



**Minutes of Ordinary Meeting
Held 8 September 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 A Johnson	(Chief Executive Officer)
Mr M McGoldrick	(Director Corporate and Community Services)
Mr C Young	(Director Operations)
Mr S Brennan	(Environmental Health Manager for Director Planning)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs S Pitkin	(Minute Secretary / Executive Assistant)

Apology

Mr L Hannan	(Director Planning and Development)
Ms K Cope	(Communications)

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Opening of Meeting

The Mayor, Cr Graeme Lehmann, opened the meeting at 9.01 am.

Leave of Absence

Nil

Confirmation of Minutes**Resolution**

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT the Minutes of the Ordinary Meeting held 25 August 2021 as circulated to all Members of Council be confirmed”.

Carried

Vote - Unanimous

Business arising out of minutes of previous meeting

Nil

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

Cr Brieschke congratulated staff on the business networking event held at Linville last Thursday evening. The focus was tourism and tourism operators, and it was an exceptional and enjoyable evening.

Cr Gaedtke - Matters of public interest

With the announcement that Anglicare will not support disabled clients in the coming months, the Kilcoy community has voiced its displeasure, and Anglicare has appeared to have listened. I have been contacted by service providers who are in a position to provide a service to Kilcoy and district. We move forward with a co-operative approach from all key stakeholders.

I have received positive comments from local businesses around the valuable service offered by Council's Business Recovery Officer Mr Paul Misipeka. This is a new venture for our region, and one that is being valued by our local businesses. I look forward to very rewarding outcomes, and I encourage all businesses to take the time to have an in-depth discussion with Mr Misipeka.

Cr Isidro - Matters of public interest

September 2021

- 09 Brisbane Valley Interagency Meeting
- 13 Citizenship Ceremony, Esk
- 14 Working Bee, Linville State School

14 Kilcoy and Districts Progress Association Meeting, Kilcoy

Cr Isidro reminded residents that the Open Gardens will be held in a couple of weeks' time.

Cr Choat - Matters of public interest

This Saturday will mark the twentieth anniversary of what the world has come to call simply 9-11.

On September 11, 2001, 19 militants associated with the Islamic extremist group al Qaeda hijacked four passenger planes and carried out suicide attacks against targets in the United States. Two of the planes were flown into the twin towers of the World Trade Centre in New York City, a third plane hit the Pentagon just outside Washington D.C., and the fourth plane crashed in a field in Pennsylvania. Almost 3,000 people were killed including 10 Australians as a result of the 9/11 terrorist attacks, which triggered major U.S. and coalition initiatives to combat terrorism which cost many lives including Australians and changed our world forever.

With the past 18-month world focus on combatting the COVID-19 Pandemic, it has been easy for most people to forget the very real threat of terrorism on free society. Just last week an Islamic terror attack was carried out in New Zealand and the world has been rocked by the barbaric campaign of the Taliban and ISIS-K now taking control of Afghanistan.

We are blessed to live in a country which has largely been spared the devastation of terror attacks, but we must be mindful always of this most evil threat.

We should take some time this week to reflect on those who have lost their lives, suffered injury or lost loved ones through terrorism and particularly those touched by 9-11.

Mayor Lehmann – Matters of public interest

Mayor Lehmann thanked Council staff for running the recent successful business networking event at Linville, noting that it was well planned and everyone who was there got something out of it. The Mayor looks forward to more events across the region.

Declarable Conflict of Interest

Cr Brieschke advised she will be declaring a conflict of interest in agenda item number 31, *Solar Fairy Lights on Trees in Cressbrook Street, Toogoolawah*.

Subject:	Development Application No 20531 - Development Application for a Development Permit for a Material Change of Use for a Telecommunications Facility (Mobile Base Station)
File No:	DA20531
Action Officer:	PO-MS
Assessment No:	80845-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location	Jenkinsons Road, Mount Kilcoy
Real Property Description	Lot 1 CG3253
Area	493 m ²

Current land use	Telecommunications facility
Easements and Encumbrances	Nil

Somerset Region Planning Scheme Version Four

Zone	Rural zone
Overlays	OM5 Catchment Management OM8 HIA Management Area OM10 Landslide Hazard

Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed development	Telecommunications Facility (Mobile Base Station)
Level of Assessment	Code assessable
Applicant/s	Telstra Corporation Ltd C/- Downer EDI Limited
Applicants contact details	Attention: Liz Wasieł Level 7, 19 Lange Parade MILTON QLD 4064
Landowner/s	Australian Telecommunications Commission
Date application received	19 March 2021
Date properly made	15 April 2021

Referral Agencies	Nil
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Third Party Advice	Queensland Health – Radiation Health Unit
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Public Notification	Not applicable under requirements of the <i>Planning Act 2016</i>
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Voluntary public notification period undertaken by applicant from Monday 28 June 2021 to Friday 16 July 2021, then extended until 25 August 2021.

RECOMMENDED DECISION

Approve the Development Application No 20531 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 BACKGROUND

This application was first presented to Council at the Ordinary Meeting on Wednesday, 11 August 2021, at which Council elected to defer the decision to a later date.

Prior to the Council meeting taking place, the applicant contacted Council to request that the decision be deferred. The applicant provided advice that they required additional time to engage with the school community to address any potential issues of concern about the development, hence Council's decision for deferral.

Since then, the applicant has now provided advice that consultation with the school community has concluded, as of Wednesday 25 August. The applicant has provided advice to Council that no additional submissions or correspondence were received from the school community. The applicant now requests that the application be decided by Council.

3.0 PROPOSAL

The applicant proposes to add a mobile phone base station to the existing telecommunications facilities on the subject premises. Summarily, the proposal is for the installation of a pole-mounted 4G mobile telecommunications antenna for the provision of 4G mobile coverage (4G LTE700 technology).

The proposed mobile base station forms part of the Federal Government's Mobile Black Spot program, a program for improving mobile coverage across Australia. The Mobile Black Spot program has identified the Mount Kilcoy area as needing improvements to mobile phone service coverage.

The extent of the works involves the following:

- Installation of a slim line pole, nine (9) metres high;
- Installation of one omni antenna;
- Installation of a GPS antenna on the roof of the existing exchange building;
- New equipment within the existing Telstra exchange building; and
- Installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, fence and other associated equipment.

The new mobile base station is proposed to be co-located on an existing Telstra exchange site in Mount Kilcoy. The site is within immediate proximity to the Mount Kilcoy State School and to the Mount Kilcoy Hall. The pole and ancillary components are proposed to be painted in G52 Eucalyptus (a dull, non-reflective green colour) in order to reduce visual impacts on local amenity and to help the pole recede into the surrounding environment.

The proposed development is subject to code assessment, and therefore, public notification is not applicable in this instance. However, as a course of Council's information request raising the question of the sensitivity of the development due to the proximity of the development to the school, the applicant elected to undertake voluntary public notification.

The voluntary public notification undertaken is non-statutory and does not form part of Council's formal assessment processes, however, it affords the opportunity for the public to be made aware of the proposal in good faith and provide feedback to the developer.

The application material included a planning report providing details of the proposal, detailed plans of the site and proposed development, and supporting appendices. The plans of the proposed facility have been provided as per Attachment 1.

4.0 SITE DETAILS AND SURROUNDING LAND USES

The subject property is almost regular in shape and is identified as being in the Rural zone. The property is approximately 493 square metres in size, and has frontage onto Jenkinsons Road, Mount Kilcoy. The property slopes towards Jenkinsons Road.

The road reserve directly to the front of the property is characterised as very steep terrain, generally impassable to non-specialised vehicles, rendering access not possible directly from Jenkinsons Road without undertaking works to establish a crossover and driveway. Instead, non-formal access to the site has historically been through an existing track to the Mount Kilcoy Hall property, immediately to the west of the site, which provides rear access to the

subject site. Access is understood to be permitted under an historic 'hand-shake agreement'.

Property within the broad surrounding locality is predominantly zoned as Rural and utilized for agricultural and residential purposes.

The site is located in proximity to the Mount Kilcoy State School (zoned as Community Facilities). Directly adjacent to the rear of the property is the site for the Mount Kilcoy Hall.

5.0 STATE ASSESSMENT

STATE LEGISLATION

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

5.1 STATE PLANNING POLICY

As per section 2.1 of the Planning Scheme, the Minister has identified that the State Planning Policy (July 2014) has been integrated into the Planning Scheme. However, since the Somerset Region Planning Scheme came into effect, the State Planning Policy (SPP) 2017 has been updated. With respect to the subject property and proposed development, no outstanding State interests have been identified.

5.2 SOUTH EAST QUEENSLAND REGIONAL PLAN

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

5.3 PLANNING REGULATION 2017 AND VEGETATION MANAGEMENT ACT 1999

According to the State Government Development Assessment Mapping System (DAMS), the property is not mapped as containing any State-regulated vegetation or any koala habitat requiring further assessment or referral.

5.4 ENVIRONMENTAL MANAGEMENT AND CONTAMINATED LAND REGISTERS

The subject property is not recorded on the Environmental Management Register, nor on the Contaminated Land Register.

6.0 COUNCIL ASSESSMENT

LOCAL GOVERNMENT LEGISLATION

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

6.1 STRATEGIC FRAMEWORK

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

6.2 CODE ASSESSMENT

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

CODE ASSESSMENT SUMMARY

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Rural zone code	Yes	PO2, PO12, PO13, PO14
Telecommunications facilities code	Yes	PO1, PO3
Services, works and infrastructure code	Yes	Achieves acceptable outcomes applicable
Transport, access and parking code	Yes	Achieves acceptable outcomes applicable
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Catchment management overlay code	Yes	Achieves acceptable outcomes applicable

Where the proposal does not achieve the required acceptable outcome, an assessment of the proposed alternative solution against the performance outcome criteria is presented in the following tables.

Rural zone code

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building setbacks	
PO2 Building setbacks: (a) contribute to the maintenance of the rural character of the zone; and (b) manage potential amenity impacts on sensitive land uses on adjoining premises.	AO2 Buildings and structures are setback a minimum 15 metres from all boundaries of the site.
Performance outcome assessment	
<p><i>Proposal</i> The proposal involves installation of a telecommunications pole plus foundations, approximately 1 metre from the nearest side boundary.</p> <p><i>Planning comments</i> The subject property is a small lot (which appears to have been created in the early 1970s specifically with the intention of providing premises dedicated to containing telecommunications infrastructure). Given the size limitations of the property, it is not possible to locate the infrastructure 15 metres away from all boundaries.</p> <p>The subject property already contains structures utilised for the provision of telecommunication services, and the proposal will be co-locating additional telecommunications infrastructure on the property to service the locality. The proposed additions do not add significantly in terms of bulk of built form. The proposal will not significantly impact on the visual character of the locality. Impacts on local character and amenity are considered minimal.</p> <p>Co-locating the telecommunications infrastructure on the lot is the most sensible approach for the provision of the infrastructure, and is directly in-line with the requirements of AO4 of the Telecommunications facilities code.</p>	

The proposal is considered to achieve PO2.	
Environmental management	
PO12 Liquid and solid waste disposal, including carcass disposal, and emissions of contaminants to surface or groundwater (including contaminated stormwater) do not result in environmental harm or nuisance.	AO12 No acceptable outcome provided.
Performance outcome assessment	
The proposal does not involve: <ul style="list-style-type: none"> liquid or solid waste requiring disposal; carcass disposal; or emission of contaminants to surface or ground water. The proposal is taken to achieve the requirements of PO12.	
Amenity	
PO13 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. 	AO13 No acceptable outcome provided.
Performance outcome assessment	
<i>Planning comments</i> Each item of PO13 has been addressed in turn below: <p>The applicant has provided the following information with respect to impacts on amenity:</p> <ul style="list-style-type: none"> (a) Hours of operation – the facility operates 24 hours per day on an unmanned basis (i.e., no works or activity will be occurring on site after construction is complete). (b) The proposal does not involve installation of any external lighting. (c) No noise emissions are expected. The facility utilises air-conditioning to keep equipment within operating temperature. This is the only equipment generating noise. Noise is not expected to leave the site. (d) Operation of the facility will not result in dust, odour, or other emissions. (e) With respect to public health and safety – the accompanying report provides details 	

regarding the health and safety impacts and the regulatory framework managing installation and operation of these facilities and technologies.

As per the report *“The operation of mobile base stations and technologies emit electromagnetic fields, generally referred to as electromagnetic energy (EME).”*

In the case of mobile technologies, the electromagnetic energy emitted is also referred to as Radiofrequency electromagnetic radiation (RF EMR). As per the Australian Radiation Protection and Nuclear Safety Agency:

“RF EMR lies in the frequency range between 3 kilohertz (kHz) to 300 gigahertz (GHz). RF EMR is non-ionising radiation, meaning that it has insufficient energy to break chemical bonds or remove electrons (ionisation).”

The operation of mobile telecommunication facilities is subject to strict operating guidelines established by the World Health Organization and the Australian Radiation Protection and Nuclear Safety Agency. These guidelines have safety margins built into them, and these towers are designed to operate at the lowest power possible.

For independent advice regarding the safe operation of the facility, the application was referred to Queensland Health’s Radiation Health Unit for third party advice. The Radiation Health Unit assessed the RF EME levels emitted from the proposed facility. The advice provided to Council is as follows:

“The maximum estimated RF EME levels are no more than 0.1% of the public exposure limit stated in Australia’s Radiation Protection Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021) and consequently are acceptably low.

There is no reason, with respect to the estimated RF EME levels, for this application not to proceed”

- (a) Operation of the facility will not result in traffic generation.
- (b) No advertising devices are proposed.
- (c) As part of the applicants site selection process, visual impacts of the proposal were considered. The proposed development will be co-located on site with existing telecommunications facilities. In terms of built structures, the proposal is essentially the installation of a pole, not significantly adding to bulk of built form on the site. Visual amenity impacts are generally considered to be minimal, particularly given the site location. The site is adjacent to the Mount Kilcoy State School, however, the locality is in the Rural zone and is not a densely populated residential area. The pole may be visible from surrounding properties in some locations, however, generally speaking, impacts are considered minimal. The visual impact of the proposal has been further considered under applicable criteria of the Telecommunications facility code.
- (d) The development will not create opportunities for overlooking or cause issues of privacy for surrounding properties.

PO14

Development must take into account and seek to ameliorate any existing negative environmental

AO14

No acceptable outcome provided.

impacts, having regard to:	
(a) noise;	
(b) hours of operation;	
(c) traffic;	
(d) lighting;	
(e) <i>advertising devices</i> ;	
(f) visual amenity;	
(g) privacy;	
(h) odour; or	
(i) emissions.	
Performance outcome assessment	
<i>Planning comments</i>	
PO14 is seeking to address issues of reverse amenity external to the site that might impact on the proposed development or site. For this proposal, issues of reverse amenity are not applicable, and PO14 is not a relevant assessment benchmark.	

Telecommunications facilities code

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO1 The design and form of the tower mitigates visual impacts on the character of the locality to the greatest extent practicable and the tower does not cast shadows on nearby land such that the amenity of <i>sensitive land uses</i> or public open space is unacceptably reduced.	AO1.2 The tower is located a minimum distance of 50 metres from a <i>sensitive land use</i> .
Performance outcome assessment	
<i>Proposal</i>	
The base of the proposed telecommunications pole is to be located approximately 40-45 metres from the boundary of the Mount Kilcoy State School. The school is identified as being a <i>sensitive land use</i> .	
<i>Planning comments</i>	
The design and siting of the telecommunications facility is such that amenity impacts to the school are minimal. The tower is approximately 10 metres to the apex, and shadows are unlikely to reach across to the site of the school. As per plan details, the pole structure is to be 266mm wide at the base and 88mm wide at the top, therefore resulting shadows will be minimal.	
PO3 Buildings and structures, other than towers, are of a scale, height, form and bulk that are compatible with the character of the locality.	AO3 No acceptable outcome provided.
Performance outcome assessment	
<i>Planning comments</i>	
The extent of the works involves the following:	
<ul style="list-style-type: none"> • Installation of a slim line pole, 9 metres high; • Installation of one omni antenna; 	

- Installation of a GPS antenna on the roof of the existing exchange building;
- New equipment within the existing Telstra exchange building; and
- Installation of associated ancillary equipment including transceivers, amplifiers, antenna mounts, cable trays, feeders, cabling, combiners, diplexers, splitters, couplers, jumpers, filters, electrical equipment, signage, fence and other associated equipment.

In terms of built structure and bulk of form, the proposed development is considered to be minor in scale, and comparative to the telecommunications exchange building currently existing on the premises. The development is considered to be compatible with the character of the locality.

7.0 OTHER PLANNING CONSIDERATIONS

Trunk Infrastructure and Services

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

7.1 Water Supply and Sewerage

The proposed telecommunications facility will continue to be unmanned and as such no provisions for water supply or sewerage are required.

7.2 Stormwater/Drainage

The proposed development is not considered to have any adverse impacts upon stormwater and drainage. The development will be conditioned to ensure that stormwater is non-worsening for adjoining, upstream, or downstream properties.

7.3 Transport Network

Access to the development site is by access track to the Mount Kilcoy Hall that leads up to the rear of the site. The development will operate on an unmanned basis and is not expected to generate additional traffic.

7.4 Infrastructure Charges

Council's *Charges Resolution (No. 1) 2020* categorises telecommunications services as being essential services. For essential services, infrastructure charges are only applicable for Council's stormwater network. In this instance, the subject site is outside of the Urban Footprint as defined by the South East Queensland Regional Plan 2017, and therefore infrastructure charges are not applicable to the proposed development.

7.5 Security Fencing and Local Amenity

The issue of security fencing and the potential climb-ability of structures was raised with the applicant through Council's information request. The applicant provided that the cable tray is 2.4 metres in height and therefore not climbable. The applicant provided comment that new security fencing could be provided if desired by Council. However, Telstra has never had issues of unauthorised access to the site, and the construction of a typical security fence would significantly detract from the amenity of the location. The existing fence is low-key and non-imposing on the location, and the existing exchange structure is securely locked. In this instance, the existing fence is considered appropriate for the development.

7.6 Environment

The proposed development will not result in environmental degradation.

7.7 Heritage

The site neither adjoins nor contains a heritage feature listed in either the State Queensland

Heritage Register or Council's Local Heritage Register.

8.0 STATE AGENCY REFERRALS

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

8.1 THIRD PARTY ADVICE

The application was referred to the Radiation Health Unit within Queensland Health for third party advice regarding any potential health concerns from electromagnetic radiation from the proposed mobile facility.

As detailed earlier in this report, the Radiation Health Unit provided advice that the mobile facility will be operating at levels of 0.1% of the public exposure limit stated in the Australian Government's *Radiation Protection Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021)*, with 0.1% being well below exposure limits. The Radiation Health Unit provided that there is no reason for the application to not proceed.

9.0 COMMUNITY CONSULTATION

The proposed development is categorised as code assessable development under the Somerset Region Planning Scheme (Version Four). Accordingly, public notification was not a requirement in this instance.

Nonetheless, due to the subject site's proximity to the Mount Kilcoy School, Council requested details on any engagement with the School by the applicant, through Council's Information Request. Consequently, the applicant elected to undertake a voluntary period of public notification.

The voluntary public notification period was from Monday 28 June until Friday 16 July. The notification consisted of placing a sign on the premises, sending letters to adjoining land owners, and placing a notice in the Mount Kilcoy State School newsletter.

The applicant received one written submission, expressing support for the proposal. No further submissions were received by Council or the applicant.

10.0 CONCLUSION

The proposed development is to establish a telecommunications facility (being a mobile base station) on the subject site in Mount Kilcoy. The proposal is to co-locate the mobile base station with the existing telecommunications exchange on the subject property. The mobile base station will predominantly consist of a single steel 'slim-line' pole and associated ancillary equipment. The pole will measure 266mm at the base, 88mm at the top, and will be 9 metres in height (approximately 10 metres with attached mobile antenna). The built form of the structure is generally minor in scale and will be painted in G52 Eucalyptus green in order to blend in with the surrounding environment. The mobile base station will provide 4G mobile coverage to the surrounding community.

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

11.0 ATTACHMENTS

1. Site Setout Plan, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S1-1
2. East Elevation, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S3

RECOMMENDED DECISION

1. THAT Council approve the Development Application No. DA20531 for a Development Permit for a Material Change of Use for a Telecommunications Facility (Mobile Base Station) on land described as Lot 1 on CG3253, and situated at Jenkinsons Road, Mount Kilcoy, subject to the requirements and conditions contained in the Schedules and Attachments.
2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Setout Plan, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S1-1 East Elevation, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S3	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 the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.6	The proposed monopole, antenna, and ancillary structures are to be painted in Australian Standard (AS2700) G52 Eucalyptus or equivalent.	Before the change happens
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	

2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times
2.2	The Applicant is responsible for obtaining written consent of the property owner/s affected by any works or access on private property not under the ownership of the applicant.	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
Stormwater drainage		
2.4	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
Vehicle access		
2.5	The Applicant is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary.	At all times
Erosion and sediment control		
2.6	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not:	At all times

	<ul style="list-style-type: none"> ▪ Burn or bury waste generated in association with this development approval at or on the development site; nor ▪ Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor ▪ Stockpile any waste on the development site. 	
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> ▪ Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or ▪ Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase
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> , and development may commence in accordance with section 72.		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from Council's Operations department if in Council's opinion a dust nuisance exists.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act 2016</i> . For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the <i>Planning Act 2016</i>).		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.		

Applicant is advised that gates and grids on Council road reserve are to be applied for to Council for Approval.

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

Attachments for the Decision Notice include:

1. Site Setout Plan, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S1-1
2. East Elevation, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S3

Resolution

Moved – Cr Choat

Seconded – Cr Gaedtke

- “1. THAT Council approve the Development Application No. DA20531 for a Development Permit for a Material Change of Use for a Telecommunications Facility (Mobile Base Station) on land described as Lot 1 on CG3253, and situated at Jenkinsons Road, Mount Kilcoy, subject to the requirements and conditions contained in the Schedules and Attachments.
2. THAT Council's report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Setout Plan, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S1-1 East Elevation, Drawing No. Q111378, prepared by Downer, dated 15 March 2021, Sheet No. S3	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 the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Before the change happens
1.5	Obtain Council approval for the demolition or removal of any existing buildings on site necessary for the approved development to proceed.	Before the change happens
1.6	The proposed monopole, antenna, and ancillary structures are	Before the change

	to be painted in Australian Standard (AS2700) G52 Eucalyptus or equivalent.	happens
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	
2.1	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times
2.2	The Applicant is responsible for obtaining written consent of the property owner/s affected by any works or access on private property not under the ownership of the applicant.	At all times
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	At all times
	Stormwater drainage	
2.4	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
	Vehicle access	
2.5	The Applicant is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary.	At all times
	Erosion and sediment control	
2.6	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times
SCHEDULE 3 – ENVIRONMENTAL		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times

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

SCHEDULE 4 – ADVICE*Assessment Manager*

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

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

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

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

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

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

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

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

Applicant is advised that gates and grids on Council road reserve are to be applied for to Council for Approval.

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

Carried

Vote - Unanimous

Subject:	Development Application No 20912 - Development Application for Development Permit for Material Change of Use for a Caretaker's Accommodation
File No:	DA20912
Action Officer:	SP – MO
Assessment No:	80323-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location:	41-47 William Street, Kilcoy
Real property description:	302 K3791
Site area:	4,047m ²
Current land use:	Light industrial and service industry uses
Easements/encumbrances:	Nil identified

Somerset Region Planning Scheme (Version Four)

Zone:	General residential zone
Precinct:	None
Overlays:	OM8 High impact activities management area overlay OM13 Stock route management overlay

South East Queensland Regional Plan 2017

Land use category:	Urban Footprint
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Application

Proposal:	Material Change of Use for a Caretaker's Accommodation
Category of assessment:	Impact assessment
Applicant details:	Andrew Wheatley c/- Town Planning Services PO Box 221 BRIBIE ISLAND QLD 4507
Owner details:	Andrew Wheatley
Date application received:	2 June 2021
Date application properly made:	2 June 2021

State Agency Referrals	Not required
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Public Notification

Submissions received: None

RECOMMENDED DECISION

Approve the Development Application subject to the conditions and requirements contained in the schedules and attachments of this report.

2.0 PROPOSAL

This application seeks approval for a Development Permit for a Material Change of Use for a caretaker's accommodation on the subject property, Lot 302 K3791, situated at 41-47 William Street, Kilcoy. The site has been used for various industrial uses for many years, and currently contains a welding business and a car/truck/boat wash facility.

The development proposes to construct a new house on the site so that the property owner can reside onsite, as their permanent place of residence, whilst providing caretaking and maintenance functions for the site as necessary.

The proposal also involves the construction of an outbuilding associated with the dwelling, that will provide for the personal storage of the owner's possessions. The recommended conditions of approval include requirements to ensure that the outbuilding is attached to the caretaker's accommodation and does not form an additional industrial use on the site.

The proposed dwelling will be a single storey building, constructed on stumps approximately 600mm (0.6m) in height. The dwelling is of modest construction, including two bedrooms, bathroom, and open plan kitchen/dining/living area, and includes space for clothes washing facilities. The total height of the dwelling will be approximately 5 metres to the apex of the roof.

The proposed outbuilding measures approximately 13 metres by 20.5 metres, with a total floor area of 269.7m². The shed includes four enclosed bays, and one unenclosed bay. The application material identifies that the shed is used for personal storage, and further enquiries from the planning consultant has revealed that the proposed internal sectioning arrangement is intended to minimise dust when using one space as a workshop, and other spaces for the storage of vehicles and other domestic storage.

Both buildings are proposed to be setback seven metres from the closest (eastern) property boundary, and the outbuilding will be approximately 17.5 metres from the rear boundary. These setbacks exceed the minimum setback of three metres for a side or rear boundary identified by the planning scheme.

The proposal requires impact assessment, as caretaker's accommodation is not envisaged within the General residential zone, by virtue that industrial (and other non-residential) uses are not envisaged within the zone. It is considered that the residential use of the premise, in supporting the long occurring industrial use of the site, is generally consistent with the planned intent for the area.

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

3.0 SITE DETAILS AND SURROUNDING LAND USES

The site is a rectangular shaped allotment with frontage to William Street along the northern boundary of the site. The lot is within the General residential zone and has been improved by

several industrial buildings and structures.

The adjoining lots are also zoned General residential, with the exception of 22 Rose Street (adjoining in the north-west corner, the site of Country Women's Association) which is within the Community facilities zone. This zoning reflects the residential character of the block, which primarily includes detached dwellings on both traditional and contemporary sized lots, as well as some dual occupancies and multiple dwellings.

William Street is a sealed collector street, with a significant sealed verge between the property boundary and the seal of the carriageway.

The proposed dwelling is not located within 500m of any known intensive animal industry or extractive industry.

4.0 PLANNING ASSESSMENT – STATE PLANNING INSTRUMENTS

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. In accordance with the Act, the assessment manager must assess the application against the assessment benchmarks within the following state planning instruments:

- the *State Planning Policy 2017*;
- the *South-East Queensland Regional Plan 2017*;
- the *Planning Regulation 2017* (Schedule 10).

An assessment of the application against the state planning instruments is set out below.

4.1 STATE PLANNING POLICY

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The site is located within the Urban Footprint. The development application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was found to be consistent.

There are no assessment benchmarks for development where within the urban footprint.

4.3 PLANNING REGULATION 2017 (SCHEDULE 10)

The development application did not require assessment against any of the assessment benchmarks within the Regulation.

The proposal does not impact on any regulated vegetation or koala habitat areas, is not located in proximity to a Queensland heritage place or local heritage place, is not known to be on a contaminated land register, nor involves any environmentally relevant activities.

5.0 PLANNING ASSESSMENT – LOCAL PLANNING INSTRUMENTS

An assessment against the applicable local planning instruments is set out below.

5.1 SOMERSET REGION PLANNING SCHEME (VERSION FOUR)

5.1.1 Strategic Framework Assessment

The development application has been assessed against the strategic framework of the planning scheme and is considered to overall support Council's strategic intent for the region. The following represents an overview of how the proposal aligns with each of the seven themes that collectively represent the policy intent of the planning scheme.

The proposal seeks to add a residential use onto land that is within the General residential zone and is only made impact assessable as the proposed residence is to be used in conjunction with an industrial use, that is benefitted by historic existing lawful use rights.

It is considered that the proposal, in consideration with its compliance with the zone and development codes in parts 6 and 8 of the planning scheme, appropriately advances the strategic policy intent of the planning scheme.

5.1.2 Code Compliance Summary

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

- (a) Proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; and
- (b) Proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the corresponding performance outcome.

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
General residential zone code	Yes	Nil
Caretaker's accommodation code	Yes	Nil
Services, works and infrastructure code	Yes	Nil
Transport, access and parking code	Yes	Nil
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
None applicable	-	-

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

5.1.3 Performance and Overall Outcome Assessment

The proposal is considered to comply with all of the relevant acceptable and performance outcomes of the identified codes. As such, the proposal is also considered to achieve each of the overall outcomes of the identified codes.

6.0 OTHER PLANNING CONSIDERATIONS

6.1 Trunk Infrastructure and Services

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

6.2 Infrastructure charges

The proposed development is for a caretaker's accommodation, which is identified as being a residential use under Somerset Regional Council Charges Resolution (No. 1) 2020.

Infrastructure charges are applicable to the proposed development, with the draft Infrastructure charges notice (ICN) attached. The ICN includes charges for the networks identified in the below sections of this report.

There are no discounts available for the proposal as the existing industrial development exceeds the credit available for a residential lot under the Charges Resolution.

6.3 Water supply and sewerage

The subject land is located within the connections area or future connections area for both water and sewerage infrastructure under Urban Utilities' Netserv Plan. The recommended conditions of approval require the proposed caretaker's accommodation to be connected to the reticulated water and sewerage networks. This may require a separate water approval from Urban Utilities.

Infrastructure charges for the water and sewerage networks are managed by Urban Utilities, separate to Council and this development application.

6.4 Electricity and telecommunications

The recommended conditions of approval include a requirement to connect the development to the reticulated electricity and telecommunications networks.

6.5 Stormwater/drainage

The site currently contains two formed drainage swales along the eastern and western property boundaries that carry overland flow through the site. The proposed caretaker's accommodation, including both the dwelling and outbuilding, are setback seven metres from the eastern boundary (further than the existing workshops) and allows space for potential future works to the eastern drainage channel should such works be required in the future.

Additionally, the dwelling is to be constructed on stumps, providing a habitable floor level of 750mm (0.75m) above the finished ground level, which should adequately protect the dwelling in the event that these drains are insufficient during a significant storm event.

Conditions have been included to demonstrate non-worsening for other properties, upstream, downstream, or adjoining.

Infrastructure charges for the stormwater network are applicable.

6.6 Transport network

William Street is a Council controlled, sealed collector street, with a significant sealed verge between the property boundary and the seal of the carriageway. The recommended conditions include a requirement for the sealing of the access and circulation areas serving the caretaker's dwelling and the associated outbuilding.

Infrastructure charges for the transport network are applicable.

6.7 Parks and open space

The proposal is not considered to result in an unreasonable impact on Council's parks and open space network.

Infrastructure charges for the parks and open space network are applicable.

7.0 REFERRAL AGENCIES

In accordance with the *Planning Regulation 2017*, there are no referral agencies applicable for this application.

Council did not seek any third-party advice for this application.

8.0 PUBLIC NOTIFICATION

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- (a) Public notification was served to all adjoining landowners on 13 July 2021.
- (b) A notice was published in The Somerset newspaper on 14 July 2021.
- (c) A notice in the prescribed form was placed on the premises on 14 July 2021 and maintained for the minimum period of 15 business days.

No submissions were received.

9.0 CONCLUSION

The proposed development is for a caretaker's accommodation, including both a dwelling and an outbuilding, to support a long-established industrial site within the heart of Kilcoy. The proposed caretaker's accommodation is of an appropriate design and scale to align with the planned character of the town, whilst supporting the established business operations. The proposal generally achieves the intended outcomes sought by the Somerset Region Planning Scheme (Version Four).

10.0 ATTACHMENTS

- 1. Site Plan, drawn by Moreton Bay Designs, reference MBD30776 A0-01 Rev A, dated 01/06/2021
- 2. Caretaker's Accommodation, drawn by Moreton Bay Designs, reference MBD30776 A0-02 Rev A, dated 01/06/2021
- 3. Shed Plan, drawn by Moreton Bay Designs, reference MBD21472 AO-03 Rev A, dated 18/05/2021
- 4. Shed Elevations, drawn by Moreton Bay Designs, reference MBD21472 AO-04 Rev A, dated 18/05/2021
- 5. Draft Infrastructure Charges Notice.

RECOMMENDED DECISION

- 1. THAT Council approves the Development Application for a Development Permit for a Material Change of Use for a Caretaker's Accommodation on land described as Lot 302 K3791, situated at 41-47 William Street, Kilcoy, subject to the recommended conditions and requirements contained in the attachments to this report.
- 2. THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Plan, drawn by Moreton Bay Designs, reference MBD30776 A0-01 Rev A, dated 01/06/2021 Caretaker's Accommodation, drawn by Moreton Bay Designs, reference MBD30776 A0-02 Rev A, dated 01/06/2021 Shed Plan, drawn by Moreton Bay Designs, reference MBD21472 AO-03 Rev A, dated 18/05/2021 Shed Elevations, drawn by Moreton Bay Designs, reference MBD21472 AO-04 Rev A, dated 18/05/2021	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Connect the development to a reticulated water supply, sewerage, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to occupation of the dwelling.
1.6	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of building works.
LIMITATION OF USE		
1.7	The caretaker's accommodation must only be used by persons having direct responsibility for the security, maintenance, or management of the non-residential uses occurring on the lot, and the immediate family of the person.	At all times.
1.8	The outbuilding associated with the caretaker's accommodation may only be used for domestic storage purposes associated with the caretaker's accommodation. <i>Advice:</i> The outbuilding <u>may not</u> be used for an industrial purpose, nor a home-based business if involving an industrial home enterprise, unless under separate development approval from Council.	At all times.

SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL 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.
	VEHICLE ACCESS	
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.4	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
	CAR PARKING	
2.5	Provide on-site car parking for one (1) vehicle for the caretaker's accommodation in accordance with Council's Planning Scheme. All car parking and circulation areas to the caretaker's accommodation and the associated outbuilding are to be provided with sealed surface or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Design Standards</i> .	Prior to commencement of use and to be maintained at all times.
	STORMWATER	
2.6	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.7	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times.

SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase.
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> • Burn or bury waste generated in association with this development approval at or on the development site; nor • Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor • Stockpile any waste on the development site. 	At all times.
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> • Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or • Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase.
3.5	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 approval relates.	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.
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.
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
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 <i>Environmental Protection Act</i> .
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.

Attachments for the Decision Notice include:

- Site Plan, drawn by Moreton Bay Designs, reference MBD30776 A0-01 Rev A, dated 01/06/2021
- Caretaker's Accommodation, drawn by Moreton Bay Designs, reference MBD30776 A0-02 Rev A, dated 01/06/2021
- Shed Plan, drawn by Moreton Bay Designs, reference MBD21472 AO-03 Rev A, dated 18/05/2021
- Shed Elevations, drawn by Moreton Bay Designs, reference MBD21472 AO-04 Rev A, dated 18/05/2021
- Infrastructure Charges Notice.

Resolution

Moved – Cr Whalley

Seconded – Cr Isidro

- “1. THAT Council approves the Development Application for a Development Permit for a Material Change of Use for a Caretaker’s Accommodation on land described as Lot 302 K3791, situated at 41-47 William Street, Kilcoy, subject to the recommended conditions and requirements contained in the attachments to this report.
2. THAT the officer report for this application be published to the website as Council’s Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS*Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Plan, drawn by Moreton Bay Designs, reference MBD30776 A0-01 Rev A, dated 01/06/2021 Caretaker’s Accommodation, drawn by Moreton Bay Designs, reference MBD30776 A0-02 Rev A, dated 01/06/2021 Shed Plan, drawn by Moreton Bay Designs, reference MBD21472 AO-03 Rev A, dated 18/05/2021 Shed Elevations, drawn by Moreton Bay Designs, reference MBD21472 AO-04 Rev A, dated 18/05/2021	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Connect the development to a reticulated water supply, sewerage, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to occupation of the dwelling.
1.6	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of building works.
	LIMITATION OF USE	
1.7	The caretaker’s accommodation must only be used by persons having direct responsibility for the security, maintenance, or management of the non-residential uses	At all times.

	occurring on the lot, and the immediate family of the person.	
1.8	<p>The outbuilding associated with the caretaker's accommodation may only be used for domestic storage purposes associated with the caretaker's accommodation.</p> <p>Advice: <i>The outbuilding <u>may not</u> be used for an industrial purpose, nor a home-based business if involving an industrial home enterprise, unless under separate development approval from Council.</i></p>	At all times.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
GENERAL 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.
VEHICLE ACCESS		
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.4	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
CAR PARKING		
2.5	<p>Provide on-site car parking for one (1) vehicle for the caretaker's accommodation in accordance with Council's Planning Scheme.</p> <p>All car parking and circulation areas to the caretaker's accommodation and the associated outbuilding are to be provided with sealed surface or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Design Standards</i>.</p>	Prior to commencement of use and to be maintained at all times.
STORMWATER		
2.6	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
EROSION AND SEDIMENT CONTROL		
2.7	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a	At all times.

	<p>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. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase.
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> • Burn or bury waste generated in association with this development approval at or on the development site; nor • Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor • Stockpile any waste on the development site. 	At all times.
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> • Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or • Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase.
3.5	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 approval relates.	At all times.

SCHEDULE 4 – ADVICE*Assessment Manager*

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

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

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

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

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

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.

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

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*.

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

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

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

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

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

Carried

Vote - Unanimous

Subject:	Development Application No 20994 - Development Application for Development Permit for Material Change of Use for a Warehouse
File No:	DA20994
Action Officer:	SP – MO
Assessment No:	02272-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location:	4 Sawmill Lane, Toogoolawah
Real property description:	3 SP214591
Site area:	1.943 hectares
Current land use:	Light industry
Easements/encumbrances:	C SP214591 G RP135863

Somerset Region Planning Scheme (Version Four)

Zone:	Industry zone
Precinct:	None
Overlays:	OM1 Agricultural land OM4 Bushfire hazard OM7 Flood hazard OM8 High impact activities management area OM13 Stock route

South-East Queensland Regional Plan 2017

Land use category:	Urban Footprint
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Application

Proposal:	Material Change of Use for a Warehouse
Category of assessment:	Code assessment
Applicant details:	Webcon Pty Ltd PO Box 429 REDCLIFFE QLD 4020
Owner details:	Michael Webb
Date application received:	17 June 2021
Date application properly made:	17 June 2021

State Agency Referrals	State Assessment and Referral Agency
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Public Notification	Not required
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RECOMMENDED DECISION

Approve the Development Application subject to the conditions and requirements contained in the schedules and attachments of this report.

2.0 PROPOSAL

This application seeks approval for a Development Permit for a Material Change of Use for a Warehouse on the subject property, Lot 3 SP214591, situated at 4 Sawmill Lane, Toogoolawah. The site has development approvals for low impact industry and a caretaker's accommodation.

The development proposes to construct a new building for a warehouse. The building measures 12 metres by 12 metres with a maximum height of approximately 6.5 metres and is proposed to be constructed of Zincalume Steel.

The new warehouse is to be setback six metres from the closest boundary, with all other setbacks in excess of 20 metres. The setbacks exceed the minimum setback of six metres for a front boundary and three metres for a side or rear boundary as identified by the planning scheme.

The building includes a unisex toilet facility, but otherwise is not proposed to have any internal fitout at this time. The warehouse includes two 3.6 metre wide roller doors for access to the internal driveway and manoeuvring area, as well as an additional side roller door and two standard doors.

The applicant has proposed to provide a ten-metre-long by two-metre-deep landscaping area on both sides of the site entrance into Sawmill Lane. The proposal seeks to manage stormwater through capturing roof water within a 22,500 litre rainwater tank, which provides a water source for non-potable uses on the site, including landscaping.

The applicant has advised operational hours will be limited to weekdays between 7am and 5pm. The recommended conditions reflect this advice, being consistent with the previous development approval.

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

3.0 SITE DETAILS AND SURROUNDING LAND USES

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

On 10 March 2021, Council approved DA20205 for a Caretaker's accommodation on the site. The proposed warehouse is located on the same part of the site as the Caretaker's accommodation, which means the Caretaker's accommodation will not proceed if the Warehouse is constructed (or vice versa).

On 24 March 2021, Council approved a Minor Change to DA17628, which provided for an amended site layout, primarily with respect to access to the site and parking for the industry use and to align with the new location of the caretaker's accommodation. It was also captured through this process that the constructed shed measured 497 square metres, down from the approved 635 square metres, a reduction of 138 square metres.

The site is an irregular shaped, Industry zoned allotment with frontage to Sawmill Lane of approximately 87 metres, and Werner Lane of approximately 176 metres.

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

Sawmill Lane is a bitumen sealed access street, with a width of 4 metres.

4.0 PLANNING ASSESSMENT – STATE PLANNING INSTRUMENTS

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. In accordance with the Act, the assessment manager must assess the application against the assessment benchmarks within the following state planning instruments:

- the *State Planning Policy 2017*;
- the *South East Queensland Regional Plan 2017*;
- the *Planning Regulation 2017* (Schedule 10).

An assessment of the application against the state planning instruments is set out below.

4.1 STATE PLANNING POLICY

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

The site is located within the Urban Footprint. The development application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was found to be consistent.

There are no assessment benchmarks for development where within the urban footprint.

4.3 PLANNING REGULATION 2017 (SCHEDULE 10)

The development application did not require assessment against any of the assessment benchmarks within the Regulation.

The proposal does not impact on any regulated vegetation or koala habitat areas, is not located in proximity to a Queensland heritage place or local heritage place, nor involves any environmentally relevant activities.

The site is included on the contaminated land/environmental management register. The applicant/landowner is required to ensure that land uses that occur on the site conform to the site suitability statement that accompanies its entry on the register, or otherwise remediate the land.

5.0 PLANNING ASSESSMENT – LOCAL PLANNING INSTRUMENTS

An assessment against the applicable local planning instruments is set out below.

5.1 SOMERSET REGION PLANNING SCHEME (VERSION FOUR)

5.1.1 Strategic Framework Assessment

An assessment against the Strategic Framework assessment was not required as this development application was subject to code assessment.

5.1.2 Code Compliance Summary

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

- (a) Proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; and
- (b) Proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the corresponding performance outcome.

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Industry zone code	Yes	Nil
Industrial activities code	Yes	PO1, PO2, PO4
Services, works and infrastructure code	Yes	Nil
Transport, access and parking code	Yes	PO7
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
None applicable	-	-

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

5.1.3 Performance Outcome Assessment Industrial activities code

Performance outcome	Acceptable outcome
Site layout, scale, and intensity	
PO1 The <i>development</i> incorporates a <i>site</i> layout, scale, and intensity that: <ul style="list-style-type: none"> (a) provides an efficient use of the <i>site</i>; (b) enhances the streetscape and softens the visual appearance; (c) ensures that <i>sensitive land uses</i> and public open spaces are not adversely affected; and (d) does not result in overdevelopment. 	AO1.5 Landscaping is provided along the street frontage of the <i>premises</i> , and has a minimum width of 2 metres (excluding access ways) in the Industry zone or 10 metres in the High impact industry zone. AO1.6 A minimum of 10 percent of the <i>site</i> is provided as landscaped open space.
Proposal The applicant has proposed to implement deep landscaping adjacent to the site entrance. Given the extensive frontage of the site (being approximately 263 metres along the length of Sawmill Lane and Werner Lane), it is not proposed to provide a two metre wide landscape screen along the full frontage. Performance Outcome Assessment As identified, the subject site has frontage of approximately 263 metres. As such, it is unreasonable to require the full frontage to be provided with screen landscaping. The applicant has proposed to provide a ten-metre-long by two-metre-deep landscaping area on both sides of the site entrance into Sawmill Lane. This arrangement was proposed and accepted by Council under previous development approval DA17628. It is also noted that the balance of the site is proposed to be undeveloped, which will maintain the natural open space, albeit without formalised landscaping.	

It is recommended that the alternative solution be accepted in this instance, subject to the imposition of the recommended development conditions, noting that this position is consistent with the previous development approval DA17628 for light impact industry.

Fencing

PO2

Boundary fencing provides security to the site and promotes passive surveillance and fencing is designed and constructed of robust materials resistant to graffiti.

A02

Security fencing is provided that is:

- (a) a maximum height of 1.8 metres; and
- (b) a minimum of 75 percent visually transparent.

Proposal

The applicant has advised that the provision of fencing is not required for the security of the business.

Performance Outcome Assessment

The acceptable outcome seeks to ensure that boundary fencing is provided for the security of the site and provides an appropriate standard for the delivery of such fencing. The applicant has advised that security fencing is not required for the protection of the site. It is appropriate at this location, given the larger size of the lot and the limited accessibility of the site, to allow the business to make the determination about the necessity of the fencing.

The recommended conditions package, however, includes a condition that states that if security fencing is provided on the site, it must accord with the requirements listed in the acceptable outcome. This provides flexibility to allow the business to determine if security fencing is required, but ensures that any fencing is in line with community expectations where provided.

It is recommended that the alternative solution be accepted in this instance, subject to the imposition of the recommended development conditions, noting that this position is consistent with the previous development approval DA17628 for light impact industry.

Streetscape appearance, materials and finishes

PO4

Buildings are designed and finished to have a high quality appearance, and promote visual interest when viewed from the primary street frontage, *sensitive land uses* and public open spaces.

AO4.2

The ground floor of the building is designed with office, display windows, entrance foyers and building forecourts that are orientated towards the primary street frontage.

Proposal

The proposed development is a twelve metre by twelve metre warehouse that does not provide for an office or entrance foyer, nor are any windows proposed.

Performance Outcome Assessment

The proposed building provides a design consistent with the established building on the lot and provides an appropriate design response for the scale of development proposed. The low-density nature of the Toogoolawah industrial development provides an alternative visual interest than the typical, denser industrial estates where high quality built forms are necessary. It is considered that the low density, open feel of the site appropriately balances the low-key design of the building, particularly when viewed from the Brisbane Valley Highway.

It is recommended that the alternative solution be accepted in this instance.

Transport, access and parking code

Performance outcome	Acceptable outcome
Car parking locations and treatments	
P07 Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.	A07.1 Car parking is located behind or within a building.
Proposal The carparking area is located forward of the building along the driveway within the site.	
Performance Outcome Assessment The car parking is provided in the location identified in the approved plans for the previous minor change to development application DA17268 for light industry on the site, and will be constructed in this location as part of that development approval. As a result of a reduction in the gross floor area of the industrial building under the minor change, the number of parking spaces provided exceeded the number required by the planning scheme. As such, the thirteen spaces conditioned under DA17268 remains the appropriate amount for the combined development on the site. It is appropriate that these spaces continue to be in the approved location.	
It is recommended that the alternative solution be accepted in this instance, subject to the imposition of the recommended development conditions, noting compliance with previous development approval DA17628.	

5.1.4 Overall Outcome Assessment

The proposal is considered to comply with all of the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

6.0 OTHER PLANNING CONSIDERATIONS**6.1 Trunk Infrastructure and Services**

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

6.2 Infrastructure charges

'The proposed development is for a Warehouse, which is identified as being an Industry under Somerset Regional Council Charges Resolution (No. 1) 2020.'

Infrastructure charges are applicable to the proposed development, with the draft Infrastructure charges notice (ICN) attached. The ICN includes charges for the networks identified in the below sections of this report.

6.3 Water supply and sewerage

The subject land is located outside of the connections area or future connections area for both water and sewerage infrastructure under Urban Utilities' Netserv Plan. The recommended conditions of approval require the proposed warehouse to be connected the reticulated water and sewerage networks. This may require a separate water approval from Urban Utilities.

Infrastructure charges for the water and sewerage networks are managed by Urban Utilities, separate to Council and this development application.

6.4 Electricity and telecommunications

The recommended conditions of approval include a requirement to connect the development to a reticulated electricity and telecommunications networks.

6.5 Stormwater/drainage

There are no known issues with the existing drainage of the site. Conditions have been included to demonstrate non-worsening for other properties.

Infrastructure charges for the stormwater network are applicable.

6.6 Transport network

Sawmill Lane is a bitumen sealed access street. The scale of the proposed additional use is not considered to unreasonably burden the local transport network. The proposal does not involve the use of any residential streets for industrial traffic.

Infrastructure charges for the transport network are applicable.

6.7 Parks and open space

The proposal is not considered to result in an unreasonable impact on Council's parks and open space network.

Infrastructure charges for the parks and open space network are not applicable for industrial uses.

7.0 REFERRAL AGENCIES

In accordance with the *Planning Regulation 2017* the application was referred to the State Assessment and Referral Agency due to the lot being within 25 metres of a State-controlled road.

SARA provided a referral agency response on 11 August 2021, advising of no requirements. The referral agency response will be attached to Council's decision notice.

Council did not seek any third-party advice for this application.

8.0 PUBLIC NOTIFICATION

As the application is subject to code assessment, public notification was not required.

No comments or submissions were received.

9.0 CONCLUSION

The proposed development is for a warehouse on an industrial site within Toogoolawah. The proposed warehouse is of an appropriate design and scale to align with the planned character for the industrial lot, supporting the approved/recently commenced industrial activities on the site. The proposal generally achieves the intended outcomes sought by the Somerset Region Planning Scheme (Version Four).

10.0 ATTACHMENTS

1. Site Plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-1, dated December 2020
2. Landscaping plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-LS, dated December 2020.

3. Floor plan and section, drawn by Webcon Pty. Ltd., reference 2021/01/01-2, dated November 2020.
4. Elevations, drawn by Webcon Pty. Ltd., reference 2021/01/01-3, dated November 2020.
5. Draft infrastructure charges notice.

RECOMMENDED DECISION

1. THAT Council approves the Development Application for a Development Permit for a Material Change of Use for a Warehouse on land described as Lot 3 SP214591, situated at 4 Sawmill Lane, Toogoolawah, subject to the recommended conditions and requirements contained in the attachments to this report.
2. THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-1, dated December 2020 Landscaping plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-LS, dated December 2020. Floor plan and section, drawn by Webcon Pty. Ltd., reference 2021/01/01-2, dated November 2020. Elevations, drawn by Webcon Pty. Ltd., reference 2021/01/01-3, dated November 2020.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Connect the development to a reticulated water supply, sewerage, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to commencement of use.
1.6	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of building works.
FENCING		
1.7	Security fencing, where provided, is:	At all times.

	(a) a maximum height of 1.8 metres; and (b) a minimum of 75 percent visually transparent.	
	HOURS OF OPERATION	
1.8	<p>The hours of operation, including any loading/unloading activities, are:</p> <ul style="list-style-type: none"> Monday to Friday: 7 am to 5 pm Saturday, Sunday and Public Holidays: Closed <p>Receiving and delivery of goods and raw materials are not permitted outside of these hours.</p> <p>Note: Operating outside the hours stated above requires approval from Council.</p>	At all times.
	LANDSCAPING	
1.9	<p>Provide landscaping generally in accordance with the approved landscaping plan, including the following:</p> <ul style="list-style-type: none"> the landscaping within the two identified landscaping beds is to provide a dense combination of ground covers and shrubs; the areas marked as 'select landscaping' are to provide a mixture of shrubs and trees; landscaping is to utilise endemic and drought tolerant species. 	Prior to commencement of use and to be maintained at all times.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL ENGINEERING	
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to commencement of operational works.
2.2	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.
2.3	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.
	BUILDING ABOVE FLOOD LEVEL	
2.4	<p>The current Defined Flood Level (DFL) for Lot 3 on RP214591 is 92.5m elevation level and the following must be achieved:</p> <ul style="list-style-type: none"> Floor heights for non-habitable buildings shall be a 	Prior to commencement of use.

	<p>minimum of the DFL + 300mm.</p> <ul style="list-style-type: none"> All hazardous, noxious material, or chemicals are located and stored above the DFL; Electrical switchboards and power points are positioned above the DFL. 	
	VEHICLE ACCESS	
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.6	The landowner is responsible for 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.
	CAR PARKING	
2.7	<p>Provide on-site car parking for thirteen (13) vehicles, including one (1) spaces for disabled persons in accordance with Council Planning Scheme.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Somerset Regional Council Design Standards.</p>	Prior to commencement of use and to be maintained at all times.
	STORMWATER	
2.8	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.9	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> Be required to install additional measures. Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise	At all times.

	approved by Council.	
3.2	All construction / demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase.
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> • Burn or bury waste generated in association with this development approval at or on the development site; nor • Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor • Stockpile any waste on the development site. 	At all times.
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> • Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or • Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase.
3.5	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 approval relates, in accordance with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	At all times.
3.6	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 or environmental harm beyond the boundaries of the development site	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.
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.
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
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 <i>Environmental Protection Act</i> .
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.

Attachments for the Decision Notice include:

- Site Plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-1, dated December 2020
- Landscaping plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-LS, dated December 2020.
- Floor plan and section, drawn by Webcon Pty. Ltd., reference 2021/01/01-2, dated November 2020.
- Elevations, drawn by Webcon Pty. Ltd., reference 2021/01/01-3, dated November 2020.
- Infrastructure charges notice.
- SARA Referral agency response (no requirements).

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

- “1. THAT Council approves the Development Application for a Development Permit for a Material Change of Use for a Warehouse on land described as Lot 3 SP214591, situated at 4 Sawmill Lane, Toogoolawah, subject to the recommended conditions and requirements contained in the attachments to this report.
2. THAT the officer report for this application be published to the website as Council’s Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.”

SCHEDULE 1 – GENERAL CONDITIONS*Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-1, dated December 2020 Landscaping plan, drawn by Webcon Pty. Ltd., reference 2021/01/01-LS, dated December 2020. Floor plan and section, drawn by Webcon Pty. Ltd., reference 2021/01/01-2, dated November 2020. Elevations, drawn by Webcon Pty. Ltd., reference 2021/01/01-3, dated November 2020.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to commencement of use.
1.5	Connect the development to a reticulated water supply, sewerage, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority.	Prior to commencement of use.
1.6	Building works and plumbing and drainage works approvals must be gained.	Prior to commencement of building works.
	FENCING	
1.7	Security fencing, where provided, is: (a) a maximum height of 1.8 metres; and (b) a minimum of 75 percent visually transparent.	At all times.

	HOURS OF OPERATION	
1.8	<p>The hours of operation, including any loading/unloading activities, are:</p> <ul style="list-style-type: none"> Monday to Friday: 7 am to 5 pm Saturday, Sunday and Public Holidays: Closed <p>Receiving and delivery of goods and raw materials are not permitted outside of these hours.</p> <p>Note: Operating outside the hours stated above requires approval from Council.</p>	At all times.
	LANDSCAPING	
1.9	<p>Provide landscaping generally in accordance with the approved landscaping plan, including the following:</p> <ul style="list-style-type: none"> the landscaping within the two identified landscaping beds is to provide a dense combination of ground covers and shrubs; the areas marked as 'select landscaping' are to provide a mixture of shrubs and trees; landscaping is to utilise endemic and drought tolerant species. 	Prior to commencement of use and to be maintained at all times.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL ENGINEERING	
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to commencement of operational works.
2.2	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.
2.3	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.
	BUILDING ABOVE FLOOD LEVEL	
2.4	<p>The current Defined Flood Level (DFL) for Lot 3 on RP214591 is 92.5m elevation level and the following must be achieved:</p> <ul style="list-style-type: none"> Floor heights for non-habitable buildings shall be a minimum of the DFL + 300mm. All hazardous, noxious material, or chemicals are located and stored above the DFL; 	Prior to commencement of use.

	<ul style="list-style-type: none"> Electrical switchboards and power points are positioned above the DFL. 	
	VEHICLE ACCESS	
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.6	The landowner is responsible for 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.
	CAR PARKING	
2.7	<p>Provide on-site car parking for thirteen (13) vehicles, including one (1) spaces for disabled persons in accordance with Council Planning Scheme.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Somerset Regional Council Design Standards.</p>	Prior to commencement of use and to be maintained at all times.
	STORMWATER	
2.8	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.9	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> Be required to install additional measures. Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed	During construction

	from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	phase.
3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> • Burn or bury waste generated in association with this development approval at or on the development site; nor • Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor • Stockpile any waste on the development site. 	At all times.
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> • Release stormwater runoff into a roadside gutter / swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or • Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter / swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water. 	During construction phase.
3.5	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 approval relates, in accordance with <i>AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .	At all times.
3.6	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 or environmental harm beyond the boundaries of the development site	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 *Planning Act 2016* provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.

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

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.

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

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*.

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

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

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

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

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

Carried

Vote - Unanimous

Subject:	Development Application No 20936 - Development Application for a Development Permit for a Reconfiguring a Lot (One lot into Two lots)
File No:	DA20936
Action Officer:	SP – MO
Assessment No:	34610-00000-000

1.0 APPLICATION SUMMARY

Subject Land

Location: Schroeder Lane, Fernvale
 Real property description: 2 RP198782
 Site area: 8,321m²

Current land use: Outbuilding on otherwise vacant land
 Easements/encumbrances: Nil identified

Somerset Region Planning Scheme (Version Four)

Zone: Emerging community zone
 Strategic settlement pattern: Future park residential
 Overlays: OM4 Bushfire hazard
 OM8 High impact activity management area
 OM9 Infrastructure
 OM12 Scenic amenity

South-East Queensland Regional Plan 2017

Land use category: Urban Footprint

Application

Proposal: Reconfiguring a lot (one lot into two lots)
 Category of assessment: Impact assessment
 Applicant details: F and F Projects
 c/- HPC Planning
 PO Box 15038
 CITY EAST QLD 4002
 Owner details: George Marr
 Date application received: 4 June 2021
 Date application properly made: 4 June 2021

State Agency Referrals

State Assessment and Referral Agency

Public Notification

Submissions received: None

RECOMMENDED DECISION

Approve the Development Application subject to the conditions and requirements contained in the schedules and attachments of this report.

2.0 PROPOSAL

This application seeks approval for a Development Permit for a Reconfiguring a Lot (one lot into two lots) on land at Schroeder Lane, Fernvale formally described as Lot 2 RP198782. The applicant proposes to subdivide the existing lot into two park residential allotments.

The application does not propose further improvements, building works, or additional land uses for each of the created lots. The proposed plan of subdivision is provided in the attachments to this report.

Details of the proposed lots are as follows:

Existing lots	Existing area and frontage	Proposed lots	Proposed area and frontage
Lot 2	Existing Lot 2 has an area of 8,320m ² and road frontage of 213 metres.	Lot 1	Proposed Lot 1 has an area of 4,303m ² and road frontage to Schroeder Lane of 88 metres.
		Lot 2	Proposed Lot 2 has an area of 4,017m ² and a road frontage to Schroeder Lane of 125 metres.

The Emerging community zone identifies a minimum lot size of 10 hectares and minimum frontage of 200 metres. Where an applicant proposes to develop lots smaller than the above (including to commence the conversion of the land to a future urban purposes), the planning scheme provides that subdivision may be supported where it aligns with the desired settlement pattern identified in the strategic framework. In this instance, the land has a desired future purpose as a park residential area and the proposal has been designed in accordance with the design standards for park residential development.

As the proposal resulted in lot sizes less than 10 hectares, the application requires impact assessment and was subject to public notification. The public notification period was carried out as required under the *Planning Act 2016* and the *Development Assessment Rules* and no submissions were received.

The application will be assessed against the matters set out in section 45 and decided in accordance with section 60 of the *Planning Act 2016*.

3.0 SITE DETAILS AND SURROUNDING LAND USES

The site is a near regular shaped allotment with frontage to Schroeder Lane on the south-western and south-eastern boundaries and adjoins the Brisbane Valley Rail Trail to north-east. The lot is located within the Emerging community zone and is only improved by an outbuilding (shed).

The adjoining lots are also zoned Emerging community, except for the Brisbane Valley Rail Trail which is within the Community facilities zone. Further to the west, land is generally zoned General residential to reflect the contemporary residential estate (Honeywood) whilst land to the northeast (across the Brisbane Valley Highway) is within the park residential precinct. Land to the south is within the Emerging community zone, and also shares the Future park residential designation on the Settlement patterns map under the strategic framework.

Schroeder Lane is a gravel access street, which services the subject site and one other allotment. As a result of the development, there will be three lots gaining access from this road.

The proposed development is not located within 500m of any known intensive animal industry or extractive industry.

4.0 PLANNING ASSESSMENT – STATE PLANNING INSTRUMENTS

The application has been assessed in accordance with the requirements of the *Planning Act 2016*. In accordance with the Act, the assessment manager must assess the application against the assessment benchmarks within the following state planning instruments:

- the *State Planning Policy 2017*;
- the *South-East Queensland Regional Plan 2017*;
- the *Planning Regulation 2017* (Schedule 10).

An assessment of the application against the state planning instruments is set out below.

4.1 STATE PLANNING POLICY

A new State Planning Policy (SPP) came into effect on 3 July 2017 and is not currently reflected in the Somerset Region Planning Scheme. An assessment of the proposed development against the assessment benchmarks contained within Part E of the SPP is

required.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply.

4.2 SOUTH-EAST QUEENSLAND REGIONAL PLAN 2017

The site is located within the Urban Footprint. The development application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was found to be consistent.

There are no assessment benchmarks for development where within the urban footprint.

4.3 PLANNING REGULATION 2017 (SCHEDULE 10)

The development application did not require assessment against any of the assessment benchmarks within the Regulation.

The proposal does not impact on any regulated vegetation or koala habitat areas, is not located in proximity to a Queensland heritage place or local heritage place, is not known to be on a contaminated land register, nor involves any environmentally relevant activities.

5.0 PLANNING ASSESSMENT – LOCAL PLANNING INSTRUMENTS

An assessment against the applicable local planning instruments is set out below.

5.1 SOMERSET REGION PLANNING SCHEME (VERSION FOUR)

5.1.1 Strategic Framework Assessment

The development application has been assessed against the strategic framework of the planning scheme and is considered to overall support Council's strategic intent for the region. The following represents an overview of how the proposal aligns with each of the seven themes that collectively represent the policy intent of the planning scheme.

Settlement pattern

The proposal advances the settlement pattern of the region as it provides for the conversion of emerging community land to its identified future purpose. Desired settlement pattern map SPM-001e identifies that the site is within the future park residential area.

The proposal has been designed to meet the design standards for park residential development, including minimum lot areas of 4,000m² and minimum frontages of 40 metres. The development will also have access to constructed road, reticulated water, electricity, and telecommunications networks, provided in manner that ensures the appropriate sequencing of development within the urban footprint of Fernvale.

The development proposal has been sited with a least risk approach to natural hazards such as bushfires, flooding, and landslide.

Natural environment

The site does not contain any mapped features of environmental significance under either the planning scheme nor the Planning Regulation, including koala habitats, regulated vegetation, biodiversity corridors, or buffer areas from waterways.

The site is included on Biodiversity overlay map – Koala habitat areas, however this mapping has been superseded by the State's koala habitat mapping, leaving the overlay of no regulatory effect.

Natural resources

The proposal does not involve any impact on an identified natural resource, including agricultural land, extractive resources, forestry, or regional water storage supplies.

Community identity and regional landscape character

The proposal reinforces the intended Town identity for Fernvale, as indicated by Strategic framework map SFM003d, by ensuring that the site is developed in a low density, non-commercial character that protects the landscaped southern entry into the town. The provision of a park residential allotment provides an avenue for the protection of green values sought by the specific outcome in a way that may not otherwise be achieved by general residential, commercial or community development.

Economic development

The proposal does not impact on the continued development of Council's town centres network nor any industrial development areas within each town. The proposal supports the highest and best use of this land when considering the desired character sought by the strategic framework and the access to available infrastructure.

Infrastructure and services

The provision of infrastructure and services at the development site meets the desired standard of service and the standard requirements set out in the development codes and Local Government Infrastructure Plan. The provisioning of this services is not considered to result in out of sequence development, rather represents a logical conversion within an already serviced area.

Transport

Schroeder Lane is a Council controlled access street (minor), currently constructed with a gravel surface. The street currently services two lots, being the subject lot and Lot 3 CC2712 (25 Schroeder Lane). As a result of the development, the street will service three lots. There will be no further park residential development of the subject lot beyond the proposed development, and Lot 3 has limited park residential potential owing to the irregular shape of the lot.

The conversion of land to park residential would normally be accompanied by the upgrading of roads to the standard identified in the planning scheme, notionally an eight-metre-wide formation with a seven-metre-wide bitumen seal, with table drains. The design standards planning scheme policy identifies that, for roads that do not exceed 150 vehicles per day, a four-metre-wide bitumen seal may be used. It is expected that traffic volumes would not exceed 150 vehicles per day, and as such the recommendation is to apply the four-metre sealed width, in lieu of the seven.

5.1.2 Code Compliance Summary

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

- (a) Proposes an alternative outcome to the identified acceptable outcomes satisfying or not satisfying the corresponding performance outcomes; and
- (b) Proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the corresponding performance outcome.

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Reconfiguring a lot code	Yes	PO1

Services, works and infrastructure code	Yes	Nil
Transport, access and parking code	Yes	Nil
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Bushfire hazard overlay code	Yes	Nil

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

5.1.3 Performance Outcome Assessment

Reconfiguring a lot code

Performance outcome		Acceptable outcome
Location		
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.		AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions.
Extract from Table 8.3.4.3.B – Minimum lot sizes and dimensions		
Zone/precinct	Minimum lot size	Minimum frontage
General residential zone – Park residential precinct	4,000m ²	40 metres
Emerging community zone	10 hectares	200 metres
Proposal The proposed development does not accord with the minimum lot size for the Emerging community zone, being 10-hectare allotments and 200 metre frontages. However, the proposal does accord with the minimum lot size and frontages for the Park residential precinct.		
Performance Outcome Assessment The proposed lots are, as identified above, designed in accordance with the design standards for park residential allotments, and ensure sufficient area for buildings, structures, and onsite services necessary for future development of dwellings, response appropriately to the local topography, and provide ample frontage for future crossovers to be designed in accordance with Council's policy for residential driveways. In considering the intended character of the zone, it is relevant to consider the overall outcomes of the Emerging community zone code. The zone code, at Overall Outcome 'k', identifies that land is developed for urban purposes in a logical and orderly sequence that (amongst other things) addresses the strategic framework, including the desired settlement		

pattern, delivers infrastructure provision and sequencing consistent with the LGIP (and also the Netserv Plan for UU assets), mitigates the impacts from any nearby High impact activities, protects natural habitat areas and other areas of ecological significance, and is protected from natural hazards (such as bushfire, flooding, landslide).

As noted in the strategic framework sections above, the proposal is considered to align with the desired settlement pattern map for Fernvale and delivers a development outcome that is consistent with each element of the strategic framework, but particularly the Settlement pattern, Community identity, and Infrastructure themes with specific elements relating to the conversion of Emerging community zoned land. It is considered the proposal plan appropriately advances each item listed within Overall Outcome 'k' of the zone code.

It is recommended that the alternative solution be accepted in this instance, noting compliance with the Performance Outcome PO1 of this code, and Overall Outcome 'k' of the Emerging community zone code, where the recommended conditions of approval are imposed.

5.1.4 Overall Outcome Assessment

The proposal is considered to comply with all the relevant performance outcomes. As such, a detailed assessment of the overall outcomes was not required.

6.0 OTHER PLANNING CONSIDERATIONS

6.1 Trunk Infrastructure and Services

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

6.2 Infrastructure charges

The proposed development is the reconfiguring of a lot to create future residential lots. Under the Somerset Regional Council Charges Resolution (No. 1) 2020, infrastructure charges are applicable to the development at the rate required for a long-term residential use with three or more bedrooms.

The draft infrastructure charges notice is attached and includes charges for the networks identified in the below sections of this report.

6.3 Water supply and sewerage

The subject land is located outside of the connections area and future connections area for both water and sewerage infrastructure under Urban Utilities' Netserv Plan.

The proposal is for new park residential lots which are intended to be serviced by a reticulated water network. The applicant will be required to make a separate application to provide water reticulation infrastructure to service the future needs of the two lots.

Each lot contains sufficient area for an onsite effluent treatment system to be designed in accordance with the relevant regulatory requirements.

Infrastructure charges for the water and sewerage networks are managed by Urban Utilities, separate to Council and this development application.

6.4 Electricity and telecommunications

The recommended conditions of approval include a requirement to connect the development to a reticulated electricity and telecommunications networks.

6.5 Stormwater/drainage

There are no known issues with the existing drainage of the site. Conditions have been included to demonstrate non-worsening for other properties.

Infrastructure charges for the stormwater network are applicable.

6.6 Transport network

Schroeder Lane is currently a gravel access street. The recommended conditions for approval include a requirement to provide a minimum four-metre-wide bitumen seal for the full frontage of the development site, to support the transition of the street to park residential.

Infrastructure charges for the transport network are applicable.

6.7 Parks and open space

The proposal is not considered to result in an unreasonable impact on Council's parks and open space network.

Infrastructure charges for the parks and open space network are applicable.

7.0 REFERRAL AGENCIES

In accordance with the *Planning Regulation 2017* the application was referred to the State Assessment and Referral Agency due to the lot being within 25 metres of a State-controlled Road.

SARA provided an Amended Referral Agency response on 10 August 2021, supporting the proposed development subject to the imposition of development conditions. As required under the *Planning Act 2016*, the referral agency decision will be attached to Council's decision notice.

Council did not seek any third-party advice for this application.

8.0 PUBLIC NOTIFICATION

The application was subject to impact assessment, and public notification was required. The application was publicly notified in accordance with the requirements of the *Development Assessment Rules* as follows:

- (a) Public notification was served to all adjoining landowners on 12 July 2021 by express post.
- (b) A notice was published in The Lockyer Somerset Independent newspaper on 14 July 2021.
- (c) A notice in the prescribed form was placed on the premises on 14 July 2021 and maintained for the minimum period of 15 business days.

No submissions were received.

9.0 CONCLUSION

The proposed development is for a one into two lot subdivision. The development will create two park residential allotments exceeding 4,000m², being the future level of development anticipated by the desired settlement pattern maps for Emerging community zoned land within Fernvale. The proposal represents the timely conversion of land that does not result in out-of-sequence development or inefficient extensions of urban infrastructure networks. The

proposal generally achieves the intended outcomes sought by the Somerset Region Planning Scheme (Version Four).

10.0 ATTACHMENTS

1. Proposed Plan of Subdivision, prepared by User and Company, reference 11299 rev A, dated 19/05/2021.
2. Referral Agency Response.
3. Draft Infrastructure Charges Notice.

RECOMMENDED DECISION

1. THAT Council approve the Development Application for a Development Permit for a Reconfiguring a Lot (One lot into Two lots) on land described as Lot 2 RP198782, situated at Schroeder Lane, Fernvale, subject to the recommended conditions and requirements contained in the attachments to this report.
2. THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Proposed Plan of Subdivision, prepared by User and Company, reference 11299 rev A, dated 19/05/2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their Prior to Council's correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to Council's endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Council's endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$38 per allotment.	Prior to Council's endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, electricity, telecommunications) are be wholly contained within the lot that they serve.	Prior to Council's endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the	Prior to Council's

	development and reinstate the land.	endorsement of the Plan of Subdivision.
SCHEDULE 3 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	GENERAL ENGINEERING	
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work.
2.2	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.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Council's endorsement of the Plan of Subdivision.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Council's endorsement of the Plan of Subdivision.
	GENERAL SERVICES	
2.5	Connect the development to a reticulated water supply, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment. Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and requirements of the service provider.	Prior to Council's endorsement of the Plan of Subdivision.
2.6	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of Subdivision.
	ROADWORKS	
2.7	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to Council's endorsement of the

		Plan of Subdivision.
2.8	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	As part of Operational Works
2.9	Provide verge and access in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works
2.10	Schroeder Lane is to be constructed to provide a four (4) metre seal width for the full frontage of the site. OR	As part of Operational Works
	In lieu of roadworks, the Applicant shall enter into an infrastructure agreement with Council to contribute funds towards the upgrade of the road.	Prior to Council's endorsement of the Plan of subdivision.
	VEHICLE ACCESS	
2.11	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.12	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.13	The Applicant is to construct a vehicle access to each lot in accordance with Council's standard drawing SRC-ROAD-016.	Prior to Council's endorsement of the Plan of subdivision
	STORMWATER	
2.14	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.15	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works
	EROSION AND SEDIMENT CONTROL	
2.16	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> Be required to install additional measures. 	At all times.

	<ul style="list-style-type: none"> Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	
2.17	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
2.18	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application
	WASTE REMOVAL	
2.19	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.20	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>	At all times
SCHEDULE 3 – Environmental Assessment Manager		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional	During construction phase.

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

SCHEDULE 4 - REFERRAL AGENCY CONDITIONS

Referral agency response given under section 56 of the *Planning Act 2016*

Pursuant to section 62 of the *Planning Act 2016*, the assessment manager must, other than to the extent a referral agency's response provides advice, comply with all referral agencies' responses and include conditions exactly as stated in the response. The following referral agency responses have been received and are attached to the Decision Notice.

4.1	Comply with the requirements of the amended referral agency response 2106-23168 SRA dated 10 August 2021 or as amended.	As indicated in the attached referral agency response.
4.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to Council's endorsement of the Plan of Subdivision.

SCHEDULE 5 – ADVICE

Assessment Manager

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

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.

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

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

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.

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

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

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".

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

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.

Attachments for the Decision Notice include:

- Proposed Plan of Subdivision, prepared by User and Company, reference 11299 rev A, dated 19/05/2021
- Referral Agency Response
- Draft Infrastructure Charges Notice

Resolution	Moved – Cr Wendt	Seconded – Cr Gaedtke
<p>“1. THAT Council approve the Development Application for a Development Permit for a Reconfiguring a Lot (One lot into Two lots) on land described as Lot 2 RP198782, situated at Schroeder Lane, Fernvale, subject to the recommended conditions and requirements contained in the attachments to this report.</p> <p>2. THAT the officer report for this application be published to the website as Council’s Statement of Reasons in accordance with s63(5) of the <i>Planning Act 2016</i>.</p>		

SCHEDULE 1 – GENERAL CONDITIONS*Assessment Manager*

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Proposed Plan of Subdivision, prepared by User and Company, reference 11299 rev A, dated 19/05/2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their Prior to Council's correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to Council's endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Council's endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$38 per allotment.	Prior to Council's endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, electricity, telecommunications) are be wholly contained within the lot that they serve.	Prior to Council's endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to Council's endorsement of the

		Plan of Subdivision.
SCHEDULE 3 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
GENERAL ENGINEERING		
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work.
2.2	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.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Council's endorsement of the Plan of Subdivision.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Council's endorsement of the Plan of Subdivision.
GENERAL SERVICES		
2.5	Connect the development to a reticulated water supply, electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment. Where proposed allotments front existing overhead electricity or telecommunication service, these lots may connect direct to such service to the approval and requirements of the service provider.	Prior to Council's endorsement of the Plan of Subdivision.
2.6	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to applicable service, available at a standard connection, or has a current supply agreement.	Prior to Council's endorsement of the Plan of Subdivision.
ROADWORKS		
2.7	Install all traffic signs and line markings in accordance with <i>Manual of Uniform Traffic Control Devices</i>	Prior to Council's endorsement of the Plan of Subdivision.

2.8	All works on or adjacent to roadways must be adequately signed in accordance with the “ <i>Manual for Uniform Traffic Control Devices – Part 3, Works on Roads</i> ”. Any Road or lane closure must be applied for in writing to Council, and all conditions of that approval complied with during construction of the works.	As part of Operational Works
2.9	Provide verge and access in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works
2.10	Schroeder Lane is to be constructed to provide a four (4) metre seal width for the full frontage of the site. OR	As part of Operational Works
	In lieu of roadworks, the Applicant shall enter into an infrastructure agreement with Council to contribute funds towards the upgrade of the road.	Prior to Council's endorsement of the Plan of subdivision.
	VEHICLE ACCESS	
2.11	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times.
2.12	The landowner is responsible for maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
2.13	The Applicant is to construct a vehicle access to each lot in accordance with Council's standard drawing SRC-ROAD-016.	Prior to Council's endorsement of the Plan of subdivision
	STORMWATER	
2.14	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.15	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works
	EROSION AND SEDIMENT CONTROL	
2.16	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. 	At all times.

	Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	
2.17	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times
2.18	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application
WASTE REMOVAL		
2.19	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times
2.20	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times
SCHEDULE 3 – Environmental		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	All solid, semi-solid and liquid waste generated from the construction and operation of the approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times.
3.2	All construction / demolition or other waste is to be removed from site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase.

3.3	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> • Burn or bury waste generated in association with this development approval at or on the development site; nor • Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor • Stockpile any waste on the development site. 	At all times.
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SCHEDULE 4 - REFERRAL AGENCY CONDITIONS

Referral agency response given under section 56 of the Planning Act 2016

Pursuant to section 62 of the *Planning Act 2016*, the assessment manager must, other than to the extent a referral agency's response provides advice, comply with all referral agencies' responses and include conditions exactly as stated in the response. The following referral agency responses have been received and are attached to the Decision Notice.

4.1	Comply with the requirements of the amended referral agency response 2106-23168 SRA dated 10 August 2021 or as amended.	As indicated in the attached referral agency response.
4.2	Provide certification to Council from a suitably qualified person or the relevant agency demonstrating that the requirements of the referral agency response have been met.	Prior to Council's endorsement of the Plan of Subdivision.

SCHEDULE 5 – ADVICE

Assessment Manager

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

Currency Period - Pursuant to section 85 of the *Planning Act 2016* the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.

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

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

3, part 5, subdivision 2 of the Act.
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All Operational Work is to comply with relevant codes for design and construction.
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>Workplace Health and Safety Regulation (as amended)</i> .
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 <i>Environmental Protection Act</i> .
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".
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.
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."
<i>Carried</i>
<i>Vote - Unanimous</i>

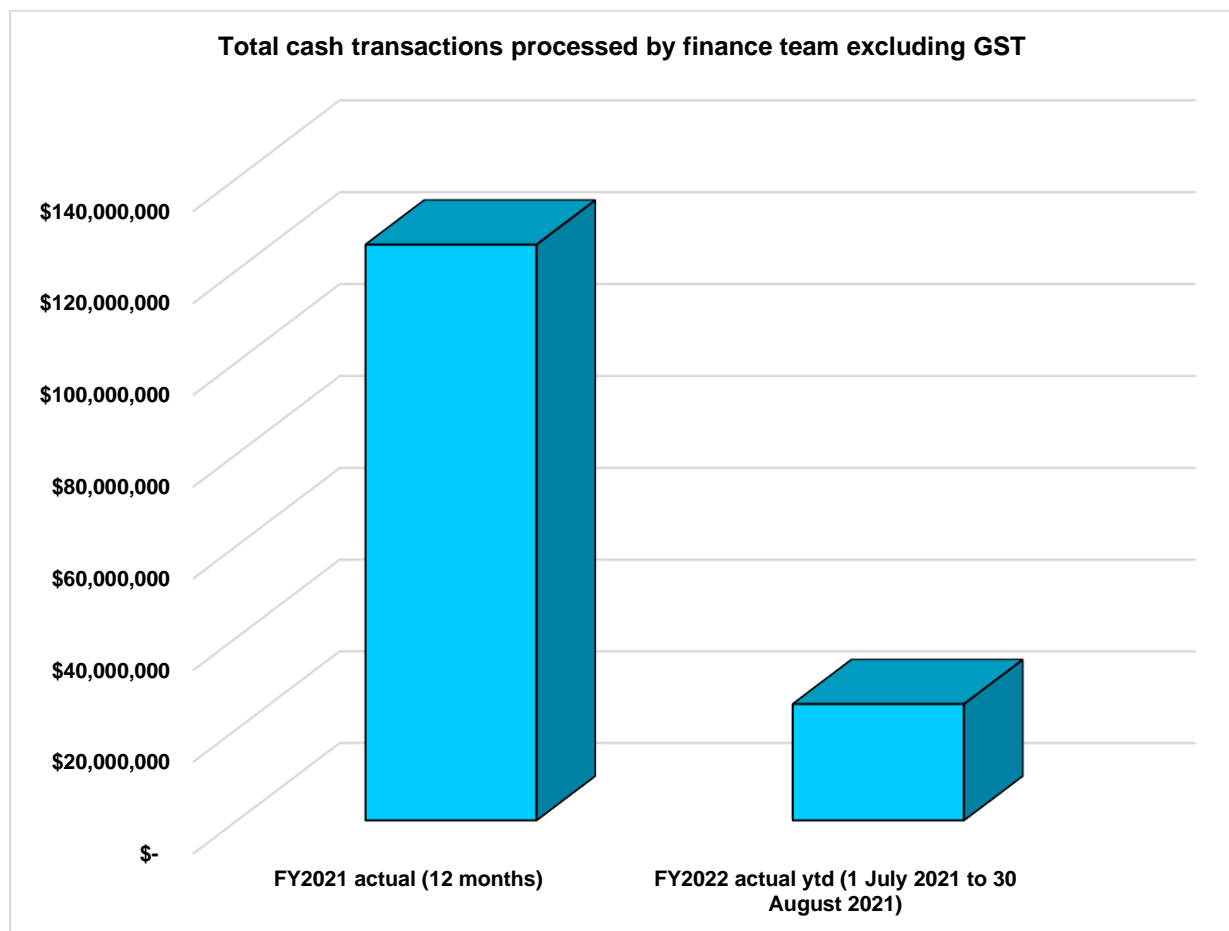
Subject:	Finance report 1 July 2021 to 30 August 2021
File Ref:	Monthly financial reporting
Action Officer:	DFIN

Background/Summary**Financial reports**

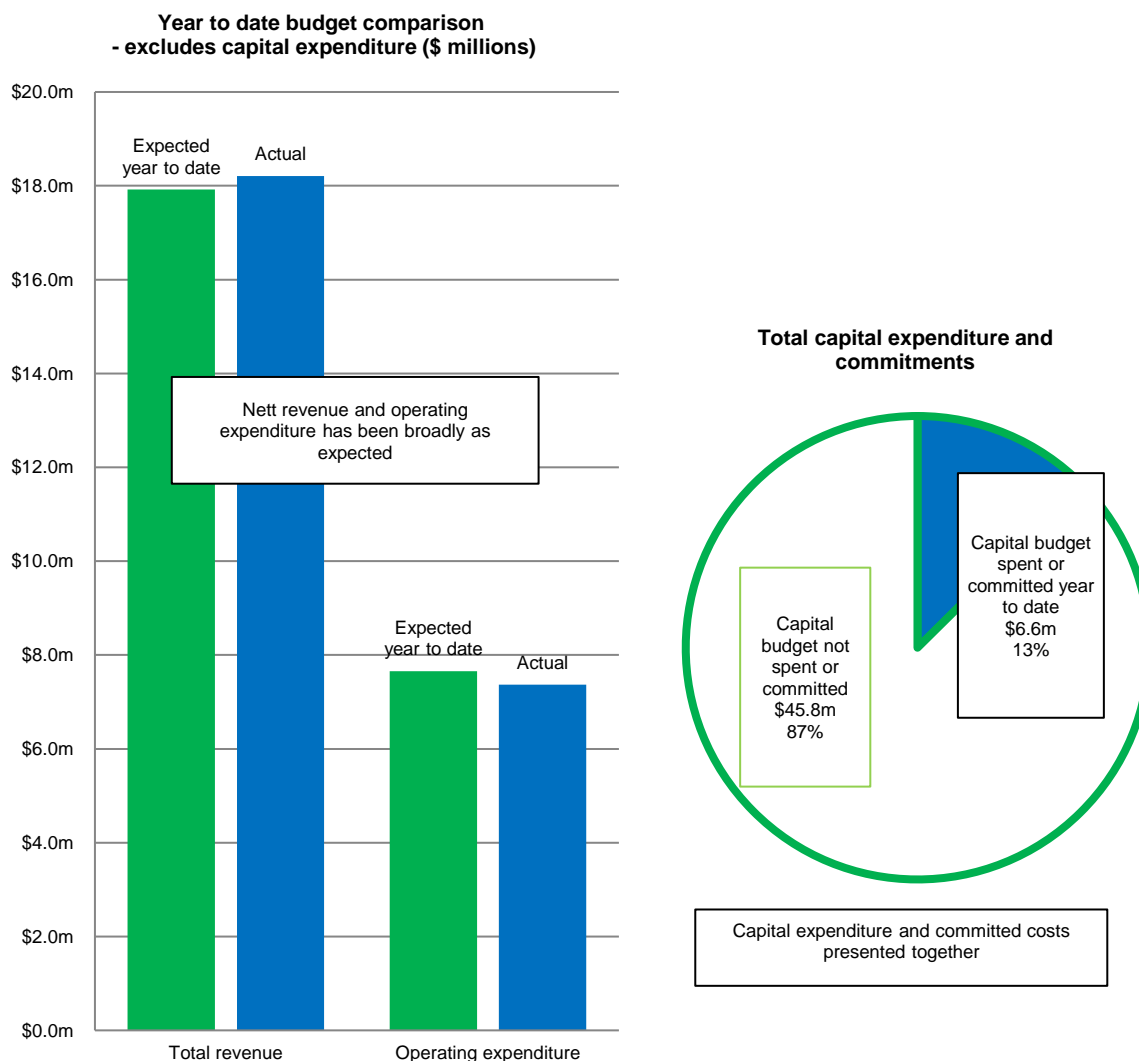
Reports for the period 1 July 2021 to 30 August 2021 are attached detailing the progress that has been made in relation to Council's FY2022 budget as required by Local Government Regulation 2012 s204.

Draft FY2021 financial statements have been finalised by the finance team and provided to external audit. An audit certificate is expected to issue 13 October 2021.

The team has processed ~\$25M in transactions for the FY2022 year to date as follows:



Results are summarised as follows:



A list of payments is provided as previously requested by Council.

Competitive grants

- Council officers lodged an application under the Australian Government's Black Summer Bushfire Recovery Grants Program (BSBRGP) on 23 August 2021 as follows:

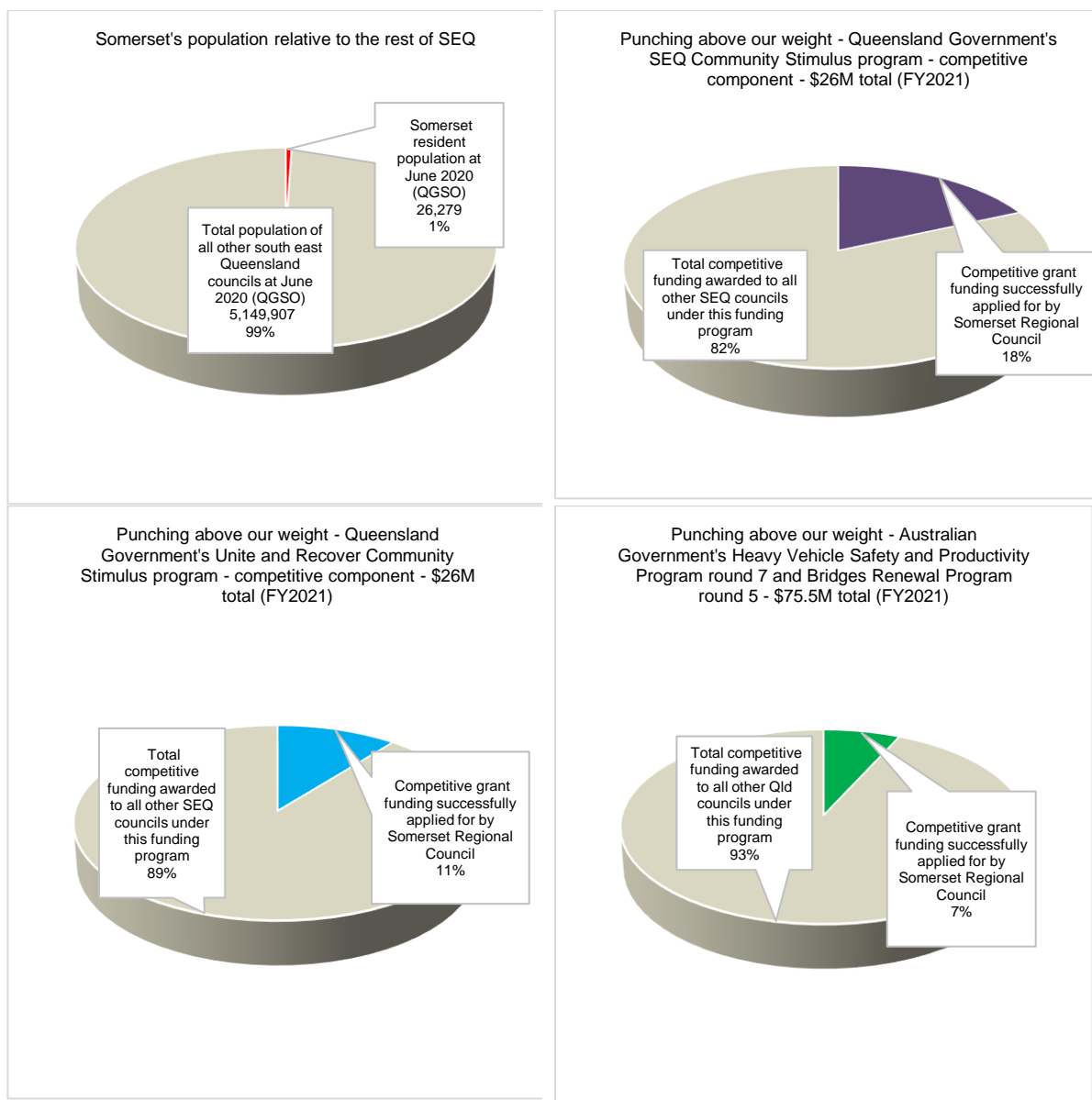
<i>BSBRGP competitive project application</i>	<i>Project value</i>	<i>Funding sought</i>
Fernvale Firewall - construct a 4.3km long, 20 metre wide firebreak along the southern boundary of the Fernvale urban footprint development area including 3.8 km of bitumen sealed roads for emergency access and egress and 0.5km of cleared fire appliance access route near residential areas including undergrounding of powerlines. Safe road design standards will be applied to new roads and intersections which will make evacuating should the need arise and all regular use 40% to 67% safer. Fernvale Firewall will make Somerset's fastest growing town more resilient to bushfire, more accessible to emergency vehicles, safer to evacuate and likely to attract business and support	\$6,777,433	\$4,500,000

an additional sustainable 31.7 full time equivalent jobs		
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- Council's application for funding for the following project under the Queensland Risk Reduction and Resilience Fund (QRRRF) has been successful.

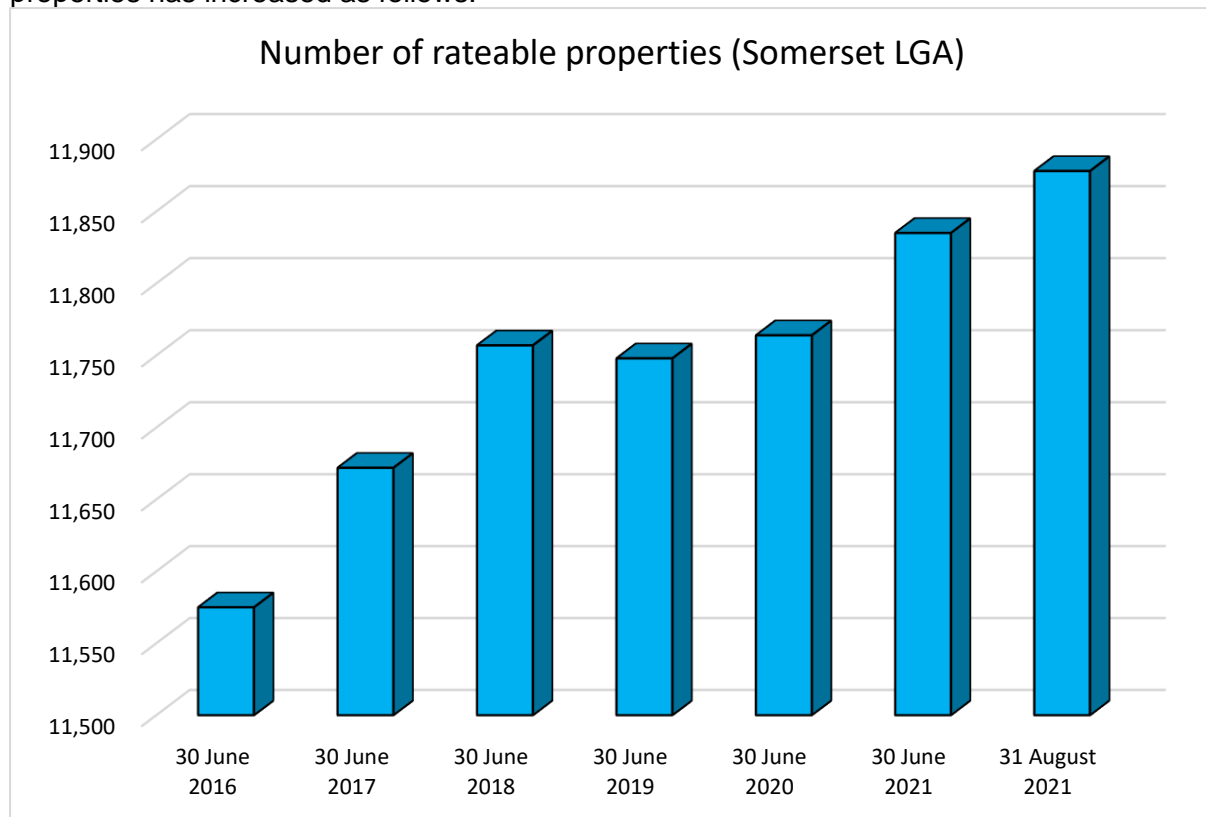
<i>Queensland Risk Reduction and Resilience Fund</i>	<i>Project value</i>	<i>Funding</i>
Gregors Creek Road inter-highway connector – flood proofing 20 metre culvert at Ch9370 (raising concrete culvert by 1 metre and replacing RCP pipes with 4 x 1200 box culverts). Gregors Creek Road carries 790 vehicles per day. A vehicle was washed off this culvert during flooding on 12 February 2020.	\$584,722.65	\$292,361.32

To facilitate comparisons with other councils, Somerset competed successfully for project grant funding against other local governments during FY2021 including as detailed below:



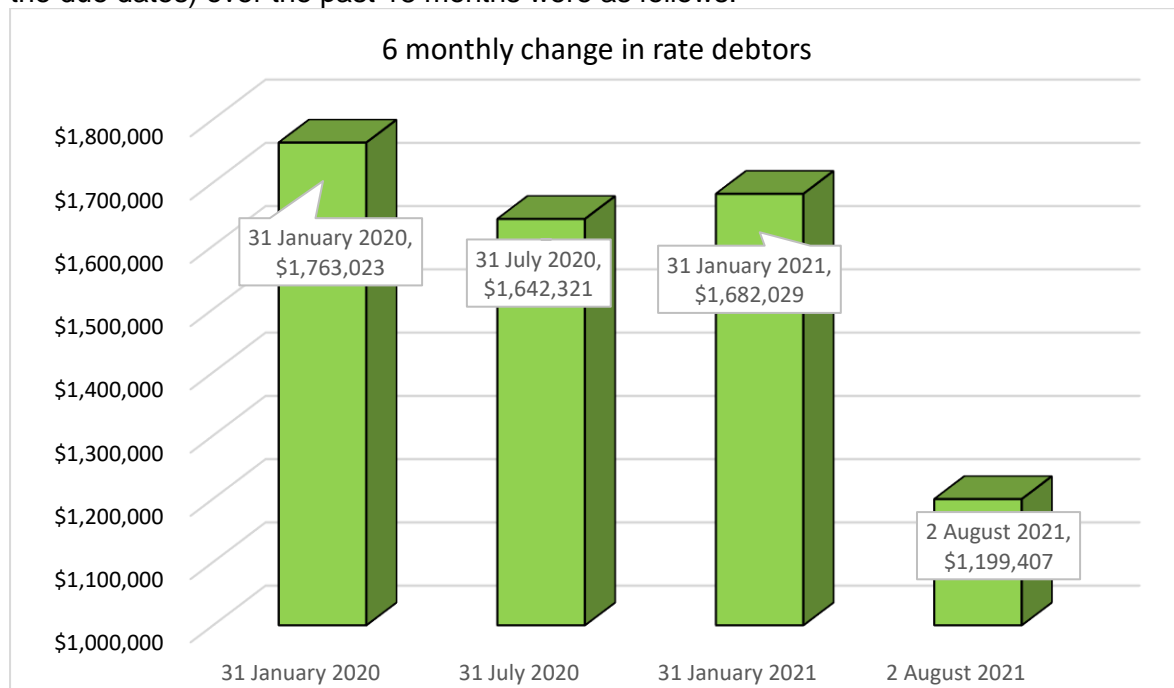
Growth

Rateable property data provides an indication of regional growth. The total number of rateable properties has increased 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:



Council is working with the owners of 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.

Investments

Council relies on interest revenue however interest rates have been at historic lows. An investment summary is attached detailing interest earnings from sources such as Queensland Treasury Corporation (QTC). QTC interest rates were 0.49% net during July 2021.

Council's key investment strategy has been to maintain two interest-bearing credit facilities totalling \$43.8 million to Urban Utilities (UU) which fund infrastructure such as Lowood wastewater treatment plant as well as providing mutual benefit to both UU and Council. These carry a combined weighted average interest rate of 2.11%.

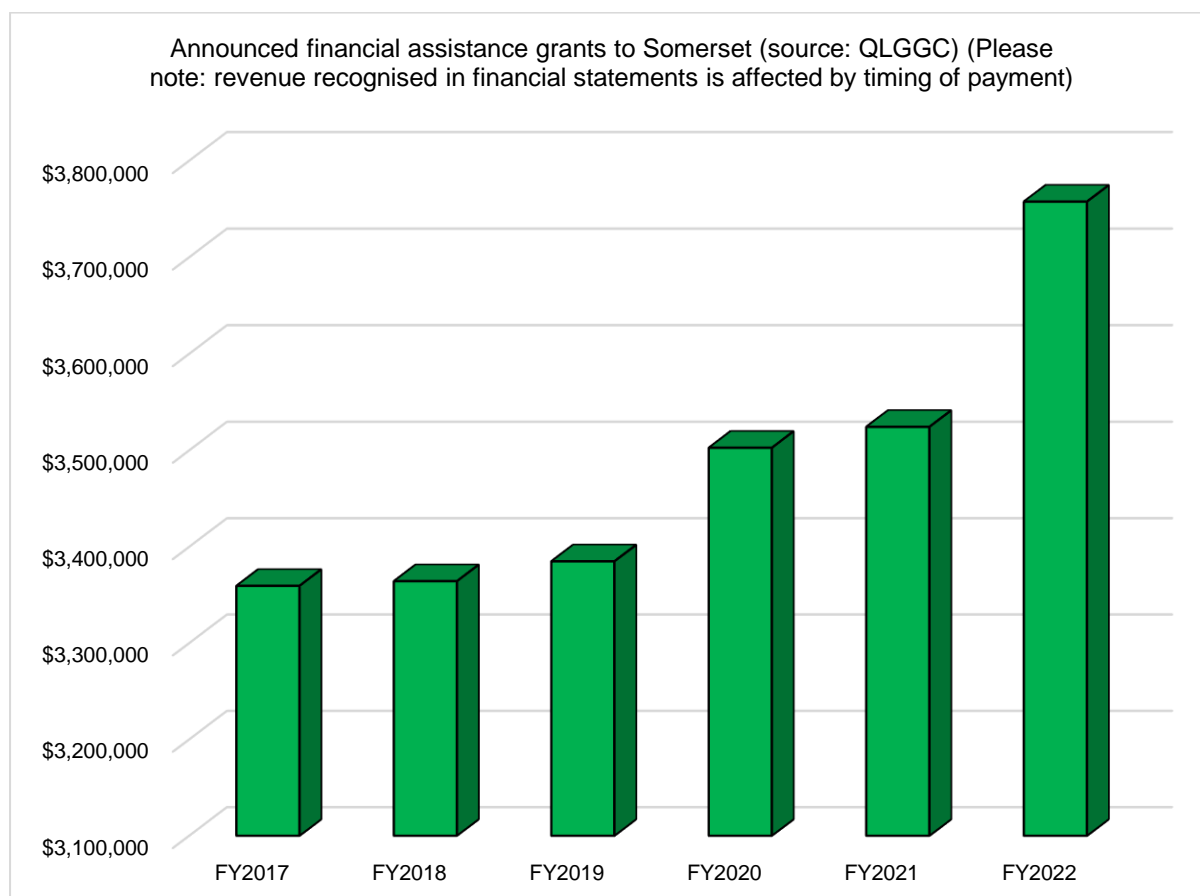
Highlighted transactions

Australian Government financial assistance grants

On 13 August 2021, the Queensland Local Government Grants Commission announced details of Commonwealth financial assistance grants for FY2022.

There was an assessed increase for Somerset for FY2022 of 6.6% as shown below. Please note that \$1.73M of the \$3.76M was recognised in FY2021.

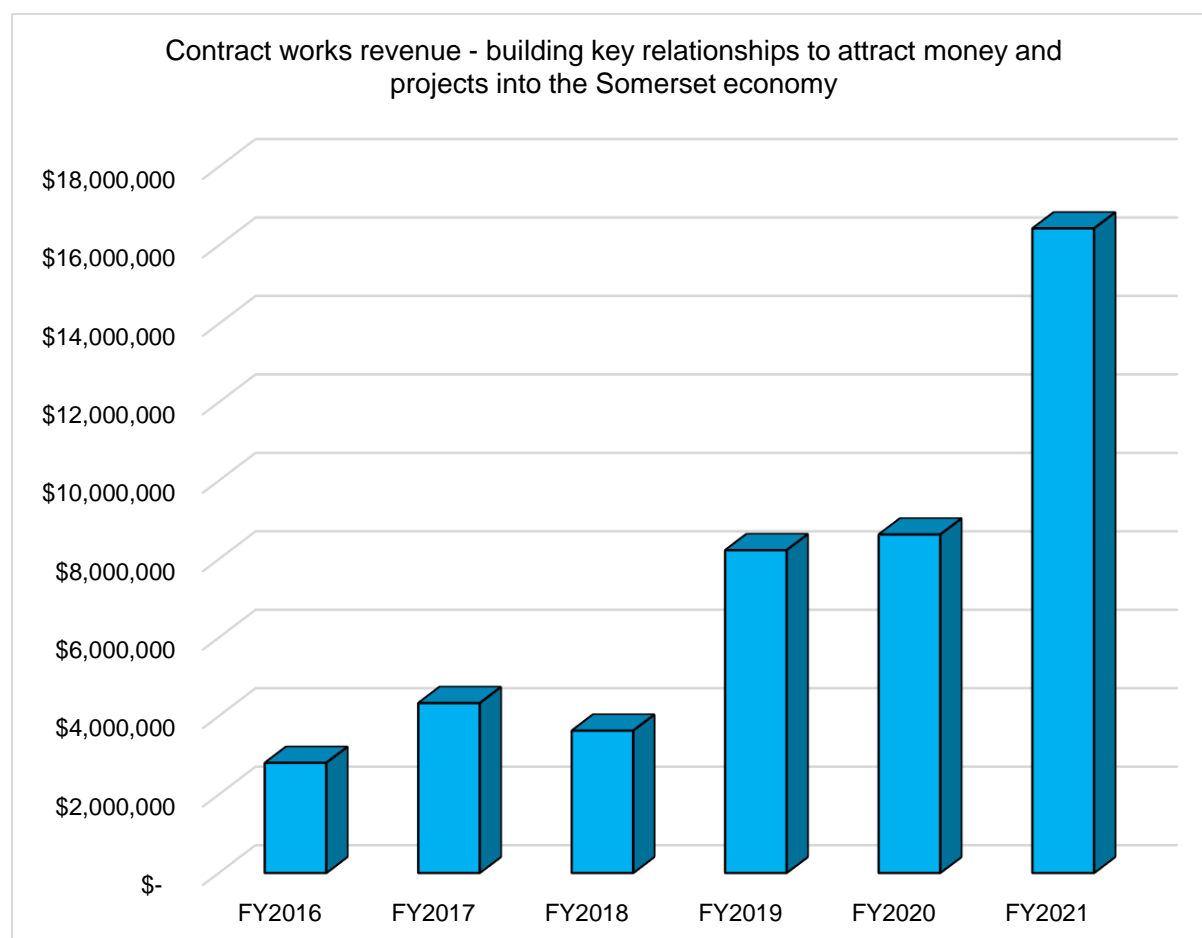
The increase does not reflect Council's recent submission to the Queensland Local Government Grants Commission 2021 methodology review and includes a 7.6% increase in general purpose grant and a 5.2% increase to the identified roads component.



Contract works revenue

A key element in Council's return to operating surplus has been on gaining a contribution to our roadmaking plant, engineering and corporate costs from contract works revenue.

Subject to FY2021 audit confirmation, sales revenue has grown as follows over recent years:

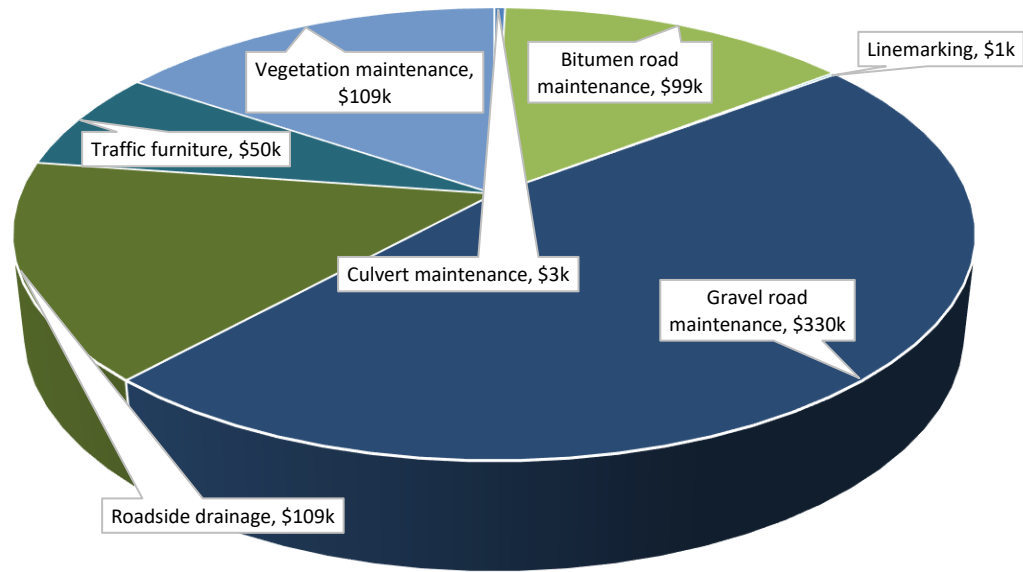


Ordinary road maintenance detail

Councillors have previously requested information about ordinary road maintenance:

<i>Maintenance type</i>	<i>Total (\$000's)</i>
Bitumen road maintenance	230
Gravel road maintenance	930
Roadside drainage	209
Culvert maintenance	3
Vegetation maintenance	212
Traffic furniture	82
Linemarking	5
Total actual year to date	1,671
Expected pro-rata budget year to date	940

Ordinary road / street maintenance element cost (\$'000's)



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

Road segment	Cost (\$'000's)	Cost per metre (\$)
Westvale Rd (gravel) Ch1340-Ch13550	76	6
Kingaham Rd (gravel) Ch0-Ch8960	61	7
Yabba Rd (gravel) Ch0-Ch3330	53	16
Sunday Creek Rd (gravel) Ch1690-Ch3390	52	31
Hope St Kilcoy (bitumen) Ch0-Ch230	49	213
Yielo Rd (gravel) Ch5100-Ch15500	39	4
Cressbrook Caboonbah (gravel) Ch8280-Ch13860	32	6
Mt Mulgowie Rd (gravel) Ch840-Ch3100	31	14
William St Kilcoy (bitumen) Ch110-Ch410	30	100
Mt Buggery Rd (gravel) Ch0-Ch990	28	29
Diaper Rd (gravel) Ch3000-Ch6200	28	9
Grays Rd (gravel) Ch1620-Ch3020	27	19
Axelsen Dr (gravel) Ch850-Ch1600	26	35
Bellthorpe Rd (gravel) Ch0-Ch11460	25	2
Yielo Rd (gravel) Ch0-Ch5100	24	5
Kipper Creek Rd (gravel) Ch6360-Ch10710	22	5
William St Kilcoy (bitumen) Ch830-Ch1010	20	109
Silverleaves Rd (gravel) Ch40-Ch2150	19	9
Cressbrook Ck Rd (gravel) Ch680-Ch4890	19	5
Watsons Rd (bitumen) Ch0-Ch4870	19	4
Bowdens La (gravel) Ch50-Ch2500	17	7
Cressbrook Caboonbah (gravel) Ch3900-Ch6630	16	6
Diaper Rd (gravel) Ch0-Ch3000	16	5
Jendra Rd (gravel) Ch30-Ch1500	16	11

German Reserve Rd (gravel) Ch270-Ch840	15	26
Wanora Rd (gravel) Ch1200-Ch3160	14	7
Kipper Creek Rd Biarra (gravel) Ch110-Ch2300	13	6
Fairneyview Fernvale (gravel) Ch3500-Ch4850	12	9
McCauley St Kilcoy (bitumen) Ch190-Ch310	12	99
Jendra Rd (gravel) Ch1500-Ch2300	11	14
Subtotal (\$000's)	822	

Special road maintenance

In addition to ordinary bitumen road maintenance, expenditure on special road maintenance including resealing of bitumen roads has been budgeted of \$1.793M.

Attachments

Financial reports and payment listings

Recommendation

THAT Council receive the financial reports for 1 July 2021 to 30 August 2021 and payments presented for the period 1 August 2021 to 30 August 2021 totalling \$10,579,638.41 and that the contents be noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Isidro

"THAT Council receive the financial reports for 1 July 2021 to 30 August 2021 and payments presented for the period 1 August 2021 to 30 August 2021 totalling \$10,579,638.41 and that the contents be noted."

Carried

Vote - Unanimous

Subject: Coronavirus lockdown assistance – dog registration
File Ref: Covid-19 business assistance
Action Officer: DFIN

Background/Summary

The Queensland Government declared a lockdown for Somerset LGA from 31 July 2021 to 8 August 2021.

As this lockdown period incorporated the dog registration due date and discount date of 3 August 2021, the Mayor has suggested that as a further assistance measure for local business and residents, the dog registration discount date may be extended to 30 September 2021.

Attachments

Nil

Recommendation

THAT the due date and discount date for 2021/2022 dog registration fees be amended from 3 August 2021 to 30 September 2021.

Resolution	Moved – Cr Choat	Seconded – Cr Brieschke
	<p>"THAT the due date and discount date for 2021/2022 dog registration fees be amended from 3 August 2021 to 30 September 2021."</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>	

Subject:	Banking arrangements Somerset Civic Centre
File Ref:	Other banking
Action Officer:	DFIN

Background/Summary

It is considered that a separate bank account is required to manage electronic receipting at Somerset Civic Centre in Esk consistent with chapter 5 part 8 of the Local Government Regulation 2012.

Attachments

Nil

Recommendation

THAT the following text be added to the fraud control plan section of the fraud management policy:

Risk management of occasional electronic cash receipting sites

A separate bank account will be established to manage risks associated with electronic cash receipting for occasional receipting locations such as Somerset Civic Centre.

Resolution	Moved – Cr Gaedtke	Seconded – Cr Brieschke
	<p>"THAT the following text be added to the fraud control plan section of the fraud management policy:</p> <p style="text-align: center;"><i>Risk management of occasional electronic cash receipting sites</i> A separate bank account will be established to manage risks associated with electronic cash receipting for occasional receipting locations such as Somerset Civic Centre."</p> <p style="text-align: right;"><u>Carried</u></p> <p><i>Vote - Unanimous</i></p>	

Subject:	Community assistance grant – Long Drive for Drought
File Ref:	CAG
Action Officer:	DFIN

Background/Summary

The Local Government Association of Queensland (LGAQ) has partnered with the Long Drive

for Drought campaign, which was launched in Kilcoy on 27 August 2021, raising funds for the Drought Angels charity.

Somerset LGA has been drought-declared since 2017.

Attachments

Nil

Recommendation

THAT document 1320142 from the Local Government Association of Queensland (LGAQ) of 17 August 2021 be treated as an auspiced application for a community assistance grant to raise funds for drought angels which are a Queensland based charity supporting farmers and communities impacted by drought, that information held by Council about LGAQ, Drought Angels and the Long Drive for Drought campaign be accepted as qualifying under the community assistance grant policy and that a community assistance grant for Drought Angels of \$1,000 be endorsed.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

"THAT document 1320142 from the Local Government Association of Queensland (LGAQ) of 17 August 2021 be treated as an auspiced application for a community assistance grant to raise funds for drought angels which are a Queensland based charity supporting farmers and communities impacted by drought, that information held by Council about LGAQ, Drought Angels and the Long Drive for Drought campaign be accepted as qualifying under the community assistance grant policy and that a community assistance grant for Drought Angels of \$1,000 be endorsed."

Carried

Vote - Unanimous

Subject:	Waverley and Sheppards Roads sealing
File Ref:	Black Summer Bushfire Recovery Grants Program
Action Officer:	DFIN

Background/Summary

Council's Battle Plan 2021 includes the following project:

Seal inaccessible gravel/ formed roads at Lake Manchester - Waverley and Sheppards Roads - only accessible for maintenance via Brisbane - \$1.4M

On 26 August 2021, Council received advice from the Department of Industry, Science, Energy and Resources that the closing date for applications under the Australian Government's Black Summer Bushfire Recovery Grants Program BSBGRGP had been extended from 2 September 2021 to 6 October 2021.

While Council lodged a detailed application for Fernvale Firewall (\$4.5M sought for a \$6.8M project) on 23 August 2021, it is inferred from the extension of time that the BSBGRGP may not yet be fully subscribed. It is also understood that one neighbouring Council has applied for

more funding than is notionally available under the \$4.5M funding envelope for that Council.

Sealing and widening Waverley and Sheppards Roads would be consistent with recommendations 12.1 (vegetation management) and 12.2 (adequacy of evacuation routes) of the 2020 Royal Commission into National Natural Disaster Arrangements and would meet the economic recovery and resilient infrastructure objectives of the BSBR program.

The Lake Manchester area has been badly affected by bushfires in the past and is difficult for Council crews and Somerset rural fire brigades to access given its location east of the Brisbane River. Waverley Road is Council's second-busiest unsealed road.



Attachments

Nil

Recommendation

THAT Council authorise the Chief Executive Officer to apply for funding under the Black Summer Bushfire Recovery Grants Program for the Lake Manchester emergency access and egress project and confirm Council's commitment of 50% own-source funding.

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 Lake Manchester emergency access and egress project and confirm Council's commitment of 50% own-source funding."

Carried

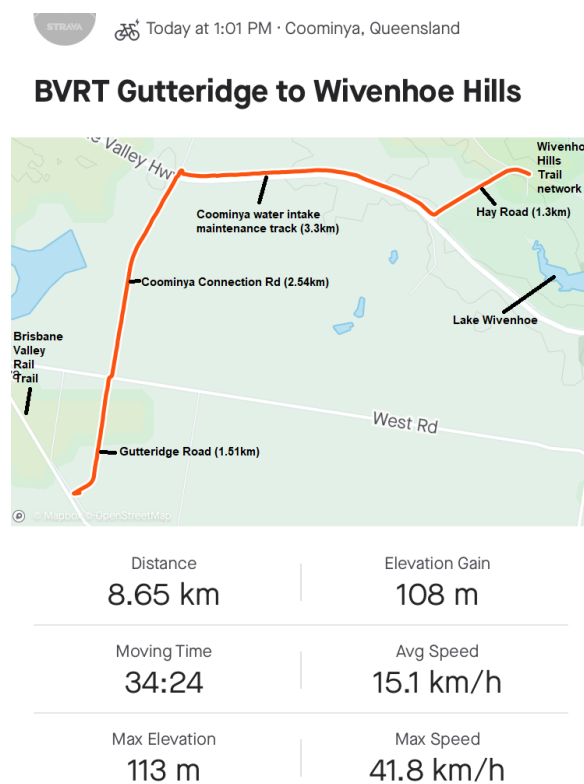
Vote - Unanimous

Subject:	Brisbane Valley Rail Trail (BVRT) to Wivenhoe Hills Trails link
File Ref:	Battleplan 2021
Action Officer:	DFIN

Background/Summary

Strategy A5.3 of the Brisbane Valley Rail Trail Strategic Plan says “*Work with Somerset Regional Council to enhance strategic linkages between the BVRT and the existing Wivenhoe Hill Trails network and to determine potential opportunities to connect with the Brisbane Valley Protein Precinct.*”

There is an existing unformed and mowed maintenance track between McLean Road and Hay Road that follows the Coominya meatworks water intake line and which runs within the Brisbane Valley Highway (BVH) reserve to the north of the BVH. There are no known legal restrictions over the use of this track. There are no gates, fences or signage restricting access to this track. There is Seqwater infrastructure adjacent to this track.



24 July 2021

The implication is that it is already possible to cycle on an ebike in around 35 minutes between the Brisbane Valley Rail Trail (BVRT) and the Wivenhoe Hills Trail network without riding on the Brisbane Valley Highway as follows:

Section	Length (km)	Status	Ownership
Gutteridge Road	1.51	Existing sealed road	Council
Coominya Connection Road	2.54	Existing high traffic State controlled road	DTMR (AADT 1,013)
Coominya water intake	3.30	Existing unformed	DTMR (within BVH)

maintenance track		mown track	road reserve)
Hay Road/ Fig Tree Road	1.30	Existing sealed road	Council (78 AADT)
Total	8.65		

Logan Inlet Road (2.94km and 73 AADT) then links Wivenhoe Hills Trails to the existing large lakeside camping grounds at Logans Complex and Lumley Hill which include 'glamping' sites, power and reticulated water. (<https://www.campingwivenhoe.com.au/pure-glamping/about>)

Somerset Tourism Strategy theme 3 Tourism Asset and Infrastructure Planning and Development says: *"Explore opportunities to enhance the visitor accommodation offer in Somerset .. Re-visit the need and opportunity for additional caravan park facilities and explore the concept of a business case for an 'eco-lodge' accommodation facility in a location with access to the Brisbane Valley Rail Trail and / or dam lakes."*

An off-road shared pathway along Coominya Connection Road between West Road and Brisbane Valley Highway would connect the BVRT with the Wivenhoe Hills Trails without the need to travel on State controlled roads.

Advantages of developing a BVRT-Wivenhoe link via a new Coominya Connection pathway include:

- Providing lakeside accommodation options for BVRT users with the addition of Logans Complex and Lumley Hill camping grounds consistent with theme 3 of the Somerset Tourism Strategy;
- Developing and improving the Brisbane Valley Rail Trail experience by linking to an established 16km network of multi-use trails at Seqwater's Wivenhoe Hills trails network and associated facilities broadly consistent with theme 2 of the Somerset Tourism Strategy;
- Providing commuter options for employees of Greenmountain Food Processing Pty Ltd and Tyson Foods Australia;
- Providing transport linkages to the proposed tourism components of Brisbane Valley Protein Precinct development;
- DTMR strategy A5.3 implies that DTMR may support the proposal.





Coominya water intake maintenance track running parallel to Brisbane Valley Highway

There may be some engineering and other challenges to constructing a shared pathway along Coominya Connection Road between West Road and Coominya abattoir including:

- The western side of the road contains a gas pipeline and powerlines
- There may be other services within the road reservation
- The eastern and western sides of the road include some large trees
- There is a limited amount of land available on the eastern side of the road
- A culvert or bridge may be required over Spring Creek
- There are poor soils in the road corridor

Survey will be necessary to determine the actual location of fences, vegetation, boundaries and infrastructure along Coominya Connection Road. For example, Council's mapping appears to indicate that Greenmountain's fence sits well within its property boundary.

Attachments

Nil

Recommendation

THAT Council endorse commissioning a survey of Coominya Connection Road and adjoining properties between West Road and Brisbane Valley Highway to facilitate planning for a pathway along this section of road that would complete a recreation link between Brisbane Valley Rail Trail and Logan Complex and that this project be included in Council's Battleplan 2021.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Whalley

"THAT Council endorse commissioning a survey of Coominya Connection Road and adjoining properties between West Road and Brisbane Valley Highway to facilitate planning for a pathway along this section of road that would complete a recreation link between Brisbane Valley Rail Trail and Logan Complex and that this project be included in Council's Battleplan 2021."

Carried

Vote - Unanimous

Subject:	Class rebate of rates – differential general rating category 401
File Ref:	Rates - rate payments – rebates
Action Officer:	DFIN

Background/Summary

Rating category 401 relates to commercial and industrial land with a rateable value of \$800,000 or greater.

Previously this category has applied only to high valuation commercial land in town centres.

Official State valuation increases have resulted however in one business located in a rural area being categorised in rating category 401 for the first time.

Councillors may wish to apply category 4 (commercial and industrial) instead of 401 to large

area rural commercial properties during FY2022 through a class concession.

Attachments

Nil

Recommendation

THAT Council grant a class concession under s122(1)(b) of the Local Government Regulation 2012 for hardship reasons where the class of ratepayers is identified as the owners of properties that meet the criteria of differential general rating category 401 as at the time of the rating categorisation decision and which occupy more than 100 hectares for the period 1 July 2021 to 30 June 2022 and where the concession is identified as a partial rebate of general rates for the period 1 July 2021 to 30 June 2022 applied half-yearly calculated as the difference in the gross general rates applicable for differential general rating category 401 and the gross general rates applicable under rating category 4.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

"THAT Council grant a class concession under s122(1)(b) of the Local Government Regulation 2012 for hardship reasons where the class of ratepayers is identified as the owners of properties that meet the criteria of differential general rating category 401 as at the time of the rating categorisation decision and which occupy more than 100 hectares for the period 1 July 2021 to 30 June 2022 and where the concession is identified as a partial rebate of general rates for the period 1 July 2021 to 30 June 2022 applied half-yearly calculated as the difference in the gross general rates applicable for differential general rating category 401 and the gross general rates applicable under rating category 4."

Carried

Vote - Unanimous

Subject: Procurement policy review
File Ref: Other banking
Action Officer: DFIN

Background/Summary

Council has been increasingly using credit card purchases and payments to manage the cost of procurement.

The procurement policy currently limits credit card transactions (other than the Chief Executive Officer's card) to \$3,000.

Endorsement is sought to change the policy to allow two additional identified credit card holders to have a \$5,000 transaction limit.

Attachments

Nil

Recommendation

THAT the following text in the procurement policy:

"No purchasing card other than card of the Chief Executive Officer shall have a transaction limit exceeding \$3,000. No card shall have a transaction limit exceeding \$10,000."

Be replaced with:

"No purchasing card other than card of the Chief Executive Officer shall have a transaction limit exceeding \$3,000 except for:

Position	Maximum allowable limit
Chief Executive Officer	\$10,000
Finance support officer Esk – accounts payable	\$ 5,000
Manager Information Systems	\$ 5,000
Executive Assistant, Mayor and CEO	\$ 5,000

Resolution

Moved – Cr Wendt

Seconded – Cr Choat

"THAT the following text in the procurement policy:

"No purchasing card other than card of the Chief Executive Officer shall have a transaction limit exceeding \$3,000. No card shall have a transaction limit exceeding \$10,000."

Be replaced with:

"No purchasing card other than card of the Chief Executive Officer shall have a transaction limit exceeding \$3,000 except for:

Position	Maximum allowable limit
Chief Executive Officer	\$10,000
Finance support officer Esk – accounts payable	\$ 5,000
Manager Information Systems	\$ 5,000
Executive Assistant, Mayor and CEO	\$ 5,000"

Carried

Vote - Unanimous

Subject:	Development Applications proposed by Council
File Ref:	Council Properties - Future Planning and Use
Action Officer:	DCORP

Background/Summary

Council has discussed several projects throughout the region, they are:

- (1) Hertrich Park, Esk Hampton Road Esk – potential overnight camping site
- (2) Kilcoy Showgrounds, Woolmar – potential site for overnight camping to allow for the relocation of the existing camping
- (3) Fernvale Community Hall, Banks Creek Road – use of the Fernvale Community Hall for a before and after school hours care service run by PCYC
- (4) 110-112 Main Street Lowood – lease of the site to the West Moreton Land Care group. West Moreton Land Care Group propose to sub-lease part of the site to Peter Bevan for a commercial nursery
- (5) Brouff Road Fernvale – site is included within the lots purchased for the expansion of the Fernvale Sports Park, potential site for a primary/secondary school.

Quotations have been obtained from O’Rielly, Nunn and Favier (ONF) Surveys to prepare Development Applications for the above sites/proposals on Council behalf. This will enable Council staff making the application to remain at arms-length from the assessment of the application. The use of ONF Surveys would be a great advantage to Council as ONF have recently employed Chris Du Plessis who was the former Senior Planner for South Burnett Regional Council.

Quotations for the services to be provided by ONF are attached. There may be some additional costs in preparing reports that complement the application. These amounts are not all known at this stage.

Council does not normally undertake or Budget for this type of work. The applications made over the last two years were for the inclusion of the additional parcel into the Kilcoy Showgrounds and the Toogoolawah Community Gymnasium. In both of these instances the additional costs have been added to the capital project. Budget for this work is as yet not determined.

Attachments

Attachment 1 – Quotation DA preparation work by ONF Surveys – Kilcoy Showgrounds
Attachment 2 – Quotation DA preparation work by ONF Surveys – Hertrich Park
Attachment 3 – Quotation DA preparation work by ONF Surveys – Fernvale Community Hall
Attachment 4 – Quotation DA preparation work by ONF Surveys – 110-112 Main St Lowood
Attachment 5 – Quotation DA preparation work by ONF Surveys – Brouff Road Fernvale

Recommendation

THAT Council endorse the preparation of the Development Applications and preparatory works and utilise the Legal Expenses Budget to fund the fees and consider an amendment to the relevant Budget at a future Budget review should it be necessary.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

"THAT Council endorse the preparation of the Development Applications and preparatory works and utilise the Legal Expenses Budget to fund the fees and consider an amendment to the relevant Budget at a future Budget review should it be necessary."

Carried*Vote - Unanimous*

Subject:	Toogoolawah Visitor Information Centre
File Ref:	Officer report
Action Officer:	A/Manager Recreation and Tourism

Background/Summary

In April 2021, the Tourism Group advised Council of their intention to roll out a new brand for the Visitor Information Centre network.

A change in name to promote Visitor Information Centres as Queensland Explore Centres, provides the platform to refresh how travellers see the role of the current VIC network.

A previous paper to Council outlined the framework for VIC best practice and included:

- Updating and refreshing consumer perceptions of VICs and what they offer to visitors;
- Develop digital aspects and facilities to compliment face to face engagement with visitors and enhance the visitor experience;
- Develop commercial options to improve viability of centres (i.e. merchandise);
- Increase engagement between tourism operators and the centres;
- Attract more visitors, extend their stay and expenditure.

The Toogoolawah Visitor Information Centre (TVIC) forms part of The Condensery – Somerset Regional Art Gallery. At present, TVIC is currently an accredited visitor information centre and is coordinated by the Gallery Curator and Manager Arts and Culture.

The Condensery - Somerset Regional Art Gallery has a rich history, formerly home to the Nestlé condensed milk factory packing facility. Now a unique cultural precinct, the gallery is a hub for the community of the Somerset region of SE QLD. The Condensery presents a dynamic and vibrant mix of contemporary art exhibitions, artist projects and activities that excite and inspire visitors and create a space for discussion, connection and learning.

The program is evolving and it is planned to present both regional and national artists in solo and group presentations across media, as well as draw major touring exhibitions of contemporary art and ideas to the region. There are also plans to develop the significant grounds with sculpture and artist activations as well as run a regular program of artist talks, educational workshops and art making activities for the community.

Below are the visitor statistics for all VICs since 2016. TVIC currently receives the lowest number of visitors on average per year. On a monthly basis, the predominant reason for the

visit are the exhibitions at The Condensery.

VIC	2016	2017	2018	2019	2020	2021 (YTD)	Total	Avg/year
Esk	2,453	4,021	4,325	6,578	4,249	3,346	24,972	4,473
Fernvale	8,028	7,498	5,879	5,335	3,341	2,600	32,681	5,853
Kilcoy	8,979	6,786	6,451	5,545	3,527	3,243	34,531	6,185
Toogoolawah	2,277	3,081	4,758	4,456	2,654	3,287	20,513	3,674

Transforming TVIC into an Explore Centre would detract from the overall vision and identity of The Condensery outlined above. In addition, the space that the VIC currently occupies would be insufficient for an Explore Centre, however it is still suitable for the provision of basic visitor information in its current form.

There are ongoing concerns over staffing at TVIC, in particular the rostering of volunteers on weekends and public holidays, where Council staff are currently filling in the gap. Accredited centres are required to be open for a minimum of 42 hours per week over seven days. While there has been a slight increase in the numbers of volunteers at The Condensery, there have been no volunteers available on Sunday for the past two (2) months, and Saturdays are also difficult to roster. Having flexibility in rostering by changing operating hours would allow staff to divert volunteers from Monday or Tuesday to the weekends to maintain and increase engagement with the public.

Transitioning TVIC to a non-accredited information centre would also allow The Condensery to close for short periods for exhibition turnover, which is a necessary requirement of an active regional gallery to ensure that health and safety standards of staff, volunteers and visitors can be adequately maintained.

Recommendation

THAT Council transitions the Toogoolawah Visitor Information Centre to a non-accredited information centre (white i) from 1 January 2022.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

"THAT Council transitions the Toogoolawah Visitor Information Centre to a non-accredited information centre (white i) from 1 January 2022."

Carried

Vote - Unanimous

Subject: Kilcoy Reserves adjacent to the Kilcoy State High School
File Ref: Council Properties - Acquisition and Disposal
Action Officer: DCORP

Background/Summary

Council have been in discussions with the Kilcoy State High School Principal, Administrator and a regional Department of Education representative. These meetings were held to discuss the future of the Reserves that border the High School Property. At the last meeting in Kilcoy on 17 July 2020 it was agreed that Council would arrange the consultation required to provide

support to Council's decision to surrender the reserves. This consultation has been delayed by COVID restrictions and the upgrade to the Kilcoy Library.

Council sought advice from the Department of Natural Resources Mines and Energy (DNRME) regarding the extent and timing of the consultation. As per the advice received, Council conducted a two-month community consultation period and the consultation included:

- A static display with posters, information, hard copy surveys (including space to provide additional comments) and survey collection box at the Kilcoy Library.
- A static display with posters, information, hard copy surveys (including space to provide additional comments) and survey collection box at the Kilcoy State High School.
- Correspondence to residents located near to the Kilcoy State High School on Seib and Taylor Streets.
- Correspondence to the Kilcoy Tennis Club.
- Correspondence to the Kilcoy State High School.
- Advertisements in the Kilcoy Sentinel newspaper.
- Have Your Say online survey, with fields to add additional comments.
- Posts on Council's social media platforms providing a link to the Have Your Say online survey.

The consultation commenced on Tuesday, 1 June and closed on Friday, 30 July 2021. Council received 61 responses in total, via the following platforms:

- Hard copy surveys returned: 35
- Online surveys complete: 23
- Letters received: 2
- Phone calls received: 1
- Total responses: 61

A snapshot of the feedback received is provided for your reference below:

Question	Yes	No	N/A
1. Should Council retain trusteeships of these reserves?	45%	55%	0%
2. If Council surrendered trusteeship of the reserves would it be acceptable for Kilcoy State High School to become owners of the two parcels?	57%	43%	0%
3. Should the lease to Kilcoy Tennis Club be maintained as part of the school premises?	57%	38%	5%
4. Should the name Anzac Park and the associated mural on the building in Seib Street be maintained?	83%	10%	7%
5. Would this change help the school grow?	65%	28%	7%

A copy of the entire community consultation feedback document is attached for your reference. Much of the feedback indicated that the community is somewhat agreeable to the transference of land to the Kilcoy State High School. However, many additional comments indicated a reluctance for the Kilcoy Tennis Club's lease to be transferred to the Department of Education and as such there is a strong preference for the lease on Lot 289 on CG 3882 (Taylor Street Reserve) to remain with Council.

With this feedback in mind, Council may wish to consider dividing the section of the parcel that houses the Kilcoy Tennis Club from the rest of Lot 289 on CG3882, before progressing with the transference of the trusteeship to the Kilcoy State High School.

Attachments

Attachment 1 – Community Consultation Feedback Document

Recommendation

1. THAT officers investigate the division of the section of parcel that houses the Kilcoy Tennis Club from the rest of Lot 289 on CG3882; and
2. THAT officers continue work to progress the transfer of trusteeship on Lot 446 on CG4241 (Anzac Park) to the Kilcoy State High School and the portion of Lot 289 CG3882 that is not leased to the Kilcoy Tennis Club.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

- "1. THAT officers investigate the division of the section of parcel that houses the Kilcoy Tennis Club from the rest of Lot 289 on CG3882; and
2. THAT officers continue work to progress the transfer of trusteeship on Lot 446 on CG4241 (Anzac Park) to the Kilcoy State High School and the portion of Lot 289 CG3882 that is not leased to the Kilcoy Tennis Club."

Carried

Vote - Unanimous

Subject:	RADF - Regional Arts Development Fund Out of Rounds Application - Somerset Writers Retreat
File Ref:	Officer report
Action Officer:	(ACM) Arts and Culture Manager

Background/Summary

Council received an out-of-rounds RADF (Regional Arts Development Fund) application – Somerset Writers retreat. The aim of which is to offer a weekend to learn, develop and extend skills through teaching from industry professionals, exploring new experiences, and working alongside peers.

The primary goal of the project is to support and encourage writers, it will be an opportunity to showcase the Somerset Region by offering authentic experiences promoting the natural beauty of the and exploring a variety of locations whilst partnering with local business.

Attachments

Nil

Recommendation

THAT Council approve an amount of \$4,931 for the Somerset Writers' retreat received out of rounds as a RADF quick response grant.

Resolution

Moved – Cr Whalley

Seconded – Cr Isidro

“THAT Council approve an amount of \$4,931 for the Somerset Writers' retreat received out of rounds as a RADF quick response grant.”

Carried

Vote - Unanimous

Subject:	CSRAG - The Condensery Somerset Regional Art Gallery Advisory Committee Meeting - 10 August 2021
File Ref:	2020 - 2021 The Condensery - Somerset Regional Art Gallery Advisory Committee
Action Officer:	CCSO

Background

The Condensery Somerset Regional Art Gallery Advisory Committee (CSRAG) met on Tuesday, 10 August 2021 to discuss miscellaneous items of business. The meeting report from the meeting is attached.

It should be noted that the following report was presented as part of the meeting -

Item 8.1 – Rebrand and new logo for The Condensery contained the following report

On 7 December 2020 The Condensery – Somerset Regional Art Gallery Advisory Committee recommended that Council officers seek a quote for a review and revision of the current Somerset Regional Art Gallery – The Condensery logo. The subsequent decision was made to change the name of the Somerset Regional Art Gallery – The Condensery to The Condensery – Somerset Regional Art Gallery, rendering current marketing material and signage obsolete and out of date.

On the Committee's recommendation, three quotes were sought from design agencies with experience in the cultural sector to create a visual identity for The Condensery – Somerset Regional Art Gallery. The new identity will draw on the history and architecture of the building and point to the ambitions of the gallery as a cultural hub for the community of the Somerset region. A rebrand will reinforce the gallery's aims to present a program of dynamic and vibrant contemporary art exhibitions, artist projects and activities that excite and inspire visitors and create a space for discussion, connection and learning.

In addition, a new visual identity and the production of a 'Style Guide' will allow the gallery to streamline processes for developing marketing, promotional, educational and interpretive material in-house, in the absence of specialised graphic design staff. New templates developed through this process will accompany the artistic program and create consistency and visual appeal across all collateral, with the aim of attracting local visitors, increasing repeat visitation and appealing to cultural tourists who pass through from other regions.

A new range of appealing and attractive marketing materials will assist the local community to access information on events and activities at the gallery more easily as well as adding opportunities for greater wayfinding and signposting for the gallery, drawing visitors from the highway.

The additional opportunity afforded through this process is to highlight and build profile around the significance and history of the title 'The Condensery', allowing this name to gain recognition and prominence.

The committee reached consensus with the recommendation to Council to approve \$12,300 (ex GST) for the rebrand by Goldi which includes the three stage package (\$10,500 ex GST) plus the mini Style Guide (\$1,800 ex GST) with funds to be allocated as part of a budget review.

Attachments

Meeting Report for CSRAG Meeting of 10 August 2021

Recommendation

1. THAT Council receive the meeting report for the CSRAG Committee meeting held on Tuesday, 10 August 2021;

And Further

2. THAT a report be brought back to Council to standardise the attendance requirements across the terms of reference of all committees.
3. THAT a report be bought back to a future meeting of CSRAG about the availability of ecommerce at The Condensery for the sale of Council items only, such as promotional items and gallery catalogues.
4. THAT the Human Social Recovery subgroup include these workshops in the recovery plan to assist with recovery efforts in the Somerset Region by building resilient communities. As the recovery coordinator, the CEO agreed to include this opportunity within the human social recovery action plan to recognise the significance.
5. THAT Council approve \$12,300 (ex GST) for the rebrand by Goldi which includes the three-stage package (\$10,500 ex GST) plus the mini-Style Guide (\$1,800 ex GST) with funds to be allocated as part of a budget review."

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

- "1. THAT Council receive the meeting report for the CSRAG Committee meeting held on Tuesday, 10 August 2021;

And Further -

2. THAT a report be brought back to Council to standardise the attendance requirements across the terms of reference of all committees.
3. THAT a report be bought back to a future meeting of CSRAG about the availability of ecommerce at The Condensery for the sale of Council items only, such as promotional items and

gallery catalogues.

4. THAT the Human Social Recovery subgroup include these workshops in the recovery plan to assist with recovery efforts in the Somerset Region by building resilient communities. As the recovery coordinator, the CEO agreed to include this opportunity within the human social recovery action plan to recognise the significance.
5. THAT Council approve \$12,300 (ex GST) for the rebrand by Goldi which includes the three-stage package (\$10,500 ex GST) plus the mini-Style Guide (\$1,800 ex GST) with funds to be allocated as part of a budget review."

Carried

Vote - Unanimous

Subject:	Esk Recreation Grounds Advisory Committee Meeting Report – 17 August 2021
File Ref:	Community services - meetings - 2020 - 2024 - Esk Recreation Grounds Advisory Committee
Action Officer:	DCORP

Background/Summary

The quarterly meeting of the Committee was held on Tuesday, 17 August 2021. Representatives from each of the user groups were present.

Attachments

Meeting Report for Esk Recreation Grounds Advisory Committee Meeting – 17 August 2021

Recommendation

THAT Council receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee held on Tuesday, 17 August 2021 and the contents be noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

"THAT Council receive the meeting report for the quarterly meeting of the Esk Recreation Grounds Advisory Committee held on Tuesday, 17 August 2021 and the contents be noted."

Carried

Vote - Unanimous

Subject:	Kilcoy Recreational Grounds Advisory Committee Meeting - 26 August 2021
File Ref:	Community Relations - Community Consultation - Committees
Action Officer:	DCORP

Background/Summary

The Kilcoy Recreational Grounds Advisory Committee meets each quarter to review the operations of the Kilcoy Recreation Grounds. The minutes from the Committee meeting held on 26 August 2021 are attached.

Items of note that were discussed at the meeting were:

- matters raised by the Show Society regarding the Draft Master Plan and the items included in the Plan that met the Show Society's requirements.
- Matters raised by the Stanley Rivers Polocrosse regarding the field layout and the adjustment required to their Judges Box and the Canteen area that would help the adjacent field work better for spectators. The field to the East would be better if it were filled and no drainage infrastructure were incorporated.
- The Queensland Working Cow Horse Club Inc were invited to the meeting. Neal Rylatt and Gail Langfield attended and spoke to their request to become members of the committee. They also asked for a small area to be set aside for storage of their equipment.

Attachments

Attachment 1 – Meeting Report Kilcoy Recreational Grounds Advisory Committee Meeting dated 26 August 2021

Recommendation

1. THAT Council endorse the Minutes of the quarterly meeting Kilcoy Recreational Grounds Advisory Committee held on 26 August 2021.
2. THAT Council approve the following recommendations:
 - THAT the Queensland Working Cow Horse Club Inc. be invited to become a member of the Kilcoy Recreation Grounds Advisory Committee and that it be recommended to Council that the Terms of Reference and Memorandum of Understanding be amended to reflect the change to the Committee membership.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

- "1. THAT Council endorse the Minutes of the quarterly meeting Kilcoy Recreational Grounds Advisory Committee held on 26 August 2021.
2. THAT Council approve the following recommendations:
 - THAT the Queensland Working Cow Horse Club Inc. be invited to become a member of the Kilcoy Recreation

Grounds Advisory Committee and that it be recommended to Council that the Terms of Reference and Memorandum of Understanding be amended to reflect the change to the Committee membership."

Carried

Vote - Unanimous

Subject:	SCCAC - Somerset Civic Centre Advisory Committee Meeting - 23 August 2021
File Ref:	Somerset Civic Centre Advisory Committee
Action Officer:	CCSO

Background/Summary

The Somerset Civic Centre Advisory Committee (SCCAC) met on Monday, 23 August 2021 to discuss miscellaneous items of business. The meeting report from the meeting is attached.

Attachments

Meeting Report for SCCAC Meeting of 23 August 2021

Recommendation

THAT Council receive the meeting report for the SCCAC meeting held on Monday, 23 August 2021 and the contents be noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

"THAT Council receive the meeting report for the SCCAC meeting held on Monday, 23 August 2021 and the contents be noted."

Carried

Vote - Unanimous

Subject:	Changes to Terms of Reference and Memorandum of Understanding - Fernvale Recreational Grounds Advisory Committee
File Ref:	Community services - meetings - 2020 - 2024 - Fernvale Recreation Grounds Advisory Committee
Action Officer:	CCSO

Background/Summary

At Council's post-election meeting, held 22 April 2020, Councillors were designated as Council's representatives on Fernvale Recreational Grounds Advisory Committee this term of Council.

The Fernvale Recreational Grounds Advisory Committee has previously operated as an Advisory Committee, as the committee consists of both Councillors and members of the community. It is recommended that the committee continue to function in this manner in accordance with section 265 of the Local Government Regulation 2012.

The Fernvale Recreational Grounds Advisory Committee meets each quarter to review the operations of the Fernvale Recreation Grounds. At the Ordinary Meeting of Wednesday, 25 August 2021, Council reviewed the minutes of the latest committee meeting and endorsed the committee's recommendation to:

... include a representative from the National Rodeo Association onto the Fernvale Recreation Grounds Committee and that the Terms of Reference and Memorandum of Understanding be amended to reflect this change and be brought back to a later meeting of Council for adoption...

The following documents are attached for Council's consideration:

- A proposed Terms of Reference updated to include the National Rodeo Association.
- A proposed Memorandum of Understanding updated to include the National Rodeo Association.

Previous versions of both documents are also attached for Council's perusal.

Council should note the following amendments on the updated Memorandum of Understanding, highlighted in yellow:

- Inclusion of the National Rodeo Association as a stakeholder;
- An additional line under Public Safety as per the Minutes of the Fernvale Hall and Col Powell Park Reserve Overall Management Committee Meeting of 1 September 2009, attached;
- Amendment of meeting schedule to quarterly meetings in November, February, May and August, as per the current arrangements;
- Removal of the term "open to public scrutiny" in reference to minute-taking. Confirming all meetings are minuted and a meeting report is submitted to Council post meeting. As per all other advisory committees, the meeting report is a Council document and is not open to the public;
- Amendment of the defunct email address fernvalefutures@somerset.qld.gov.au to mail@somerset.qld.gov.au;
- Updated maps.

Attachments

1. Proposed Terms of Reference updated to include the National Rodeo Association
2. Proposed Memorandum of Understanding updated to include the National Rodeo Association
3. Previous Terms of Reference
4. Previous Memorandum of Understanding
5. Minutes of the Fernvale Hall and Col Powell Park Reserve Overall Management Committee Meeting of 1 September 2009

Recommendation

THAT the proposed Terms of Reference and Memorandum of Understanding for the Fernvale Recreational Grounds Advisory Committee be adopted.

Resolution

Moved – Cr Gaedtko

Seconded – Cr Choat

"THAT the Terms of Reference and Memorandum of Understanding for the Fernvale Recreational Grounds Advisory Committee be

adopted as follows -

**Terms of Reference
Fernvale Recreation Grounds Advisory Committee**

Purpose

Fernvale Recreation Grounds Advisory Committee (the Committee) is established, as an advisory committee, in accordance with Section 264 of the Local Government Regulation 2012.

The purpose of the Committee is:

- to provide advice to Council on matters concerning the operation, maintenance and development of the Fernvale Hall and Col Powell Park (32 Banks Creek Road, Fernvale)
- to assist Council coordinating activities and resolving issues between stakeholders and / or other users.

Membership

The membership of the Committee shall comprise:

- Two (2) elected representatives of the Council
- Two (2) representatives from each of the following stakeholders:
 - o Fernvale Campdraft Association Inc
 - o Lowood-Fernvale District Hack and Pony Club Inc
 - o Oz Endurance (Q) Inc
- One (1) representative from each of the following stakeholders:
 - o National Rodeo Association

A Council representative shall chair the meeting. Observers may attend by invitation.

Delegated Powers

The Committee has no delegated powers or decision-making authority. Furthermore, section 257 of the *Local Government Act 2009* does not allow for such delegation.

The Committee proposes recommendations to the Council. Council retains the decision-making authority.

Council's decision-making authority may be exercised by the Ordinary Meeting of Council, the Chief Executive Officer or an officer with the appropriate delegation / functional responsibility.

Frequency of Meetings

The Committee shall meet, as a minimum, on a three (3) monthly basis. The time, date and location of meetings shall be determined by the Committee.

Agenda

Representatives shall be responsible for the placing of their issues on the agenda ten (10) days prior to the next meeting.

The agenda for each meeting shall be circulated to all representatives at least seven (7) days prior to the day of the meeting.

Reporting

The Committee is not required to keep minutes of its meetings. However, report/s outlining the deliberations and recommendations shall be prepared at the conclusion of each meeting. Preparation of the report shall be the responsibility of the Council officer assigned to the Committee. Reports shall be distributed to the Chief Executive Officer and to the Director assigned responsibility for the function of this Committee. A copy of the report is to be circulated to all stakeholders following its receipt by Council.

Review

These Terms of Reference should be reviewed each two (2) years and within six (6) months of each general Council election. Council may, by resolution, vary these Terms of Reference at any time.

MEMORANDUM OF UNDERSTANDING**PURPOSE:**

To provide the stakeholders named with an understanding and agreement on the usage of, and the areas of responsibility associated with Col Powell Park, that would meet the community's needs and expectations in providing recreational activities for all interested groups within the Somerset region and association groups.

Upon agreement and signature by the relevant stakeholders this memorandum will become public documentation.

JUSTIFICATION:

After extensive research by the stakeholders named, it has become apparent that no formal agreements have or had been ratified on the usage of, or the areas of responsibilities associated with Col Powell Park.

With the stakeholders being elected volunteers representing their common interest group, it is expected that this document forms the basis of negotiations to reach an agreement on the usage of, areas of responsibilities and any future development of Col Powell Park.

It is also to be noted that because no normal processes could be cited, the question of public liability insurance associated with the usage of the grounds has raised questions regarding who would be liable if a litigation case was commenced by a member of the public, competitor or volunteer.

STAKEHOLDERS:

Somerset Regional Council (SRC)
Fernvale Campdraft Association Inc. (FCA)
Lowood-Fernvale Districts Hack and Pony Club (LFDH&PC)
Oz Endurance (OE)
National Rodeo Association (NRA)

GROUND'S LOCATION, AREA AND TITLE:

Title: Col Powell Park
Street Address: 32 Banks Creek Road, Fernvale
Lot and RP No.: 7 RP214853
Parish: North
Area e.g. Acres/Hectares: 8.094 Ha

ATTACHMENTS:

A site plan of the grounds located at Banks Creek Road, Fernvale inclusive of the existing structures, facilities and services and agreed areas of responsibility.

REVIEWS:

The stakeholders and interested parties agree to review this document and any other relevant documents on an annual basis, if needed, by way of an agreed sub-meeting attended by an elected representative of each active group.

PUBLIC SAFETY:

A risk assessment and safety audit of the recreation reserve is to be conducted and documented in an agreed and legislated format on an annual basis with the outcome of minimising, as is reasonably possible, risk of injury or harm to the general public, volunteers and competitors. The relevant groups must complete their own risk assessment and safety audit in an effort to reduce risk of injury or harm to the general public, volunteers and competitors.

A copy of the Certificate of Currency relating to public liability insurance must be held by each relevant stakeholder. A photocopy of this certificate is to be produced each year at the May meeting, and forwarded to Somerset Regional Council.

STAKEHOLDER MEETINGS:

The parties agree to hold meetings:

- At an agreed common venue (i.e. Fernvale Futures Complex)

Comprised of an elected representative from each group plus a Chairperson from Somerset Regional Council.

On a quarterly basis: November, February, May and August

- Agenda to be issued to all parties a minimum seven days prior to meeting.

That is to be minuted in a meeting report and free from bias, victimisation and/or discrimination.

- The minutes will be taken by Somerset Regional Council and emailed to each representative.

A copy of any meeting reports from sub-group meetings held must be forwarded to all relevant stakeholders to maintain continuity of information sharing.

The parties envisage these meetings will be held to debate, negotiate and make recommendations to Somerset Regional Council on matters that include, but are not limited to:

- Calendar dates for usage of the reserve by each active group
- Hire charges and fees
- Reciprocal ground usage
- Reserve improvements and developments
- Maintenance requirements of grounds structures and services
- Areas of commonality or specialty
- Changes in reserve uses as requests by the community or Somerset Regional Council
- Time frame for the commencement of completion of new or existing works funding and capital works

DISPUTE RESOLUTION:

Should a matter require urgent attention where a decision must be made, the matter shall be referred to Somerset Regional Council for determination and necessary action.

AREAS OF RESPONSIBILITY:

A. Lowood-Fernvale Districts Hack and Pony Club Areas:

- (i) The pony club shed plus a ten (10) meter boundary or the arena rails with whichever is the farthest;
- (ii) The back right hand corner from the back stockyards down to the current dividing fence for the hall.

B. Hall Areas:

- (i) At present the pony club/hall dividing fence to the boundary fence, to the current driveway between pony club shed and hall and the driveway between the hall and the general area.

C. Fernvale Campdraft Association:

- (i) The stockyards – top yards included.
- (ii) The announcers/scorers box.
- (iii) The unloading ramp.
- (iv) The arena.

D. General Areas

- (i) The general grounds around the loading ramp
- (ii) The general ground to the right of the current driveway as you drive in
- (iii) All other common areas

All general areas will require three (3) parties to meet and discuss any proposed alterations of the current use. This will be a decision by the majority.

Responsibilities –

This will become the basis of our Memorandum of Understanding.

1. Physical areas
2. Maintenance of grounds:-
 - (i) Maintenance of arena fences
 - (ii) Maintenance and responsibility of ground inside the arena
 - (iii) Maintenance/responsibility of perimeter fences
3. Rates
 - (i) Water charges :- onus will be on user
 - (ii) General rates :- not applicable
4. Electricity to grounds and improvements
5. Bookings for use of the grounds
6. Amenities block maintenance
7. Hall maintenance
8. Communication requirements
9. Procedure to alter any current agreement or charges
10. Any other formal agreements
11. Negotiation procedures

1. Physical Areas

As per the attached map. The attached map gives us the physical areas that each party has total responsibility over.

2. Maintenance of Grounds

- Contact Council when the grass needs slashing.
- Anyone may do this when the grounds need attention.

(i) Maintenance of Arena Fence

- FCA have much higher requirements regarding keeping cattle within this area and have to date maintained, improved and replaced the arena fence.
- Responsibility rests with Somerset Regional Council

(ii) Maintenance and Responsibility of ground inside the Arena

- This is the responsibility of the advisory committee.
- It must be left in the same condition as before use.
- FCA to monitor this after hiring out of the grounds.
- FCA required the grounds to be ripped – FCA responsibility.
- For the grounds to be altered in any way negotiation must take place.

(ii) Maintenance and Responsibility for perimeter fences

- There must be a perimeter fence at all times (safety requirement).
- Maintenance responsibility and costs will be supported by Council.

3. Rates:

- Not applicable

4. Electricity to grounds, charges and payment of account:

- Council to be billed directly.

5. Bookings for current active parties to use the grounds

At the beginning of each year, all parties are to advise Somerset Regional Council at mail@somerset.qld.gov.au of their annual requirements. Council will then email back to each party a completed list of compiled bookings and update the record monthly and email the current calendar.

Any other bookings required through the year must also be made through Somerset Regional Council in an effort to minimise double bookings and incompatible activities. No one will have the right to take bookings without confirmation. Bookings cannot be confirmed until the booking deposit is paid to Council.

All correspondence will meet with the communication requirements as outlined below.

6. Communication requirements

All future communication must be in writing. Bookings to be finalise by completing the showgrounds hire form and association fees being paid. We must keep in mind that Somerset Regional Council has requested that the majority of parties must agree before any issues proceed. We will work together closely to ensure this happens.

7. Procedure to alter any current agreement or charges

Please advise in writing to all parties that you wish to make amendments. Any issues to be altered must be discussed and voted

upon at CPPS (i.e. Col Powell Park Committee) meeting. This will prevent any party changing rules at their individual meeting and expecting other parties to abide by sudden unexpected decisions.

8. Responsibility of any ground equipment e.g. harrows

Harrows remain the property of the FCA. The LFDH&PC has to date been permitted to use the harrows after events to assist in the maintenance of the grounds inside the arena. The harrows will be housed in the FCA container.

9. Availability for other groups to use the grounds – procedures

1. Bookings will be made through the Somerset Regional Council (FFC)
2. Bookings will become permanent once the booking deposit has been paid to FFC.
3. Hire Booking Form and Conditions of Hire to be supplied to each hirer.

SIGNATORIES:

For an on behalf of:

Somerset Regional Council)
)

Fernvale Campdraft Association)
)

Lowood-Fernvale Districts Hack)
and Pony Club)

Oz Endurance)
)

National Rodeo Association)
)

Dated this _____ day of _____ 2021."

Carried

Vote - Unanimous

Subject:	Tackling Tough Times Together grant application to fund art educator and workshop program for The Condensery – Somerset Regional Art Gallery
File Ref:	Officer report
Action Officer:	GC

Background/Summary

The Foundation for Rural Regional Renewal (FRRR) is offering funding to support communities across Queensland that are drought affected. The Foundation approached Somerset Regional Council to apply to the Tackling Tough Times Together grant program.

Funding can be directed to art, drama and creative expression projects that assist people to creatively express their experiences, which are otherwise limited due to drought. After discussion with the funding body, a project was developed for The Condensery which aims to provide opportunities for social and educational participation, and address disadvantage caused by the drought, for children and young people of the Somerset region of SE QLD through creative art activities and expression.

A proposed annual program of art activities and workshops will be designed and delivered by a specialist arts educator with experience in developing creative arts programs for children and young people within an art gallery context. Each planned workshop, and the program more broadly, will address the impact of successive droughts on the community of the Somerset region, leading to greater awareness and understanding, building resilience and providing a nurturing and supportive outlet for children and young people to creatively express their thoughts, cares and uncertainties about drought.

This project will provide significant outcomes for children and young people of the Somerset region, who will have access to social and educational opportunities, through creative art making, that are not currently available to them. Not only will they learn vital creative expression techniques and skills but also creatively explore water related topics that could lead to increased understanding and resilience. Research shows that cultural participation improves a young person's school and college readiness; better prepares them for the workforce; supports the development of leadership skills, cultural literacy, social capital; as well as their ability to empathise, express their identity and reflect on their own lived experiences.

With over 46% of the Somerset population classified in the highest quintile of socio-economic disadvantage (2016 QLD Census data, comparing with 20% QLD wide), there is a great need for free and accessible programs that support recovery, build resilience, enhance wellbeing and improve mental health outcomes for this disadvantaged community. The proposed workshop program will address drought resilience and recovery while building a culturally vibrant, stronger and healthier community.

The project proposal was discussed at the meeting of The Condensery – Somerset Regional Art Gallery Advisory Committee on 10 August 2021 and wholeheartedly endorsed by members.

If successful, FRRR funds will pay for a facilitator/specialist art educator to plan, develop and deliver the annual program as well as local artists to conduct workshops. A small amount of funding will contribute to design of posters and promotional material and subsidise bus travel for local schools to attend workshops.

Applications are due 24 August 2021.

Attachments

Attachment 1: Proposed budget for employment of an arts educator to be based at The Condensery.

Recommendation

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT Council submit an application for funding to the Foundation for Rural and Regional Renewal for a programme called “Tackling Tough Times Together” which includes the employment of an Arts Educator

based at The Condensery undertaking art education activities that are gallery based or conducted as outreach activities."

Carried

Vote - Unanimous

Subject:	Somerset Rail Trail Fun Run or Ride – Post Event Notes
File Ref:	Recreation and Cultural Services - Event Management - 2020 – 2021 – Somerset Rail Trail Fun Run or Ride
Action Officer:	A/MRT and CSO

Background/Summary

Somerset Regional Council hosted the 18th annual Somerset Rail Trail Fun Run or Ride (SRTFRR) on Sunday, 11 July 2021. The event reached 737 registered participants across the three formats.

The event included the popular 8km and 3km run / walk events between Lowood and Fernvale as well as a 25km bike ride from Lowood to Wanora, finishing at Fernvale Sports Park.

Despite recent circumstances such as lockdowns, mask restrictions and poor weather leading into the event, the 18th instalment of the event still drew an estimated 1,700 to 2000 people to the post-race festivities. Prior to the 11 South-East Queensland Local Government Areas entering a three-day lock down (two weeks prior to the event) registrations had been on track for the biggest year yet with a 92 per cent increase in registrations on the corresponding period from 2019. Final registrations were still comparatively higher than previous years.

This year a range of new initiatives were introduced to improve participant experience, including:

- QR codes on bibs for instant race results
- Streamlined online registration portal and check in kiosk
- First paper-less and cash-less running of the event
- Biggest post-race festival to date

The event reached a wider audience than ever before. The Somerset Rail Trail Fun Run or Ride social media reached an audience of more than 30,000 people, with social media following increasing by about 25 per cent.

There was one minor injury on the course and one medical incident at the post event festival with a vendor and a pre-existing condition. No further follow up is required with either incident.

To improve the event ahead of the 19th instalment in 2022, feedback has been sort from staff, volunteers, participants and commercial operators. This feedback has informed a review of the following areas; Purpose and Objectives, Promotion, Pricing, Registration and Bib Collection, Logistics / Operations and the Festival.

Purpose and Objectives

The event continues to serve a dual purpose of encouraging an active and healthy Somerset, increasing local participation, and promoting the region as a tourist destination.

- Encouraging an active and healthy Somerset, increasing local participation

- **KPI 1: 10 per cent increase in local participation**
OUTCOME: There was a 38 per cent decrease in local registrations (126 total) for the event in 2021 despite a range of initiatives implemented – including discounts for local sport and recreation groups.
- **KPI 2: Increase local youth participation through schools' promotions offering five free entries per school to the 18 schools in the region**
OUTCOME: Due to COVID-19 impacts on school sport, Council offered ten free entries per school. Unfortunately, there was minimal take up of this offer.
- Promoting the region as a tourist destination
 - **KPI 3: 15 per cent increase in participation from individuals from outside the region**
OUTCOME: There was a 20 per cent decrease in registrations from outside the region in 2021 (535).
 - **KPI 4: 25 per cent increase in participation from individuals residing in Brisbane**
OUTCOME: There was no change in registrations from Brisbane and Moreton Bay residents in 2021 (240).
 - **KPI 5: 20 per cent increase in participation from individuals residing in Ipswich**
OUTCOME: There was a 41 per cent decrease in registrations from Ipswich residents (84).
 - **KPI 6: 20 per cent increase in participation from individuals residing in Toowoomba**
OUTCOME: There was a 41 per cent decrease in registrations from Toowoomba residents

Given the mitigating circumstances, decreased registration rates were expected. No change in total registrations from Brisbane and Moreton Bay is a positive outcome for the event.

Registrations from Somerset, Brisbane, Moreton Bay, Ipswich and Toowoomba remain the geographic locations for the event.

Proposal 1: Maintain dual purpose of the event targeting local participation and visitor participation, specifically from Brisbane, Moreton Bay, Toowoomba and Ipswich.

Budget and Sponsorship

The total budget for the SRTFRR in 2021 was \$44,000.00.

The event raised \$19,000.00 in sponsorship revenue and \$14,818 in registration revenue.

The total event expenses for the 2021 SRTFRR are estimated to be \$67,817.09. It should be noted that additional sponsorship revenue of approximately \$7,600 was raised when compared to the 2019 SRTFRR.

The total estimated contribution of staff to the event is estimated to be a 0.5 Full Time Equivalent (FTE) for the month of April, gradually increasing to a 2.4 FTE contribution in the weeks immediately preceding the event and the event itself. The average staff contribution across the three months preceding the event is 1.0 FTE. This staff contribution is drawn from the Corporate and Community Services, Human Resources and Customer Service and departments.

Proposal 1: Engage a casual staff member to provide assistance and drive event planning and operation from September 2021 through to the event close and post-race analysis.

In 2021 the event major sponsor was A&M Civil Contracting. In addition, the event had five gold sponsors, six silver sponsors and nine valued partners (in kind and cash support). Local

Somerset businesses comprised 73 per cent of total sponsorship revenue. It should also be noted that the number of sponsors increased by 110 per cent compared to 2019.

The 2021 event beneficiary was The Leukaemia Foundation (LF). The total amount raised for LF was \$2,207, which is comprised of two dollars from every entry (\$1,474), with additional donations made voluntarily from participants when registering (\$733).

Proposal 2: *Explore opportunities for a new event beneficiary for the 19th annual Somerset Rail Trail Fun Run or Ride*

Promotion

Successful promotional activities for 2021 included:

- The 'Flash Sale' (accounted for 40 per cent of all registrations)
- Direct email using previous participants (1,265 subscribers, 39 per cent click through rate)
- Social media advertising
- First names printed on bibs
- QR codes printed on bibs
- Finisher medallions and water bottles
- Q-Run promotional support (social media posts, website and direct email)
- Partnering with the Leukaemia Foundation
- Complimentary tickets to local high schools
- An event listing on Rail Trail Australia website

Branding for the event was appropriate. The logo has a level of awareness and recognition. The name of the event is suitably descriptive and representative of the event, though quite long.

Consideration should be given to renaming the event for the 20th instalment of the event to shorten the name e.g. Somerset Rail Trail Classic or The Rail Trail Classic.

Proposal 3: *Maintain the event name for next year's event at a minimum (19th annual).*

The date worked well, being the week following the Gold Coast Marathon and now being entrenched on the second weekend of July annually.

The event did clash with the Tour de Brisbane this year, a cycling event held in the inner western and southern suburbs of Brisbane. The event also impacted travellers from Brisbane inner suburbs to the SRTFRR, with numerous road closures including Centenary Highway (M5).

Proposal 4: *Maintain the event date for the second Sunday of July, 10 July 2022.*

In 2021 the SRTFRR was promoted through radio, social media, partner channel shares, press releases, direct email, billboard, local newspapers, billboards, partner driven channels, posters and brochures. At present, radio accounts for about 56 per cent of the promotional budget.

The various forms of promotion, both traditional and contemporary digital, provided satisfactory awareness and engagement with the event.

Targeted promotions to organisations such as Q-Run, Park Run, River949 listeners, Somerset sport and recreational clubs and high schools through the use of promotional codes saw an

increase of 220 per cent.

Proposal 5: Maintain promotional budget (\$6,500) and consider introducing live radio reads.

Pricing

Pricing for 2021 remains quite affordable and competitive (see below pricing structure comparative to Ipswich Park 2 Park 5km event).

There were minor issues with consistency of refund processing that will need to be resolved.

Registration Sale	SRTFRR Adult	Ipswich P2P 5km Adult	SRTFRR Child	Ipswich P2P 5km Child	SRTFRR - Family	Ipswich P2P Family
Flash Sale	\$ 20.00	N/A	\$ 5.00	N/A	\$ 45.00	N/A
Early Bird	\$ 30.00	\$ 35.00	\$ 10.00	\$ 25.00	\$ 70.00	N/A
Late Registration	\$ 35.00	\$ 40.00	\$ 15.00	\$ 30.00	\$ 85.00	N/A
On the Day Registrations	N/A	\$ 50.00	N/A	\$ 40.00	N/A	N/A

Proposal 6: Maintain current pricing structure for 2022 event and solidify the refund policy.

Registration and Bib Collection

In 2021 registrations were collected via an online portal available through the event website. The online registration system worked well and was simple to navigate from a participant and event coordinator perspective. Confirmation emails were sent immediately post registration, with a follow up email confirming details days prior to the event.

Bibs were available the morning prior to the event from the Lowood Customer Service Centre and the day of the event from Clock Park. The bib collection point locations worked well.

Staff assisting with bib collection were provided with a simple check in kiosk app, created by Sports Event Service. The app was accessed via iPads made available to staff on the day, with a brief tutorial conducted in the week prior to the event. This development was received with enthusiasm and used to great effect on the day of the event.

An important participant experience component that has not been included in the event to date is a post event survey. A post event survey will allow Officers to directly collate feedback from event participants to improve the participant experience in future years and gain a further understanding of the visitors to the region attending the event and how to market additional Somerset experiences to them.

Proposal 7: Draft and implement a post event survey for all participants.

Logistics / Operations

In 2021 it was necessary to observe additional measures to ensure the event was COVID Safe. These measures included installing additional COVID signage, observing social distancing, providing hand sanitizer at congregation points, engaging extra cleaning staff to service public rest rooms, additional seating provided for food consumption at the festival and face mask worn at all times. Face masks proved challenging for participants on the course,

however general compliance and understanding was noted.

The SRTFRR course commenced in Clock Park, Lowood and concluded in Fernvale at the Sports Park, with the bike leg travelling past the Sports Park to Wanora before returning and finishing at the Sports Park. The current course remains the safest, most practical and user friendly course. It should be noted that there were some comments from Lowood CBD business owners regarding the event finishing in Lowood.

Though the event course currently works well, there should be investigations and discussion into altering the course and the manner in which the bike leg is run.

Proposal 8: Consideration and investigation should be given into altering the event course for a safer and better user experience, including coordination of the bike leg.

The local infrastructure was largely able to cater to the participant numbers, however, an overflow car park adjacent to the Fernvale Sports Park was unavailable for use due to poor weather and terrain. Bus transfers, and decreased Fernvale Markets and SRTFRR attendance meant that there was sufficient car parking for the event using the Fernvale Sports Park car park and overflow car parking area, on street parking on the Brisbane Valley High and on street car parking in the Lowood CBD.

In future years car parking for the event will again become an issue as SRTFRR and Fernvale Markets attendance figures are expected to increase.

Proposal 9: Investigate further overflow car park options in Fernvale.

The starting location in Clock Park was received positively and was able to cater to the participants. The use of security to allow for setup on the afternoon prior to the event worked exceptionally well in both Clock Park and Fernvale Sports park and will be repeated for future events.

In 2021 the finishing area of the SRTFRR was split to accommodate bike riders and their equipment. All participants entered at the rear of the park, were directed around the outside of the top oval, through the finish arch and then into one of two finishing areas. Runners, walkers to the left, closest to the stage and riders to the right, towards the goal posts. Bike racks were provided in the riders finishing area, which proved popular and further reduced congestion caused by equipment.

In addition, Councillors and event staff wore high visibility vests, with barrier mesh and corflute signage installed to demarcate the finishing areas.

Although we were unable to provide fruit to participants, all finishing participants were greeted by Councillors, prefilled water bottles and their finishers medallion awaiting them. First aid and the water station were located nearby to the finish.

The pre-filling of Council branded re-usable water bottles continues to be a significantly arduous task requiring multiple Council staff and volunteers to fill the bottles and transfer them to the sports park.

Proposal 10: Obtain quote for water bottles for 2022 event, branded, prefilled and delivered.

Signage on the course and in the start and finishing areas were found to be adequate, with installation occurring in the days prior to the event.

Traffic management in Lowood (Prospect St), at the 3km start line (Forest Hill Fernvale Rd) and at the post event festival (Brisbane Valley Highway) worked well in 2021, with generally positive feedback and no negative commentary received.

Bus transfers between the Fernvale Sports Park, 3km Start Line and Clock Park and luggage transfers from Clock Park to Fernvale Sports Park were also well utilised and appreciated.

The stage and band were a positive addition to the event and received warmly by participants. The new media wall was well utilised by event photographers and participants alike.

Festival

The Events Officer (EO) was responsible for the festival portion of the event. This included but not limited to, securing food, drink and general vendors, general communication, collecting of insurance and application documentation, data entry, confirming amusements, children's DJ, face painter, live entertainment, site map layout and mapping, liaising with contractors, suppliers, first aid, staging, council staff and volunteers, festival set up and pack down, waste removal, amenities check, pick and delivery of hired equipment.

The end of race festival was successful and saw many friends and families of the runners/riders join in on the excitement, even amongst the Covid-19 restrictions enforcing mask wearing, social distancing and seated eating and drinking. The live musician was great as background entertainment. It would be worth increasing the size of the overall event in future to include more stallholders/food vendors as well as providing additional shade.

Most of the festival set up was completed the day before the event with security guarding equipment overnight. Whilst this was an advantage come event day, it was still a lot of physical work for a small number of staff.

The festival requires a significant amount of staff planning, physical setup and on the day coordination and monitoring for an event that runs for a relatively short time. There should be consideration given to extended and expanding the festival to ensure a greater return on investment for Council (e.g. greater connectivity to the Fernvale Markets, more musicians (including local musicians) or partnering with the Valley of the Garden Club to offer a greater array of stall holders).

Proposal 11: *Set up efficiencies to be further reviewed and improved as necessary.*

Proposal 12: *Review and consider further festival attractions and greater connectivity to the markets.*

There were **four rides** for kids, which were all well utilised throughout the morning. Providing free rides for the kids allows parents to enjoy the end of race festival for longer.

Four food and beverage vendors attended the event, three of which were local to the region. A local vendor cancelled their appearance in the week leading up to the event. Line ups were noted at coffee and hot food vendors.

Proposal 13: *Book additional coffee and hot food vendors to attend the event with an emphasis of healthy food (if vendors available).*

Seven stalls provided information or services to visitors. Most mentioned how beneficial it was to be a part of the event and would love to attend again in the future. A radio station provided a paid activation with minimal engagement.

Additional information to note:

- Set up of main infrastructure day prior with security overnight greatly improved efficiencies
- COVID Safe Event Checklist submitted and adhered to (signage including check in QR codes installed, social distancing measures considered and in place, additional seating provided for food consumption, masks worn at all times)
- No incidents or issues were reported
- Vendors, contractors and supplier's leads checked, tested and tagged
- Food vendors cooking on site, had on board with them either a fire extinguisher and/or fire blanket
- All vendors gazebos/structures were pegged or weighted
- No reported issues with car parking of patrons, public, or VIP staff attending
- Site left clean of rubbish
- No issues with site damage due to vehicle movement
- Location of Amusements, food/drink vendors and general vendors, including SRC vehicles/set ups were acceptable in those positions.
- No blockage to public thoroughfares – easy access to all areas of the festival site.

Attachments

- | | |
|----|---|
| 1. | Somerset Rail Trail Fun Run or Ride 2021 – Registration Review |
| 2. | Somerset Rail Trail Fun Run or Ride 2021 – Budget Reconciliation (commercial in confidence) |
| 3. | Somerset Rail Trail Fun Run or Ride 2021 – Stallholders (commercial in confidence) |

Recommendation

- | | |
|----|--|
| 1. | THAT Council endorse proposals 1 to 13, to be applied in planning for the 19 th annual Somerset Rail Trail Fun Run or Ride. |
| 2. | THAT Council receive the Somerset Rail Trail Fun Run or Ride – Post Event Report and that the contents be noted. |

Resolution:

Moved – Cr Brieschke

Seconded – Cr Wendt

“1. THAT Council endorse proposals 1 to 13, to be applied in planning for the 19th annual Somerset Rail Trail Fun Run or Ride.

2. THAT Council receive the Somerset Rail Trail Fun Run or Ride – Post Event Report and that the contents be noted.”

Carried*Vote - Unanimous*

Subject:	Solar Fairy Lights on Trees in Cressbrook Street, Toogoolawah
File Ref:	Traffic and Transport - Permits - 2020 - 2021 - Work in Road Reserves (includes Land Access)
Action Officer:	CD (Gary Love)

Declarable conflict of interest - Cr Brieschke

I inform this meeting I have a declarable conflict of interest in this matter as defined by section 150EN of the *Local Government Act 2009*.

The nature of my interest is as follows –

This declarable conflict of interest arises because I hold the position of Secretary on the executive committee of the Toogoolawah and District Progress Association Inc, part of which is the Toogoolawah Christmas Tree Sub-Committee. I intend to leave the meeting during the discussion and voting on this matter.

Cr Brieschke left the meeting at 9.45 am

Background/Summary

Council officers received a letter from the Toogoolawah Christmas Tree Sub Committee of the Toogoolawah and District Progress Association Inc requesting permission from Council to obtain road access to install solar tree lights in several trees in Cressbrook Street Toogoolawah during the Christmas period.

A similar request was received in 2019 and 2020 and the Director of Operations requested a conditioned approval was provided as part of an “Application to Carry Out Work on Road Reserve or Council Owned Land” application.

Council Officers note that there were no noted issues with the 2019 or 2020 installations.

Options available to Council include:

- Do not allow installation of solar tree lights along Cressbrook Street, Toogoolawah;
- Allow for the installation of solar tree lights along Cressbrook Street, Toogoolawah with no conditions; or
- Allow for the installation of solar tree lights along Cressbrook Street, Toogoolawah with conditions as per 2020.

Attachments

1. Letter of permission to install Fairy Lights_Toogoolawah_10.08.2021
2. 2020 Works within road reserve approval conditions for installation of LED Solar lights in Cressbrook Street, Toogoolawah

Recommendation

THAT Council allow for the installation of solar tree lights along Cressbrook Street, Toogoolawah with conditions as per 2020.

Resolution

Moved – Cr Wendt

Seconded – Cr Whalley

“THAT Council allow for the installation of solar tree lights along

Cressbrook Street, Toogoolawah with conditions as per 2020."

Carried

Vote - Unanimous

Cr Brieschke returned to the meeting at 9.48 am.

Subject:	Traffic and Safety Advisory Committee Meeting Report - 18 August 2021
File Ref:	TSAC
Action Officer:	DOPER

Background

The Traffic and Safety Advisory Committee met on 18 August 2021. Attendees joined the meeting both in person and via TEAMS.

Attachment

Meeting report - Traffic and Safety Advisory Committee meeting 18 August 2021

Recommendation

THAT the Meeting Report of the Traffic and Safety Advisory Committee meeting held on 18 August 2021 be received, and the contents noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Wendt

"THAT the Meeting Report of the Traffic and Safety Advisory Committee meeting held on 18 August 2021 be received, and the contents noted."

Carried

Vote - Unanimous

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

Design Team (Michael Kinion)

This team are currently planning and designing projects awarded in the 2021 / 2022 budget. The design team has continued to provide support to the construction crews on Eskdale Road storm water drainage, Toogoolawah, William Street shared path, Kilcoy and Mangerton Street, Toogoolawah, 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

August-2021 August-2020

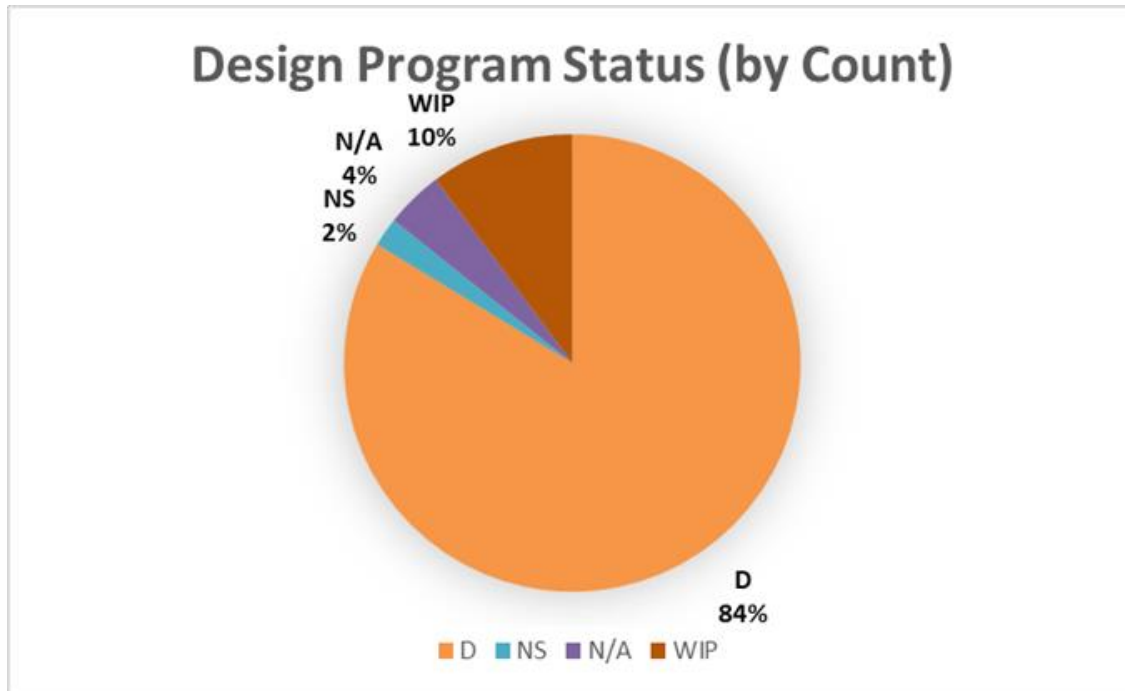
Land Access Permit

48

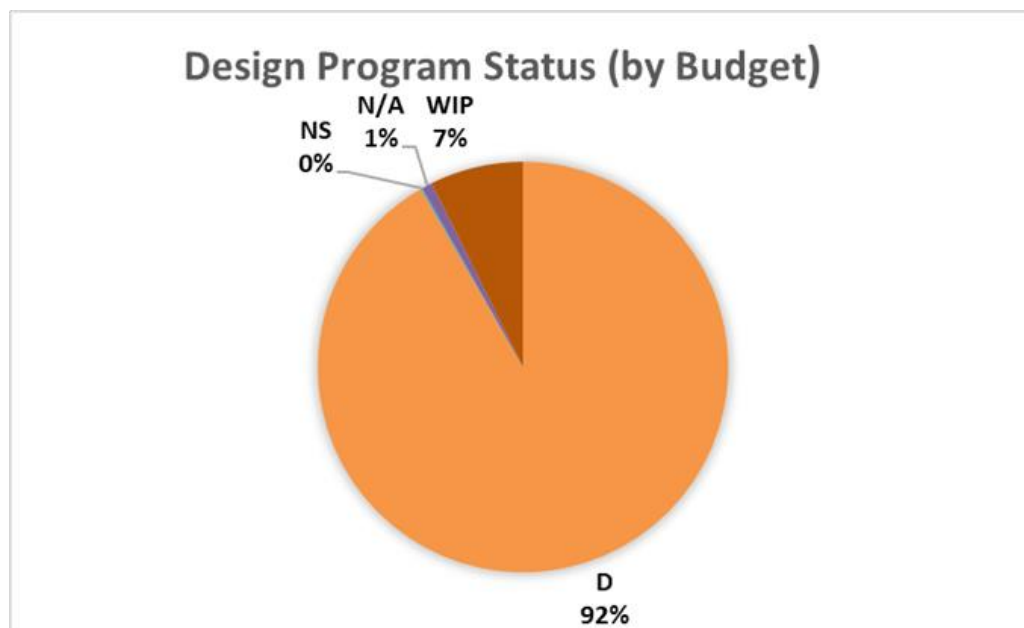
95

Property Access Applications	12	12
National Heavy Vehicle Regulator Permits Processed	9	10

Design Budget Progression

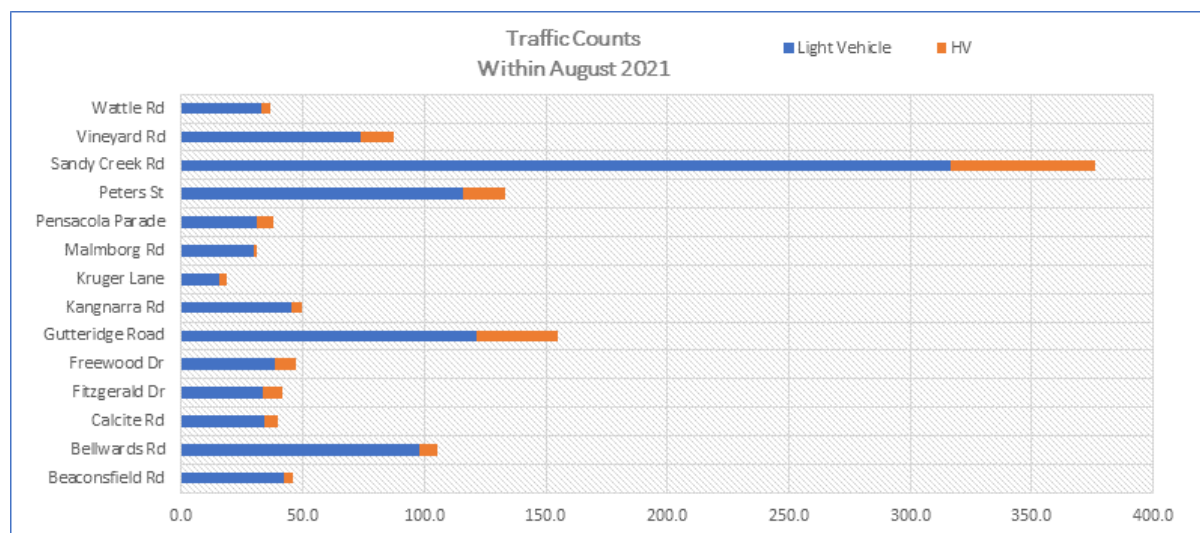


Design Budget Progression



Traffic Counts

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.



Background/Summary – Works Department

Day Labour Works

- Eskdale Street Stormwater drainage works underway with planned completion in September.
- William Street bikeway – Asphaltting of Service Road and bikeway works completed, line marking and turfing /grassing works for completion by end of August.
- Banks Creek Road, Fernvale – Kerbing and drainage works commencing in August.
- Gravel maintenance ongoing with roads in the northern and southern regions.
- Continuing signage upgrades and repairs of road signs throughout the region.
- Mowing and slashing works have continued due to the late wet winter. Slashing and spraying of culvert and armour rails in progress.
- Cleaning up of illegal dump sites.
- Clearing and clean-up of council stockpile sites across region continuing.

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 completed for 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.
- TMR Stabilisation Brisbane Valley highway works – extended pavement repairs removing old asphalt patches in large quantities, this is making good, recycled gravel for use on gravel roads.
- Stage 2 Stabilising works will continue from current works is in the pricing stage.

Works carried out by Contractors

- D'Aguilar Highway – A&M Civil Contractors continuing with stabilising works on Brisbane Valley Highway for August.
- Lowood Minden Road project – Brown Contractors will be undertaking this work. QUU and NBN contract works currently in progress.
- D'Aguilar Highway – TMR pavement works completed in August.
- BVRT upgrade works completed for Coominya, Fernvale, Lowood, and Coal Creek.
- BVRT shelter structure and seating installation completed in August at Lowood.
- A&M Civil undertaking stages 1 and 2 works of Esk Crows Nest Road reconstruction.
- A&M Civil commenced Fernvale sports park pipeline construction works in progress.
- RPQ sealing program following TMR stabilisation work segments identified with TMR direction.

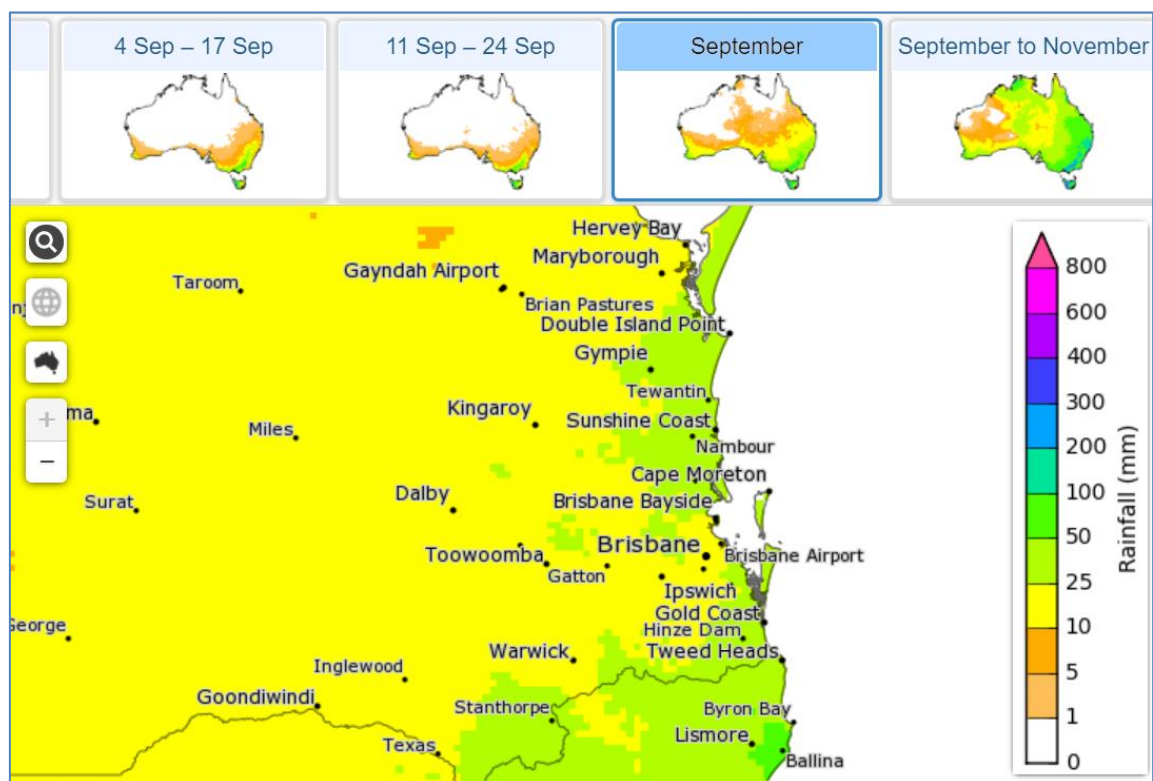
Q1 Capital Works Program Update

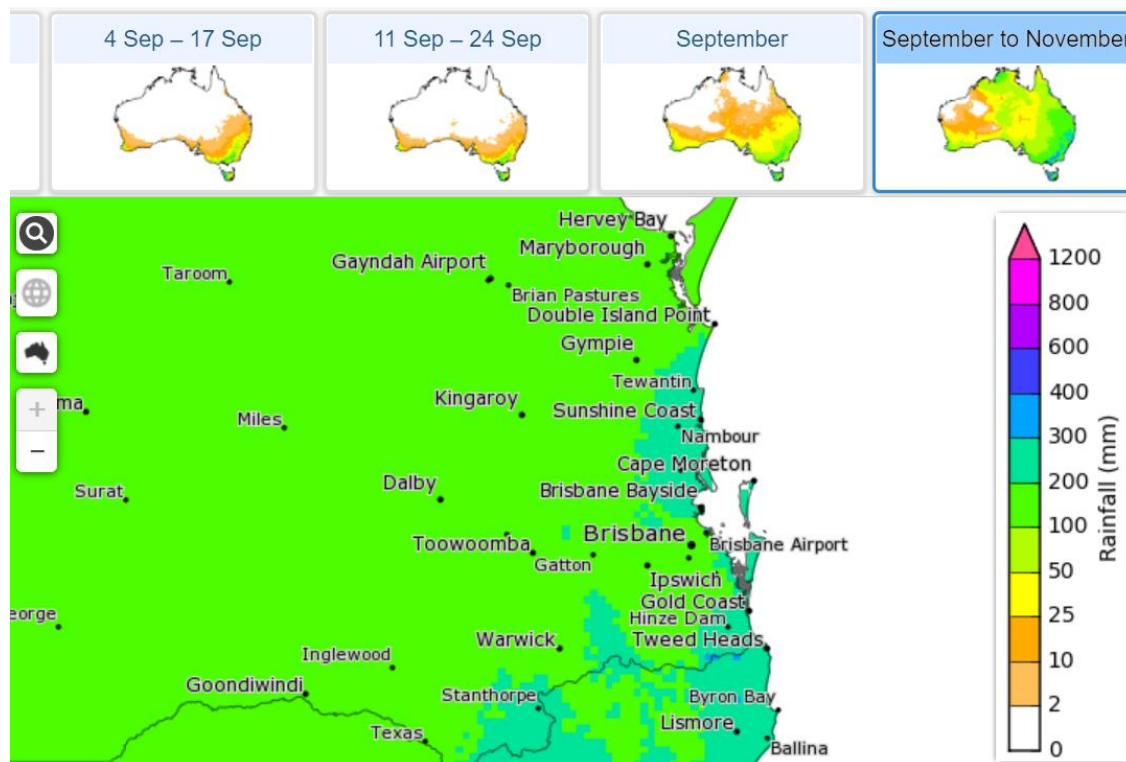
The Q1 capital works program for 2021-2022 has been updated. Refer to attachment 1.

Weather Outlook

- Rainfall for spring (September to November) is likely to be above median.
- Rainfall for October to December is likely to be above median for the eastern half of Australia.
- Past accuracy for September to November rainfall is high to very high for most of the eastern two-thirds of Australia

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

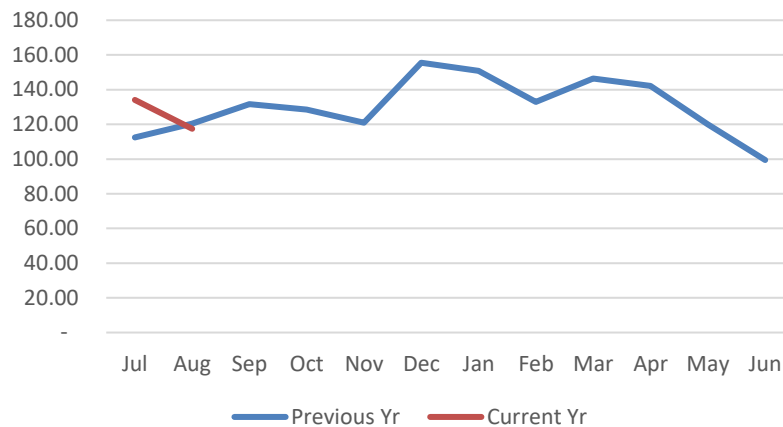


Outlook for September to November (these are the most likely totals – i.e. 75% chance)**Local Disaster Management Group (LDMG)**

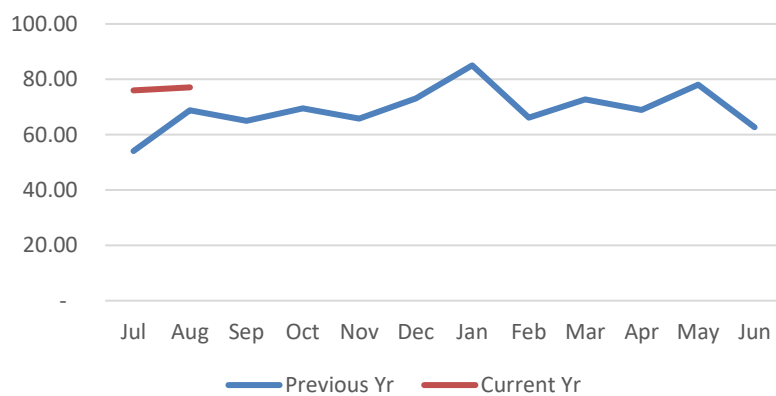
- Discussions have been held with Urban Utilities with regard to a potential joint project in connecting water and a fire fighting tank to the township of Jimna
- Fire mitigation activities have been scheduled to proceed in the town of Jimna for Saturday 11 September 2021. This is a joint operation between Qld Fire and Emergency Services, HQ Plantations, Somerset Regional Council, and the Department of Resources. Council will be providing some logistical support including catering.
- The Somerset Local Disaster Management Group held their quarterly meeting in August. Highlights of which were discussion regarding the new Emergency Alert system and the risk study being conducted by C3 resilience on behalf of Council. The study is expected to be completed by 31 December 2021.
- Disaster Management Officer and Director Operations attended the District Disaster Management Group Meeting held over TEAMS.
- Property Specific Flood certificate system continues to be refined.
- Pfizer Hub has been established at the Somerset Civic Centre, Esk. There has been substantial interest with bookings largely filled. Negotiations are occurring regarding a potential Pfizer hub being established in Lowood.
- Review of Splityard Creek Dam Emergency Action Plan completed.
- GIVIT continued to help the family in Toogoolawah that lost their contents due to a house fire with the supply of vouchers to replace items lost.
- An exercise has been scheduled in November for a “Black Swan” event that will look at flooding in the Brisbane River.
- Queensland Reconstruction Authority are conducting a recovery workshop (September) which will be followed by an exercise in October to test Council’s recovery planning .

Waste Management

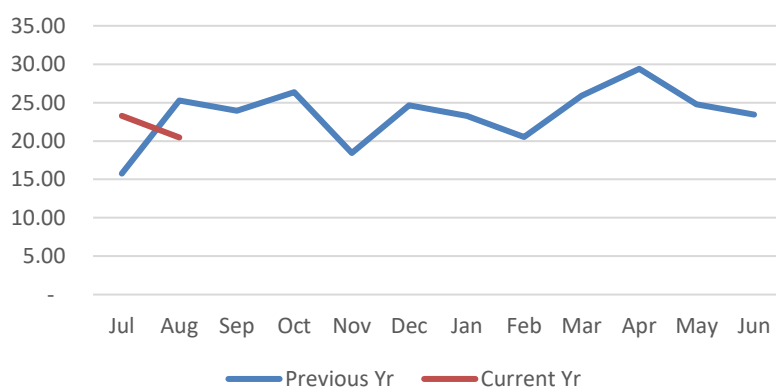
Waste from Kilcoy to Esk Landfill (Tonnes)

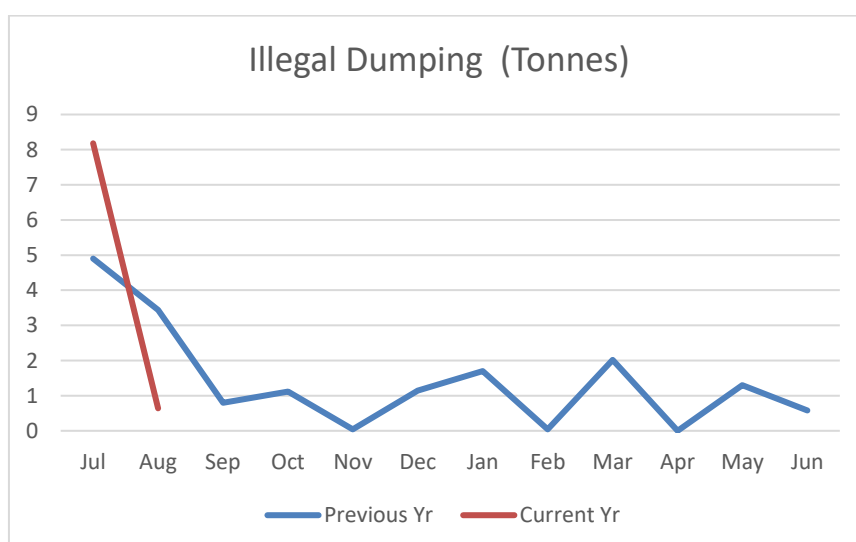
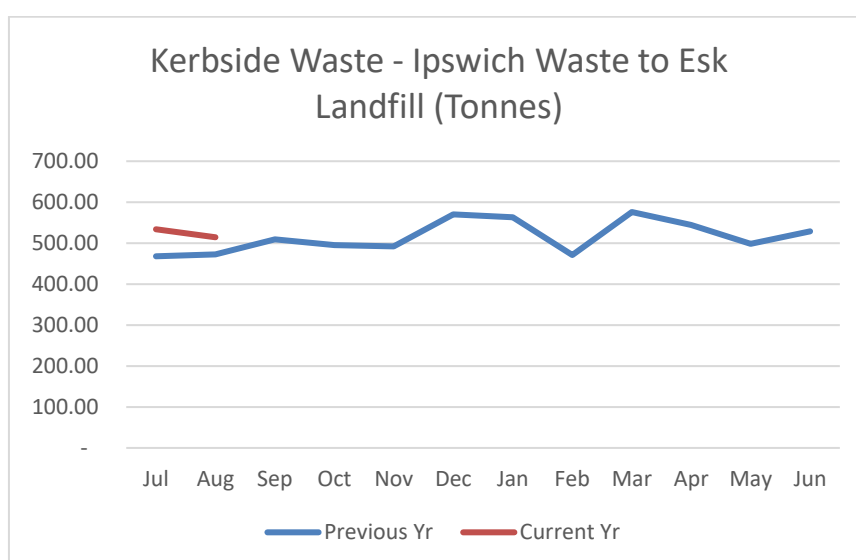
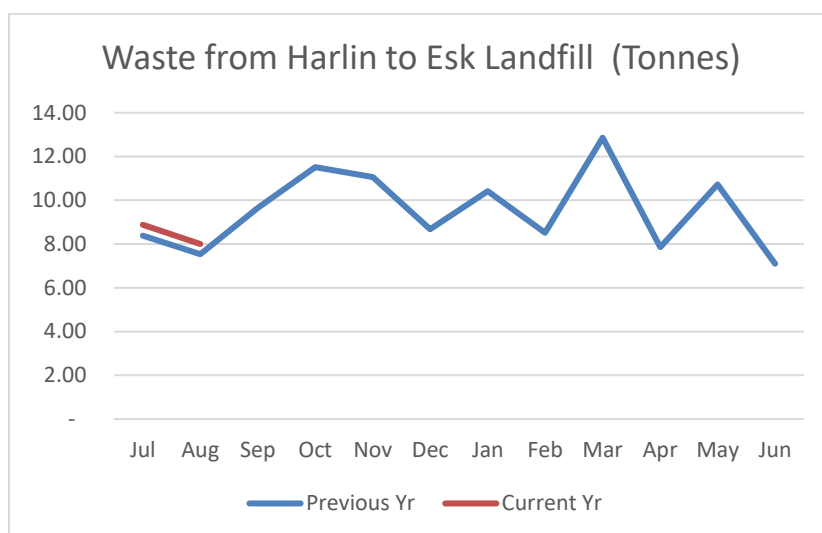


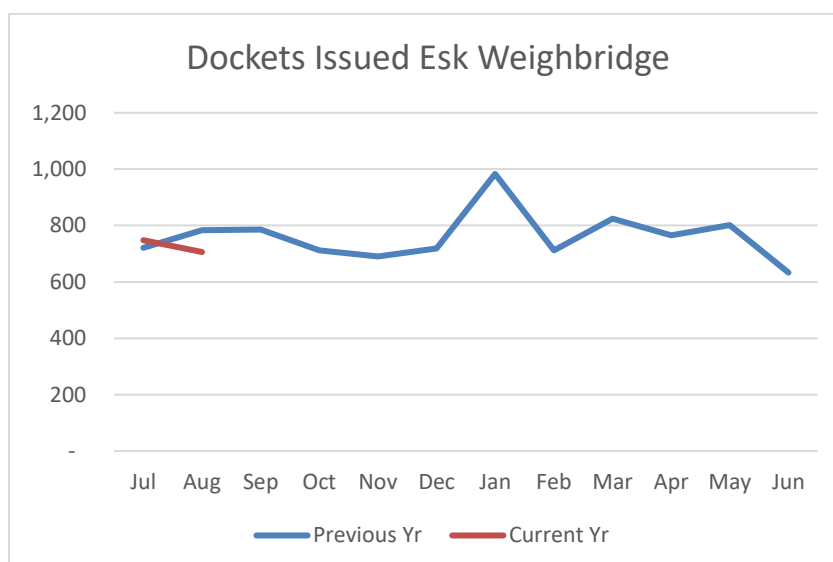
Waste from Coominya to Esk Landfill (Tonnes)



Waste from Esk Transfer Station to Esk Landfill (Tonnes)

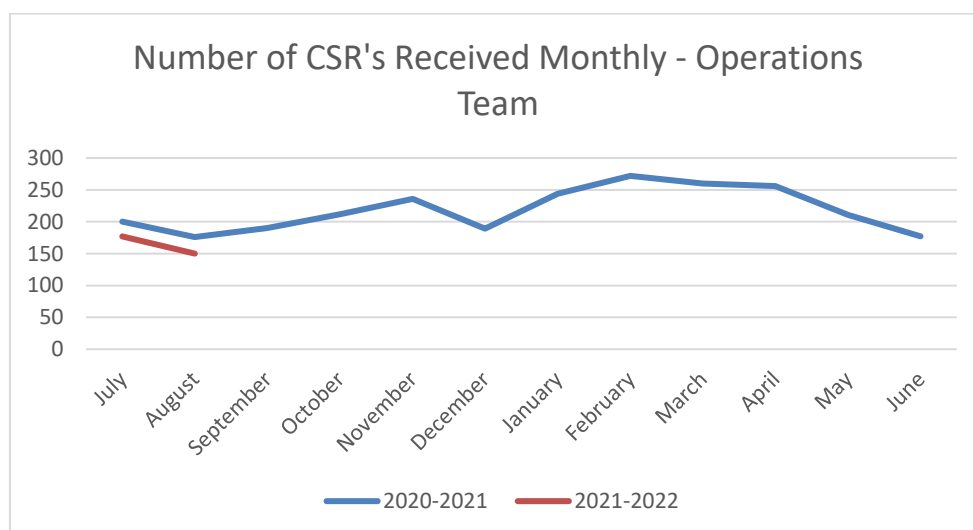
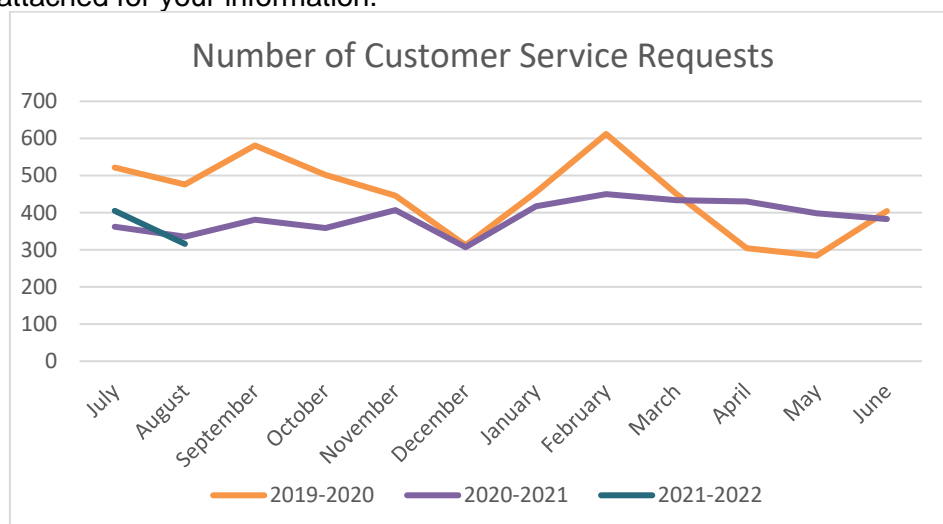






Background/Summary – Customer Service Requests

Council received 316 customer service requests for the month of August 2021. A copy of the report is attached for your information.



	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
Cemeteries	2	2	0	2	2	0	0	2
Departmental reviews	0	0	2	0	0	2	1	0
Fences on roadways	1	0	1	1	0	0	0	0
Illegal dumping clean ups	6	5	4	7	4	9	7	4
Overgrown Council land	7	12	1	4	2	1	0	2
Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	5	11	7	15	7	13	4	2
Roads - bitumen	21	27	30	20	24	17	17	17
Roads - gravel	15	35	42	49	25	19	20	13
Roads - drainage	23	10	16	8	15	6	8	7
Roads - culverts	2	2	3	2	2	1	3	0
Roads - vegetation	36	55	44	49	28	16	21	16
Roads - footpaths	4	9	6	11	7	8	4	2
Roads - linemarking	2	1	1	0	1	1	0	0
Roads - bridgework	1	1	0	0	0	0	0	0
Roads - traffic furniture	18	15	24	18	19	19	9	11
Rural Property Number	3	5	3	3	8	6	9	6
Stormwater issues within private properties	1	1	4	2	1	2	1	1
Waste management	3	2	0	0	0	1	1	0
Wheelie bins (IWS) -								
Cancellation of extra services	3	4	3	2	2	1	1	1
Damaged lids and wheels	11	7	5	6	8	11	11	9
Replacement Split Bins	26	25	21	23	15	12	23	24
New Services	2	4	10	9	6	5	11	18
Extra services	12	13	6	1	6	6	6	5
Stolen bins	6	1	5	8	11	7	2	3
Missed services	26	10	5	6	5	1	6	0
Contractor Requests	3	0	5	3	1	3	2	1
Wheelie bins (Cleanaway) -								
Cancellation of extra services	1	0	0	0	0	1	1	0
Damaged lids and wheels	1	5	3	1	3	2	0	2
Replacement Split Bins	1	5	5	1	4	0	1	0
New Services	1	5	3	0	1	4	2	2
Extra services	0	2	0	1	3	1	2	0
Stolen bins	0	0	1	2	0	2	3	2
Missed services	0	0	0	2	0	0	1	0
Contractor Requests	1	0	0	0	1	0	0	0
	244	272	260	256	211	177	177	150

Attachments

Q1 capital works program 2021-2022 attachment 1
 Customer service report for July 2021 attachment 2

Recommendation

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

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

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

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2021 - 2022 - Summary of Applications - Funding Round One Rates Remissions Closed 27 August 2021
File Ref:	Community Relations - Sponsorships - Donations
Action Officer:	DHRCS

Background/Summary

A total of eleven (11) applications were received for community assistance grants rates remissions for Round one (1) of 2021 - 2022 financial year.

The budget allocation for 2021 - 2022 financial year is \$165,548.

Available funds as of 31 August 2021 are approximately \$165,548. Given the total recommendations for funding from this round total \$12,966.34 there would a remaining available balance of approximately \$152,581.66 for the remainder of the financial year should all recommendations be approved.

Community assistance grants applications for Rates Remissions of 2021 - 2022 financial year are summarised below –

Doc #	Applicant	Amount requested	Amount recommended for approval
1318053	Brisbane Valley Pony and Hack Club Inc	\$1572.50	\$1572.50
1319377	Folk Art Cooperative Society LTD	\$1025.36	\$1025.36
1323991	Glamorgan Vale Tennis Club	\$1237.34	\$1237.34
1322925	Hopetoun Masonic Lodge	\$1377.80	\$1377.80
1318246	Kilcoy Bowls Club Inc	\$1025.36	\$1025.36
1318960	Linville Progress Association Inc	\$1237.34	\$1237.34
1322389	Lions Camp Duckadang	\$1237.34	\$1237.34
1318423	Returned Services League of Australia Esk Subbranch	\$1237.34	\$1237.34
1323107	Lowood Masonic Lodge	\$1237.34	\$1237.34
1323008	Moore Soldiers Memorial Hall	\$1237.34	\$1237.34
1323550	Returned Services League of Australia Lowood Subbranch	\$571.28	\$571.28
Total		\$12,996.34	\$12,996.34

Attachments

Individual Officers Reports for funding applications through the Community Assistance Grant scheme are attached for information only.

Recommendation

THAT Community Assistance Grants Applications for Rates Remissions of 2021 - 2022 financial year as summarised in this report be approved for funding and \$12,966.34 be granted through the Community Assistance Grants budget allocation.

Resolution

Moved – Cr Whalley

Seconded – Cr Choat

“THAT Community Assistance Grants Applications for Rates Remissions of 2021 - 2022 financial year as summarised in this report be approved for funding and \$12,966.34 be granted through the Community Assistance Grants budget allocation.”

Carried

Vote - Unanimous

Subject: Unsafe property accesses
File Ref: Property access policy
Action Officer: CEO / DFIN

Background/Summary

The *Local Government Act 2009* s69(2) provides that a “local government may close a road to all traffic or traffic of a particular class ... if it is in the interests of public safety”.

Under subsection (2) it is not necessary for there to be another road reasonably available for the traffic. A road is an area of land developed for the driving of motor vehicles and can include a “culvert” or a “ford”. (s59 LGA2009)

The property access policy aims to provide guidance to nearly 12,000 landholders and Council officers about responsibilities for the construction and safe upkeep of property accesses.

Section 69(2) provides an opportunity to add legal certainty about the responsibility for the safe upkeep of private accesses and to ensure that public resources meant for maintaining 1,487 kilometres of public roads are not diverted to fund private accesses.

Attachments

Property access policy OP/015

Recommendation

THAT the following text be added to Property Access Policy OP/015:

- “6.5 To remove any doubt, property owners are responsible for the maintenance and safe upkeep of their property accesses.
- 6.6 Where information is received that a property access within a Council road reserve is unsafe and that the relevant owner has not or will not repair his or her property access,

a recommendation will be brought to Council to temporarily close the relevant portion of the road under *Local Government Act* s69(2) for a period of ten (10) years or until the private access is repaired and made safe (whichever is earlier)”

- 6.7 Details of property access road closures under this policy will be provided with property searches.”

Resolution

Moved – Cr Choat

Seconded – Cr Gaedtke

“THAT the following text be added to Property Access Policy OP/015:

“6.5 To remove any doubt, property owners are responsible for the maintenance and safe upkeep of their property accesses.

6.6 Where information is received that a property access within a Council road reserve is unsafe and that the relevant owner has not or will not repair his or her property access, a recommendation will be brought to Council to temporarily close the relevant portion of the road under *Local Government Act* s69(2) for a period of ten (10) years or until the private access is repaired and made safe (whichever is earlier)”

6.7 Details of property access road closures under this policy will be provided with property searches.”

Carried

Vote - Unanimous

Meetings authorised by Council

Subject: Women Leading in Local Government Dinner - 25 October 2021
File Ref: Councillors - professional development
Action Officer: CEO

Background/Summary

The Women Leading in Local Government program will be holding a networking dinner on Monday, 25 October 2021. Councillors will be attending the LGAQ Conference in Mackay during that time. Deputy Mayor Brieschke, Cr Gaedtke and Cr Isidro wish to attend.

Attachment

Event brochure

Recommendation

THAT Deputy Mayor Helen Brieschke, Cr Cheryl Gaedtke and Cr Kylee Isidro be authorised to attend the Women Leading in Local Government networking dinner to be held on 25 October 2021 in Mackay (concurrently with the LGAQ Annual Conference).

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT Deputy Mayor Helen Brieschke, Cr Cheryl Gaedtke and Cr Kylee

Isidro be authorised to attend the Women Leading in Local Government networking dinner to be held on 25 October 2021 in Mackay (concurrently with the LGAQ Annual Conference)."

Carried

Vote - Unanimous

Mayor and Councillor Reports

Cr Gaedtke - Councillor report

August 2021

- 25 Ordinary Council Meeting - Esk
- 25 Council Workshop - Esk
- 26 Kilcoy Recreation Grounds Committee Quarterly Meeting
- 27 Kilcoy Race Club – Meeting – Mayor Lehmann, CEO Johnson, Director McGoldrick, Kevin Dixon & Con Searle
- 27 Long Drive for Drought (in association with Drought Angels – Yowie Park, Kilcoy
- 27 Kilcoy Indoor Sports Centre Re-Development Committee – Facility tour of Morayfield Spots and Events Centre
- 30 Lowood State High School – Sponsor Morning Tea – Kokoda Trail project
- 31 COVID 19 Immunisation – Esk
- 31 Kilcoy P A & I Society AGM

September 2021

- 01 Somerset Dam and District Progress Association monthly meeting
- 01 Kilcoy Indoor Sports Centre Re-Development Committee meeting
- 02 Somerset Bendigo Bank Art Awards meeting – Esk
- 02 Business Networking Evening – Linville

An interesting meeting was held with the Kilcoy Race Club, where we were made aware of the compliance issues raised by Racing Queensland and applicable to Country racing.

Peak Services' Long Drive for Drought kicked off in Brisbane on Friday 27 August with a convoy of 30, 40-Series Land Cruisers to make the 3000 km trip in a loop throughout the state's central west. Last year the inaugural event raised \$50,000 for drought relief, this year it is hoped that \$80,000 is reached. So pleased SRC was able to make a donation of \$1,000.

I wish to thank the Kilcoy Indoor Sports Centre Steering Committee members for taking the time to make the facility tour of the Morayfield Sports and Events Centre on 27 August. These inspections definitely assist the overall identification of needs and will result in a successful planning project.

Sponsors shared a lovely morning tea with the students who took on the arduous local Kokoda Track, either the 30 km or the 96 km trek. Well done to all the students, teachers and support crew, what a fantastic effort, and I hope to be at the finishing lines next year. My sponsor pack included a colourful polo shirt, which I will wear with pride.

I look forward to receiving my second vaccination Pfizer when West Moreton Health returns to Esk from 21 to 25 September. Mention must be made of the 2057 locals who rolled up their sleeves to become vaccination over the five-day period at the Esk clinic. As of 5 September,

stats printed reveal that LGA Somerset region is positioned 18 with 51.1% of population (15 years plus) vaccinated and 27.8% fully vaccinated.

Cr Isidro - Councillor report

August 2021

- 27 Launch LGAQ Long Drive for Drought
- 27 KISC Re-Development facility Tour, Morayfield
- 31 Kilcoy Interagency Meeting, via Zoom
- 1-2 Garden Competition Judging

September 2021

- 2 Business Networking Event, Linville
- 8 Farmers Big Night Out, Esk

Cr Wendt - Councillor report

August 2021

- 25 Ordinary Council Meeting – Esk
- Workshop Meeting - Esk
- 27 Launch LGAQ Long Drive for Drought – Kilcoy
- Natural Farm Sequencing Seminar – Bryden

September 2021

- 02 Business Networking Evening – Linville
- 03 Youth Movie Night - Toogoolawah

Cr Choat - Councillor report

August 2021

- 3 Teams Meeting re COVID Lockdown Measures
- 5 Teams Meeting TMR Northern SEQ Executive
- 11 Council General Meeting and Workshop - Council Chambers Esk
- 12 Fernvale Recreation Grounds Committee Meeting
- 15 Mass St Brendan's Lowood
- 17 Lowood Business Association Inaugural Meeting
- 18 Traffic Safety Advisory Committee Meeting - Council Chambers Esk
- 24 SRC Economic Development Committee Meeting - Council Chambers Esk
- 25 Council General Meeting and Workshop - Council Chambers Esk
- 25 Regional Development Australia Ipswich and West Moreton Committee Meeting
- 29 Mass St Brendan's Lowood

September 2021

- 1 SRC Garden Competition Judging
- 2 SRC Garden Competition Judging

- 2 Somerset Business Networking Evening Linville
5 Mass St Brendan's Lowood

Cr Choat stated -

I would like to give out a big shout out to all residents who participated in this year's Somerset Garden Competition. It was a great couple of days. Sincerest thanks to Cr Janice Holstein as our guest judge, who is a very established and renowned gardener in her own right. Our residents were absolutely wonderful. The hospitality and warmth shown to us was the best. There are gardens you have just got to go and see and I encourage all Councillors to support these good people on the open garden days as it is a wonderful thing. It is my greatest pride to see an initiative that was started by a former resident Di McAuley with support from her late husband Ian, which has kicked this along. I will be encouraging Ms McAuley to come out and visit this year's garden entries.

Resolution	Moved – Cr Choat	Seconded – Cr Isidro
	“THAT Council write to Cr Janice Holstein of Lockyer Valley Regional Council to express Council's sincere thanks for her assistance in the judging of this year's Somerset Garden Competition, and we look forward to working with her again in the future.”	
	<i>Vote - Unanimous</i>	
		<u><i>Carried</i></u>

Resolution	Moved – Cr Choat	Seconded – Cr Wendt
	“THAT the verbal and written reports of Councillors Gaedtke, Isidro, Wendt and Choat be received and the contents noted.”	
	<i>Vote - Unanimous</i>	
		<u><i>Carried</i></u>

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 9.59 am.
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