote - Unanimous

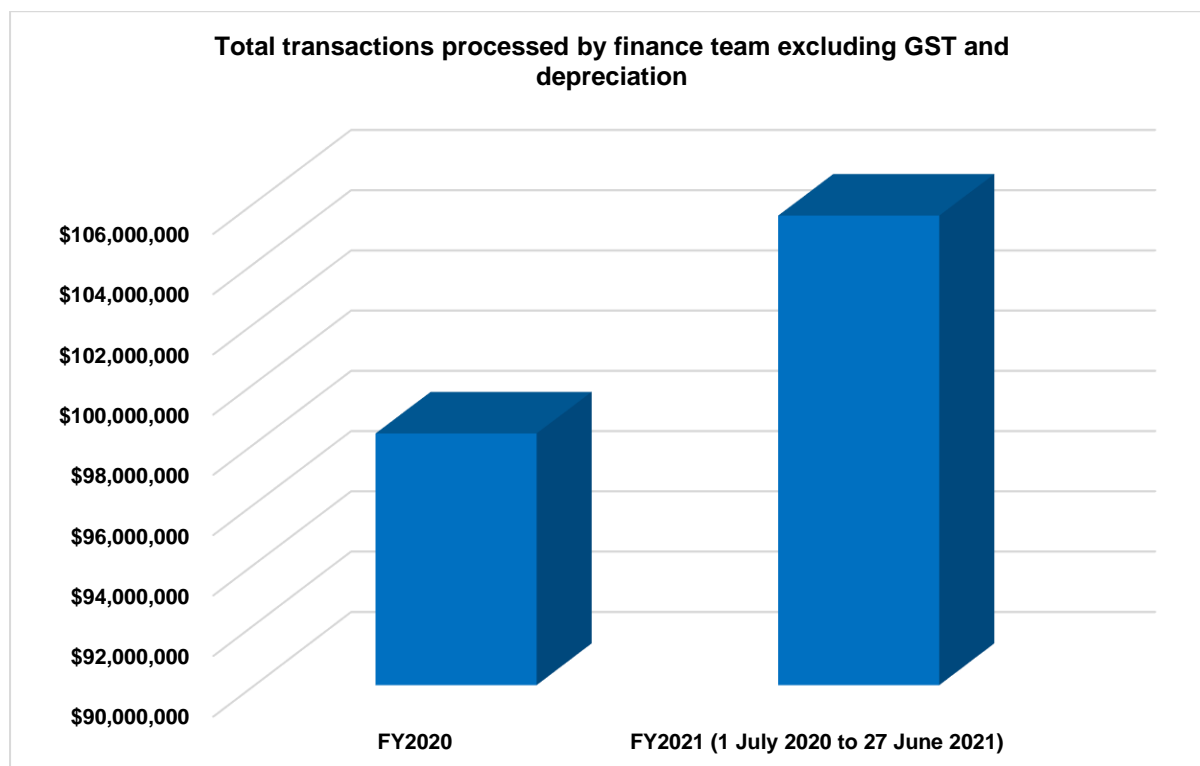
Subject:	Financial reports - 1 July 2020 to 27 June 2021
File Ref:	Monthly financial statements
Action Officer:	DFIN

Background/Summary

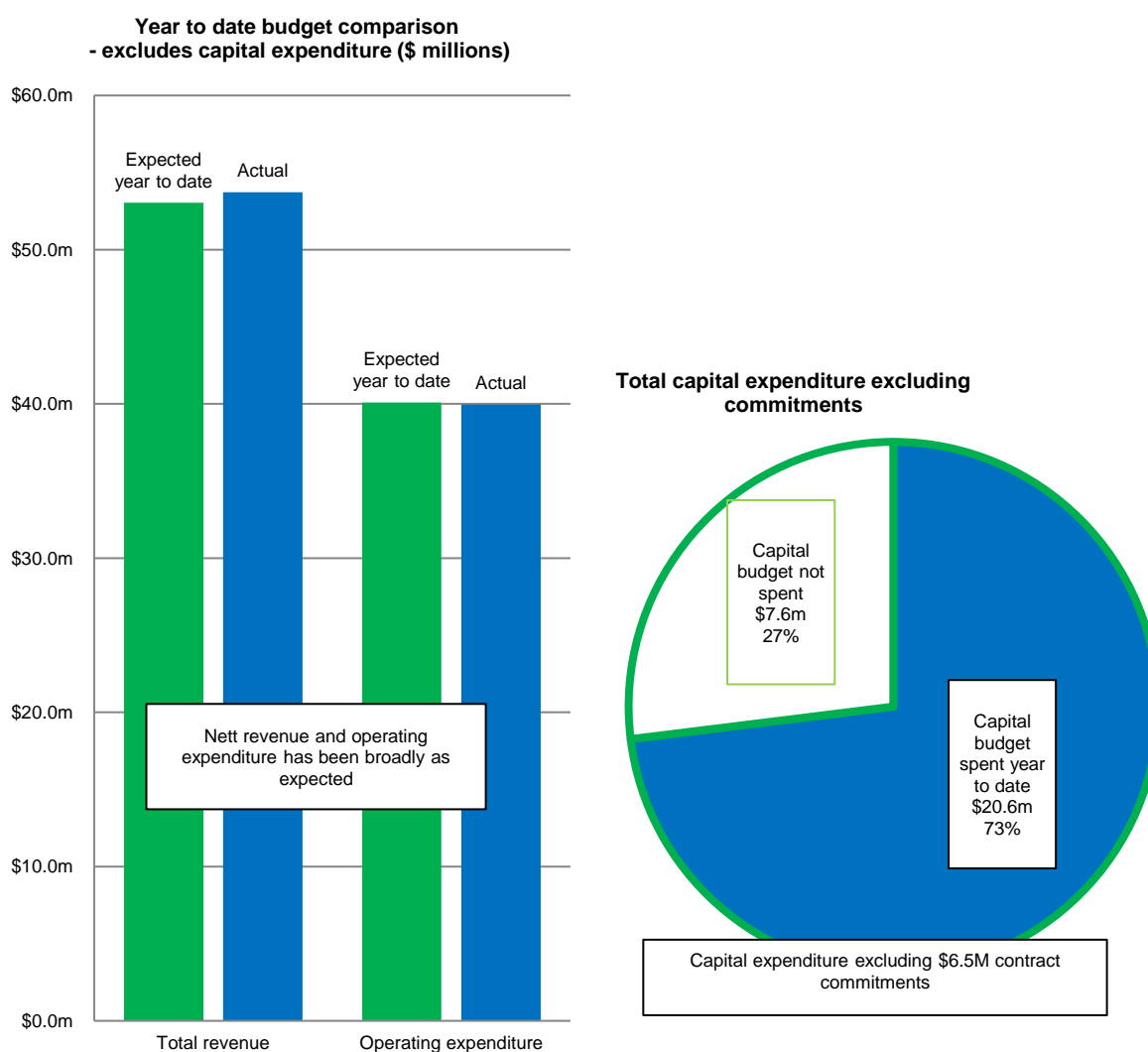
Financial reports

Month end financial reports for the period 1 July 2020 to 27 June 2021 are attached detailing the progress that has been made in relation to Council's FY2021 revised budget as required by section 204 of the Local Government Regulation 2012. We expect to complete year-end financial statements for audit by 31 August 2021. Auditors have been on-site in June 2021.

The finance team has been engaged with processing transactions as below (both inward and outward) in payroll, creditors, rates, grants and contract works claims, receipting, debtors and other systems during FY2021:



Financial results are summarised as follows:



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

Competitive grants

- On 20 April 2021, Council received advice from the Queensland Reconstruction Authority that the following project had been shortlisted for funding under the Queensland Risk Reduction and Resilience Fund (QRRRF). A detailed application was lodged and an outcome is expected to be known shortly.

<i>Queensland Risk Reduction and Resilience Fund</i>	<i>Potential cost</i>	<i>Proposed funding sought</i>
Gregors Creek Road inter-highway connector – flood proofing 20 metre culvert at Ch9370 (raising concrete culvert by 1 metre and replacing RCP pipes with 4 x 1200 box culverts). Gregors Creek Road carries 790 vehicles per day. A vehicle was washed off this culvert during flooding on 12 February 2020.	\$584,722.65	50%

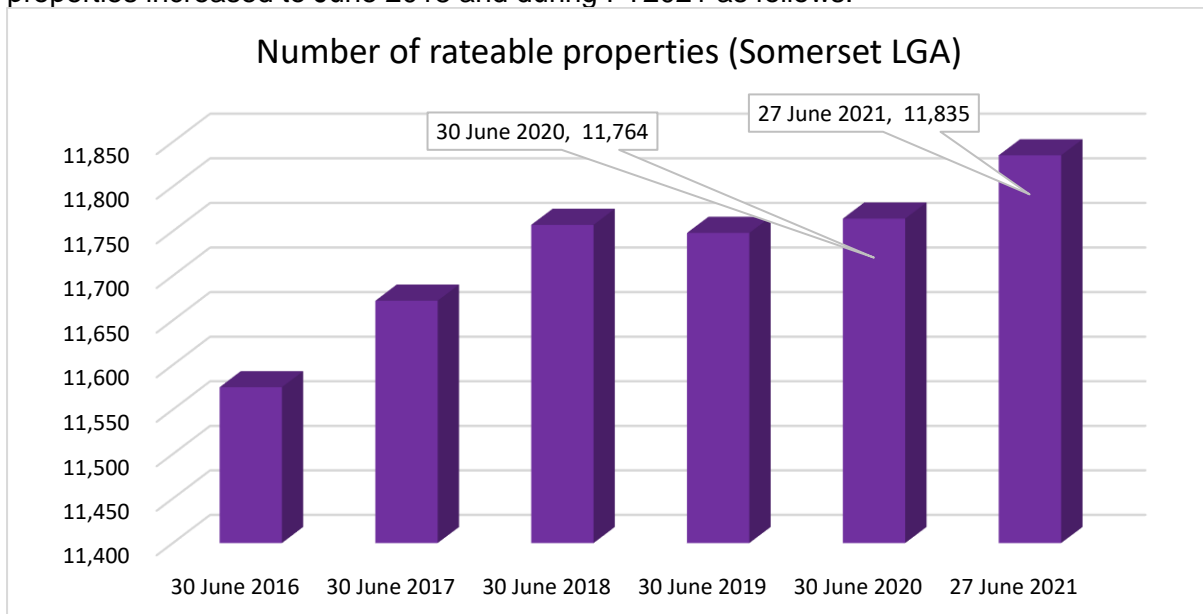
- On 24 June 2021, we were advised that the following funding applications had been successful under the Queensland Government's competitive SEQ Community Stimulus Program (SEQCSP):

<i>SEQCSP competitive project</i>	<i>Project value</i>	<i>Grant</i>
Lowood pool – safe and fun for everyone project (Lowood Pool refurbishment including new splashpad in place of toddler pool and PV solar)	\$3,993,462	\$1,996,731
Construct Esk-Crows Nest Strategic Regional Connector - Toowoomba boundary section (to bitumen seal the final 3.8km of this road)	\$4,110,423	\$2,055,211
Lowood-Minden Road - Minden Village home safer and sooner project (upgrade of Lowood-Minden Road / Zabels Road North intersection carrying 2,803 vehicles per day)	\$1,375,900	\$687,950
Total	\$9,479,785	\$4,739,892

Our \$4.7M funding under this program represents more than 18% of the entire competitive funding pool of \$26 million set aside for South-East Queensland councils. Somerset LGA represents less than 1% of the population of South-East Queensland.

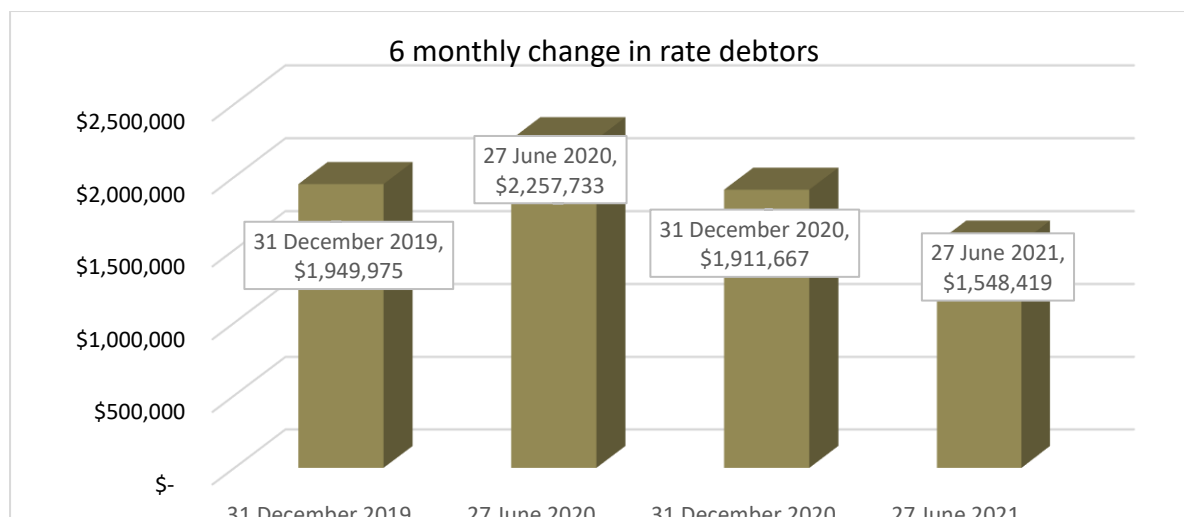
Growth

Rateable property data provides an indication of regional growth. The total number of rateable properties increased to June 2018 and during FY2021 as follows:



Rates

Rates are issued in six monthly cycles. Total rate debtors at comparable dates (generally after the due dates) over the past 18 months were as follows:



During June 2021, Council collected \$254,423 in rates from a wholly owned subsidiary of a Shanghai-based development company which had been outstanding for many years.

Council is also working with the owners of other properties for which 42 notices of intention to sell land for overdue rates were prepared in-house and issued on 21 April 2021 and 13 May 2021. By preparing legal notices in-house Council minimises the cost of recovery action to both the landowners and Council.

Investments

Council relies on interest revenue. Interest rates have been at historic lows with the official RBA rate at 0.1%. An investment summary is attached detailing interest earnings from other sources such as Queensland Treasury Corporation (QTC). Nett monthly QTC cash fund interest rates have varied between 0.46% and 0.89% since December 2020.

Consistent with Council's investment policy, Council approved a second credit facility with Urban Utilities (UU) for \$30M. This facility is earning interest rates as assessed by QTC of 1.26% per annum (FY2021) and 1.32% per annum (FY2022).

Material delays

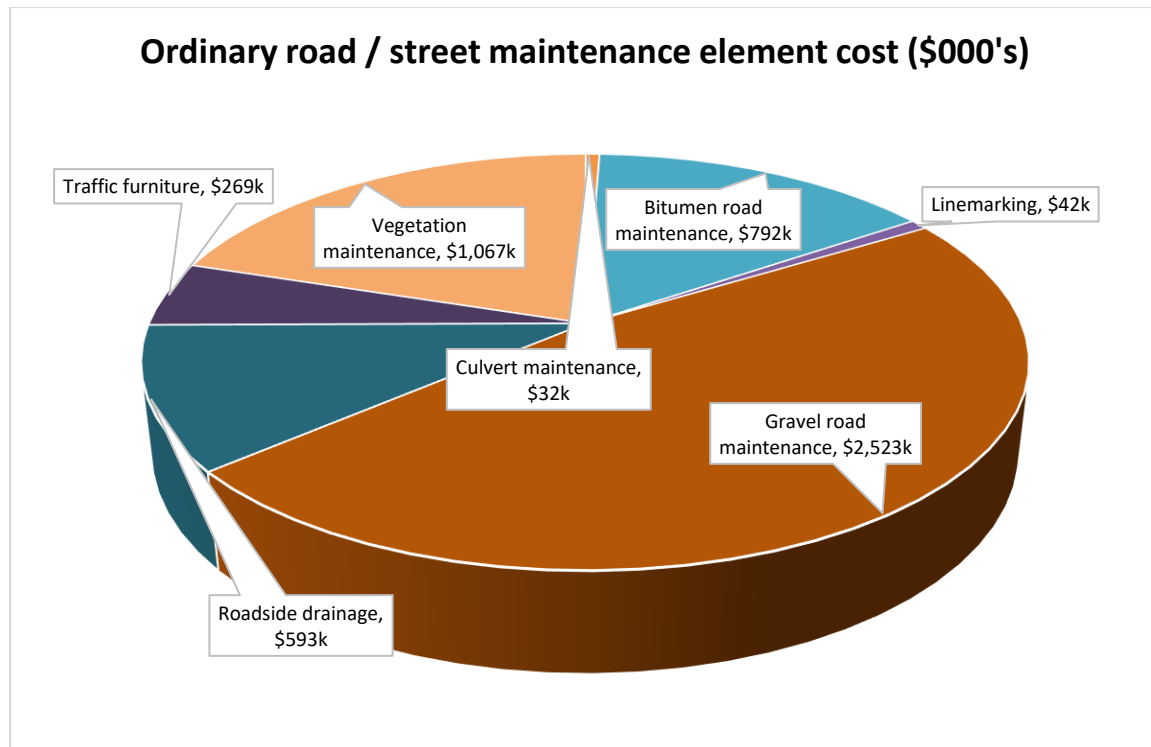
There have been growing delays in obtaining key materials including delays for reinforced concrete pipes of up to 9 months from the time of placing purchase orders. The finance team has proactively obtained extensions of time to complete four large grant-funded projects because of shortages. We have also been successful in securing 180 RCP pipes for which special storage arrangements have had to be made:



Ordinary road maintenance detail

Councillors have previously requested information about ordinary road maintenance:

<i>Maintenance type</i>	<i>Total (\$000's)</i>
Bitumen road maintenance	792
Gravel road maintenance	2,523
Roadside drainage	593
Culvert maintenance	32
Vegetation maintenance	1,067
Traffic furniture	269
Linemarking	42
Total actual year to date	5,318
Expected pro-rata budget year to date	5,186



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
Western Branch (gravel) Ch14050-Ch27110	84	6
Monsildale Rd (gravel) Ch1630-Ch10200	75	9
Esk Crows Nest (gravel) Ch26120-Ch34090	64	8
Muckerts La (gravel) Ch1370-Ch2780	59	42
Banks Creek Rd (gravel) Ch4670-Ch12870	51	6
Spring Creek Rd (gravel) Ch4210-Ch7200	49	16
Eastern Branch (gravel) Ch11720-Ch16480	49	10
Cressbrook Caboonbah (gravel) Ch3900-Ch6630	46	17
Maronghi CkDM61ScourCh2720-2720	46	
Glamorgan Vale Rd (bitumen) Ch0-Ch6520	46	7
Louisavale Rd (gravel) Ch5010-Ch5810	44	55
Pohlmans Range Rd (gravel) Ch0-Ch2980	44	15
Armstrongs La (gravel) Ch850-Ch3090	43	19
Spring Creek Rd (gravel) Ch60-Ch4210	41	10
Tooloorum Rd (gravel) Ch0-Ch4430	38	8
Monsildale Rd (gravel) Ch29340-Ch33440	37	9
Kimballa Rd (gravel) Ch0-Ch5680	35	6
Eastern Branch Rd (gravel) Ch880-Ch5930	35	7
Eastern Branch (gravel) Ch6010-Ch11570	35	6
Kangaroo Creek Rd (gravel) Ch3190-Ch7830	35	7
Monsildale Creek (gravel) Ch1540-Ch4500	35	12
Morden Rd (gravel) Ch1880-Ch6470	34	7
Esk Crows NDM35WashCh28180-30390	33	
Sim Jue Creek Rd (gravel) Ch520-Ch4840	32	8
Clarendon Rd (bitumen) Ch0-Ch1700	30	18

Mt Kilcoy Rd (gravel) Ch15670-Ch17870	29	13
Wanora Rd (gravel) Ch1200-Ch3160	29	15
Mahons Rd (bitumen) Ch0-Ch7480	28	4
Schmidt Rd (bitumen) Ch0-Ch1100	27	25
Subtotal	1,320	

Special road maintenance

In addition to ordinary bitumen road maintenance, expenditure on special road maintenance includes resealing of bitumen roads now totalling \$1.65M as follows:

Road	Cost (\$000's)
Atkinsons Dam Resealing	34
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 27 June 2021 and payments presented for the period 31 May 2021 to 27 June 2021 totalling \$15,247,553.02 and that the contents be noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Wendt

“THAT Council receive the financial reports for 1 July 2020 to 27 June 2021 and payments presented for the period 31 May 2021 to 27 June 2021 totalling \$15,247,553.02 and that the contents be noted.”

Carried

Vote - Unanimous

Subject:	Black Summer bushfire grants program
File Ref:	Bushfire / Battleplan
Action Officer:	DFIN

Background/Summary

Council adopted its 2021 Battleplan on 24 March 2021 (copy attached) and has already been successful with securing grant funding towards six large Battleplan projects.

Guidelines for the Australian Government's Black Summer Bushfire Recovery (BSBR) Program were released on 1 July 2021. This is competitive funding in the sense that a funding envelope of \$4.5M will be made available for Somerset LGA under the program and eligible organisations (including for-profit and NFP incorporated entities and Council) can apply.

Sections of the guidelines detail the assessment criteria (7), eligibility criteria (6) and selection processes (9). The Minister for Emergency Management will approve grants.

Detailed applications and supporting documents are due 2 September 2021. Projects must be delivered by 31 March 2024. The application process is not straightforward.

It is considered that the Battleplan project that best meets the criteria, size and timing of the BSBR funding arrangements is the Muckerts / McCulkins Lane project referred to in the draft Fernvale Growth Planning Study. This is called the "Fernvale/Lowood resilient development and emergency access and egress project" below. The project incorporates widening and bitumen sealing of the constructed parts of McCulkins and Muckerts Lanes including construction of large hydraulic structures. In the unconstructed part of McCulkins Lane, the project includes clearing, undergrounding of power and creation of access for fire appliances.

The project will oversubscribe the available funds. The project is consistent with recommendations 12.1 and 12.2 of the 2020 Royal Commission into National Natural Disaster Arrangements and meets the economic recovery and resilient infrastructure objectives of the BSBR program.

Securing \$4.5 million towards the Fernvale/Lowood resilient development and emergency access and egress project will facilitate the delivery of other Battleplan projects.

Attachments

- Project map
- Bushfire hazard overlay map for Fernvale
- Black Summer bushfire grants program guidelines
- Somerset Battle Plan 2021
- 2020 Royal Commission into National Natural Disaster Arrangements recommendations 12.1 and 12.2

Recommendation

THAT Council authorise the Chief Executive Officer to apply for funding under the Black Summer Bushfire Recovery Grants Program for the Fernvale/Lowood resilient development and emergency access and egress project consistent with the Fernvale Growth Planning Study and confirm Council's commitment of own-source funding as required for the project for the difference between the detailed cost estimate and the funding sought.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT Council authorise the Chief Executive Officer to apply for funding under the Black Summer Bushfire Recovery Grants Program for the Fernvale/Lowood resilient development and emergency access and egress project consistent with the Fernvale Growth Planning Study and confirm Council's commitment of own-source funding as required for the project for the difference between the detailed cost estimate and the funding sought."

Carried

Vote - Unanimous

Subject:	Release of contact information to Toowoomba Regional Council
File Ref:	Government relations - regional local government liaison - 2020 - 2024
Action Officer:	DFIN

Background/Summary

Toowoomba Regional Council (TRC) own and operate Cressbrook Dam for water supply purposes. Cressbrook Dam is largely situated in the Somerset local government area on land owned by TRC.

The operation of this dam and related activities may affect nearby property owners in Somerset. For example, as a dam owner, TRC is responsible for dam improvements and must ensure it manages safety risks in accordance with the provisions of the *Water Supply (Safety and Reliability) Act 2008*.

TRC has requested contact details for Somerset landholders within 7km of Cressbrook Dam.

TRC is entitled to information about properties that immediately adjoin its properties but not properties further afield.

There is a process under the Information Privacy Act 2009 schedule 3 Section 10 (b) to allow for information to be released where an agency is satisfied that there may be public safety matters involved. It is understood that TRC wish to consult with landholders in the vicinity of Cressbrook Dam over the operation of the dam including matters which may impact dam safety.

Attachments

Information Privacy Act 2009 schedule 3 Section 10 (b)

Recommendation

THAT Council confirm that it is satisfied on reasonable grounds that release of Somerset Regional Council landholder contact information to Toowoomba Regional Council for properties within 7km of Cressbrook Dam is necessary to lessen a serious threat to public health, safety or welfare.

Resolution

Moved – Cr Isidro

Seconded – Cr Wendt

"THAT Council confirm that it is satisfied on reasonable grounds that

release of Somerset Regional Council landholder contact information to Toowoomba Regional Council for properties within 7km of Cressbrook Dam is necessary to lessen a serious threat to public health, safety or welfare."

Carried

Vote - Unanimous

Subject:	Sale of land for rate arrears action
File Ref:	Rates - notification - sale of land for overdue rates
Action Officer:	DFIN

Background/Summary

Council's Revenue Policy includes a requirement that Council is to receive twice each financial year recommendations for sale of lands for overdue rates actions covering all properties for which actions may legally be commenced.

Council issued Notice of Intention to sell land for overdue rates or charges on several properties 21 April 2021 and 13 May 2021.

Council has been unable to successfully serve the notices of intention to sell land for overdue rates and charges on the following properties.

- 03468-00000-000 – L 12 RP157997 – 82 Pakleppa Lane, Mount Tarampa Qld 4311
- 01325-00000-000 – L 25 RP32307 – 20 Pryde Street, Lowood Qld 4311
- 05577-00000-000 – L 42 CA311494 and L 75 CSH715, Sugar Bag Creek Road, Mount Stanley Qld 4314

It is proposed that Council endorse the use of substituted service provisions to serve the legal notices.

Attachments

Nil

Recommendation

THAT Council endorse the use of substituted service provisions for serving the legal notices for the following properties:

- 03468-00000-000 – L 12 RP157997 – 82 Pakleppa Lane, Mount Tarampa Qld 4311,
- 01325-00000-000 – L 25 RP32307 – 20 Pryde Street, Lowood Qld 4311
- 05577-00000-000 – L 42 CA311494 & L 75 CSH715, Sugar Bag Creek Road, Mount Stanley Qld 4314.

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

"THAT Council endorse the use of substituted service provisions for serving the legal notices for the following properties:

- 03468-00000-000 – L 12 RP157997 – 82 Pakleppa Lane, Mount Tarampa Qld 4311,

- 01325-00000-000 – L 25 RP32307 – 20 Pryde Street, Lowood Qld 4311

- 05577-00000-000 – L 42 CA311494 & L 75 CSH715, Sugar Bag Creek Road, Mount Stanley Qld 4314."

Carried

Vote - Unanimous

Subject:	Financial Assistance Grants Scheme - Grant Allocation Methodology Review – Submission
File Ref:	Financial Assistance Grants
Action Officer:	DFIN

Background/Summary

Council resolved as follows on 26 May 2021:

"THAT engagement of a suitable economic consultant who is included in the relevant Local Buy panel of suppliers be endorsed to analyse the Queensland Local Government Grants Commission financial assistance grant methodology review discussion paper and assist in the preparation of a submission to advance and protect Council's interests."

A draft submission by AEC Group Pty Ltd is attached for which Council's endorsement is sought.

Officers are aware of a submission being prepared by both the Council of Mayors South East Queensland (CoMSEQ) and Local Government Association of Queensland.

Attachments

FAGS Grant Allocation Methodology Review – Submission of 13 July 2021

Recommendation

THAT Council endorse the attached Financial Assistance Grants Scheme - Grant Allocation Methodology Review – Submission.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

"THAT Council endorse the attached Financial Assistance Grants Scheme - Grant Allocation Methodology Review – Submission."

Carried

Vote - Unanimous

Subject:	Somerset Civic Centre – proposed schedule of charges
File Ref:	Officer report
Action Officer:	(RL) Regional Librarian

Background/Summary

Council provides many services to the community from roads and waste services to libraries and recreational facilities. Services evolve over time and it is the Council's mission to ensure that these services are appropriate, delivered efficiently, and designed with the customer at the centre. With council assuming the management role of the Somerset Civic Centre on 1 July 2021, the current schedule of fees and charges provided by VMS has been reviewed.

Relevant officers, including management staff have been involved in the review of the fees and a venue fee comparison report has been subject to a workshop with Councillors.

The proposed schedule of charges has been developed with an eye to the objectives recently adopted by the Somerset Civic Centre Advisory Committee. Namely to;

- Inspire and support community organisations in use of Civic Centre venue to improve activation, community service delivery and facility management.
- Create space for local, regional, national and international creative practitioners to practice and present their craft.
- Attract tourism and recreation opportunities that capitalise on the intrinsic natural assets and established character of Somerset region.
- Improve connection with existing community groups and programs.
- Create opportunities for the community to access high quality entertainment and performances in the local region without having to travel to bigger locales.
- Increase the active involvement of youth, seniors, arts and community groups in arts and cultural events and programs.
- Promote a learning, educated and aware community through promotion of arts workshops and accessible programs.

It is anticipated that the proposed charges will help to remove in part, prevailing opinion that the current fees are a barrier to community participation in and activation of, the Somerset Civic Centre.

Attachments

Attachment 1: Proposed Schedule of Fees and Charges

Recommendation

THAT the *Somerset Civic Centre – Proposed Schedule of Charges* report be received, and the contents adopted.

Resolution

Moved – Cr Isidro

Seconded – Cr Choat

"THAT the *Somerset Civic Centre – Proposed Schedule of Charges* report be received, and the contents adopted."

Carried

Vote - Unanimous

Subject:	Fernvale Sports Park Advisory Committee Meeting – 23 June 2021
File Ref:	Community services - meetings - 2020-2021 – Fernvale Sports Park Advisory Committee
Action Officer:	SRO

Background/Summary

The meeting of the Committee was held on Wednesday 23 June 2021. A report of the meeting is attached for review.

Attachments

1. Meeting Report – Fernvale Sport Park Advisory Committee – 23 June 2021
2. Operating and Project Budget Year to Date Financial Review (as at 16 June 2021)

Recommendation

THAT Council receive the report for the Fernvale Sports Park Advisory Committee meeting held on Wednesday, 23 June 2021 and the contents be noted.

Resolution

Moved – Cr Choat

Seconded – Cr Isidro

"THAT Council receive the report for the Fernvale Sports Park Advisory Committee meeting held on Wednesday, 23 June 2021 and the contents be noted."

Carried

Vote - Unanimous

Subject:	Aquatic Facility Operations – Toogoolawah Operating Hours and Season Extension Trial for Toogoolawah
File Ref:	Recreation and Cultural Services – Service Provision – Swimming Pools – Recreation Centre
Action Officer:	SRO

Background / Summary

The Toogoolawah Swimming Pool (TSP) is open to the public 33 hours per week in a standard operating week (please see the Table 1 for further information). The TSP is currently open for approximately 1,087 hours each season.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Public Holidays
Toogoolawah Swimming Pool	3pm - 6pm	6am -9am 3pm - 6pm	3pm - 6pm	6am -9am 3pm - 6pm	3pm - 6pm	10am - 5pm	12pm -5pm	10am - 5pm
Toogoolawah Swimming Pool - 1 Jan - 26 Jan	9am - 6pm	6am - 6pm	9am - 6pm	6am - 6pm	9am - 6pm	10am - 5pm	12pm -5pm	10am - 5pm

Table 1: Toogoolawah Swimming Pool Seasonal Operating Hours

During the month of January each year the TSP increases the standard operating hours to 63 hours per week (refer to Table 1 for further information). It is unclear when the increased January operating hours were introduced. It is believed that the increased hours were introduced to encourage youth patronage during the school holidays and allow for increased club operations. There is no longer an active club based at the TSP.

Table 2 below shows historical monthly patronage from 2014 to present for the TSP. The highlighted cells in the table represents the top 25% highest monthly patronage for the site.

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
2014-15	-	1485	-	1105	1053	1074	647	205
2015-16	124	2111	1702	1917	1275	1412	557	115
2016-17	55	1201	2076	1140	1906	1714	785	110
2017-18	343	1203	1724	1688	1615	1197	709	197
2018-19	99	1121	2015	1735	1685	1432	655	87
2019-20	103	1025	2062	1706	1030	689	199	-
2020-21	159	1039	1460	1075	941	1042	502	100
Average	147	1312	1840	1481	1358	1223	579	136

Table 2: Toogoolawah Swimming Pool Monthly Patronage - 2014 to 2021 (Top 25% highest monthly patronage highlighted)

Historically November and December are the highest patronised months across all Council aquatic facilities, which is due to the increased temperatures of late Spring and Summer.

The increased January operating hours for the TSP have not resulted in a significant increase in January patronage relative to other months and is not delivering a satisfactory return on investment.

Anecdotally, the facility management at the TSP have noted an increase in morning lap swimming and aqua aerobics class patronage with the installation of the electric heat pumps in October 2020.

With the introduction of heating at the facility there is potential to make a minimal modification of current operating hours, without affecting operating costs, to offer an additional three hours of operation on a new morning every week. The addition of the new morning would mean that the increased January hours would no longer be offered. The additional morning would allow increased opportunity for patrons to swim laps or participate in aqua aerobics.

Table 3 below details potential season operating times for the TSP, with the removal of the increased January hours and addition of Wednesday morning session. A season under the potential operating times results in a total season of 1,087 hours, a net effect of no reduced hours.

The facility lessee has confirmed support to for the potential operating hours.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Public Holidays
Toogoolawah Swimming Pool	3pm - 6pm	6am -9am 3pm - 6pm	3pm - 6pm	6am -9am 3pm - 6pm	3pm - 6pm	10am - 5pm	12pm -5pm	10am - 5pm
Toogoolawah Swimming Pool - Proposed Operations	3pm - 6pm	6am -9am 3pm - 6pm	6am -9am 3pm - 6pm	6am -9am 3pm - 6pm	3pm - 6pm	11am - 5pm	12pm -5pm	12pm -5pm

**Table 3: TSP Current Operating Timetable vs Potential Operating Timetable
(minus increased January operating hours)**

Attachments

Nil.

Recommendation

THAT Council approve the proposed modification to the seasonal operating times of the Toogoolawah Swimming Pool, which includes the discontinuation of the increased January operating hours.

Resolution

Moved – Cr Brieschke

Seconded – Cr Gaedtke

“THAT Council approve the proposed modification to the seasonal operating times of the Toogoolawah Swimming Pool, which includes the discontinuation of the increased January operating hours.”

Carried

Vote - Unanimous

Subject: Endorsement sought for medium value contract – concrete crushing
File Ref: Mary Street, Kilcoy TMR works
Action Officer: DOPER

Background/Summary

Council has engaged the services of Rosenlund Contractors Ltd for crushing and screening of demolished concrete elements removed from the Department of Transport and Main Roads project in William and Mary street Kilcoy, and stored at Winya Road. Additional works to the crushing included screening of these recycled materials and loading for cartage to council's storage facility at Neurum Road, Villeneuve. This required the increase of the total order to \$42,867.00 (inclusive of GST).

These additional variation works from the TMR project have time constraints for funding availability and this offered the best outcome for project works.

Due to the specialised nature of these services, time restraints and limited number of suppliers available to conduct these works in time available, in accordance with TMR specifications, Rosenlund Contractors Ltd are the most suitable suppliers to complete these works.

Attachments

Nil

Recommendation

THAT Council confirm because of the specialised nature of the services sought, and limited suppliers being able to comply with TMR specifications, the supplier Rosenlund Contractors Ltd. be endorsed for variations required to complete the works at Mary Street, Kilcoy.

Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

“THAT Council confirm because of the specialised nature of the services sought, and limited suppliers being able to comply with TMR specifications, the supplier Rosenlund Contractors Ltd. be endorsed for variations required to complete the works at Mary Street, Kilcoy.”

Vote - Unanimous

Carried

Subject:	Updated Cemetery Fee and Charges – Columbarium wall vase
File Ref:	Financial management / fees and charges / setting of cost recovery
Action Officer:	CSSA

Background/Summary

Council has previously provided a fee for service to purchase and install a columbarium wall vase in the columbarium wall. The 2021/22 adoption of Council's register of cost recovery fees and schedule of fees and charges did not include this service, which was an oversight.

It is recommended that this fee be re-introduced at the amount of \$60 to cover costs associated with this service.

Attachments

NIL

Recommendation

THAT Council include “Purchase and install a columbarium wall vase in the columbarium wall” into its 2021/22 Register of cost recovery fees and schedule of fees and charges for the amount of \$60.

Resolution

Moved – Cr Brieschke

Seconded – Cr Choat

“THAT Council include “Purchase and install a columbarium wall vase in the columbarium wall” into its 2021/22 Register of cost recovery fees and schedule of fees and charges for the amount of \$60.”

Vote - Unanimous

Carried

Subject:	Application of Hold Annual Lifecycle Cycling Classic – Sunday 29 August 2021
File Ref:	Recreation and cultural services / event management / community events – festivals – sporting (1289996)
Action Officer:	CSSA (Debbie Chandler)

Background/Summary

The Lifecycle Cycling Club has written to Council requesting permission to hold their annual Lifecycle Cycling Classic on Sunday, 29 August 2021 based at the Lowood Sports Complex. This will be the twentieth time this event has been run in our community and typically attracts 300 riders from around SEQ, plus 100 supporters and volunteers.

Organisers have designed course to encourage more social and community involvement in the towns of Lowood and Coominya. Post event festivities will be held at the Lowood Sports and Recreation Ground and include BBQ food and drinks stall, fruit and vege stall plus market stalls.

The cycling event will be operating under the Queensland Health Department and Australian cycling COVID19 restrictions for an outdoor event under 500 people and will comply with the AusCycling COVID safe plan and COVID safe event checklist.

The Lifecycle Classic course starts and finishes in Noland Street, Lowood, adjacent to the Lowood Recreation Grounds. The course travels from Lowood to Coominya to Mt Tarampa and back to Lowood mostly using Council's local roads. Refer to attached full cycle course details.

Corporate Plan

- Corporate Plan Theme: Prosperous Somerset
- Corporate Plan Theme Strategy: Expand and facilitate major events within the Region to enhance economic growth for our local communities, associates and businesses.

Support for the development and enhancement of local events is identified as a key output of the Corporate and Operational plans. This event brings 300 riders and 100 supporters to the Somerset Region and has run successfully for 19 years.

Attachments

Letter from Lifecycle Cycling Club including proposed route

Recommendation

THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 29 August 2021 subject to the COVID-19 conditions at the time of the event and with the following conditions:

1. The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
2. The organisers must make all arrangements associated with the safe running of the event.

3. Organiser of the event must have public liability insurance in an amount not less than \$20,000,000 with Somerset Regional Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.
4. A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
5. A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated State controlled road to hold this event.
6. Provide a traffic management plan prepared by a suitably qualified person for review by Somerset Regional Council prior to the event.
7. A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
8. All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
9. Any change to the details provided to Council regarding this event shall be notified to Council in writing.

Resolution

Moved – Cr Whalley

Seconded – Cr Gaedtke

“THAT Council provide approval to the Lifecycle Cycling Club to hold their annual Lifecycle Cycling Classic on Sunday, 29 August 2021 subject to the COVID-19 conditions at the time of the event and with the following conditions:

1. The organisers of the event shall undertake their own assessment of the suitability of the proposed route prior to the event.
2. The organisers must make all arrangements associated with the safe running of the event.
3. Organiser of the event must have public liability insurance in an amount not less than \$20,000,000 with Somerset Regional Council being listed as an interested party and produce documentary evidence of the insurance to Council before the commencement of the event.
4. A copy of the police permit is to be provided to Council prior to the event showing the conditions of approval.
5. A copy of Department of Transport and Main Roads approval to be given to Council prior to the event showing that approval has been given to use the nominated State controlled road to hold this event.

6. Provide a traffic management plan prepared by a suitably qualified person for review by Somerset Regional Council prior to the event.
7. A copy of written advice from the Management Committee of the Lowood Recreational Complex that approval has been given to the use of the grounds shall be provided to Council prior to the event.
8. All work on Council controlled roads must be carried out in accordance with the Manual of Uniform Traffic Control Devices and any other relevant state standards, regulations or laws.
9. Any change to the details provided to Council regarding this event shall be notified to Council in writing."

Carried*Vote – Unanimous*

Subject:	Jimna Fire Tower Update
File Ref:	Land use and planning – registration – Heritage – Other –
	Heritage – Other
Action Officer:	CEO

Background/Summary

At Council Workshop 30 June 2021, the Chief Executive Officer gave an update in relation to the repair works at the Jimna fire tower. As a result of the ensuing discussion, Council Officers have contacted the Department of Agriculture and Fisheries (DAF) to seek additional information, which is now included below.

The extent of the works includes the following elements:

- Structural repairs to the fire tower. This will encompass installation of guy-wires for additional structural support and have been approved by the Queensland Heritage Council;
- Installation of permanent 2m tall exclusion fence around the base of the tower;
- Finish off of a layover / car park; and
- Installation of interpretive signage outlining the history of the unique structure.

The works for the structural repairs has been awarded, with works proposed to commence at any time now. QBuild are project managing the project and contractors awarded to carry out the structural repair works. Works are anticipated to be completed by the end of the year subject to weather and ongoing pandemic related challenges.

The interpretive signage will be developed with consultation with Somerset Regional Council, the family of the original builder and other key stakeholders.

The primary area of concern for public access to the site is the 241 narrow (18" or 450mm wide) and steep stairs. These stairs do not comply to current Australian Standards and provide challenges for safe access. Any future public use of the site would need to address this risk.

DAF have advised that the repairs are to preserve the structure for its historic importance,

ensure the story of the tower is better told and to preserve the opportunity for further activation in the future if a suitable party comes forward.

Attachments

NIL

Recommendation

THAT the report titled *Jimna Fire Tower Update* be received and noted.

Resolution	Moved – Cr Gaedtke	Seconded – Cr Brieschke
	<p>“1. THAT the report titled <i>Jimna Fire Tower Update</i> be received and noted.</p> <p>2. THAT Council write to the relevant Minister for the Department of Agriculture and Fisheries requesting the establishment of a virtual interpretive centre as previously discussed, in conjunction with the current works occurring on the Jimna fire tower.”</p>	
	<p><i>Vote - Unanimous</i></p> <p style="text-align: right;"><u>Carried</u></p>	

Subject:	Operations Report for June 2021
File Ref:	Governance – Reporting – Officer Reports
Action Officer:	CSSA (Debbie Chandler)

Background

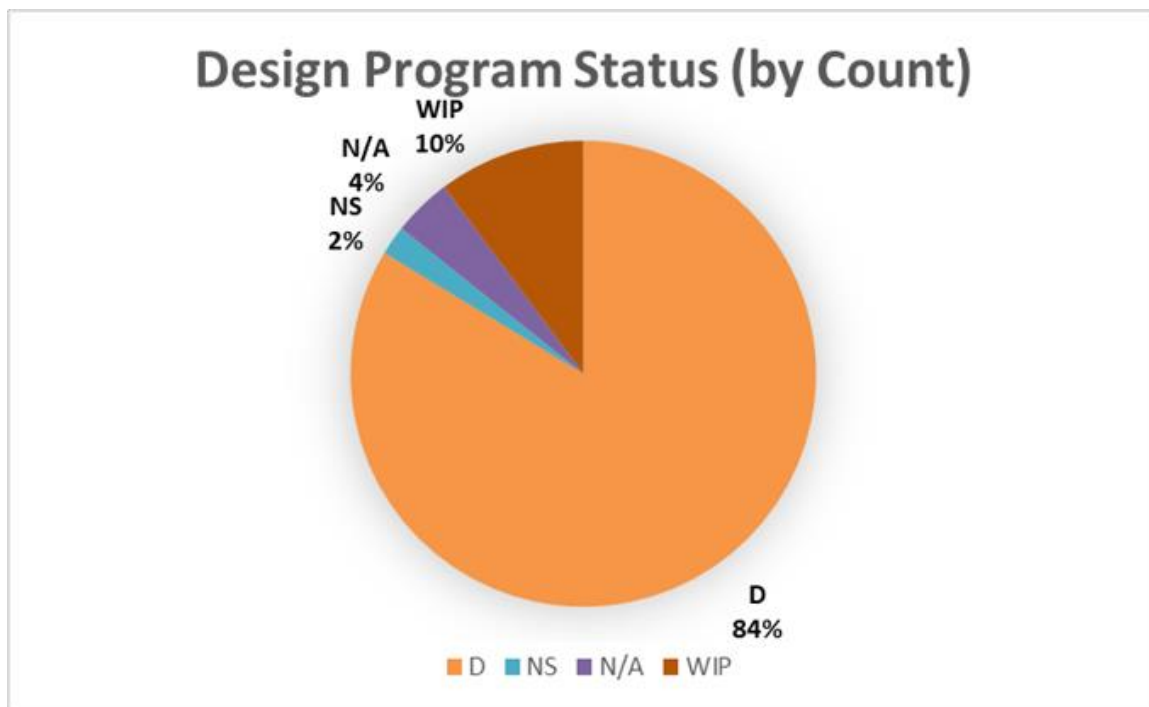
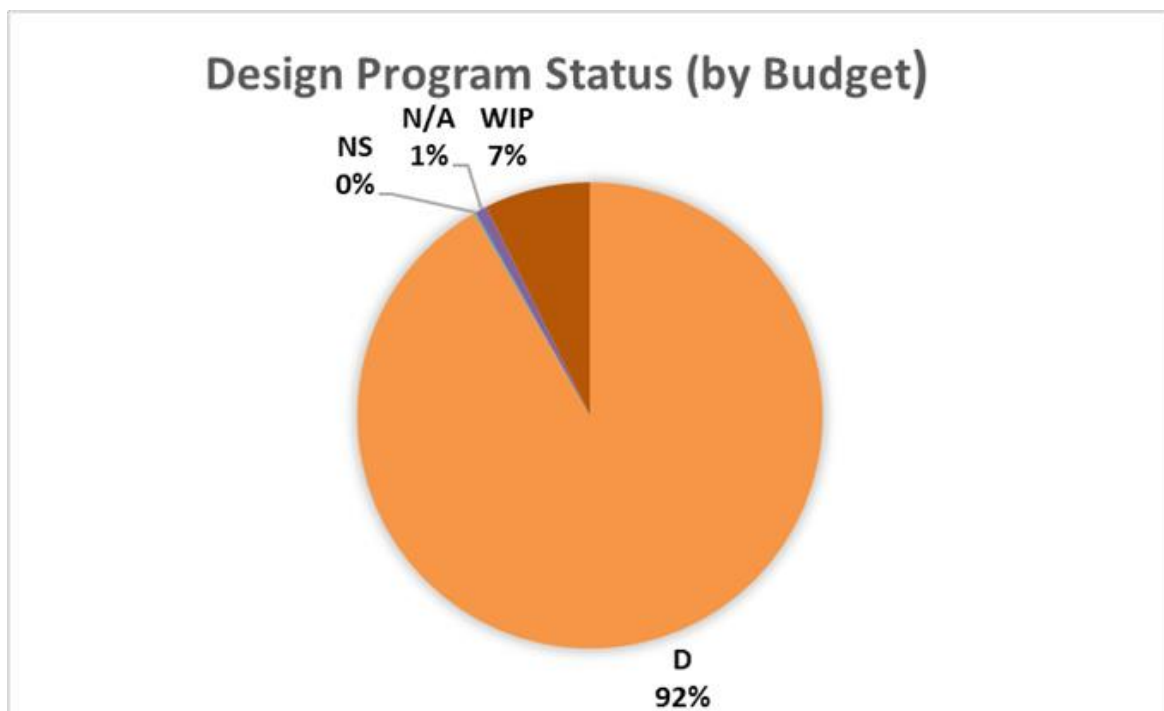
Design Team

This team is currently planning and designing projects awarded in the 2021/2022 budget.

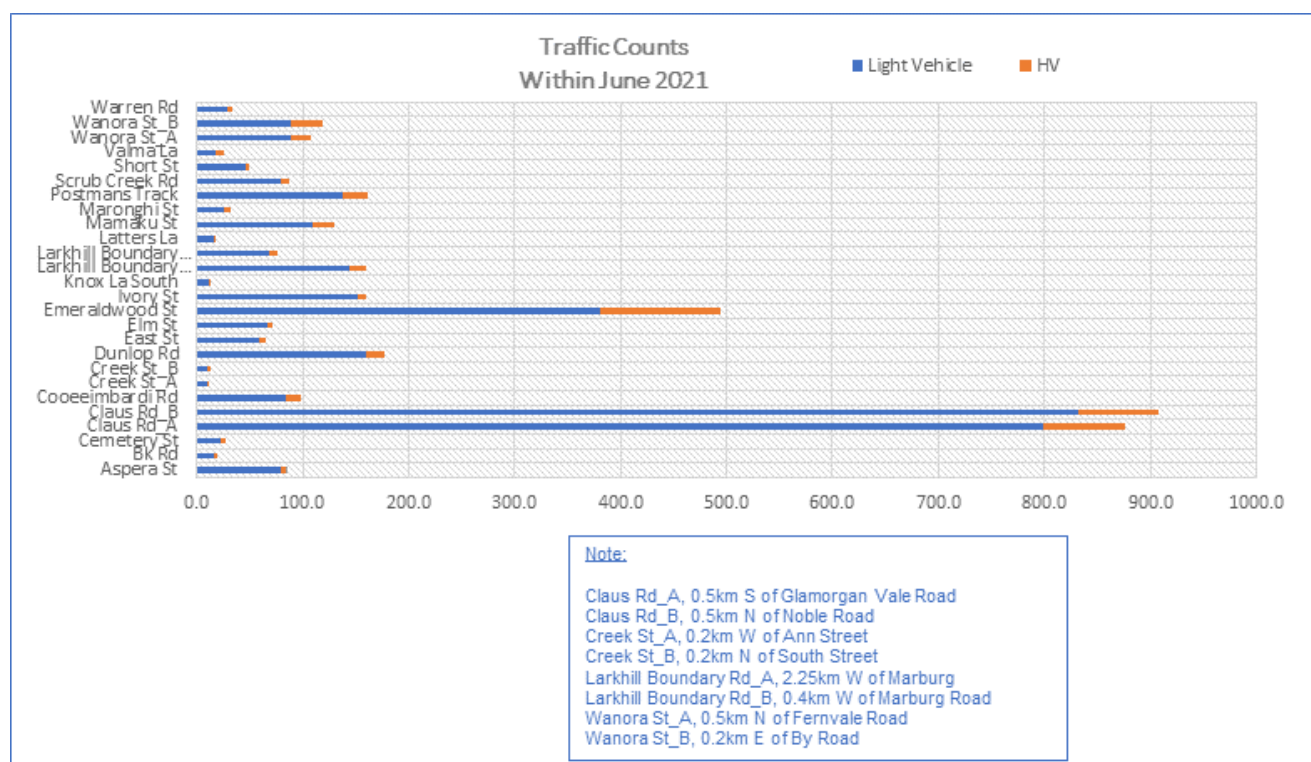
The design team has continued to provide support to the construction crews on William Street shared path - Kilcoy, Mack Street - Esk and Tetzlauffs Bridge - Mt Beppo. As well as providing support to external contractors along the Brisbane Valley Rail Trail in Lowood, Fernvale and Coominya and on Lowood Minden Road at Minden.

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

Permit	June-2021	June-2020
Land Access Permit	36	58
Property Access Applications	9	0
National Heavy Vehicle Regulator Permits Processed	5	4

Design Projects Progression**Design Budget Progression**

Traffic Counts



Background/Summary – Works Department

Day Labour Works

- Mack Street, Esk – All asphalt works complete, final stage of works involving reconstructing driveways and drainage completed in June.
- Gravel maintenance of several roads within the northern and southern regions have been completed this month.
- Continuing signage upgrades and repairs of road signs throughout the region.
- Mowing and slashing works has continued throughout the region with focus on embankment and road intersections.
- Cleaning up of illegal dump sites.
- Linkes Lane, Ottaba – road works complete and due to be sealed 6 July.
- Clarendon Road, Lowood – road and pathway completed, asphalt surfacing now in place.
- Intersection Sandy Creek Road and Mary Smokes Road – asphalt layer and line marking now complete.
- Tetzlaff Bridge – final stages of bridge construction and approaches roadwork underway with sealing planned for Tuesday, 6 July.
- William Street bikeway – footpath and kerb and channel construction works continuing.

- Bollards installed at Esk civic centre

Workshop

- Completed repairs, services, and scheduled maintenance of Council fleet.
- Monthly check and start test on emergency gensets were carried out at Esk Civic Centre, Esk Administration office, Fernvale Futures and Kilcoy depot.
- Test and tag of electrical equipment planned for week 5 July.
- Carried out operational inspections on all Council playgrounds and carried out repairs where required.

Department of Transport and Main Roads (TMR) Works

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

- Repairing potholes, edge breaks and sealing of patches on pavement repairs over the TMR and Council networks.
- Additional pavement and road entry statement works underway in Kilcoy as part of TMR variation work.
- Concrete crushing works on concrete demolished from TMR Kilcoy project recycled for use as road and drainage materials,

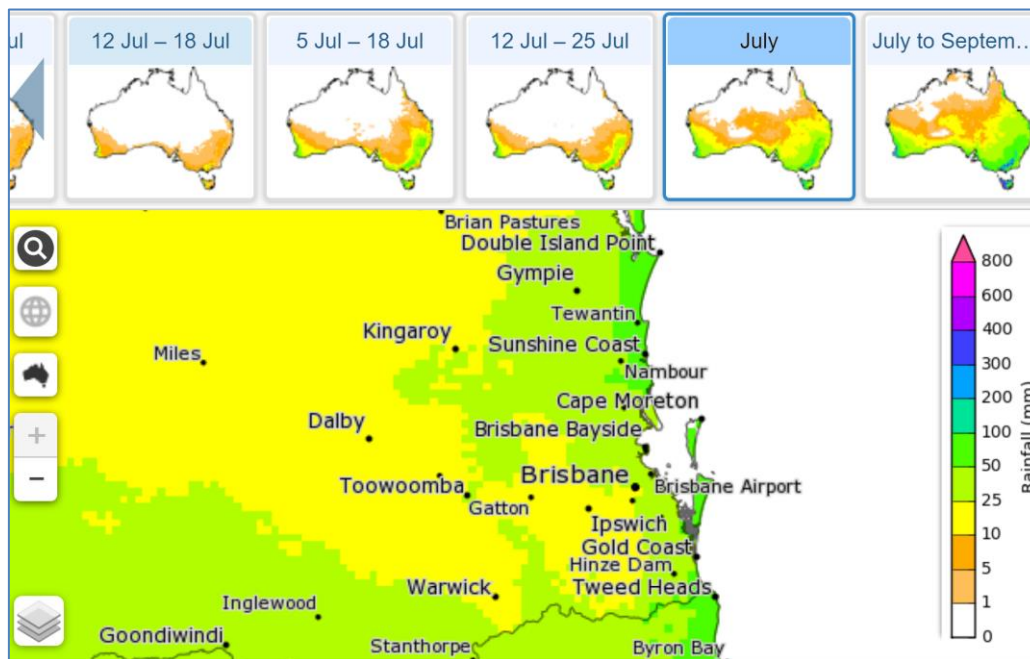
Works carried out by Contractors

- D'Aguilar Highway – A&M Civil Contractors have completed a stabilisation project for TMR and now commenced on Brisbane Valley Highway for July.
- Lowood Minden Road project – Brown Contractors will be undertaking this work. QUU and NBN contract works currently in progress.
- D'Aguilar Highway – TMR pavement and sealing works are ongoing.
- BVRT upgrade works at practical completion for Coominya, Fernvale, Lowood, and Coal Creek.
- A&M Civil undertaking second stage of Esk Crows Nest Road.

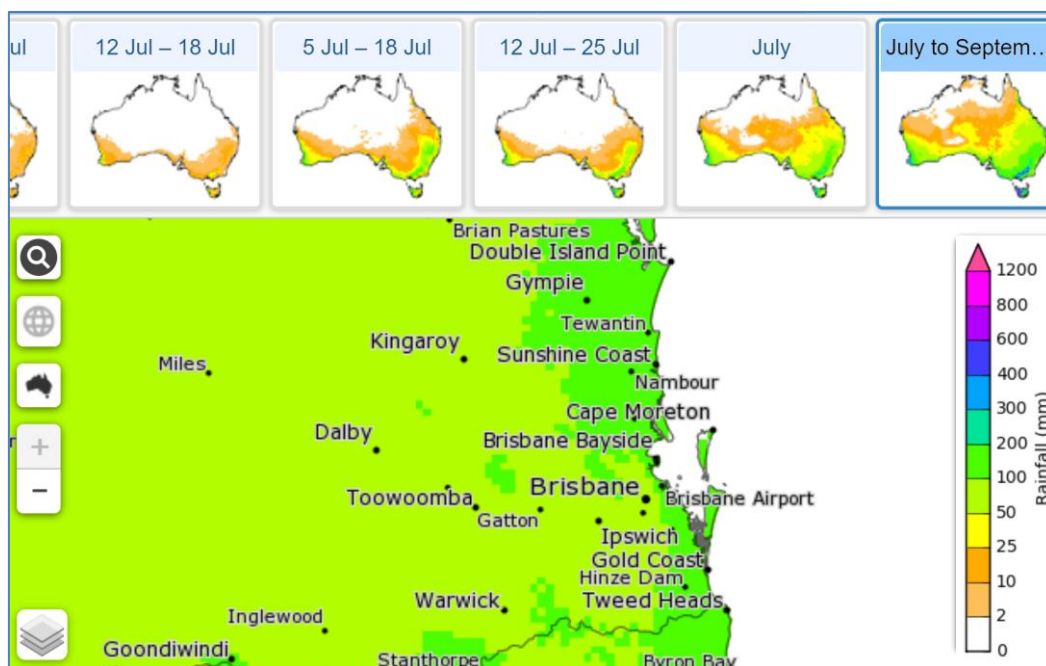
Weather Outlook

Above median July to September rainfall for most of Australia. Rainfall for July to September is likely to be above median for most of Australia (i.e. chance of exceeding median is greater than 60%). The pattern for July and August is similar to the July to September outlook, though the likelihood of exceeding the median rainfall is not as high in August. For the week of 5 to 11 July, rainfall is likely to be above median in southern and eastern Queensland. Historical accuracy for July to September rainfall is high to very high for most of Australia.

Outlook for July (these are the most likely totals for July – i.e. 75% chance)



Outlook for July to September (these are the most likely totals – i.e. 75% chance)



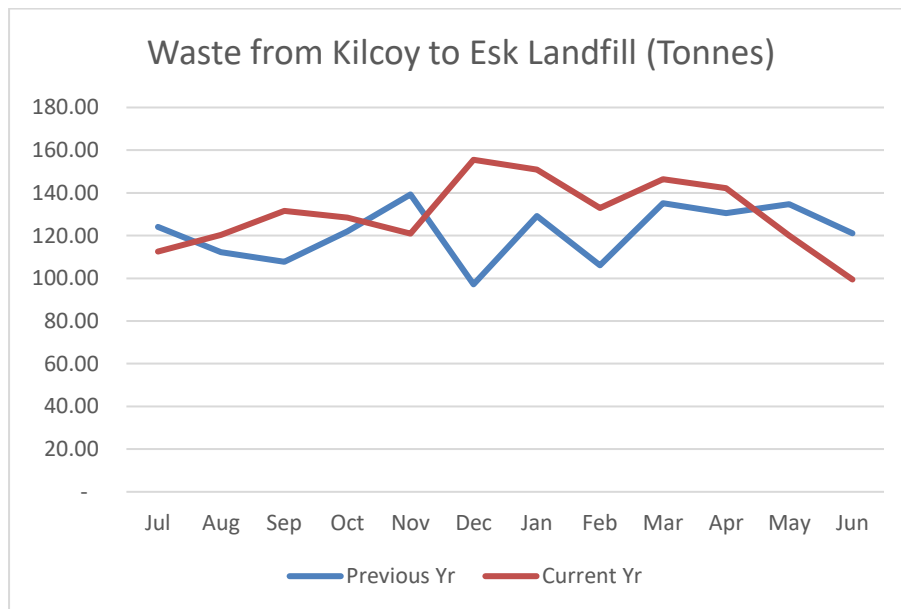
Local Disaster Management Group (LDMG)

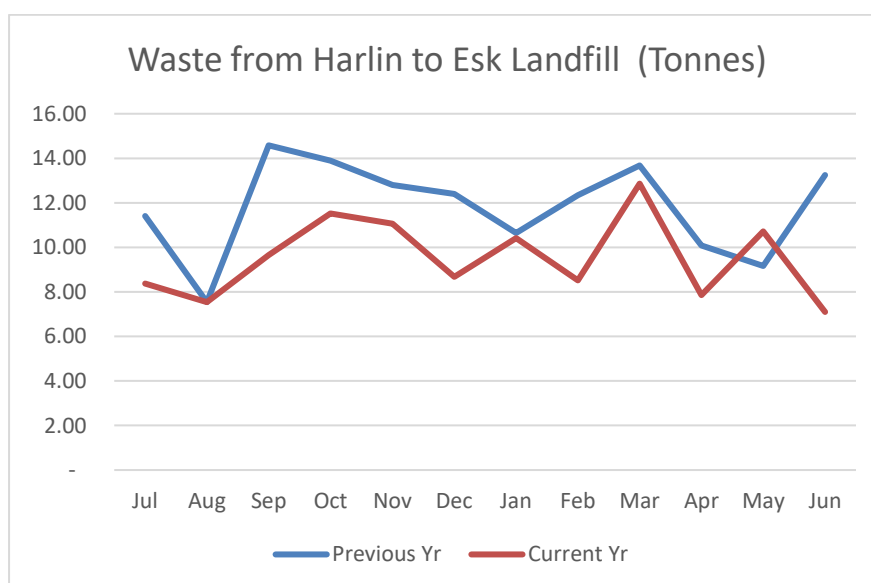
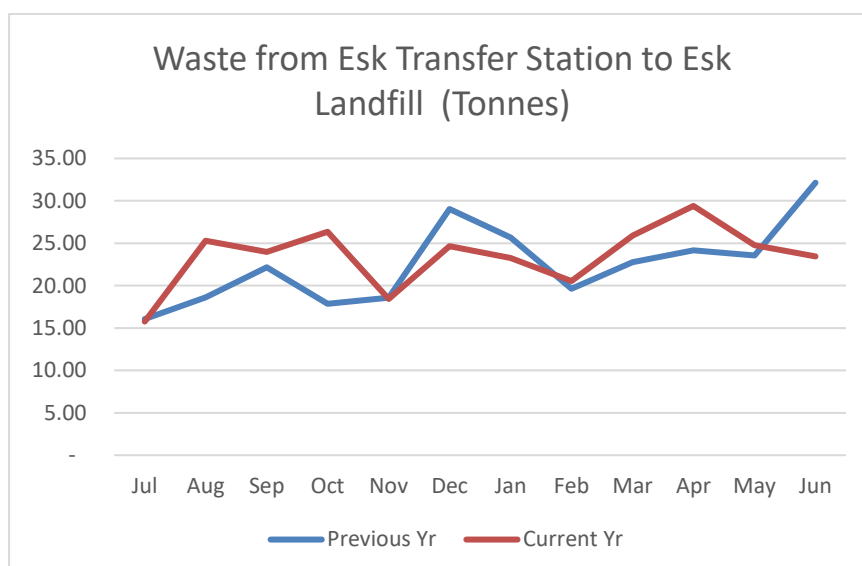
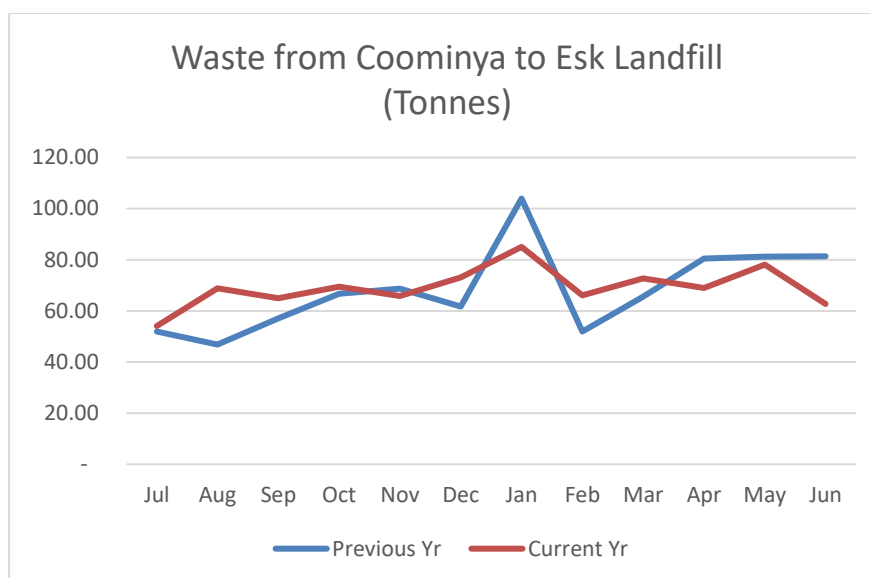
- Met with Jimna Community members regarding installation of electronic signage and water tank.
- Local Disaster Management Group (LDMG) Status was reduced to Stand Down (for COVID-19) in late May.
- Met with District XO for Ipswich and Toowoomba regions to discuss actions form the

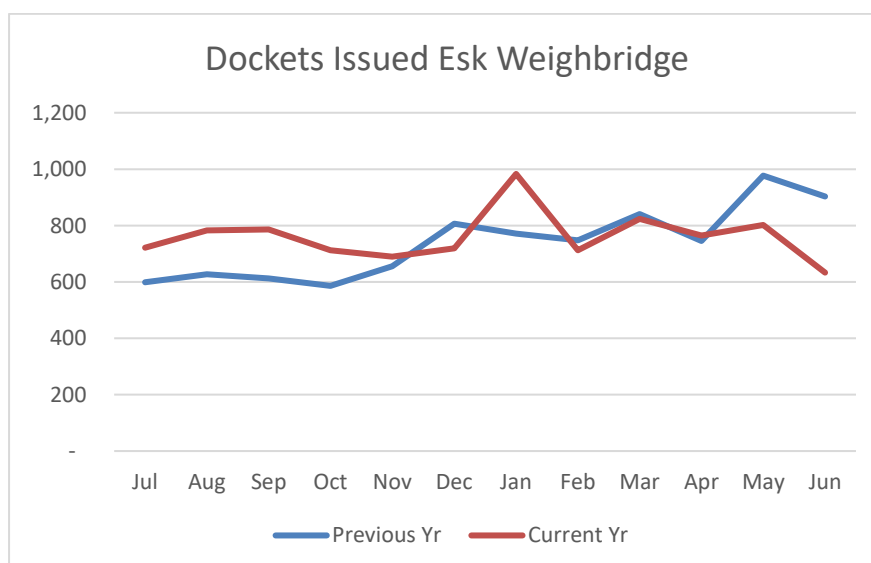
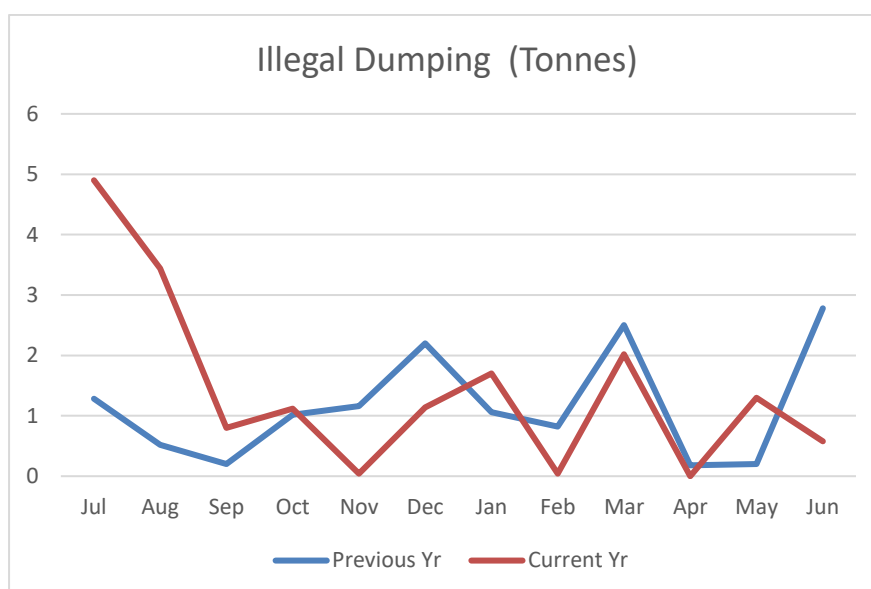
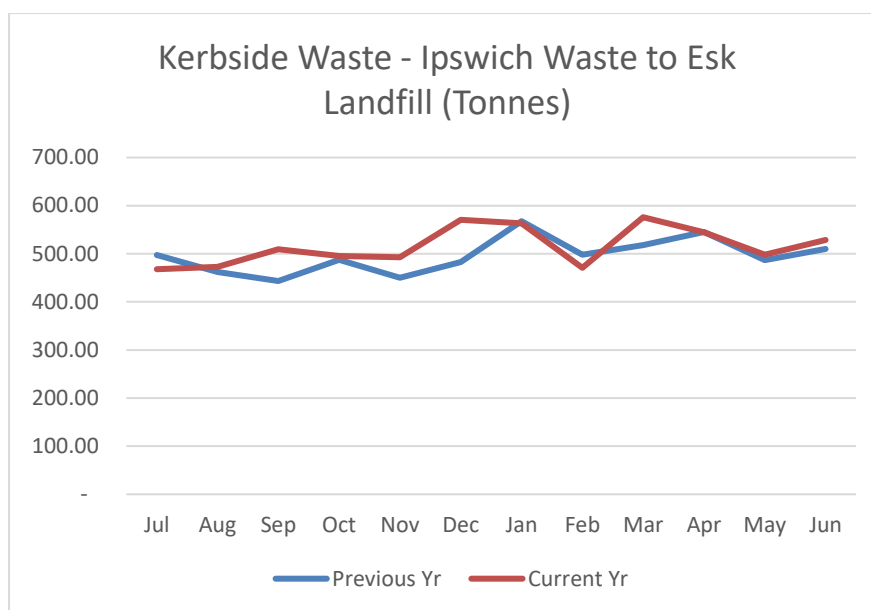
Brisbane River Catchment Strategic Floodplain Management Plan as it relates to Disaster Management.

- Commenced work with consultants to implement Property Specific Flood Certificates.
- Met with Queensland Police in Kilcoy to discuss issues around cross-boundary information sharing.
- Consultants engaged to implement Disaster Risk Management Study utilising the Queensland Emergency Risk Management Framework (QERMF). To be completed by 31 December 2021.
- Flood Cameras and Gauge sites were serviced by contractors during June.
- Disaster Management Officer attended two days of the LGAQ Disaster Management Conference in Brisbane.
- Disaster Management Officer and Director Operations attended the District Disaster Management Group Meeting in Yamanto.
- Discussions with Queensland Health and Queensland Police have commenced in regard to possible locations for a Pfizer clinic.
- LDMG was placed on ALERT due to the 3-day lockdown commencing on 29 June 2021.

Waste Management

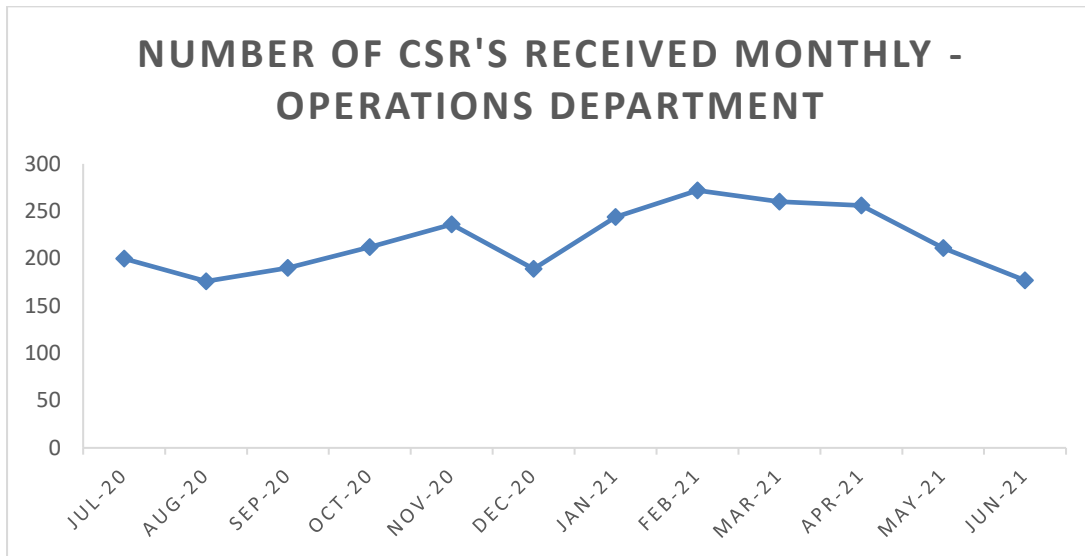
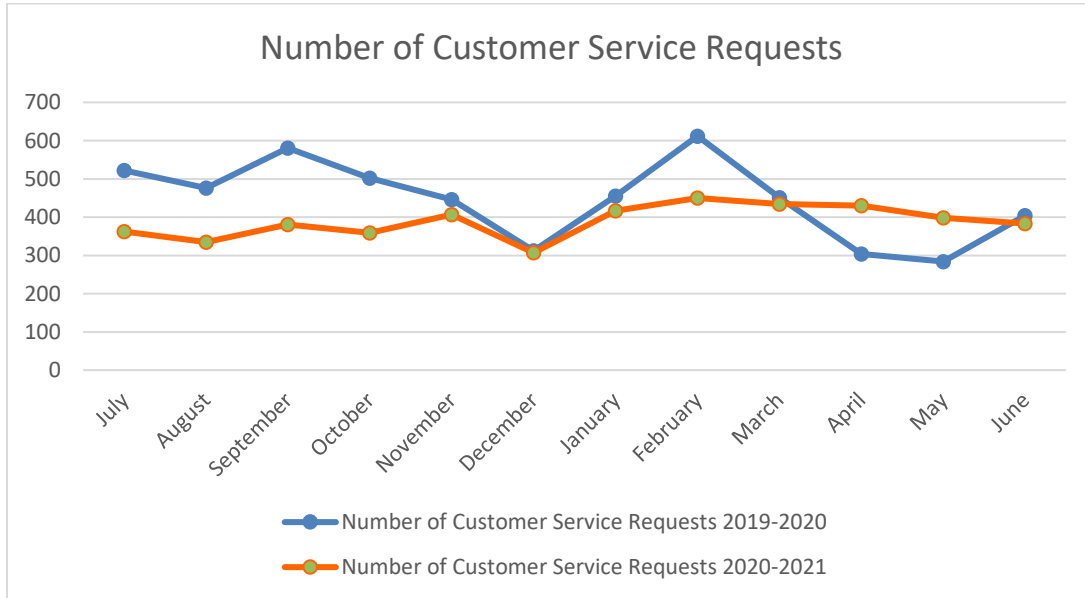






Background/Summary – Customer Service Requests

Council received 383 customer service requests for the month of June 2021. A copy of the report is attached for your information.



	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
Cemeteries	2	2	0	2	2	0
Departmental reviews	0	0	2	0	0	2
Fences on roadways	1	0	1	1	0	0
Illegal dumping clean ups	6	5	4	7	4	9
Overgrown Council land	7	12	1	4	2	1

Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	5	11	7	15	7	13
Roads - bitumen	21	27	30	20	24	17
Roads - gravel	15	35	42	49	25	19
Roads - drainage	23	10	16	8	15	6
Roads - culverts	2	2	3	2	2	1
Roads - vegetation	36	55	44	49	28	16
Roads - footpaths	4	9	6	11	7	8
Roads - linemarking	2	1	1	0	1	1
Roads - bridgework	1	1	0	0	0	0
Roads - traffic furniture	18	15	24	18	19	19
Rural Property Number	3	5	3	3	8	6
Stormwater issues within private properties	1	1	4	2	1	2
Waste management	3	2	0	0	0	1
Wheelie bins (IWS) -						
Cancellation of extra services	3	4	3	2	2	1
Damaged lids and wheels	11	7	5	6	8	11
Replacement Split Bins	26	25	21	23	15	12
New Services	2	4	10	9	6	5
Extra services	12	13	6	1	6	6
Stolen bins	6	1	5	8	11	7
Missed services	26	10	5	6	5	1
Contractor Requests	3	0	5	3	1	3
Wheelie bins (Cleanaway) -						
Cancellation of extra services	1	0	0	0	0	1
Damaged lids and wheels	1	5	3	1	3	2
Replacement Split Bins	1	5	5	1	4	0
New Services	1	5	3	0	1	4
Extra services	0	2	0	1	3	1
Stolen bins	0	0	1	2	0	2
Missed services	0	0	0	2	0	0
Contractor Requests	1	0	0	0	1	0
	244	272	260	256	211	177

Table 1 – Summary of Operations Customer Requests by Month

Attachment

Customer service report for May and June 2021

Recommendation

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

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

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

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2021 - 2022 Moore and District Tennis Club
File Ref:	Community Relations - Sponsorships - Donations - Doc Id 1307049
Action Officer:	DHRCS

Background/Summary

To assist the Moore and District Tennis Club with costs associated with engineering for the installation of an Australian made prefab hit-up wall for the tennis courts currently leased from Somerset Regional Council at Lot 133 M56210, Main Street Moore.

Amount requested: \$ 1,650

Total cost of project: \$ 7,570

Amount recommended to be granted: \$ 1,650

Assessor's Summary

The applicant states:

- The club regularly sees 36 active players per season.
- They are seeking assistance for engineering design costs associated with the installation of an Australian made prefab hit-up wall at the tennis courts.
- The hit-up wall will assist with improving skill and fitness levels for both their juniors and social users and is the only prefab hit-wall available on the market and is manufactured in South Australia.
- The club has already covered the cost of the hit-up wall, building fees and professional installation from other grants sought and received.
- A letter of support has previously been supplied to the club from Council when lodging funding applications for the installation of the hit-up wall.
- The group did not realise that the engineering designs supplied with the hit-up wall did not meet legislative requirements.
- The group have since engaged a suitable provider who has supplied a quote of \$1,650 inc GST to prepare the required engineering designs.
- The club have requested Council consider the application outside of funding rounds to assist with the completion of the project due to the associated unforeseen costs.
- The tennis season has currently ended for the Moore club and ideally, the group are aiming to have the hit-up wall installed early in the winter fixtures which start on 19

July.

- The club have not applied for a Community Assistance Grant in the past.

Attachments

Nil

Recommendation

THAT the application as summarised in this report be approved for funding and \$1,650 including GST, be granted through the Community Assistance Grants budget allocation to assist with the costs associated with engineering fees to install an Australian made prefab hit-up wall at the Moore and District Tennis Club situated at Lot 133 M56210, Main Street Moore.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

"THAT the application as summarised in this report be approved for funding and \$1,650 including GST, be granted through the Community Assistance Grants budget allocation to assist with the costs associated with engineering fees to install an Australian made prefab hit-up wall at the Moore and District Tennis Club situated at Lot 133 M56210, Main Street Moore."

Carried

Vote - Unanimous

Subject:	Community Assistance Grants – Somerset Excellence Bursary 2020 – 2021 – Jasmine D’Arcy – Doc Id 1304158
File Ref:	Community Relations – Sponsorships – Somerset Excellence Bursaries
Action Officer:	DHRCS

Background/Summary

Council has received an application for financial assistance from Danielle D’Arcy, on behalf of her daughter Jasmine from Clarendon. Jasmine has been selected as a member of the Queensland Elite Team for Futsal. The Queensland Elite Futsal Team has been invited to compete in the Futsal Championships against New Zealand and Fiji in New Zealand (Travel bubble permitting) 18-21 August 2021. The application was received prior to the event date.

Jasmine has been the recipient of two State Level Bursaries for similar sporting achievements.

This application is considered as part of the Community Assistance Grant Policy which provides for a payment of \$750 for International Level representation.

Attachments

Nil

Recommendation

THAT Council approve the application as summarised in this report and grant an International Level Sporting Excellence grant of \$750 to Danielle D’Arcy, on behalf of her daughter Jasmine

who has been invited to attend the Futsal Championships against New Zealand and Fiji in New Zealand 18-21 August 2021.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

"THAT Council approve the application as summarised in this report and grant an International Level Sporting Excellence grant of \$750 to Danielle D'Arcy, on behalf of her daughter Jasmine who has been invited to attend the Futsal Championships against New Zealand and Fiji in New Zealand 18-21 August 2021."

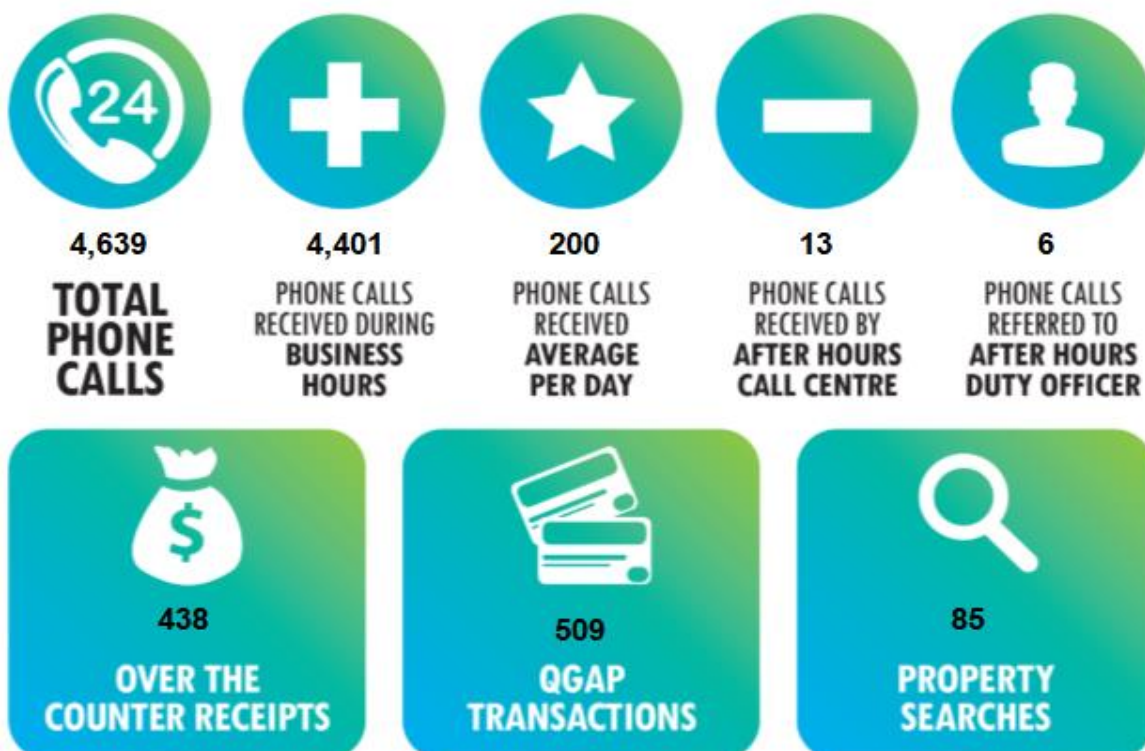
Carried

Vote - Unanimous

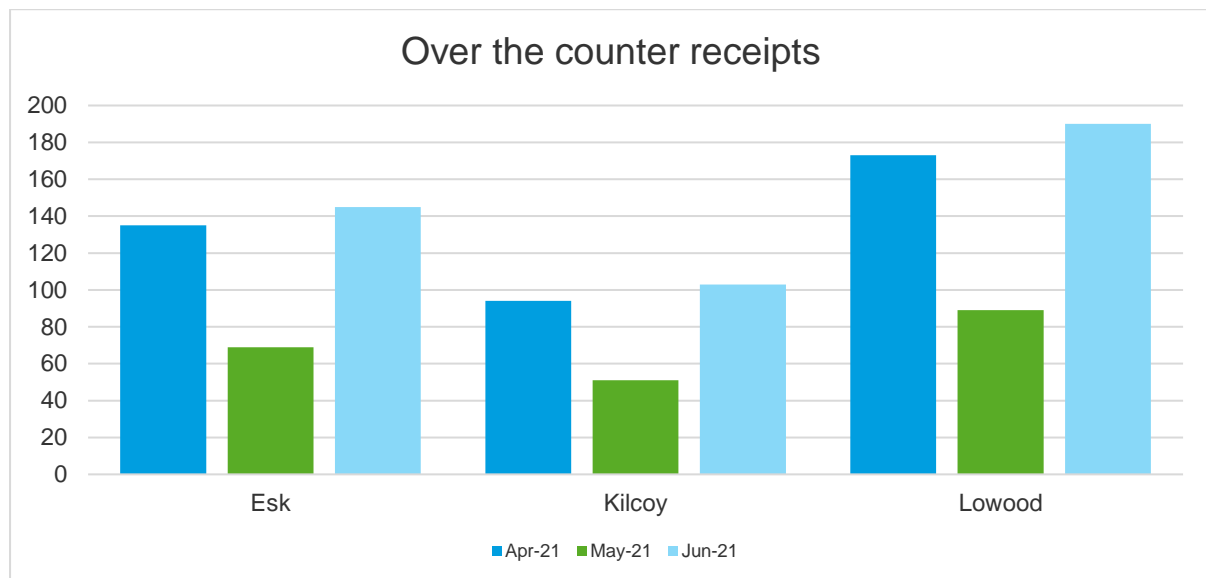
Subject:	Customer Service Report - June 2021
File Ref:	Officers Report
Action Officer:	(CSTL) Customer Service Team Leader

Background/Summary

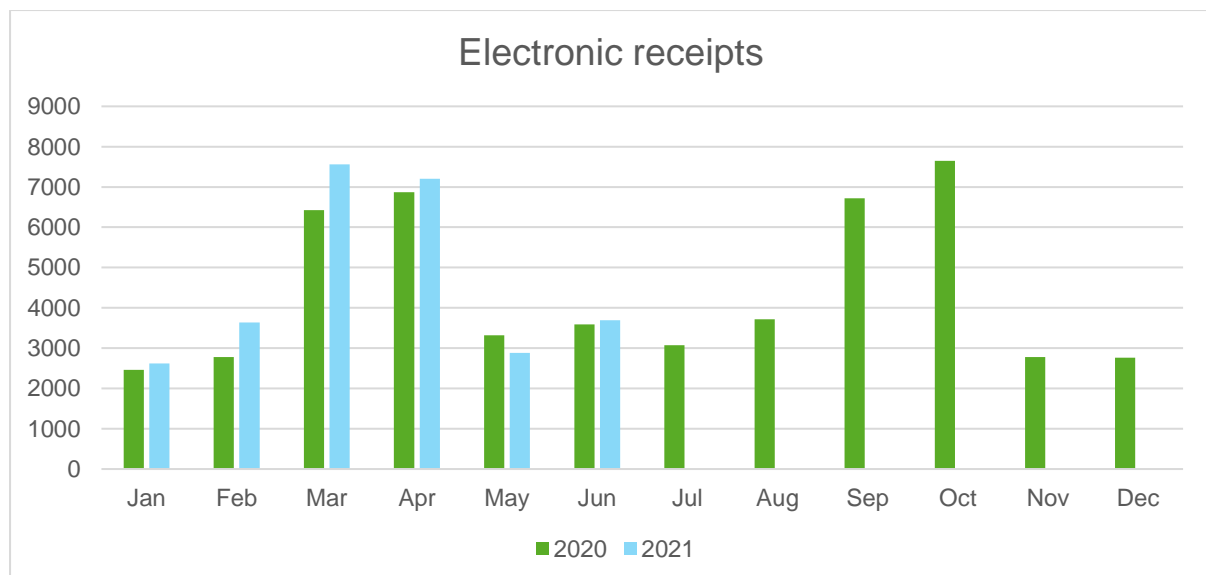
In delivering on Council's Operational Plan and commitment to excellent customer service, a summary of the customer service section activities for the month of June 2021 is provided for Council's information.

Summary for June 2021

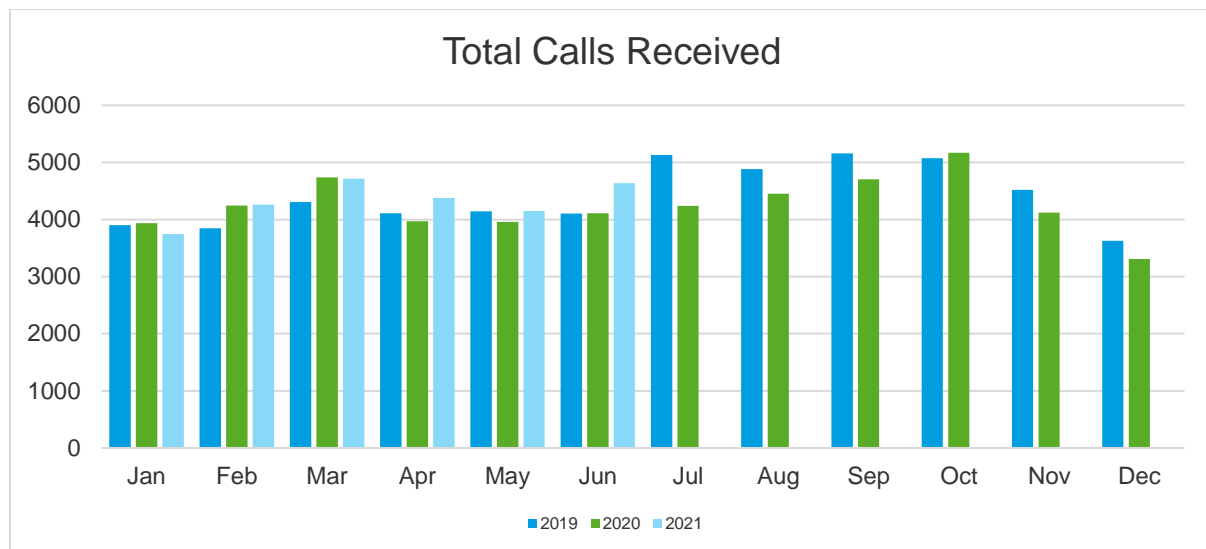
The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for June 2021. These numbers include cheques that were posted into the Council. In total there was 438 financial transactions across the three customer service centres with 145 at Esk Administration Centre, 103 at Kilcoy Customer Service Centre and 190 at Lowood Customer Service Centre for June 2021. Over the counter receipts increased due to dog registration renewals being issued in June.



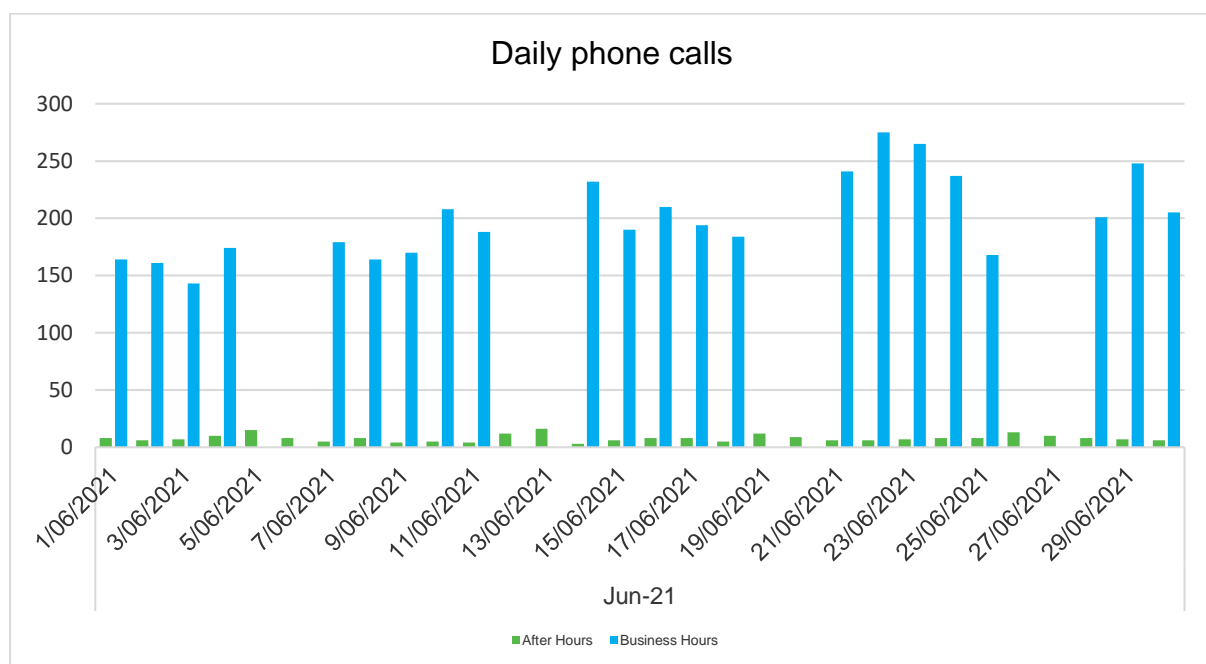
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc.



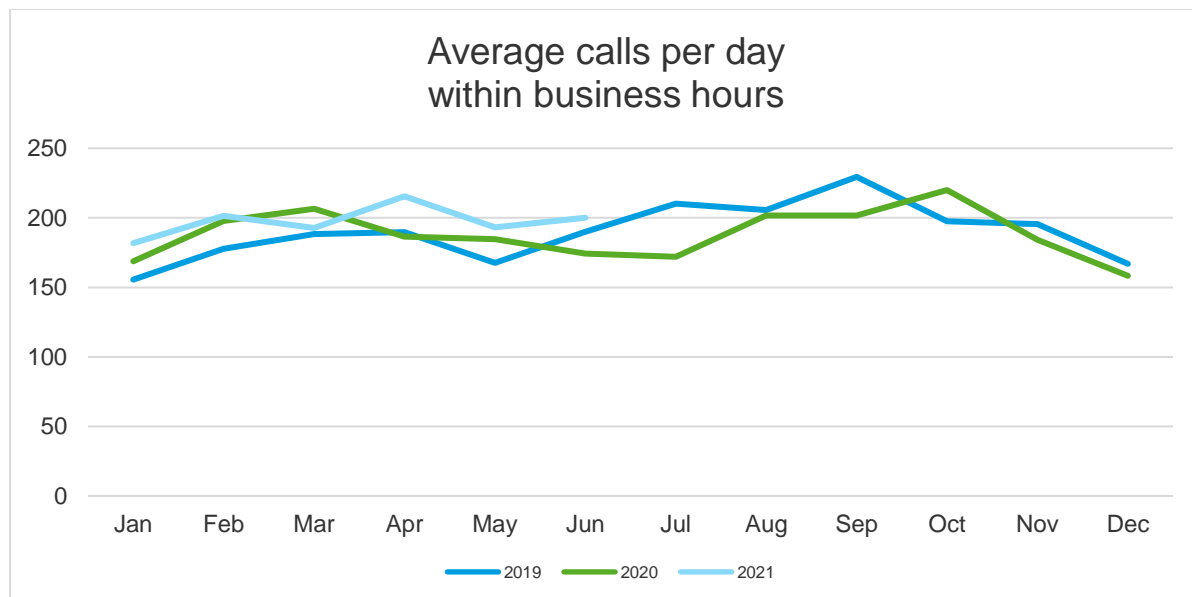
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to last calendar year. Calls received does not include internal calls made within Council, or outbound calls. There were 4,639 calls received for the month of June 2021. This is an increase of 487 calls compared to May 2021. Compared to June 2020 there was an increase of 529 calls for the month. Dog registration renewals were issued to customers in June which has led to an increase in calls received.



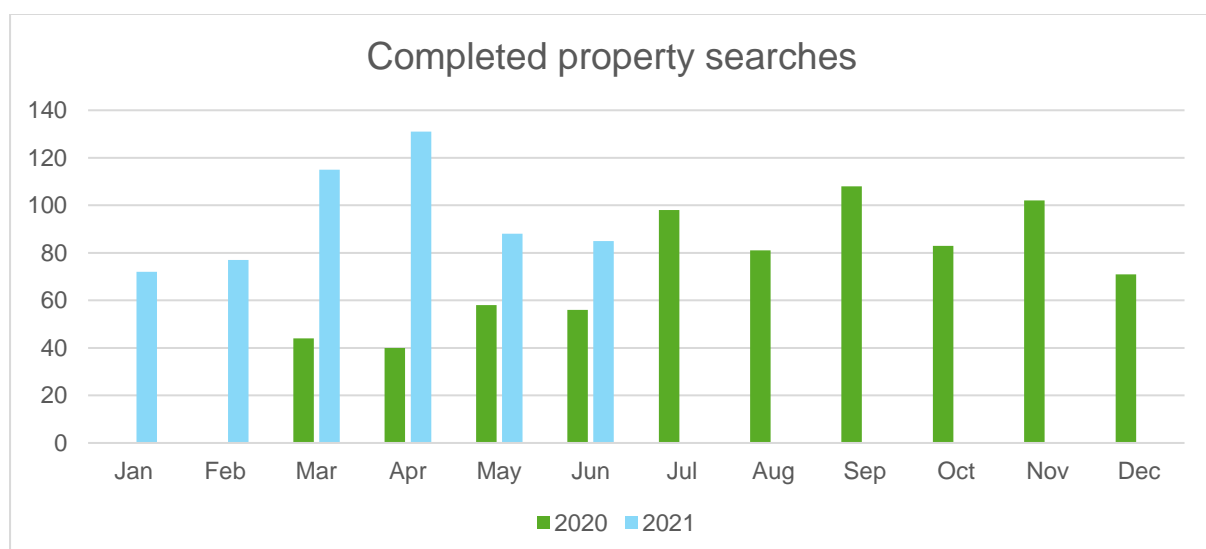
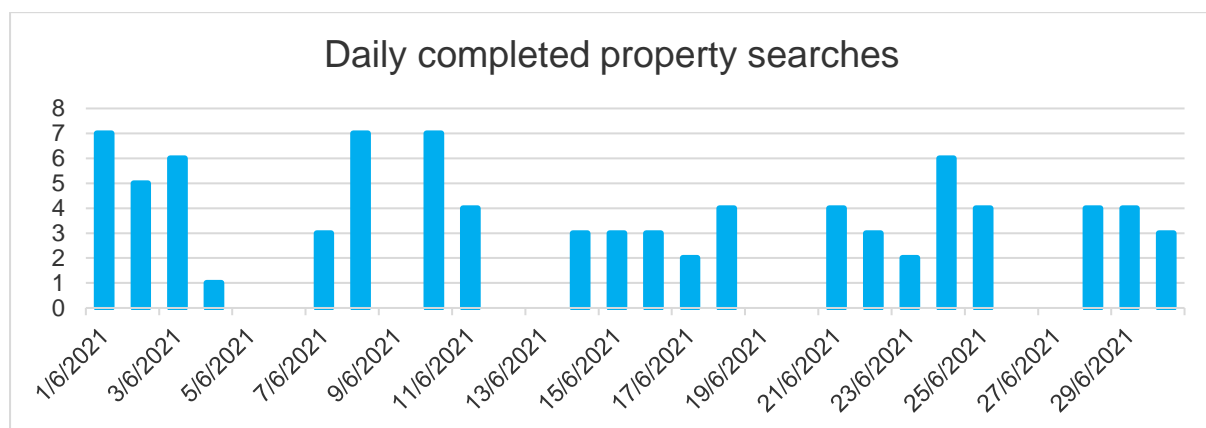
Listed below are the daily phone calls received for June 2021 to the main Council phone line. There were 4,401 calls received during business hours and 238 received after hours. Of the 238 calls received out of hours, 13 calls went to the afterhours call centre. There was a decrease of 20 calls to Council's afterhours provider compared to May 2021.



Listed below is a comparison of the average calls received per day within business hours. On average there were 200 calls received each business day for June 2021, which was a decrease of 7 calls on average per day from May 2021. Compared to June 2020 there was an increase of 26 calls on average per day.

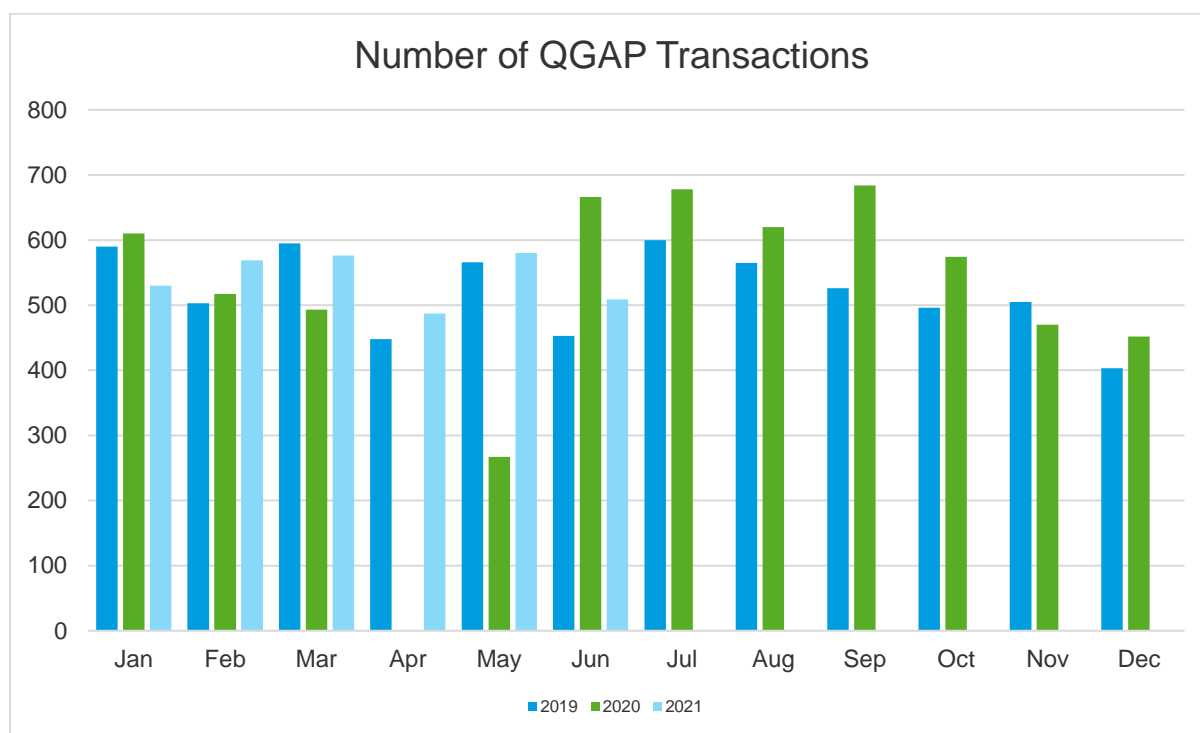


For the month of June 2021 there were 85 property searches completed for prospective purchasers. The graph below depicts the day property searches were completed. This decreased by three completed searches compared to May 2021.



There was 509 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in June 2021. On average there were 23 transactions per business day in June

which is six lower on average per day compared to May 2021.



Attachments

Nil

Recommendation

THAT Council receive the *Customer Service Report for June 2021* and the contents be noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

“THAT Council receive the *Customer Service Report for June 2021* and the contents be noted.”

Carried

Vote - Unanimous

Meetings authorised by Council

Nil

Councillor Reports

Cr Brieschke - Councillor report

June 2021

30 Council Meeting

July 2021

1 West Moreton HHS Covid Update briefing, via Zoom

- 2 Premier Teleconference – Covid Pandemic update
- 6 Demonstration of Rabbit warren removal, Toogoolawah
- 8 Brisbane Valley Interagency, via Zoom
- Toogoolawah Gym onsite discussion with architect
- 11 BV Rail Trail Fun Run and Ride, Fernvale

Report

Congratulations to Team Somerset on delivering another great event with the Somerset Rail Trail Fun Run and Ride. I was at the 3 km start with about 150 keen participants, some were there early and took advantage of the time by walking along the trail before the race.

The finish line area was well organised and flowed well with bikes and runners arriving simultaneously and many people were happy and surprised to receive a medallion and a filled water bottle.

Cr Gaedtke - Councillor report

June 2021

- 28 Jinibara (JPAC) Board Meeting – Hazeldean

July 2021

- 06 Kilcoy District Tennis Club monthly meeting
- 07 Somerset Dam and District Progress Association monthly meeting
- 07 Community member meeting – Esk
- 07 Community member meeting – Moore
- 08 Brisbane Valley Interagency Meeting – Zoom
- 08 WLILG Coaching Session – SEIP unpack - Zoom
- 10 Community committee meeting – Kilcoy
- 12 Community committee meeting – Kilcoy
- 13 Kilcoy Hospital Auxiliary monthly meeting

The Kilcoy Hospital Auxiliary was made aware at the July monthly meeting that much needed equipment and refurbishment of the nurses' quarters has been completed. The committee members welcomed the news and were given a tour through the revamped nurses' quarters. Many thanks to Metro North Health.

Cr Isidro - Councillor report

July 2021

- 9 WLILG Webinar
- 10 Esk Races
- 12 Toogoolawah Progress Association AGM
- 14 Kilcoy Indoor Sports Centre Re-Development meeting, Kilcoy

Cr Wendt - Councillor report

June 2021

- 30 Ordinary Council Meeting – Esk
- Workshop Meeting – Esk

July 2021

- 08 Photo Fernvale Sports Park Lights Launch – Fernvale
- 10 Esk Races – Esk
- 11 Rail Trail Fun Run – Fernvale

Cr Choat - Councillor report

Cr Choat made the following statement -

"I want to place on record my thanks to the Queensland Police, and in particular Sergeant John Cumner, for the work carried out to bring down a local supplier of illicit drugs. It is alleged a Toogoolawah man had been supplying drugs to young people throughout the region for some time. The positive aspect of this matter is that this drug pusher was brought unstuck by information from our community. Hopefully this sends a message to others who intend causing harm to our community through illicit drugs. Well done."

Mayor Lehmann - Councillor report

Mayor Lehmann noted that fire weed is prevalent at the moment, and asked that everyone take care of their fire weed. It is great to see the work we are doing on rabbit control and also asked people if they do have a rabbit infestation, to contact Council so we can help them to do something about it.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

"THAT the verbal and written reports of Mayor Lehmann and Councillors Brieschke, Gaedtke, Isidro, Wendt, 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 9.54 am.