



**Minutes of Ordinary Meeting
Held Friday 29 October 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 Kylee Isidro	(Councillor)
Cr Jason Wendt	(Councillor)
Cr Bob Whalley	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr M McGoldrick	(Director Corporate and Community Services)
Mr C Young	(Director Operations)
Mr L Hannan	(Director Planning and Development)
Mr G Smith	(Director Finance)
Mrs K Jones	(Director HR and Customer Service)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Ms K Cope	(Acting Communications Officer)

Apology

Cr Cheryl Gaedtke	Councillor
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Opening of Meeting

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

Leave of Absence

Cr Gaedtke has sought leave of absence from attending today's Council meeting.

Resolution:	Moved – Cr Whalley	Seconded – Cr Brieschke
	"THAT Cr Gaedtke be granted leave of absence from attending today's Council meeting."	
	<i>Vote - Unanimous</i>	
		<u><i>Carried</i></u>

Confirmation of Minutes

Resolution	Moved – Cr Isidro	Seconded – Cr Brieschke
	"THAT the Minutes of the Ordinary Meeting held 13 October 2021 as circulated to all Members of Council be confirmed".	
	<i>Vote - Unanimous</i>	
		<u><i>Carried</i></u>

Business arising out of minutes of previous meeting

Nil

Matters of Public Interest**Deputy Mayor Brieschke - Matters of public interest**

Cr Brieschke expressed her congratulations regarding the Free Tree day held at Esk on 23 October 2021 and noting that Kilcoy is tomorrow and Fernvale Next week.

Cr Kylee Isidro - Matters of public interest*October*

30 Somerset Fish Stocking Association fish release, Somerset Dam

November

- 1 Condensery Advisory Committee Meeting
- 2 Melbourne Cup lunch, Linville Progress Association
- 3 Marine Garden Tour, Esk

- 4 QTC Financial Management workshop, Toowoomba
- 5 SEQ Mayor's Councillors Day
- 6 Landcare festival Linville
- 8 Urban Utilities Bundamba STD tour
- 9 Bendigo Bank AGM

Declarable Conflict of Interest - Cr Whalley

Cr Whalley stated he will be making a Declarable Conflict of Interest in Agenda item 8, Development Application No 20579 - Development Application for a Development Permit for Material Change of Use for Animal Keeping (Extension to Boarding Kennel) - 1073 Glamorgan Vale Road, Glamorgan Vale.

The Chief Executive Officer noted that previously Cr Whalley has made a declarable conflict of interest in related development application Development Application No 19784.

Agenda Item Number 8

Development Application No 20579 - 1073 Glamorgan Vale road, Glamorgan Vale will be considered following Agenda Item 30.

Subject:	Economic support initiative - Business Continuity Guide
File Ref:	Planning and Development - Economic Development
Action Officer:	BRO

Background/Summary

Council is currently delivering an unprecedented capital works program that will likely result in impacts upon local businesses and residents alike.

Accordingly, Council has taken a proactive approach by developing *Business Continuity - A guide to doing business during construction and road upgrades* to assist the Somerset business community in the lead-up and during the delivery of essential works. Council hopes this guide will help Somerset businesses be better prepared, more involved and improve resilience before, during and after construction.

Council also notes that Somerset Region towns, like many regional Queensland areas, have the extra complication that the main street is a State-controlled road or highway. This limits the level of control Somerset Regional Council has to directly impact the construction and outcomes from these roadworks. The guide is largely based on leading practice material and credited to Sunshine Coast Council.

Attachments

Attachment 1 – *Business Continuity – A guide to doing business during construction and road upgrades*

Recommendation

THAT Council approve the release of the Somerset publication *Business Continuity – A guide*

to doing business during construction and road upgrades.

Resolution

Moved – Cr Choat

Seconded – Cr Whalley

“THAT Council approve the release of the Somerset publication *Business Continuity – A guide to doing business during construction and road upgrades.*”

Carried

Vote - Unanimous

Subject:	Proposed changes to Economic Development and Tourism Advisory Committee Terms of Reference
File Ref:	Planning and Development - Council Reports
Action Officer:	DPAD

Background/Summary

At the Council Workshops on 28 April 2021 and 13 October 2021, Council discussed the review of the terms of reference for the Economic Development and Tourism Advisory Committee which encompassed a membership review.

The motivations for renewal included:

- The need for alignment with the then emerging Brisbane Valley Rail Trail (BVRT) Steering Committee;
- Renewal cycle staggered with the elected member term to ensure transition;
- Merging and simplification of business sector representatives and tourism sector representatives.

The amended Terms of Reference are included as per Attachment 1.

The next meeting of the Economic Development and Tourism Advisory Committee is scheduled for 16 November 2021. It is proposed the new terms of reference will commence in 2022 to allow for transition of membership.

Attachments

Attachment 1 – Amended Economic Development and Tourism Advisory Committee Terms of Reference

Recommendation

THAT Council adopt the amended terms of reference for the Economic Development and Tourism Advisory Committee with commencement in 2022.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT Council adopt the amended terms of reference for the Economic Development and Tourism Advisory Committee with commencement in 2022.”

Carried

Vote - Unanimous

Subject:	Small Business Friendly Council 6-monthly report
File Ref:	Planning and Development - Economic Development
Action Officer:	DPAD

Background/Summary

Somerset Regional Council is a signatory of the Small Business Friendly Council (SBFC) Charter. The Charter outlines the commitment between local councils, its partners and small businesses to support a prosperous and sustainable small business sector in communities across Queensland.

Participation in the SBFC initiative enables Council to:

- access tools and resources that assist Councils with small business resilience and recovery;
- promote their commitment to being small business friendly;
- promote their initiatives on the SBFC website;
- become part of a community of practice of like-minded small business friendly Councils;
- participate in regular forums;
- help attract investment and commercial opportunities to stimulate growth in the local economy;
- access a dedicated point of contact within the QSBC to seek immediate advice and information regarding available programs and support.

Reports are required to be submitted on a six-monthly basis for Council to fulfil the conditions of membership of the SBFC initiative. The report only requires a short summary of the wide-ranging efforts Council has undertaken in the previous six-month period to fulfill obligations in the Charter.

Attachments

Attachment 1 – Somerset Regional Council SBFC six-monthly report.

Recommendation

THAT Council receive and note the Somerset Regional Council SBFC six-monthly report.

Resolution

Moved – Cr Isidro

Seconded – Cr Wendt

"THAT Council receive and note the Somerset Regional Council SBFC six-monthly report."

Carried

Vote - Unanimous

Subject: Planning and Development Department Monthly Report – September 2021
File Ref: Governance - Reporting - Officer Reports
Action Officer: DPAD, ESM, SP, SBC, NRMO

Report

A summary of the Department's activities during the month of September 2021 is provided for Council's information.

Planning Development Applications

A total of twenty-nine (29) development applications were received in September 2021.

Assessment Type	August 2020	September 2020	August 2021	September 2021
Building Works assessable against the Planning Scheme	5	5	15	12
Material Change of Use	9	3	4	12
Reconfiguring a Lot	2	2	2	3
Operational Works	-	4	1	2
Combined Applications	-	-	1	-
Total	16	14	23	29

The list of applications received is provided in Appendix 1.

A total of twenty-five (25) development applications were decided in September 2021.

Approved/Refused	August 2020	September 2020	August 2021	September 2021
Refused - Delegated Authority	-	-	-	-
Refused - Council	-	-	-	-
Approved - Council	2	4	4	6
Approved - Delegated Authority	10	13	17	19
Total	12	17	21	25

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

Planning and Environment Court Appeals

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



The Appeal is against Council's decision to refuse an application for a material change of use comprising an extractive industry, concrete batching plant and environmentally relevant activity. The Appeal was heard before the Court for 3 weeks between 8 February 2021 and ending on 26 February 2021. On 13 October 2021 his Honour Judge Williamson QC ordered that the appeal be dismissed and that the respondent's decision to refuse the appellant's development application be confirmed.

Asset1 Pty Ltd v Somerset Regional Council
Planning and Environment Court No. 1616 of 2021

A Notice of Appeal was filed in Court on 25 June 2021 regarding Councils' decision to approve, subject to conditions, the Development Application (DA20283) for a Development Permit for Operational Works for Vegetation clearing on land described as Lot 165 SP187250 and Lot 5 RP838682 and situated at Brouff Road Fernvale. Council participated in a chaired without prejudice conference on 31 August 2021 with the Appellant.

Building Development Approvals

A total of seventy-six (76) building approvals were issued in the region for September 2021.

Assessment Type: Building Works

Status	August 2020	September 2020	August 2021	September 2021
Accepted	45	61	109	87
Approved - Council	9	19	13	17
Approved - Private Certifier	24	38	87	59

The list of applications approved is provided in Appendix 2.

Building Compliance Matters

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

September 2021:

Unapproved building works at Sandy Creek, Prenzlau, Vernor, Esk, Moore and Otaba.

Unlawful use of buildings at Coominya, Kilcoy and Vernor.



Plumbing Compliance Permits and Inspections

A total of thirty (30) plumbing and drainage approvals were issued in the region for September 2021.

Assessment Type: Plumbing Approval

Status	August 2020	September 2020	August 2021	September 2021
Approved	17	29	40	30
Info Request	9	8	3	1
Total	26	37	43	31

The list of applications approved is provided in Appendix 3.

The number of plumbing inspections carried out for the month of September is 94.

The number of home sewerage treatment plants on Council's register is 2142 of which 122, or 5.69% are currently overdue for servicing.

Mid-Brisbane River and Linville On-site Wastewater Risk Mitigation Program

Council's plumbing inspectors are currently finalising the Mid Brisbane River and Linville catchments phase of this Program with Seqwater.

62 properties were offered to be part of the Program in the Mid-Brisbane River catchment, with eleven properties successfully having their on-site sewerage systems replaced.

44 properties were offered to be part of the Program in the Linville catchment area, with nine properties successfully having their on-site sewerage systems replaced.

As a result of additional funding and continued partnership from Seqwater, Council's plumbing inspectors will prepare for the next phase of the Program within the Glamorgan Vale and Fernvale catchment areas, with eligible properties scheduled to be engaged at the beginning of the new year.

Environmental Health Services

Toolbox overview

The below figures reflect the customer sessions on Somerset Regional Council's content on Toolbox for the months of July and August 2021. September figures will be reported on in the next Monthly Report.

Visitors to Council content

	July 2021	August 2021
Users	390	321
Sessions	471	383
Pageviews	1032	753
Pages/Session	2.19	1.97
Avg. Session Duration	2m49s	2m31s
Downloads	241	133

Most popular content

Top content pages	Unique Pageviews	
	July 2021	August 2021
Cats and dogs	315	249
Other animals	90	37
Birds and poultry	-	30
Food	38	23
How to start a food business	30	-
Noise Pollution	26	30



Food Safety Training

Council subscribes to the *I'm ALERT* food safety training package which offers food businesses, community groups, schools and the general public access to free online interactive food safety training. Just go to www.somerset.imalert.com.au

A total of 34 users completed the training during the month of September.

Swimming Pool Water Quality Monitoring

Water sampling was conducted at Council's swimming pools located at the Toogoolawah, Kilcoy and Lowood. Samples were submitted to Queensland Health for analysis to check compliance with the *Queensland Health Water Quality Guidelines for Public Aquatic Facilities, 2019*.



School Based Immunisation Clinics



Council delivers a school-based vaccination program at the Lowood and Toogoolawah High Schools for Year 7 and Year 10 students under a service provider agreement with the State Government. A third round of clinics is planning to be held on October 2021.

Mosquito Monitoring

Officers are currently planning the 2021-2022 mosquito surveillance program in conjunction with Queensland Health which is proposed to be conducted in various towns and villages in the region from January to March 2022.



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

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

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

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

The following is a report on activities in the Pest Management sections for the months of August and September.

Invasive Animal Control

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

Wild dogs

1080 baits injected:



	August 2021	September 2021
Bryden	-	18
Esk	-	8
Fernvale	-	44
Crossdale	-	63
Mt Beppo	-	79
Toogoolawah	-	4

Yielo	-	113
Jimna	-	50
Sunday Creek	-	20
Eskdale	1,108	-
Glenhowden	16	-
Total	1,124	399

Dingo *scalps*

presented:

	August 2021	September 2021
Esk	-	1
Coal Creek	-	2
Mt Byron	-	3
Diaper	10	-
Total	10	6

Feral pigs

1080 baits injected:

	August 2021	September 2021
Kimbala	30	-
Total	30	-



Feral pig scalps presented:

	August 2021	September 2021
Buaraba	150	-
Total	150	-

Rabbits:

- Officers have been working with landholders to control rabbit infestations in the following areas:
 - Hazeldean, Toogoolawah, Kilcoy.
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset and Wivenhoe Dams. There is a control burn planned for the coming months of Kirkleah area to remove vegetation to expose harbor for destruction.



Fox:



- Pest Management Officers are continuing to monitor den sites that have been found and fumigated.
- There has been an increase in fox attacks with cage traps and trail cameras being deployed.

Invasive Plant Control

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

August:

- **Annual Ragweed** – Linville, Moore, Coominya, Fernvale.
- **Honey Locust** – Toogoolawah.
- **Box thorn** – Toogoolawah.

- **Giant rats tail grass** – Wivenhoe Pocket, Kilcoy, Mt Kilcoy, Coominya.
- **Lantana** – Brisbane Valley Highway, Villeneuve, Kilcoy Murgon Road, Sandy Creek, Kilcoy, Mt Kilcoy, Linville, Kangaroo Creek, Colinton.
- **Mother of Millions** – Kilcoy, Moore, Linville, Jimna, Lowood, Coominya, Atkinson Dam, Minden, Prenzlau, Glamorgan Vale.
- **Fireweed** – Kilcoy, Moore, Linville, Jimna, Neurum, Villeneuve, Glamorgan Vale, Coominya, Fernvale, Toogoolawah, Tarampa, Lowood, Atkinson Dam, Minden, Prenzlau.
- **Main Roads Element 5** – Kilcoy Murgon Road, Brisbane Valley Highway.
- **Council managed infrastructure** – Lowood Rail Trail, Kilcoy fat cattle yards, Marburg pit.
- **Herbicide applied** – 17,450L.
- **Lantana mechanical removal** – 316,000/31.6Ha.
- **Lantana chemically treated** – 189,500m²/ 18.95Ha.
- **Lantana Control** – Mechanical removal of lantana was conducted along Larsons Road Coominya, Linkes Lane Toogoolawah, Esk Crows-Nest Road Biarra.

September 2021:

- **Giant rats tail grass** – Kilcoy, Fernvale, Esk, Wivenhoe Pocket.
- **Fireweed** – Fernvale, Esk, Coominya, Neurum, Kilcoy, Jimna.
- **Lantana** – Lowood-Minden Rd, Willaura Rd, Esk-Hampton Rd, Esk-Crowsnest Rd, Neurum, Brisbane Valley Highway.
- **Mother of millions** – Coominya, Jimna, Kilcoy, Moore, Linville, Harlin, Fernvale, Colinton, Linville, Gregors Creek.
- **Leucaena** – Eskdale.
- **Groundsel** – Royston.
- **Annual Ragweed** – Harlin, Eskdale, Esk.
- **Herbicide applied** – 12,455L.
- **Lantana mechanical removal** – 255,000 m²/ 25.5Ha.
- **Lantana chemically treated** – 149,000m²/ 14.9Ha.
- **Lantana Control** – Mechanical removal of lantana was conducted along Cooeimbardi Road.

Lantana Chemical Subsidy Program

Council is offering a 100% chemical subsidy for the control lantana throughout the Somerset Region to assist primary production and help stimulate the local economy. The subsidies, totalling \$210,000, is provided through the Australian Government's *Communities Combating Pest and Weed Impacts During Drought Program*.

Council is delivering the program in partnership with Healthy Land and Water Ltd and to date more than 115 expressions of interest have been received and are being assessed: resulting in the approval of more than 108 property pest management plans.

Round two of the Lantana Chemical Subsidy Program closed in May 2021. Officers will monitor claims to ensure allocated grant funding is expended by 31 December 2021.

As part of the 2021/22 budget, Council has funded an ongoing Lantana Chemical Subsidy Program. Council announced a further round of landholder subsidies on 30 August 2021.

Compliance under the *Biosecurity Act 2014*:

	August 2021	September 2021
Information notices	11	1
Biosecurity Orders	-	-
Enter and Clear action	-	-

Animal Management

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

Natural Resource Management**Land for Wildlife**

- Attendance at Land for Wildlife Officer training 8 September 2021.
- Representation at Land for Wildlife Sub-Committee meeting 15 September 2021.

Somerset Flora and Fauna

- Ongoing work with Ecosure (Consultants) to develop a Matters of Local Environmental Significance (MLES) framework to inform a future planning scheme amendment. A draft framework was presented to elected members on the 22 September 2021 for comment. Feedback is currently being incorporated into an amended proposal in respect of the workshop discussion.
- Council continues to receive reports about aggressive Magpies across the Somerset region. Assessments of these reports are ongoing, with no further relocations required in this period.
- Participant in a meeting to discuss collaborative Koala communication and engagement with Griffith University – 22 September 2021.
- Officer participation in Flying Fox forums held by Local Government Association Queensland 7 September 2021, Department of Environment and Science 14 September 2021, and SEQ Local Governments 30 September 2021.
- Birds Queensland has been engaged to produce a “Birds Places of Somerset” brochure for the Somerset Region. The “Bird Places” series has been adopted in several other SEQ Local Governments and promotes locations throughout the Council area for Bird watching opportunities. Copies will be distributed to Council information centres upon completion.

**Catchment Management**

- Resilient Rivers Project Updates:
- Phase 3 of the Black Snake Creek Project is nearing completion of the contractual delivery, however an option for a further year of maintenance has been recommended, with a funding submission to be prepared accordingly.
- Phase 4 of the Black Snake Creek Project has commenced with an initial geophysical site assessment to help inform the subsequent rehabilitation of the new sites/properties.
- The Twin Bridges investigation project (Somerset Regional Council, SEQ Council of Mayors, and SEQWater) will formally commence with an initial site meeting to be



held in early October. Delivery and presentation of the project findings are anticipated early in the new year (2022).

Offsets – Planting

Delivery of Councils Capital Works Offsets:



- Offset planning is underway for the 21/22 FY program, primarily in respect of anticipated offset impacts of the Esk Crows Nest Road upgrade works. A contractor has been appointed to undertake the delivery which will see additional (Koala) trees installed along the Brisbane Valley Rail Trail in certain sections between Esk and Toogoolawah.

Collaborations

- The Somerset Recovery and Resilience Teams (Green Army) have commenced this month, with 2 teams deployed in the region. The current teams will be focussed in Toogoolawah/Esk, and Lowood areas respectively, however they will also perform work in other locations throughout the region in addition to these “core” sites. A third team will commence upon completion of the first 2 team deployments, each being for a period of 6 months.
- Ongoing planning and preparations for Free Tree Days 2021, to be held at Esk 23 October, Kilcoy 30 October, and Fernvale 6 November.
- Participant in meeting with Healthy Land and Water executive to discuss collaboration opportunities – 17 September 2021.
- Successful delivery of a joint hazard reduction burn event for the Jimna township on 11 September 2021, with participants from Queensland Fire and Emergency Services, Queensland Rural Fire Service, HQ Plantations, Department of Resources, Fireland (consultancy), and Council.
- Facilitated a Bushcare working group event at Greenhide Reserve, Linville in partnership with Friends of the Forest, Moore – 23 September 2021.

Business Recovery

During September the BRO personally visited **55 businesses** via walk-in. **60 businesses** have been verbally informed and given printed department information sheets of the various State and Federal Government business grants available in response to Covid.

- **35 x** printed 2021 Covid 19 Business Support Grant information sheets for \$10k-15k and \$30k financial support.
- **25 x** printed \$1k Sole Trader grant information sheets.
- QRIDA has approved and paid **\$365,000** in Covid related business grants to various Somerset Regional Small Businesses as of 24 September 2021.

General business community sentiment is still positive towards the governments small business funding support. Most businesses continue to appreciate the quick response even though the eligibility criteria can be confusing. The BRO has addressed some of those concerns by helping explain the eligibility criteria.

Other highlights include:

- Facilitating the development of a new **regional economic development strategy** – with assessment of proposals against selection criteria and engagement on track to appoint the successful consultant early October 2021.

- **Networking Event:** 65 guests attended councils business network event to support local tourism operators. Four local tourism operators spoke and shared success stories and business tips to other tourism operators at the event.
- The *Farmers Big Night Out* collaboration with Corporate and Community Services team on 8 September attracted **21 primary producers** who attended our mini-information workshop. QRIDA staff presented grant and loan information to those farmers interested. **1 primary producer** booked a future appointment with QRIDA to investigate the \$1.3m Sustainability loan criteria and benefits.
- Planning commenced to hold a **Livestock and Horticulture producers forum** on 27 November 2021 at Lowood Golf Club with special industry guest speakers presenting topics such as diversification, sustainability and upscaling etc.
- A **Business Continuity booklet** has been developed and is in the final stages of council approval for an electronic and printable business resource to help business owners plan to minimize business disruption during pedestrian and road work construction.

Recommendation

THAT the Department of Planning and Development Monthly Report for September 2021 be received and the contents noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Whalley

"THAT the Department of Planning and Development Monthly Report for September 2021 be received and the contents noted."

Carried

Vote - Unanimous

Subject:	FY2021 Closing Audit Report
File Ref:	External audit
Action Officer:	DFIN

Background/Summary

The 2021 audit closing report from Queensland Audit Office (QAO) is presented consistent with Section 213 of the Local Government Regulation 2012.

Highlights of the report include:

- QAO has issued an unmodified (clean) audit opinion on our FY2021 financial statements
- QAO awarded Council 100% green traffic lights in respect of our internal control environment
- QAO confirmed that Council's five-year average sustainability measures under the Local Government Regulation 2012 are within the State Government's target ranges

- QAO confirmed Council's overall financial sustainability risk rating as "low risk". 63% of Queensland councils were rated in 2020 as moderate or high risk.

Attachments

2021 closing report from Queensland Audit Office

Recommendation

THAT the 2021 closing report from Queensland Audit Office be received and the contents noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

"THAT the 2021 closing report from Queensland Audit Office be received and the contents noted."

Carried

Vote - Unanimous

Subject:	State proposal for a new Local Government sustainability framework
File Ref:	Financial management - audit - 2021 - 2022 - External Audit
Action Officer:	DFIN

Background/Summary

The Department of State Development Infrastructure Local Government and Planning (DSDILGP) has issued a discussion paper on proposals to increase the number of local government sustainability measures from the current three to at least eight.

DSDILGP is seeking feedback on the discussion paper by 12 November 2021.

DSDILGP is apparently responding to criticism over the current three sustainability measures:

- From some larger councils with relatively new infrastructure assets who may have difficulty in achieving the asset sustainability ratio requirement of spending 90% of their depreciation expense on renewing assets given that many of those councils' assets do not yet require renewal
- From some smaller councils who are dependent on grants and who may have difficulty in consistently achieving a positive operating surplus ratio after depreciation

Somerset Regional Council officers consider that the three current sustainability measures, which were introduced in FY2013 are simple, transparent, auditable and effective.

The discussion paper suggests splitting up of local governments into sectors (very small/ indigenous through to very large council groupings) and applying ratios and targets differently to these sectors. Council officers generally support this suggestion. Some geographical factors could also be taken into account in grouping councils.

The discussion paper proposals however will add to an already complex reporting and

compliance environment for councils and hint at requirements for further governance and compliance reporting without going into detail about these requirements.

Council officers are concerned with the following proposals:

- There is insufficient detail in the paper as to how governance matters will be measured. For example, what measures will be used to ensure that “*Decisions are made responsibly and in accordance with governance framework*”? Who decides whether a decision by any government is “*responsible*” (other than electors at an election)?
- Signalling that long term negative operating surplus ratios of up to -10% may be an acceptable target for medium and smaller councils may be setting some councils up to fail. At the very least this appears to be an acknowledgement that these councils are underfunded compared to large and very large councils.
- It is difficult to see how the proposed asset renewal ratio would be audited given that it would be based itself on unaudited/ forecast information. An inability to audit this ratio in accordance with auditing standards may lead to questions about whether or not it is useful information. It is suggested that the concerns of larger councils with the asset sustainability ratio could be met by modifying the asset sustainability ratio to take into account asset consumption. For example, Sunshine Coast Regional Council has an asset consumption ratio of 77% (indicating generally newer assets) and Somerset Regional Council has an asset consumption ratio of 66% (indicating generally older assets). Multiplying a council’s capital renewals expenditure by its asset consumption ratio before dividing by depreciation may provide for an auditable asset sustainability ratio that takes into account how new a council’s asset base is.
- The proposal to require asset sustainability ratios to be reported separately by asset class means that some smaller councils may end up reporting 12+ ratios (up from the current 3). This will complicate an already complex reporting environment for many councils. A single asset sustainability ratio recognises that councils will choose to fund different types of asset renewal projects in different years.
- The proposal to require reporting of an unrestricted cash expense cover ratio is an additional and unnecessary measure. This ratio will be highly variable for the smaller councils it is apparently aimed at because of the timing of the grants that they receive. For example, whether the Australian Government pays financial assistance grants (FAGs) in June or July will have a significant effect on this ratio for smaller councils. The Australian Government prepaid around 50% of the FY2022 FAGs in June 2021 but has not budgeted to do this again for the current financial year. Councils are required to report about going concern issues under AASB 101. Audit certificates already include commentary about whether a council is a going concern or not. The three existing ratios taken together over the long term provide a good measure of a council’s solvency.
- The proposals will increase the compliance requirements and therefore the operating costs of local government.

Somerset is referred to on page 13 of the discussion paper as “Somerset Tablelands”

Attachments

1. DSDILGP discussion paper – local government sustainability framework

Recommendation

THAT Council authorise the Chief Executive Officer to provide feedback in respect of the Department of State Development Infrastructure Local Government and Planning (DSDILGP) local government sustainability framework discussion paper consistent with this report.

Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT Council authorise the Chief Executive Officer to provide feedback in respect of the Department of State Development Infrastructure Local Government and Planning (DSDILGP) local government sustainability framework discussion paper consistent with this report.”

Carried*Vote - Unanimous*

Subject:	Sale of land for overdue rates or charges
File Ref:	Rates - abandonment - sale of lands FY2022
Action Officer:	DFIN

Background/Summary

Council's Revenue Policy includes the following:

“Council is to receive twice each financial year recommendations for sale of lands for overdue rates actions covering all properties for which actions may legally be commenced except where the overdue rates or charges exceed the rateable valuation of the land. Where this situation applies, a recommendation to acquire the land for overdue rates may be made.”

In the absence of a court judgement, sale of lands action may legally be commenced for land with three years of overdue rates and charges.

The sale of land process allows property owners a minimum of three months after Council issues a notice of intention to sell land for overdue rates or charges in which to fully pay overdue rates and avoid further action.

Council normally receives these recommendations after the due date for the current rating period and normally in April and October each year.

Endorsement is also sought to serve notices of intention to sell land using the substituted service provisions (section 239) of the Local Government Act 2009 where appropriate to manage Council's legal risks.

There are 42 properties listed below. These are associated with overdue rates totalling \$317,234.98. One of the 42 properties contains two parcels of land.

Attachments

Nil

Recommendation

1. THAT the property described as L 11 RP151383 at 67 Rocky Gully Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00103-00000-000).
2. THAT the property described as L 62 RP145544 at 106 Mahons Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00145-00000-000).
3. THAT the property described as L 3 RP148835 at 29 Newman Street West Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00165-00000-000).
4. THAT the property described as L 40 RP842624 at 34 Davillea Court Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00880-16700-000).
5. THAT the property described as L 213 RP896444 at 21 Elkhorn Street Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00880-28040-000).
6. THAT the property described as L 1 RP72086 at 33 Main Street Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01188-00000-000).
7. THAT the property described as L 25 RP32307 at 20 Pryde Street Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01325-00000-000).
8. THAT the property described as L 3 RP193603 at 2951 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01462-00000-000).
9. THAT the property described as L 67 RP32284 at 23 Church Street Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01493-00000-000).
10. THAT the property described as L 23 M5626 at 12 Church Street Moore Qld 4314 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (01644-10000-000).
11. THAT the property described as L 2 RP7729 at 42 Cairns Croft Street Toogoolawah Qld 4313 be sold by way of auction for overdue rates or charges with an auction

- reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02020-00000-000).
12. THAT the property described as L 57 RP156376 at 145 Lockyer View Road Wivenhoe Pocket Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02577-00000-000).
 13. THAT the property described as L 8 SP201348 at 22 Happydale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02669-60000-000).
 14. THAT the property described as L 5 RP218999 at 18 Saxelby Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02699-30000-000).
 15. THAT the property described as L 2 RP218809 at 2729 Forest Hill Fernvale Road Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02771-50000-000).
 16. THAT the property described as L 17 SP242114 at 35 Walnut Crescent Lowood Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02844-11600-000).
 17. THAT the property described as L 30 SP212953 at 681 Lowood Minden Road Coolana Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02953-50000-000).
 18. THAT the property described as L 29 SP212953 at Lowood Minden Road Coolana Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (02954-50000-000).
 19. THAT the property described as L 50 RP139856 at 287 Schulz Road Prenzlau Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03012-00000-000).
 20. THAT the property described as L 100 RP156742 at 59 Park View Road Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03136-50000-000).
 21. THAT the property described as L 18 RP139534 at 173 Herrmanns Road Prenzlau Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03276-00000-000).
 22. THAT the property described as L 7 RP810692 at 50 Profkes Road Mount Tarampa

- Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03493-00000-000).
23. THAT the property described as L 51 RP140848 at 229 Mount Tarampa Road Mount Tarampa Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03542-00000-000).
 24. THAT the property described as L 53 RP140849 at 98 Daisy Road Mount Tarampa Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03558-00000-000).
 25. THAT the property described as L 270 CSH177 at 49 Spenglers Lane Clarendon Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03707-50000-000).
 26. THAT the property described as L 112 RP817771 at 90 Handley Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03941-20000-000).
 27. THAT the property described as L 29 RP891066 at Willaura Drive Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03956-00000-000).
 28. THAT the property described as L 12 RP154315 at 60 Lake Street Atkinsons Dam Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04093-00000-000).
 29. THAT the property described as L 90 CA31905 at Palm Tree Road Buaraba Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04129-60000-000).
 30. THAT the property described as L 93 RP157210 at 79 Pine Crescent Esk Qld 4312 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04308-00000-000).
 31. THAT the property described as L 1 E3971 at 17 Henderson Lane Biarra Qld 4313 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (04632-90000-000).
 32. THAT the property described as L 42 CA311494 and L 75 CSH715 at Sugar Bag Creek Road Mount Stanley Qld 4314 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (05577-00000-000).

33. THAT the property described as L 1 RP135150 at 22 Zabels Road South Minden Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34569-00000-000).
34. THAT the property described as L 2 RP124314 at 311 Fernvale Road Fairney View Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34669-00000-000).
35. THAT the property described as L 4 RP216623 at 107 Brouff Road Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34722-00000-000).
36. THAT the property described as L 1180 SP273854 at 17 Sunnywood Street Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34724-40560-000).
37. THAT the property described as L 1231 SP286260 at 38 Shadywood Drive Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34724-41080-000).
38. THAT the property described as L 38 RP142296 at 3 Blunt Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80171-00000-000).
39. THAT the property described as L 2 RP131279 at 3 Stanton Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80264-00000-000).
40. THAT the property described as L 19 RP805935 at 15 Wallis Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80366-91000-000).
41. THAT the property described as L 10 RP173848 at 78 Kennedy Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80602-00000-000).
42. THAT the property described as L 22 SP197428 at 28 Glenmore Road Mount Archer Qld 4514 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81162-80000-000).
43. THAT further Council endorse the service of any notices required for these actions using Section 239 of the *Local Government Act 2009* where appropriate.

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

- “1. THAT the property described as L 11 RP151383 at 67 Rocky Gully Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (00103-00000-000).
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26. THAT the property described as L 112 RP817771 at 90 Handley Road Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03941-20000-000).
27. THAT the property described as L 29 RP891066 at Willaura Drive Coominya Qld 4311 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (03956-00000-000).

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32. THAT the property described as L 42 CA311494 and L 75 CSH715 at Sugar Bag Creek Road Mount Stanley Qld 4314 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (05577-00000-000).
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35. THAT the property described as L 4 RP216623 at 107 Brouff Road Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34722-00000-000).
36. THAT the property described as L 1180 SP273854 at 17 Sunnywood Street Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer

having regard to legal requirements. (34724-40560-000).

37. THAT the property described as L 1231 SP286260 at 38 Shadywood Drive Fernvale Qld 4306 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (34724-41080-000).
38. THAT the property described as L 38 RP142296 at 3 Blunt Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80171-00000-000).
39. THAT the property described as L 2 RP131279 at 3 Stanton Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80264-00000-000).
40. THAT the property described as L 19 RP805935 at 15 Wallis Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80366-91000-000).
41. THAT the property described as L 10 RP173848 at 78 Kennedy Street Kilcoy Qld 4515 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (80602-00000-000).
42. THAT the property described as L 22 SP197428 at 28 Glenmore Road Mount Archer Qld 4514 be sold by way of auction for overdue rates or charges with an auction reserve and other terms of the process to be set by the Chief Executive Officer having regard to legal requirements. (81162-80000-000).
43. THAT further Council endorse the service of any notices required for these actions using Section 239 of the *Local Government Act 2009* where appropriate."

Carried

Vote - Unanimous

Subject:	Contract matter – Telstra project
File Ref:	Procurement policy
Action Officer:	DFIN

Background/Summary

Council has significantly reduced its telecommunications costs during 2021 using a variety of technologies and suppliers including Aussie Broadband and Maxo Telecommunications.

Council's ICT Team has worked to reduce costs to ratepayers, improve services and reduce Council's dependency on Telstra, particularly for landline telecommunications services.

Council officers are now seeking options to reduce mobile costs while retaining current levels of coverage and have identified Boost Mobile as the remaining reseller of services on the full Telstra mobile network (other than Telstra).

Council officers seek endorsement to trial the use of Boost Mobile including prepaid mobile services.

Attachments

Nil

Recommendation

THAT Council resolves that because of the specialised nature of telecommunications services that are sought including requirements for full Telstra mobile network coverage, Council enters into a medium-sized contractual arrangement with Boost Mobile Australia/ Boost Tel Pty Limited without first inviting written quotes or tenders because it would be impractical or disadvantageous to invite quotes or tenders.

Resolution

Moved – Cr Isidro

Seconded – Cr Wendt

"THAT Council resolves that because of the specialised nature of telecommunications services that are sought including requirements for full Telstra mobile network coverage, Council enters into a medium-sized contractual arrangement with Boost Mobile Australia/ Boost Tel Pty Limited without first inviting written quotes or tenders because it would be impractical or disadvantageous to invite quotes or tenders."

Carried

Vote - Unanimous

Subject:	Kilcoy Chamber of Commerce
File Ref:	Economic Development - Industry Organisations - Associations
Action Officer:	DCORP

Background/Summary

The Annual General Meeting for the Kilcoy Chamber of Commerce was called for 28 September 2021. The new Committee for the Chamber is as follows:

President	– Bronwyn Davies
Treasurer	– Tim Mason
Secretary	– Lee Robinson
Committee Members	– Col Jennings and Donna Williams

Lee Robinson accepted his position on the committee saying the following:

“The committee has an abundance of work to do to reinvigorate engagement and participation. As Lee mentioned in his AGM speech, A value proposition is so important for our organisation. The Chamber exists to support local business, to provide a safe platform for dialogue and discussion on local business matters that are important. We will be setting meeting schedules for the committee only initially and will advise when general meetings are called.”

The Kilcoy Chamber of Commerce will be addressing the following matters during 2021/22:

- The Kilcoy Chamber website is under review;
- Facebook ... a new look social media presence is pending;
- KCC constitution will be updated; and
- The Chamber logo will be revamped.

The Kilcoy Chamber advise that membership is open to all local businesses and ABN traders.

Attachments

Nil

Recommendation

THAT the report regarding the Kilcoy Chamber of Commerce be received and the information noted.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

“THAT the report regarding the Kilcoy Chamber of Commerce be received and the information noted.”

Carried

Vote - Unanimous

Subject:	Council Meeting Dates – 2022
File Ref:	Governance – council meetings – Notices of Motion
Action Officer:	CCSO

Background/Summary

Council is requested to adopt the Schedule of Meeting dates for the period January to December 2022 set out below:

19 January	13 July
9 February	27 July
23 February	10 August
9 March	24 August
23 March	7 September
13 April	21 September
27 April	12 October

11 May	26 October
25 May	9 November
8 June (Budget)	23 November
22 June	15 December (Thursday)

It is suggested due to possible Covid-19 restrictions, meeting audio streams be made available on Council's website.

Attachments

Nil

Recommendation

1. THAT Council adopt the meeting dates as proposed in the below schedule of meeting dates for the period January to December 2022.

19 January	13 July
9 February	27 July
23 February	10 August
9 March	24 August
23 March	7 September
13 April	21 September
27 April	12 October
11 May	26 October
25 May	9 November
8 June (Budget)	23 November
22 June	15 December (Thursday)

2. THAT due to possible Covid-19 restrictions, Council meeting audio streams be made available on Council's website.

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

- “1. THAT Council adopt the meeting dates as proposed in the below schedule of meeting dates for the period January to December 2022.

19 January	13 July
9 February	27 July
23 February	10 August
9 March	24 August
23 March	7 September

13 April	21 September
27 April	12 October
11 May	26 October
25 May	9 November
8 June (Budget)	23 November
22 June	15 December (Thursday)

2. THAT due to possible Covid-19 restrictions, Council meeting audio streams be made available on Council's website."

Carried

Vote - Unanimous

Subject:	RFS Water Tanks for Bushfire Prevention
File Ref:	Community Service - Service Prevention - Community Development
Action Officer:	BRO

Background/Summary

3 x 25,000L Poly Water Tanks

Community engagement with Rural Fire Services (RFS) and property owners revealed the need to improve access to water resources in isolated and high-risk locations in the Somerset region. Also, a high level of anxiety was expressed by property owners in these high-risk locations regarding the threat of future bushfires.

The Bushfire Recovery and Resilience Officer's objectives are to assist the Somerset region in community led recovery and future preparedness focusing on the human and social aspects of these outcomes. Residence of the Somerset community have requested a practical and proactive approach to these objectives and the implementation of water tanks in high-risk and isolated locations is in direct response to the community's request. As well as increasing the future preparedness of the region regarding bushfires, the water tanks also provide peace of mind and will reduce anxieties for property owners in high-risk locations.

Three locations were brought to the attention of the Bushfire Recovery and Resilience Officer by local RFS brigades and the RFS Area Director. These locations include:

- Lakeview Park - Highland Street (Council Road Reserve)
- Cnr of Kipper Creek and To Kipper Creek Road (Council Road Reserve)
- Banks Creek Road (private property)

Local RFS brigades will be responsible for the maintenance and upkeep of these tanks conducting fortnightly checks, maintaining the area around the tanks, the replacement of the tanks if vandalism occurs and ensuring the tanks are always full.

A site visit was conducted for the Highland Street and Cnr of Kipper Creek and To Kipper Creek Road. Somerset Council's Engineer, RFS and the Bushfire Recovery and Resilience Officer attended the site visit.

Council's Engineer was happy with the locations of the tanks and slightly moved the Highland Street water tank by 4-5m to provide better clearance from the road and fence to the back of the tank. A concrete pad will be constructed for each tank with Council's Engineer and RFS agreeing that the Kipper Creek tank would require either concrete or large gravel access points to maintain the culvert.

Attachments

Image 1: Location of the Lakeview Park - Highland Street tank - S27.14054' E152.23989'

Image 2: Location of the Lakeview Park - Highland Street

Image 3: Location of the Kipper Creek tank – S27.1914' E152.3026'

Image 4: Concrete or gravel required for all weather access and to maintain existing culvert.

Image 5: Concrete or gravel required for all weather access and to maintain existing culvert.

Recommendation

THAT Council approve the installation of the water tanks to increase the future preparedness and resilience of high-risk and isolated locations in the Somerset Region at the following locations -

- Lakeview Park - Highland Street, Esk (Council Road Reserve)
- Cnr of Kipper Creek and To Kipper Creek Road, Biarra (Council Road Reserve)
- Banks Creek Road, Fernvale (private property)

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

"THAT Council approve the installation of the water tanks to increase the future preparedness and resilience of high-risk and isolated locations in the Somerset Region at the following locations -

- Lakeview Park - Highland Street, Esk (Council Road Reserve)
- Cnr of Kipper Creek and To Kipper Creek Road, Biarra (Council Road Reserve)
- Banks Creek Road, Fernvale (private property)."

Carried

Vote - Unanimous

Subject:	Application for Licensed Gate - Mt Byron Road, Mt Byron
File Ref:	Laws and enforcement - licences - gates and grids (1302806)
Action Officer:	CSSA

Background/Summary

Council is in receipt of an application to install and licence a new gate at chainage 20.740km on Mt Byron Road, Mt Byron.

The applicant owns properties on both sides of the road at the proposed location to erect a new gate. This property is situated within the forestry at the end of Mt Byron Road. The applicant advises that a gate is required to deter trailbike riders and hunters trespassing into her property.

The application to install and licence a new gate was advertised in The Somerset on Wednesday, 25 August 2021. Council received no objections at the close of the objection period, 29 September 2021.

One of Council's standards conditions is that the approaches must be sealed for a distance of five metres either side of the gate. However, due to the location of this gate on Mt Byron Road, it is recommended that this condition is relaxed.

It should be noted that any approvals issued by Council, for gates or grids, are issued subject to the condition that, Council can withdraw the permission at a later time.

Attachments

Location map – attachment 1

Standard conditions and gate approach sign layout – attachment 2

Recommendation

1. THAT Council approve the application to install and licence a new gate to be erected at chainage 20.740km on Mt Byron Road, Mt Byron, as per Council's standard conditions and standard drawing SRC-ROAD-027; and
2. THAT due to the proposed location of the gate on Mt Byron Road, Mt Byron, the relaxation of the bitumen sealing of the approaches either side of the gate for 5m be relaxed.

Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

- "1. THAT Council approve the application to install and licence a new gate to be erected at chainage 20.740km on Mt Byron Road, Mt Byron, as per Council's standard conditions and standard drawing SRC-ROAD-027; and
2. THAT due to the proposed location of the gate on Mt Byron Road, Mt Byron, the relaxation of the bitumen sealing of the approaches either side of the gate for 5m be relaxed."

Carried

Vote - Unanimous

Subject:	Community Assistance Grants 2021-2022 – Marburg Mount Crosby Thunder Cricket Club Inc. DOC ID1331181, 1321467
File Ref:	Community Relations – Sponsorships – Donations - Doc Id 1331181, 1321467
Action Officer:	DHRCS

Background/Summary

To assist with the costs associated with renovating the wicket block at the Fernvale Sports Ground.

Amount requested:	\$4000
Total cost of project:	\$5000
Amount recommended to be granted:	\$4000

Assessor's Summary

The applicant states:

To top dress and therefore raise the wicket block at the Fernvale Sports Ground.

There has been settling of the original work and the block is now lower than the rest of the field, resulting in water not being able to drain away.

It is also uneven which makes it dangerous due to an uneven bounce.

Marburg Mt Crosby Thunder Cricket Club wishes to utilise the facilities for junior cricket in the main. With the growing population in Fernvale and surrounds we envisage having a strong presence in the community providing an avenue for young girls and boys to play cricket.

In and of itself, the project will not require future funding. The wicket block will require ongoing maintenance to keep it up to a playable condition and the club will be able to fund this by way of collecting match fees and memberships.

Attachments

Nil

Recommended Action / Outcome

THAT the application as summarised in this report be recommended for funding and \$4000.00 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated renovating the wicket block at the Fernvale Sports Ground.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT the application as summarised in this report be recommended for funding and \$4000.00 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated renovating the wicket block at the Fernvale Sports Ground."

Carried

Vote - Unanimous

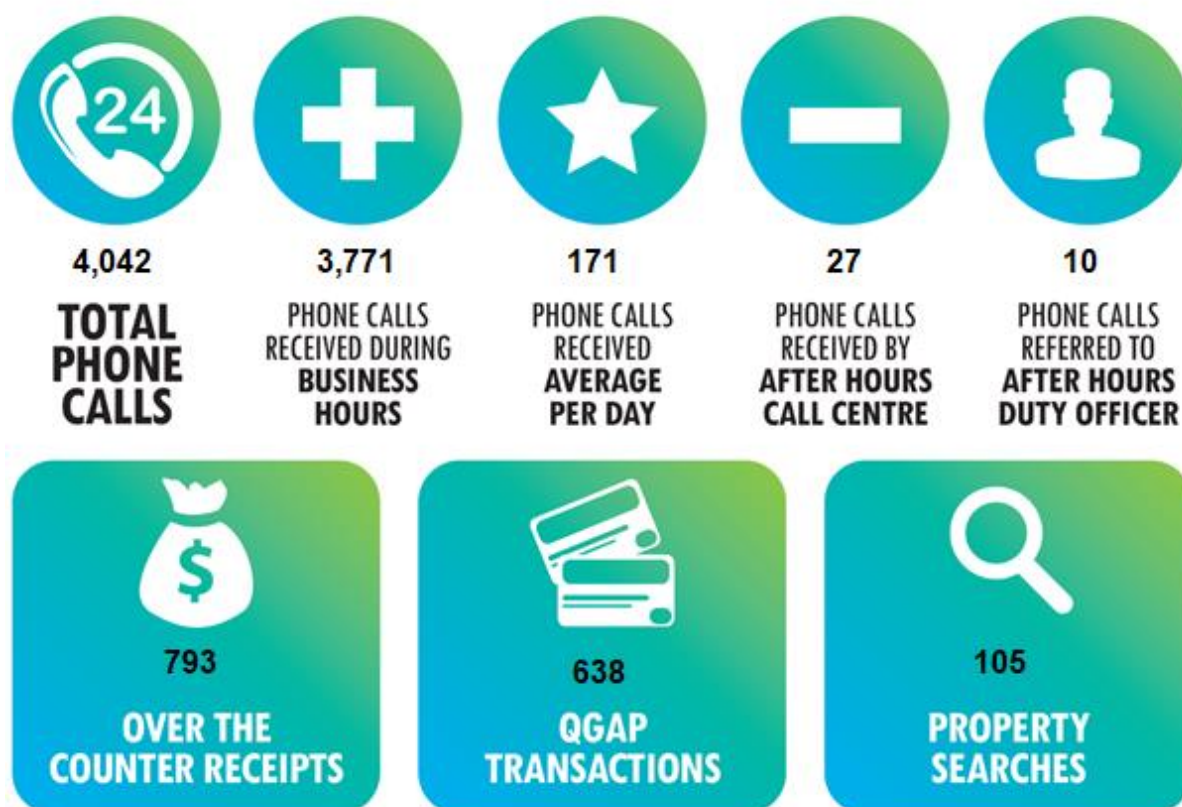
Subject:	Customer Service Report - September 2021
File Ref:	Officers Report
Action Officer:	(CSTL) Customer Service Team Leader

Background/Summary

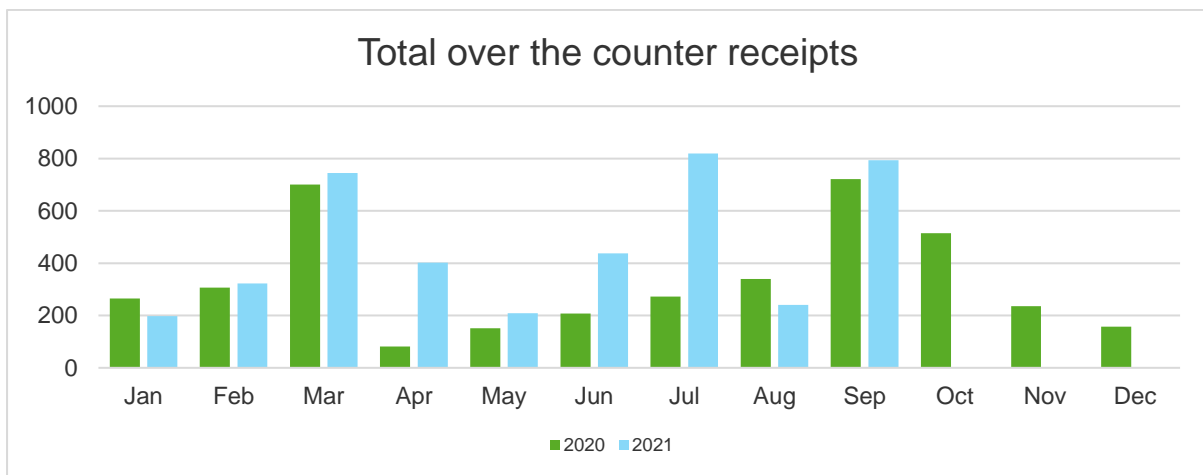
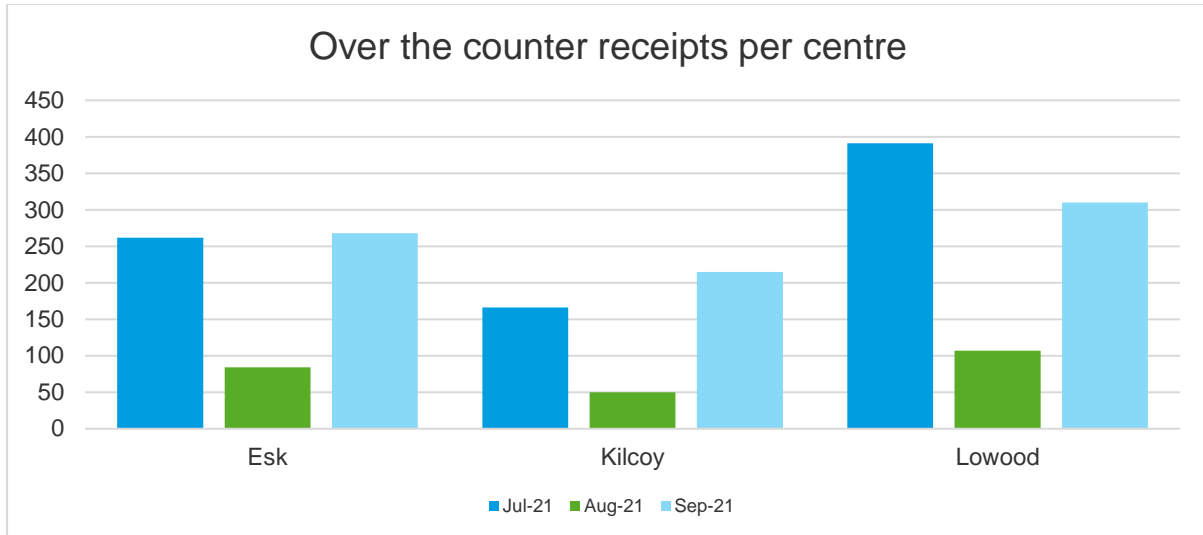
In delivering on Council's Operational Plan and commitment to excellent customer service, a

summary of the customer service section activities for the month of September 2021 is provided for Council's information.

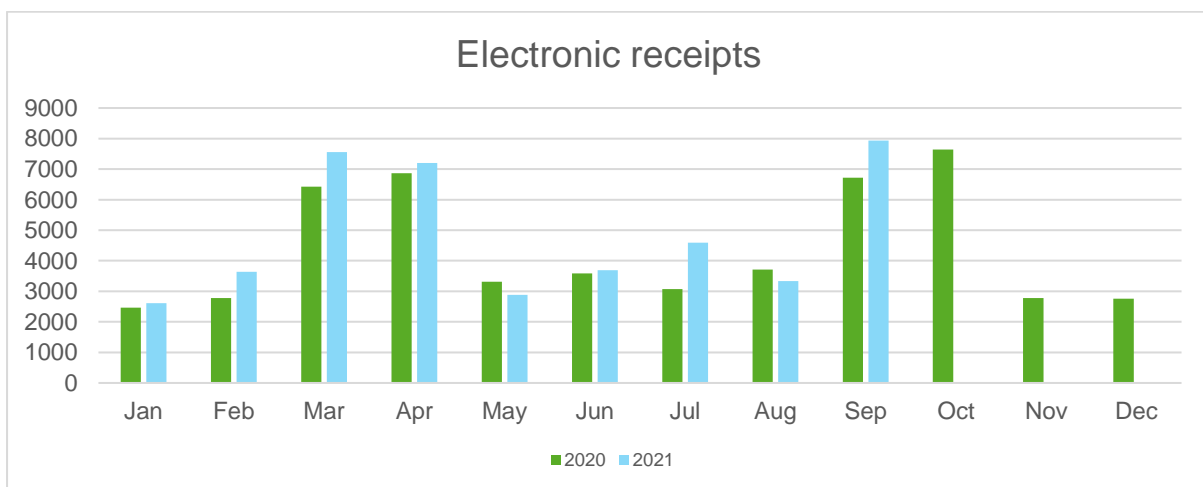
Summary for September 2021



The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for September 2021. These numbers include cheques that were posted into the Council. In total there was 793 financial transactions across the three customer service centres with 268 at Esk Administration Centre, 215 at Kilcoy Customer Service Centre and 310 at Lowood Customer Service Centre for September 2021. Rates discount period ended 5 October 2021 for the current rating period.



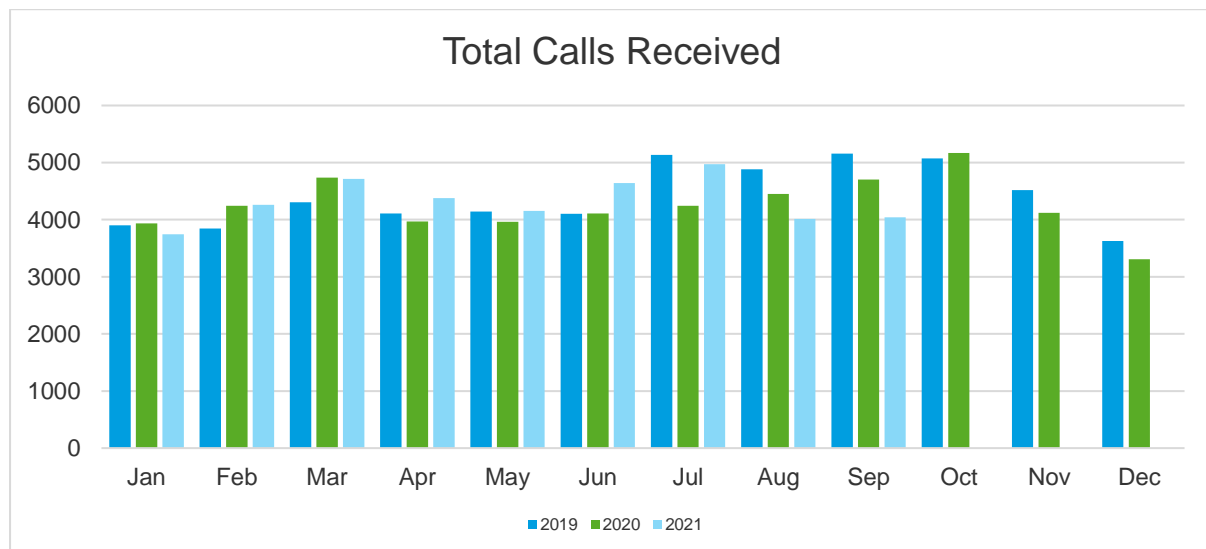
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc.



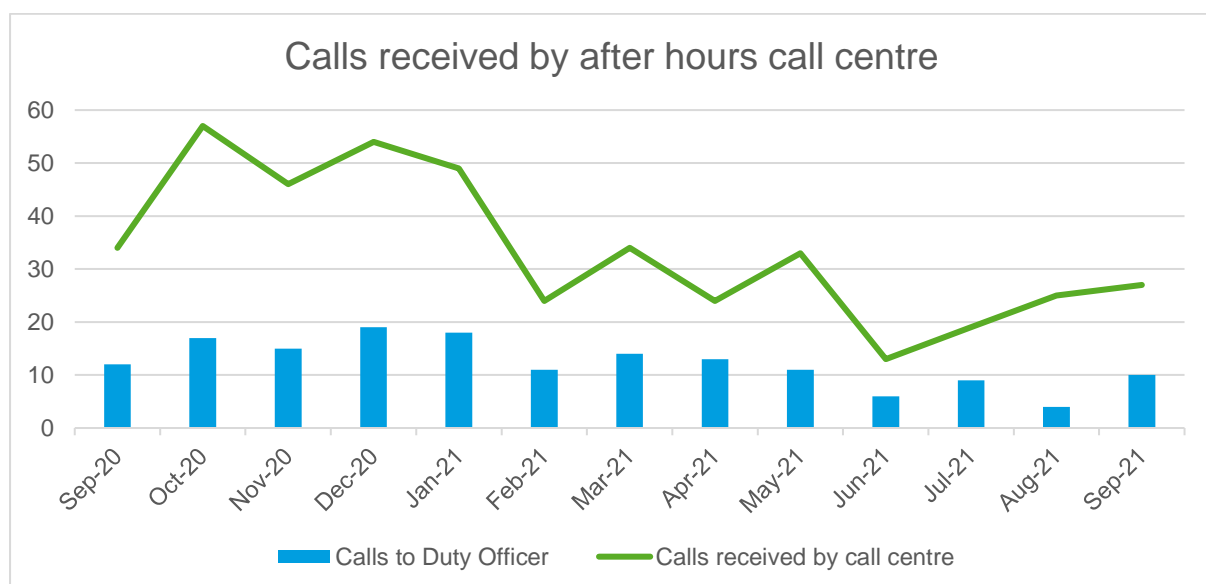
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to last calendar year. Calls received does not include internal calls made within Council, or outbound calls. There were 4,042 calls received for the month of

September 2021. This is an increase of 28 calls compared to August 2021. Compared to September 2020 there was a decrease of 662 calls for the month.

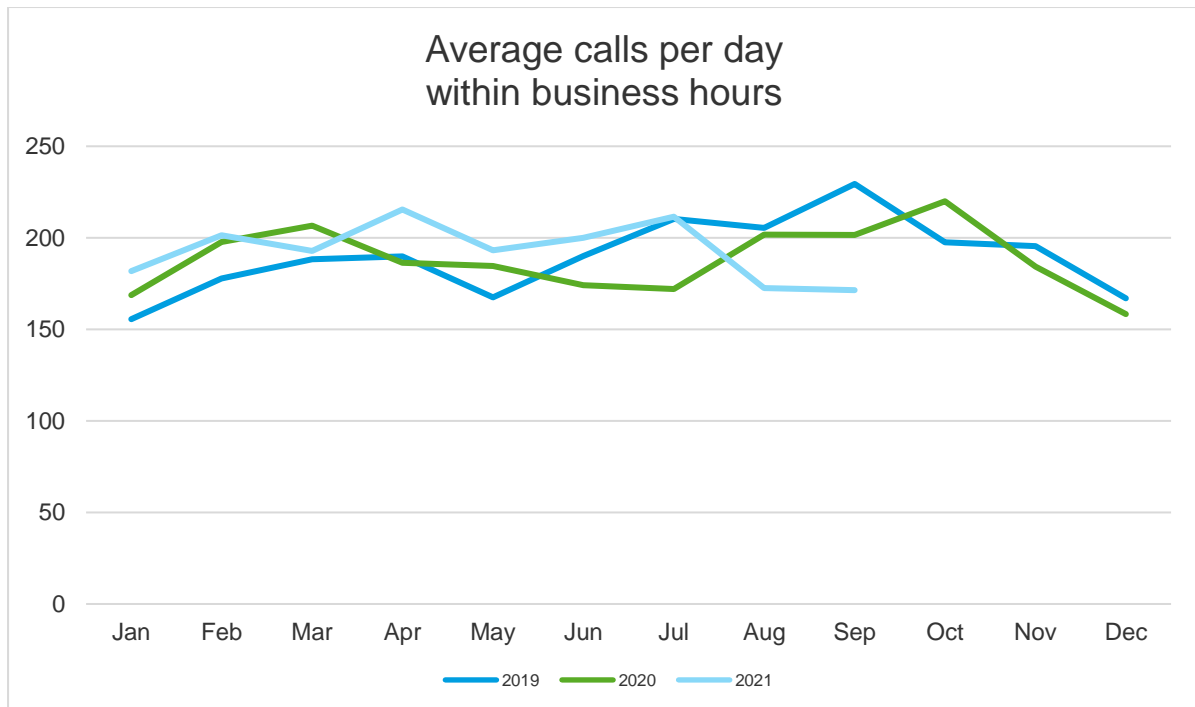
For the month of September, 319 calls went directly to the rates officers by utilising the option presented by the incoming phone message and 11 of these calls took advantage of the call back feature rather than waiting on hold.



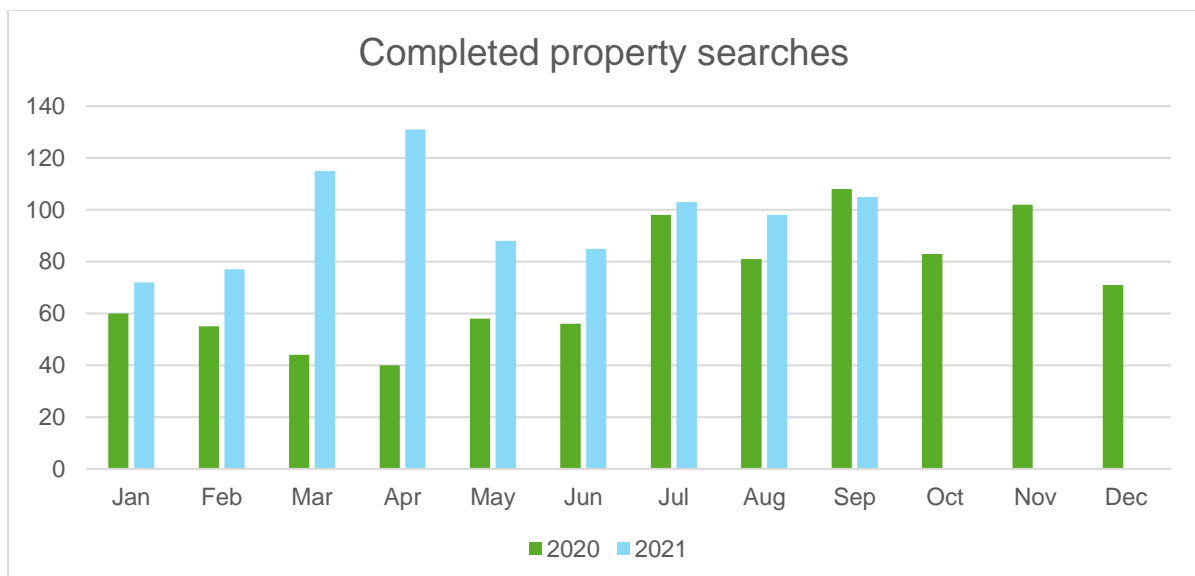
There were 3,771 calls received during business hours and 271 received after hours. Of the 271 calls received out of hours, 27 calls transferred to the afterhours call centre. There was an increase of six calls to Council's afterhours provider compared to August 2021.



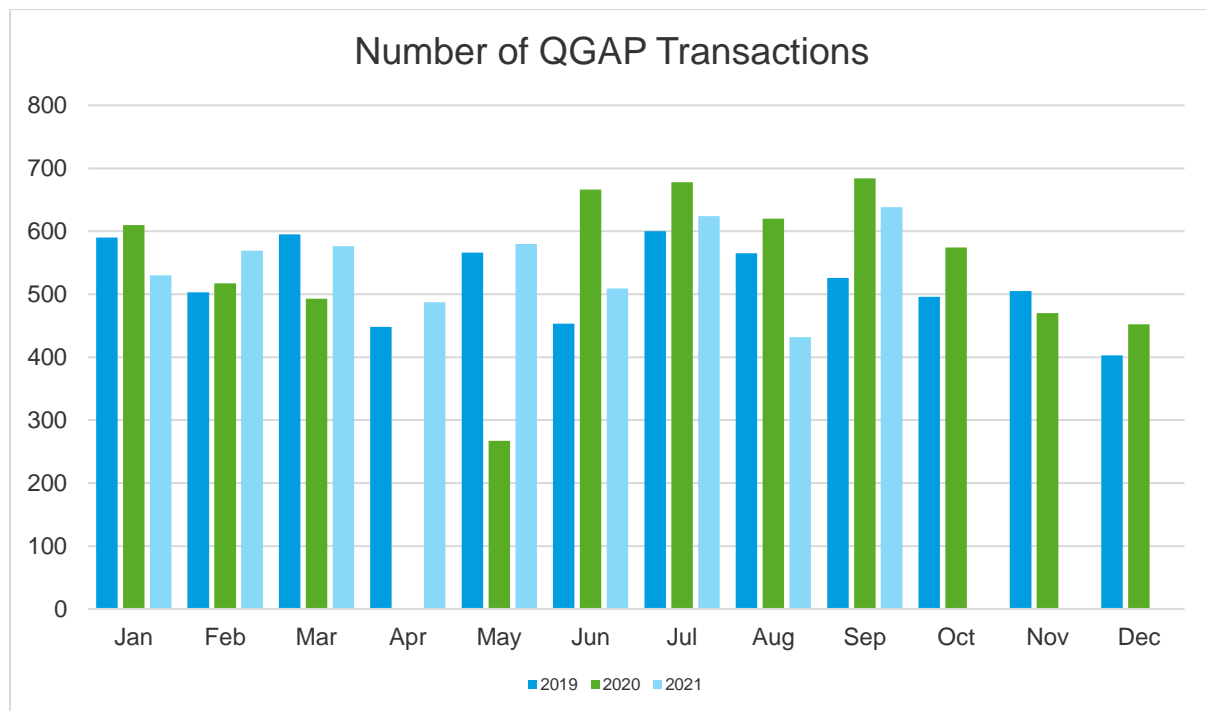
Listed below is a comparison of the average calls received per day within business hours. On average there were 171 calls received each business day for September 2021, which was a decrease of two calls on average per day from August 2021. Compared to September 2020 there was a decrease of 31 calls on average per day.



For the month of September 2021 there were 105 property searches completed for prospective purchasers. This increased by seven completed searches for the month compared to August 2021.



There were 628 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in September 2021. On average there were 29 transactions per business day in September which is two more on average per day compared to August 2021.



Attachments

Nil

Recommendation

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

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

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

Carried

Vote - Unanimous

Subject: Annual Report 2020 - 2021
File Ref: Corporate management - Reporting - Annual Report
Action Officer: CCSO

Background/Summary

The Annual Report for Somerset Regional Council is presented for adoption. The report covers the period 1 July 2020 to 30 June 2021 and has been prepared in accordance with the requirements of the *Local Government Act 2009* and the Local Government Regulation 2012.

Attachments

Attachment A - Annual Report, including the Annual Financial Statements and audit certificate

from the Auditor-General

Recommended Action

THAT the Annual Report for Somerset Regional Council (Attachment A), including the audited financial statements, for the period 1 July 2020 to 30 June 2021, be adopted.

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

"THAT the Annual Report for Somerset Regional Council (Attachment A), including the audited financial statements, for the period 1 July 2020 to 30 June 2021, be adopted."

Carried

Vote - Unanimous

Subject:	Operational Plan 1st Quarter Review 2021-22
File Ref:	Corporate Management - Planning - Operational Plan
Action Officer:	CEO

Background/Summary

The Operational Plan for Somerset Regional requires reviewing at each quarter to determine progress of the items within the Plan. The 2021/22 plan was developed at a similar time to the Budget and has a close alignment with the Budget. The 1st Quarter review contains feedback from all officers who were responsible for items within the plan. To help interpret the report outcomes Council officers have added an updated traffic light style of indicator to the report.

The 1st Quarter review contains feedback regarding the progress of items within the current year's operational plan. Generally, the progress of the action items within the Operational Plan 2021/22 for this time of year is progressing well. Items within the Plan are progressing well across most items and would be considered to be "on track". Officers tasked with responsibility for ongoing operational items are managing and progressing those items as expected.

Attachments

Attachment 1 – Operational Plan 2021-22 Quarter 1 Review

Recommendation

THAT Council receive the Operational Plan 2021-22 Quarter 1 review and note the progress of the action items within the plan.

Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

"THAT Council receive the Operational Plan 2021-22 Quarter 1 review and note the progress of the action items within the plan."

Carried

Vote - Unanimous

Subject:	Recovery Group Meeting Report - 7 October 2021
File Ref:	Emergency services - planning - Disaster Planning
Action Officer:	CEO

Background/Summary

The Somerset Regional Council Recovery Group met on Thursday 7 October 2021.

This recovery group is a combination of the Human and Social Recovery Group and the Economic Recovery Group, and the respective chairs of each of those groups, Cr Gaedtke (Human and Social) and Cr Whalley (Economic Recovery) attended this inaugural combined meeting along with various participants.

Attachments

1. Recovery Group Meeting Report 7 October 2021

Recommendation

THAT the report of the Recovery Group Meeting held on 7 October 2021 be received and the contents noted.

Resolution

Moved – Cr Whalley

Seconded – Cr Brieschke

"THAT the report of the Recovery Group Meeting held on 7 October 2021 be received and the contents noted."

Carried

Vote - Unanimous

Subject:	Lockyer Valley and Somerset Water Collaborative Funding
File Ref:	Community relations - liaison - Lockyer Valley and Somerset Water Collaborative - Previously Lockyer Valley Water Users Group
Action Officer:	CEO

Background/Summary

Council 2021-2026 Corporate Plan strategy 4.3 is, "Maintain a regional approach to planning and deliver regionally significant infrastructure in a coordinated manner with other local government authorities and State Government agencies."

To achieve the strategy 4.3, Council has included the following activity in the 2021 – 2022 Operational Plan, "Continued participation in the Somerset Lockyer Water Collaborative to progress and influence a water security project for farmers, enabling and sustaining food production."

The Lockyer Valley and Somerset Water Collaborative ('the Collaborative') has worked since 2017 on the Water for Lockyer Project to provide an additional sustainable water supply to the Lockyer and Somerset regions.

The next phase of the project requires a substantial amount of work, including negotiating a

term sheet regarding a bulk water supply agreement between SEQWater and the Lockyer Somerset Water Company Ltd. Collaborative members have discussed making further financial contributions to enable this work to continue.

To undertake the next phase of the project, Somerset Regional Council is requested to contribute an amount of \$40,000. Other members of the collaborative will be asked to contribute as per the attached confidential attachment. Providing sufficient funds for this work was discussed at a meeting of the Collaborative on 7 October 2021.

The Collaborative has engaged the services of a Commercial Advisor, Andrew Brown, to commence negotiations with SEQWater on a bulk water supply agreement for the project. Mr Brown has had time to consider the full extent of the work required and has provided an estimated capped fee of \$156,000 (GST excl) to complete the term sheet with SEQWater. Jacobs Group had estimated the cost of this work at approximately \$250,000 (GST excl), as noted in the business case.

With current commitments, Collaborative funds are almost fully extinguished. Members of the Collaborative agreed to confirm with their respective organisations contributing further funds to the Water for Lockyer Project to enable the project to continue to move forward and provide an additional sustainable water supply to the Lockyer and Somerset regions.

Attachments

1. Confidential Attachment – Financial contribution from Collaborative members

Recommendation

THAT Council approve a \$40,000 contribution to the Lockyer Valley and Somerset Water Collaborative, with the funding reflected in a future budget review.

Resolution

Moved – Cr Whalley

Seconded – Cr Isidro

"THAT Council approve a \$40,000 contribution to the Lockyer Valley and Somerset Water Collaborative, with the funding reflected in a future budget review."

Vote - Unanimous

Carried

Adjournment of Meeting

The meeting adjourned at 9.53 am for morning tea and resumed at 10.18 am.

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Deputy Mayor Brieschke - Councillor report

Cr Brieschke reminded the community that the Vaccination Hub is available at Lowood currently and will be available again on 18 November 2021.

Cr Kylee Isidro - Councillor report

October

30 Somerset Fish Stocking Association fish release, Somerset Dam

November

1 Condensery Advisory Committee Meeting
 2 Melbourne Cup lunch, Linville Progress Association
 3 Marine Garden Tour, Esk
 4 QTC Financial Management workshop, Toowoomba
 5 SEQ Mayor's Councillors Day
 6 Landcare festival Linville
 8 Urban Utilities Bundamba STD tour
 9 Bendigo Bank AGM

Cr Jason Wendt - Councillor report

October

13 Ordinary Council Meeting – Esk
 Workshop Meeting – Esk
 19 Pest Management Working Group Meeting – Esk
 Meeting with Resident re Fernvale Development – Esk
 Somerset Wivenhoe Fish Stocking Assoc - Fernvale
 20 Lowood Community Inc Group Meeting – Lowood
 23 Free Tree Day - Esk
 24 - 27 Annual LGAQ Conference – Mackay
 28 Team Somerset Team Building Event – Esk
 Review Burn Protocol – Esk
 Healthy Land and Waterway Update - Esk

Cr Bob Whalley - Councillor report

Cr Whalley offered his congratulations on an extremely successful LGAQ conference noting Council put forward three motions all of which got up.

Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

"THAT the verbal and written reports of Councillors Brieschke, Isidro, Wendt and Whalley be received and the contents noted."

Carried

Vote - Unanimous

Receipt of Petition

Nil

Consideration of notified motions**Motion re NDIS clients in Kilcoy who have been cut off from service provider**

At Ordinary Meeting 13 October 2021, Council made the following decision:

"THAT a notice of motion be prepared for the next Ordinary meeting to address concerns with the Federal and State governments not taking necessary responsibility and actions with NDIS, mental health and associated services in the Somerset Region."

The below proposed motion has been prepared for Council's consideration:

THAT Council write to the Commonwealth Health Minister and the Queensland Health Minister and:

1. Advise of the concerns over the abandonment of the NDIS Disabled clients in Kilcoy who have been cut off from the service provider who utilises the Kilcoy Community Day Respite Facility, which was funded by significant community contributions;
2. Request that the State and Commonwealth work co-operatively with Somerset Regional Council to ensure that an aged and disabled combined sustainable day respite service is maintained; and
3. Utilise the Kilcoy Day Respite service as a model for the provision of day respite services to aged and disabled clients (whether eligible for NDIS or not) that is sustainable in small communities;
4. Raise awareness with the State and Commonwealth regarding increased pressures with mental health and the need for more proactive associated services in the Somerset Region.

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

"THAT Council write to the Commonwealth Health Minister and the Queensland Health Minister and:

1. Advise of the concerns over the abandonment of the NDIS Disabled clients in Kilcoy who have been cut off from the service provider who utilises the Kilcoy Community Day Respite Facility, which was funded by significant community contributions;
2. Request that the State and Commonwealth work co-operatively with Somerset Regional Council to ensure that an aged and disabled combined sustainable day respite service is maintained; and
3. Utilise the Kilcoy Day Respite service as a model for the

provision of day respite services to aged and disabled clients (whether eligible for NDIS or not) that is sustainable in small communities;

4. Raise awareness with the State and Commonwealth regarding increased pressures with mental health and the need for more proactive associated services in the Somerset Region."

Carried

Vote - Unanimous

Agenda Item Number 8

Subject:	Development Application No 20579 - Development Application for a Development Permit for Material Change of Use for Animal Keeping (Extension to Boarding Kennel)
File No:	DA20579
Action Officer:	SP-MO
Assessment No:	34842-00000-000

Declarable Conflict of Interest - Cr Whalley

I inform that I have a declarable conflict of interest in this matter (as defined in section 150EN of the *Local Government Act 2009*). The nature of my interest is as follows -

Cr Whalley stated -

I know the proponent of this business personally, as I served with him on the Glamorgan Vale P & C and also know him as a friend. I have determined that this personal interest is not of sufficient significance that will lead me to making a decision on the matter that is contrary to the public interest. I will best perform my responsibility of serving the overall public interest of the whole of the Council's area by participating in the discussion and voting on this matter.

I wish to participate in the decision in relation to this matter. I acknowledge that eligible Councillors must now determine, pursuant to section 150ES of the *Local Government Act 2009*, whether I:

- May participate in the decision about the matter, including by voting on the matter; or
- Must leave the meeting, including any area set aside for the public, and stay away from the meeting while the eligible Councillors discuss and vote on the matter.

Resolution

Moved – Cr Isidro

Seconded – Cr Wendt

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

Carried

Vote - Unanimous

1.0 APPLICATION DETAILS

Subject Land

Location:	1073 Glamorgan Vale, Glamorgan Vale
Real property description:	Lot 18 SP324001 (formerly Lot 98 CH3113)
Site area:	21.983 hectares
Current land use:	Animal keeping (Boarding kennel, Cattery, Breeding rearing and training kennel)
Easements/encumbrances:	A RP168081

Somerset Region Planning Scheme (Version Four)

Zone:	Rural zone
Overlays:	OM2 Air transport overlay OM4 Bushfire hazard overlay OM5 Catchment management overlay OM8 High impact activities management area overlay

South-East Queensland Regional Plan 2017

Land use category:	Regional Landscape and Rural Production Area
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Application

Proposal:	Animal Keeping (Extension to Boarding Kennel)
Category of assessment:	Impact assessment
Applicant details:	Lyngold Pty Ltd c/- Diane Kerr and Associates 19 Frobisher Street SPRINGWOOD QLD 4127
Owner details:	Lyngold Pty Ltd
Date application properly made:	29 March 2021

Referral agencies	None required
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Public Notification	Required
Submissions received:	Four

RECOMMENDED DECISION

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

2.0 BACKGROUND AND PROPOSAL

2.1 Background

This Development Application seeks approval for a Development Permit for a Material Change of Use for Animal Keeping (Extension to Boarding Kennel) on land at 1073 Glamorgan Vale, Glamorgan Vale formally described as Lot 18 SP324001.

The site currently operates as an existing Kennel and Cattery known as the Country Pet Motel. There is a complex history of approvals associated with the existing Animal Keeping uses on-site. The historic approvals currently cover the boarding of a maximum of 20 dogs, whilst separately providing for the keeping of 100 dogs for breeding, rearing and training. A recent approval separately provides for the boarding of 70 cats.

The current development has a long history, commencing in the late 1980's with approvals being issued by the former Moreton Shire Council and Esk Shire Council. A summary of the key town planning approvals relating to the use of the site as a Kennel and Cattery include:

- (a) On 21 December 1989, the former Moreton Shire Council gave consent for the establishment of Kennels for the breeding and rearing of up to 100 greyhounds.
- (b) On 9 July 1990, the former Moreton Shire Council gave Town Planning Consent for a Greyhound Breeding and Rearing Farm for not more than 100 dogs.
- (c) On 11 June 1992, the former Moreton Shire Council gave Town Planning Consent for a Greyhound Kennel Establishment. This consent sought to vary the previously approved site layout plan for the purpose of a greyhound kennel establishment.
- (d) On 16 December 2002, the former Esk Shire Council approved a Material Change of Use for Boarding Kennels (max 20 dogs), Cattery (max 20 cats) and Training Course. The approval was given in addition to the 100 dogs that could be kept on the land under the previous breeding, rearing and training approvals. This decision was appealed; however the appeal was dismissed in July 2003.

Council reference DA1984, hereafter referred to as the **boarding approval**.

- (f) On 22 November 2005, the former Esk Shire Council gave a Decision Notice for Request to Change Development Approval (other than a change of condition). The change was from Breeding and Rearing 100 Greyhounds dogs plus pups to Breeding and Rearing 100 Dogs.

Council reference DA2847, hereafter referred to as the **breeding approval**.

- (g) On 15 December 2020, Council gave a Negotiated Decision Notice for a Development Permit for Material Change of Use for Animal Keeping (Extension to Cattery) for the boarding of up to 70 Cats. This approval sought to expand the cattery from 20 places to 70 places and replaces/consolidates the cattery component of DA1948 to this new approval. Council reference DA19318.

The site is additionally benefited by planning approvals for a secondary dwelling (DA18732) and a caretaker's accommodation (DA6781). The lot was recently reconfigured through a boundary realignment (DA19745).

This application seeks approval for 100 boarding dogs to be accommodated on the site, including the 20 boarding dogs included currently in the boarding approval (i.e. the application proposes an extra 80 dogs to be boarded). These 100 boarding dogs will be in addition to the 100 dogs allowed for separately under the breeding approval.

The application includes a total of 86 enclosed pens for boarding of dogs. The applicant has advised that they operate such that more than one dog may be housed in one pen at a time, depending upon the size of the dog/s and if the dogs come from the same family. For example, a family with 2 dogs may result in both dogs being housed in the same kennel pen. As the proposal is intended to be staged, as per section 2.3 of the report below, not all of the development will be constructed simultaneously.

The development application is intended to replace the existing boarding approval (DA1984), to simplify the boarding kennel approval component of the Country Pet Motel and seeks to

ensure that existing and new boarding kennels and yards comply with contemporary planning standards.

2.2 Proposal

Building A is to be replaced in its entirety with a new kennel building and new day yards. This building is a lowset kennel with blockwork walls, timber south facing doors and insulated metal roofing (commonly referred to as fridge panelling). This kennel is fully enclosed with a total of 12 pens, private yards on their south-eastern side, and communal yards constructed further to the south-east. The yard arrangement for this kennel is essentially 'flipped', as the current building opens to the north-west with communal yards between the kennel building and the easement.

Building B is an existing building that is to be retained and contains a kennel with 14 pens and a maintenance shed. The kennel component has brick and steel walls with insulated metal roofing. The outdoor yards for this kennel are located on the north-western side, between the kennel and the easement. An acoustic barrier is proposed to wrap around kennel A and B, constructed alongside the boundary of the easement.

Building C is a new building that replaces a much smaller outdoor kennel that formed part of the breeding approval. The new building is constructed from a combination of brick and lightweight walls, with insulated metal roofing and solid core external doors to the walkways and private yards. There are 32 fully enclosed pens provided with this building.

The design provides for a row of enclosed kennels on either side of a central walkway, with two central rooms for food preparation and hydropath facilities. Each kennel is provided with a private yard which will be accessible during daytime hours. The kennel also provides for eight day yards for exercise, with four located on either side of each building. The north-western edge of the day yards will be constructed with a 1.8 metre high acoustic barrier.

Building F is a new 'L' shaped building, designed to shield the communal yards from residences to the north-east and north-west. Like Building C, this kennel is a combination of brick, concrete and lightweight walls, with insulated metal roofing and solid core external doors to the walkway and private yards. There are 28 fully enclosed pens provided with this building, laid out such that the walkway accesses each private yard, with the enclosed pen at the rear of the day yard.

Buildings D and E are established kennel buildings that form part of the separate breeding approval over the site, and do not form part of the application. As such, boarding dogs will not be permitted to be kept within these kennels.

The boarding kennel will retain the existing office/reception building located adjoining the car parking area at the front of the site. The site will be permanently staffed, as the property contains three dwellings (dwelling house, secondary dwelling, and caretaker's accommodation), each providing accommodation for persons associated with the operation of the kennel or, in the case of the secondary dwelling, family members associated with the operator of the kennel.

Proposal plans are provided as attachments to this report.

2.3 Staging

The proposal is intended to be delivered in five (5) stages, which are visually represented on the staging plan attached to this report and is also included in the recommended documents for approval. The applicant has advised that the delivery of each stage is subject to market conditions, but all stages will be constructed sequentially.

Stage One provides for the construction of a new acoustic fence along the north-eastern property boundary and will align with the future location of Kennel F. The fence varies from 2.2 metres to 1.8 metres in height and in both the interim and ultimate development scenarios will provide acoustic mitigation for several of the existing dog runs associated with the breeding kennel on site. The recommended conditions of approval require the construction of this acoustic barrier within six months of the permit taking effect.

Stage Two provides for the upgrading of Kennel B and its associated yards and acoustic barriers. As result, no additional dogs are proposed to be boarded at this stage. As this stage does not involve any additional kennel buildings, the total number of boarding dogs on site remains at 20.

Stage Three provides for the replacement of Kennel A with a new kennel building and the redevelopment of the associated yards, construction of the acoustic barrier. At the conclusion of this construction for this stage, the maximum number of boarding dogs on site is 35.

Stage Four provides for the construction of proposed Kennel C, the associated yards, acoustic barrier, and the introduction of five additional parking spaces adjoining the established car parking area. At Stage Four, an additional 50 dogs will be able to be boarded, bringing the total maximum number of dogs boarded on site to 85. It should be noted that this maximum number is only achievable where most of the boarding dogs are paired, in that the two dogs are from the one household.

Stage Five provides for the construction of proposed Kennel F and the associated yards. At Stage Five, an additional 45 dogs can be boarded, bringing the total number of dogs boarded on site to the proposed maximum of 100.

The proposal seeks to develop the five stages in line with market demand. The recommended conditions of approval ensure that the proposed is developed in consecutive stages, noting the recommendation that the first stage commence within six months of the permit taking effect. In accordance with the *Planning Act 2016*, the development approval will not lapse provided the first stage commences within the currency period.

2.4 Proposed operations

Noise

A Noise Impact Assessment has been prepared by a suitably qualified person which identifies necessary and appropriate acoustic measures that must be installed to mitigate and ameliorate the noise effects of the existing and proposed boarding kennels on neighbouring dwellings. This report has been peer reviewed and is considered to provide appropriate measures to manage the noise impact posed by the development.

The recommended conditions package requires that the development be constructed and operated in accordance with the recommendations of the acoustic report. Additionally, the recommended conditions package includes specific acoustic levels that must be achieved post commencement. These additional criteria provide a clear framework for Council to monitor and enforce noise nuisance in the event of substantiated noise complaints resulting from the boarding kennel.

Kennel management plan

The application was supported by a Boarding Kennel Management Plan that identifies the core operational procedures for the boarding kennel. Should the application be approved, this document will form part of the conditions and approved documents for the development

approval.

The management plan outlines the minimum requirements for ensuring that the welfare and wellbeing of all animals, including:

- site monitoring, by requiring a member of staff on site at all times;
- dog monitoring and exercising;
- feeding procedures and food storage;
- veterinarian and medication procedures;
- kennel clearing and flea and tick controls;
- access to drinking water, temperature control, and bedding.

Hours of operation

As a boarding kennel, the proposed use operates 24 hours a day, every day of the year. However, restrictions are imposed on the times in which dogs may be within day yards and the unenclosed private yards.

The kennel management plan and acoustic reporting require that the dogs must be housed within the buildings between 6pm and 7am, with the use of outdoor day yards and private yard areas during daytime hours only (i.e. 7am to 6pm).

Waste management

General waste (including food containers, cleaning papers, dust, hair/fur) will be collected and stored within bins throughout the property, before being placed within wheelie bins for weekly servicing.

Animal excrement will be collected at least twice daily from kennels and at least once daily from the day yards. The excrement is bagged, sealed, and placed within the wheelie bins for weekly servicing.

Each of the new kennel buildings will be connected to a suitable onsite wastewater system for the treatment and onsite dispersal of wastewater. The application material includes a preliminary services plan demonstrating the site is capable of handling such systems. The final design of this system will be subject to a Plumbing and Drainage Approval from Council.

Complaint handling

Council has historically required that the holder of development permits for kennels (whether for boarding, breeding, or training purposes) keep records of complaints received regarding the kennel. It is considered appropriate that this boarding kennel, through the management plan, include details as to how a person may contact the kennel managers with respect to any nuisance complaints.

As such, the recommended conditions of approval include a requirement to provide an amended management plan to identify a contact, including a 24/7 phone number, so that an affected person may contact the manager to advise of an environmental complaint. The conditions package also includes a record keeping requirement for complaints received.

It is important to note that this process is separate to powers that Council has for enforcing kennel related environmental nuisance complaints but provides affected persons with an opportunity to have concerns addressed in a timely manner by the manager.

2.5 Application Process

The application was received on 29 March 2021 and involved public notification. During the notification period, four (4) properly made submissions were received, including one

submission containing a list of 26 other persons (affected residents) identified as supporting that submission.

A detailed assessment of the matters raised by the submitters is outlined in section 8.2 of this report.

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 subject land is rural in nature and is bounded to the west by Glamorgan Vale Road, Sandy Creek to the south and similar sized rural properties to the north-east and north-west. The land contains stands of mature vegetation and slopes towards the south-east to Sandy Creek. The adjoining property to the north-west is currently vacant and the adjoining property to the north-east contains a dwelling house and associated domestic outbuildings.

In addition to the existing kennel and cattery business operating from the property, the subject land also contains a dwelling house, a secondary dwelling, and a caretaker's residence which is occupied by people employed as part of the business.

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 Regional Landscape and Rural Production Area. The development application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was found to be consistent.

4.3 Planning Regulation 2017 (Schedule 10)

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

The development application required assessment against the following assessment

benchmarks within the Regulation.

4.3.1 Schedule 10, Part 10 – Koala habitat area

The proposal involves development on premises in a koala priority area not interfering with koala habitat, and under the provisions of Schedule 10, Part 10, requires assessment against the assessment benchmarks within Schedule 11 of the Regulation.

The application has been assessed against the assessment benchmarks and the proposal is considered to comply. Importantly, any impacts on the koala trees, including the removal of two koala habitat trees, are conditioned to comply with the exempted development provisions of the regulation, meaning that they are not captured by the prohibition on interfering with koala habitat. A development condition is recommended to support this requirement.

The recommended conditions of approval include requirements to ensure that koala safety fencing is implemented on the external fences of yards to prevent koala movements within the site.

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 a well-placed use in the Rural zone that does not compromise other rural activities from occurring nor compromise the role and function of Centre or Industry zoned land.

Element 3.3.10 of this theme provides specific outcomes for the development of high impact activities within the region, and seeks to ensure that the urban, rural residential, rural lifestyle and tourism focus areas are protected from impacts of high impact activities. High impact activities, such as kennels, must be appropriately located to protect the health, wellbeing, amenity and safety of communities and individuals from the impacts of air, noise, and odour emissions.

The proposal has demonstrated that, despite being located within the High impact management area, the impacts of the development on surrounding communities can be managed such that noise, odour and other amenity considerations do not unreasonably impact on neighbouring residents. The recommended conditions package provides appropriate measures for construction, operation, monitoring, and compliance of the use to address noise concerns from the boarding kennel operation.

The site is additionally located within the Glamorgan Vale Urban Investigation Area, in an area that is identified as being potentially suitable for industrial development beyond the life of the planning scheme (and subject to further detailed technical investigations into the need for urban expansion within the region, beyond 2031).

The strategic framework seeks that land in this area is protected from inappropriate interim development that would create the potential for future land use conflict between rural activities

and future urban development or compromise the long-term consolidation of urban growth.

It is considered that the proposed development is unlikely to compromise further long-term residential growth, as the site is also subject to the RAAF Amberley Air Base 20-25 ANEF corridor, which will greatly diminish the ability of this area for residential purposes. Should, subject to the detailed technical investigation, the Urban Investigation Area be progressed further, it is likely that this area would be for uses that are not subject to significant impact from aircraft noise, such as industry indicatively identified in the Strategic Framework map.

It is considered that the proposal will not compromise the development potential of the Glamorgan Vale Urban Investigation Area in either the short or long-term.

Natural environment

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 with no regulatory effect. The site is not an area of ecological significance or protected estate as shown on the framework maps.

The development is considered to have been appropriately designed to mitigate noise and odour environmental impacts and is not considered to compromise the long-term planning for Glamorgan Vale Urban Investigation Area.

Natural resources

The proposal does not involve any impact on an identified natural resource, including agricultural land, extractive resources or forestry. The proposal maintains a suitable separation from the watercourse (Sandy Creek) to avoid adverse water quality impacts within the Higher-risk catchment area, in excess of the setbacks identified within the relevant overlay codes.

Community identity and regional landscape character

The community identity and regional landscape character of the region is not affected by the proposal, as the development does not compromise the existing or planned character of the regions centres, townships or rural living areas, and, subject to the recommended conditions package, is appropriately controlled to maintain the open landscape character of the rural area.

Economic development

The proposal does not impact on the continued development of Council's town centres network nor the industrial development areas within each town. The proposal supports an existing business providing rural economic opportunities.

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.

Transport

Glamorgan Vale Road provides a direct link between the development site and the nearest State controlled road (Brisbane Valley Highway) and is at a standard that appropriately services the existing traffic volumes and anticipated development traffic.

The site is also located within the RAAF Amberley Air Base 20-25 ANEF corridor, however the proposed development will not compromise the operational efficiency of navigation, communication and surveillance equipment provided to assist the safe and efficient movement

of aircraft associated with the RAAF Amberley Air Base, nor will the development increase the number of persons exposed to aircraft noise.

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
Rural zone code	Yes	PO2, PO13, PO14
Animal keeping code	Yes	PO5, PO6, PO8
Services, works and infrastructure code	Yes	PO6
Transport, access and parking code	Yes	PO7
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Air transport overlay code	Yes	Complies with all relevant acceptable outcomes
Bushfire hazard overlay code	Yes	Complies with all relevant acceptable outcomes
High impact activities management area overlay code	Yes	Complies with all relevant acceptable outcomes

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

5.1.3 Performance Outcome Assessment

Rural zone code

Performance outcome	Acceptable outcome
Building setbacks	
PO2 Building setbacks: <ul style="list-style-type: none"> (a) contribute to the maintenance of the rural character of the zone; and (b) manage potential amenity impacts on <i>sensitive land uses on adjoining premises</i>. 	AO2 Buildings and structures are setback a minimum 15 metres from all boundaries of the site.
Proposal The proposed redevelopment of Kennel A will result in the new building being setback 14 metres from the north-western side boundary, seven metres from the edge of Easement A. Additionally, acoustic fencing is to be constructed along the boundary of Easement A (seven metres from the side boundary), as well as within 1.5 metres of the north-eastern boundary in the area adjoining proposed Kennel F.	

Performance Outcome Assessment

The applicant proposes to reconstruct Kennel A to achieve the noise control requirements identified within the acoustic report. The existing kennel is located in excess of 15 metres from the site boundary, but contains day yards between the kennel and Easement A. The proposed replacement building will be constructed with a 14 metre setback, in line with Kennel B, with the day yards located on the internal facing elevation. This will result in an improved situation with respect to amenity impacts caused by the established day yards.

The proposal also includes the establishment of acoustic barriers within proximity to the site boundaries, with the length of Kennel A, Kennel B and their associated day yards protected behind an acoustic barrier along the easement boundary. These acoustic barriers are required by the acoustic report to address noise impacts on neighbouring sensitive receptors. It is considered appropriate to construct the barriers at this location as it works to address noise concerns from the day yards already authorised by the boarding approval.

The recommended conditions of approval include a requirement for a licenced surveyor to certify in writing that the acoustic barriers and all buildings associated with this application are located outside of Easement A. Additionally, the recommended conditions of approval require the applicant to paint the external face of acoustic barriers in colours consistent with the natural tones of the local area.

It is recommended that the alternative solution be accepted in this instance, subject to the imposition of the recommended development conditions package accompanying this report.

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:

- (a) hours of operation;
- (b) lighting;
- (c) noise;
- (d) dust, odour and other airborne emissions;
- (e) public health and safety;
- (f) traffic generation;
- (g) the use of *advertising devices*;
- (h) visual amenity; and
- (i) overlooking and privacy.

AO13

No acceptable outcome provided.

PO14

Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) lighting;
- (e) *advertising devices*;
- (f) visual amenity;
- (g) privacy;

AO14

No acceptable outcome provided.

(h) odour; or (i) emissions.	
<p>Proposal</p> <p>Council officers are aware that there are existing negative environmental impacts, particularly regarding noise, as a result of the existing boarding and breeding approvals on the site.</p> <p>This application seeks to address negative environmental impacts created by the existing boarding kennel operations through the development of contemporary kennel buildings meeting current acoustic standards.</p> <p>Performance Outcome Assessment</p> <p>The site is benefitted by several existing approvals that allow the land to be used for a breeding kennel, boarding kennel, and cattery, as well as other ancillary uses (see section 2.1 of this report).</p> <p>In making this application, the applicant has decided to lodge a new application that incorporates both the proposed kennel expansion as well as the existing boarding approval. The submitted town planning report identifies that this is to <i>simplify the boarding kennel component of the Country Pet Motel and ensure that both the existing and new kennel buildings and yards comply with Council's current standards</i>. This approach allows for Council to reasonably assess impacts associated with the full scope of the boarding activities that would be permitted to occur subject to Council's approval.</p> <p>The application has been supported by technical acoustic reporting that has determined the requirements for the mitigation and amelioration of noise impacts on surrounding sensitive receptors. Council engaged a suitably qualified person to peer review the submitted acoustic material, made recommendations to Council and the applicant for changes to the proposal which result in improved acoustic measures, and advised Council officers on the imposition of reasonable and relevant conditions with respect to noise matters.</p> <p>The application material also included preliminary design for wastewater treatment and disposal systems to demonstrate sufficient land dispersal area exists for the development. This design will be subject to a further plumbing and drainage approval from Council.</p> <p>The submitted kennel management plan identifies the hours of operation and deals with traffic management as a result of pick-up and drop off movements.</p> <p>The attachments to this report include a comprehensive set of development conditions designed to address environmental impacts that may result from the operation of the boarding facility, including:</p> <ul style="list-style-type: none"> • noise; • odour; • lighting; • stormwater/wastewater discharge; • visual amenity; • operational hours; • privacy. <p>It is considered that the proposed development achieves the performance outcomes PO13 and PO14 in this instance, subject to the imposition of the recommended development conditions package accompanying this report.</p>	

Animal keeping code

Performance outcome	Acceptable outcome
Siting	
<p>PO5 The activity maintains the amenity of the locality and is on a <i>site</i> which:</p> <p>(a) has a suitable shape, slope and area to provide adequate setbacks of <i>animal enclosures</i> from:</p> <ul style="list-style-type: none"> (i) <i>site</i> boundaries; (ii) on-site <i>dwellings</i>; (iii) public roads; and (iv) <i>sensitive land uses</i> on other <i>premises</i>; <p>(b) is sufficiently elevated to facilitate ventilation and drainage; and</p> <p>(c) is not subject unreasonable risks from natural hazards.</p>	<p>AO5.1 The following separation distances are provided for <i>animal enclosures</i>:</p> <ul style="list-style-type: none"> (a) 50 metres to a <i>road</i> frontage; (b) 15 metres from side and rear boundaries; (c) 15 metres from a <i>dwelling</i> on the same <i>premises</i>; (d) 50 metres from a <i>dwelling</i> on another <i>premises</i> or 200 metres for a <i>kennel</i> or <i>aviary</i>; and (e) 500 metres from another <i>kennel</i>. <p>AO5.2 The area of the <i>site</i> utilised for the activity:</p> <ul style="list-style-type: none"> (a) has a slope of less than 10 per cent; (b) is not subject to flooding; and (c) is not subject to bushfire.
<p>Proposal The proposal seeks alternative solutions to AO5.1 parts (b) and (c). The proposal is more than 50 metres from a road frontage, 200 metres from any dwelling on adjoining or neighbouring sites, and 500 metres from another kennel.</p> <p>Additionally, the proposal seeks an alternative solution to AO5.2 part (c) as the site is subject to the bushfire hazard overlay. The proposal has demonstrated compliance with the acceptable outcomes of the Bushfire hazard overlay code.</p> <p>Performance Outcome Assessment The proposed development incorporates animal enclosures within 15 metres of the side and rear boundaries, namely the day yards associated with Building B (existing), and the day yards associated with Building F (existing as part of the breeding approval, to be upgraded for boarding use as part of Stage Five of the development).</p> <p>The Building B day yards are located seven metres from the side boundary, at the boundary of the Easement. The interface between these yards and the Easement will be improved by the installation of the acoustic barrier along the boundary.</p> <p>The Building F day yards are located 1.5 metres from the north-eastern property boundary, and generally aligns with yards currently on the site. It is proposed to construct an acoustic barrier adjoining these yards at the first stage of development.</p> <p>The day yards associated with Building F are also located nine metres from the secondary dwelling at the closest point. There is considered to be suitable separation between the dwelling and the day yards, as the secondary dwelling must always be occupied by family members of the person residing in the primary dwelling, who will in-turn be tied to the operation of the kennel.</p>	

The site is considered to have a suitable shape, dimensions, and slope to appropriately locate the kennel buildings, day yards, and ancillary buildings and services. The accompanying acoustic report has demonstrated that the boarding kennel can operate within the required acoustic levels, and the recommended conditions package provides for the ongoing monitoring and compliance of noise to ensure the protection of amenity from noise nuisance.

Additionally, the recommended conditions of approval require the applicant to paint the external face of acoustic barriers in colours consistent with the natural tones of the local area. This will assist in mitigating the visual impact of the barriers when viewed from surrounding properties.

There are houses on adjoining lots that are within 200 metres of the property, however these houses are not within 200 metres of the animal enclosures.

The site is not considered to be subject from unreasonable risks posed by natural hazards, as the development area is not subject to significant slope or flood hazards, and bushfire hazards are appropriately addressed by compliance with the Bushfire hazard overlay code.

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

Built form and character

PO6

Animal enclosures are designed to be:

- (a) escape proof;
- (b) predator proof;
- (c) of sufficient size for the animal;
- (d) provide weather protection;
- (e) minimise stress;
- (f) avoid injury; and
- (g) to ensure animals are securely housed.

AO6.1

Animal enclosures used to house animals are roofed.

AO6.2

Outdoor *animal enclosures* are a minimum of 2 metres in height; and constructed of mesh, chain or hinge-joint stock proof wire.

AO6.3

Where for a *kennel*, outdoor *animal enclosures* are screened with barriers to prevent external visual line of sight to other animals or external activities.

Proposal

The proposal seeks alternative solutions to acceptable outcomes AO6.2 and AO6.3. The proposal complies with AO6.1 as overnight the dogs are accommodated within enclosed kennels that are roofed.

With respect to AO6.2, the applicant has advised that each of the fences around the day yards and private yards will be two metres in height, with the exception of a 1.8 metre high colour bond fence at the north-west edge of the day yards associated with building C, as this fence is designed to achieve the acoustic requirements from the noise impact assessment.

With respect to AO6.3, the applicant has advised that the fences surrounding the day yards and private yards are not designed to prevent line of sight to other animals or external activities.

Performance Outcome Assessment

The proposed 1.8 metre high colour bond fence is considered to appropriately address the minimum standards.

The site has been modelled to provide suitable acoustic attenuation.

The exclusion of barriers to prevent external visual line of sight has not been given sufficient weight to warrant exclusion. It is proposed to include a condition within the conditions package to address this.

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

Managing operational impacts**PO8**

Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that maintains the amenity of the surrounding area, *sensitive land uses*, and the enjoyment of public open spaces.

Note - To demonstrate compliance with PO8, Council may require the preparation of an acoustic report which addresses anticipated noise impacts associated with the proposal.

AO8.1

Exterior walls of enclosed *buildings, structures* and *animal enclosures* are constructed of noise attenuating materials including but not limited to clay, concrete, masonry or solid concrete.

Proposal

The proposal seeks to slightly vary the materials used for the external walls of the buildings. The enclosed pens are to be constructed from brick and concrete blocks, except for the original Building B which retains its combination brick and steel construction.

Performance Outcome Assessment

The application has been supported by an acoustic assessment that demonstrates that the materials and finishes of each kennel building will achieve the necessary acoustic requirements during all periods.

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

Services, works and infrastructure code

Performance outcome	Acceptable outcome
Vegetation clearing	
PO6 Vegetation must be protected to ensure that:	AO6.1 No vegetation clearing (unless <i>minor operational work</i>).
(a) vegetation of historical, cultural or visual significance is retained;	OR
(b) vegetation is retained for erosion prevention and slope stabilisation;	AO6.2 Vegetation clearing is essential for carrying out work authorised or required under another Act.
(c) the character of the local area is maintained;	
(d) pedestrian shading is maintained;	
(e) the conservation of natural	OR

biodiversity is assisted.	<p>AO6.3 Vegetation clearing is within the path of, or within three metres of road, water supply, sewage or stormwater drainage works.</p> <p>OR</p> <p>AO6.4 Vegetation clearing is within three metres (as measured from the centre of the diameter of the tree's trunk, at ground level) of an existing building or structure.</p> <p>OR</p> <p>AO6.5 Vegetation clearing is authorised by Council and is considered as one or more of the following:</p> <ul style="list-style-type: none"> (a) actually or potentially dangerous as a result of being dead, dying or diseased, structurally unsound, or having a growth form or habit which is hazardous; (b) a threat to the safety of persons or property or the environment integrity; (c) restricting the habitability of the dwelling on the site. <p>OR</p> <p>AO6.6 Vegetation clearing is essential for the survey of the property boundary by a licensed cadastral surveyor.</p> <p>OR</p> <p>AO6.7 Vegetation clearing is undertaken to:</p> <ul style="list-style-type: none"> (a) maintain an existing fire break; (b) undertake works in order to implement an approved fire management plan; or (c) establish a fire break during a fire event or to contain fire in some other way during a fire event.
<p>Proposal The proposal results in the clearing of two mature native trees for the construction of Kennel C. The trees are currently located within an exercise yard associated with the breeding approval. The clearing of this tree does not align with any of the seven acceptable outcomes,</p>	

and as such a performance outcome is required.

Performance Outcome Assessment

The mature native trees are located within an existing exercise area associated with the breeding kennel approval, which limits the ability for koalas and other native animals to access the trees.

The loss of the vegetation will not result in the loss of known historic or culturally significant values on the site, cause ground instability or lead to erosion and sedimentation control issues.

It is considered that the character of the local area will not be impacted by the removal of the two trees, nor will the clearing result in a significant loss of biodiversity values present on the site. Additionally, the clearing of the two trees aligns with exempted development clearing for the State's koala habitat protections identified in the *Planning Regulation 2017*.

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 treatment	
<p>P07 Car parking location minimises impacts on the streetscape and contributes to the intended character of the zone and locality.</p>	<p>A07.1 Car parking is located behind or within a building.</p> <p>A07.2 The location of visitor parking is discernible from the street or alternatively appropriate signage is provided.</p>
<p>Proposal The established car parking area for the site is located forward of the reception building. The proposal will provide for an additional five parking spaces within the existing parking area.</p> <p>The proposal complies with A07.2.</p> <p>Performance Outcome Assessment The existing parking area is located approximately 50 metres from the property boundary, generally in line with the cattery buildings and the caretaker's accommodation, but forward of the reception building, dwelling house and the kennel complex.</p> <p>It is considered that the parking area does not result in any undue impact on the streetscape and supports the intended character of the locality through the established vegetation/landscaping and separation from the road. The separation of the car parking and manoeuvring from the kennel complex also reduces potential for disturbance of the dogs.</p> <p>It is recommended that the alternative solution to A07.1 be accepted in this instance.</p>	

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 animal keeping, which is identified as being a high impact rural use under Somerset Regional Council Charges Resolution (No. 1) 2021.

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 site has a current connection to the Glamorgan Vale Water Board rural water network.

The site will retain its connection to the rural water network and is benefitted by water tanks totalling 83,000 litres which will ensure suitable water supply for the needs of the proposed development, as well as other uses occurring on the site.

The site contains sufficient area for onsite treatment systems 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

As the development is in the Rural zone, the planning scheme does not require the development to connect to reticulated electricity or telecommunications networks. Notwithstanding, the applicant has advised that each of the kennel buildings will be connected to the reticulated electricity network. The existing site office will retain its existing connections to 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 not applicable as the site is located outside of the Urban Footprint.

6.6 Transport network

Glamorgan Vale Road is a sealed Council trunk collector road with a posted speed limit of 80km/hr. The proposal is considered to provide adequate sight distances at the existing crossover location.

The planning scheme provides the minimum number of carparking space on a per-staff member basis. As such, the established parking area provides a sufficient number of car parking spaces to meet the Transport, access and parking code requirements. Notwithstanding, the proposal seeks to provide an additional five (5) parking spaces, as part of Stage Four of the development.

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.

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

8.1 Notification requirements

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 18 May 2021.
- (b) A notice was published in The Somerset newspaper on 19 May 2021.
- (c) A notice in the prescribed form was placed on the premises on 19 May 2021 and maintained for the minimum period of 15 business days until 10 June 2021.

Council received the Notice of Compliance on 14 June 2021, confirming that public notification had been undertaken in accordance with the statutory requirements.

8.2 Summary of issues of objection and officer responses

During the notification period, four properly made submissions were received. One of these submissions includes a list of 26 affected residents (plus the principal submitter). Each of the four submissions opposes the development.

There were no submissions deemed not properly made and no submissions in favour of the proposal.

A summary of the issues raised in the submission are as follows:

Submission concern – Noise

The submissions raised considerably concern about the existing noise emitted from the site, and concerns over additional noise because of the additional dogs. A selection of comments made through the submission are listed below.

- *The facility currently offers me a good deal of noise pollution by way of yapping / barking / howling.*
- *Noise levels will increase in volume and frequency. I can describe it as once one dog starts, it seems every dog in the facility joins in and increases in ferocity until they lose interest and wait for another dog to entertain them all over again. This gives great frustration in the still of night or a calm day. Or any other day we want to enjoy the [tranquillity] of the area. The noise carries fantastically up the creeks and gullies to where it cannot be escaped.*
- *The noise pollution currently generated from the present number of dogs at this property is already very loud. The sound travels extensively and can be heard over a long distance, and is further exacerbated if there is a breeze blowing. During holiday season and long weekends when animal numbers are obviously at maximum the noise level is already noticeably louder.*

- *I am honestly astounded and extremely disappointed to see this DA for an additional 80 boarding dogs when the property owners have for years refused to address the issues with dogs barking on the property.*
- *I have no confidence in the validity of the findings of the noise survey. The prediction for noise levels at R1 has no foundation in accuracy. We often live with our house fully closed up to block out the sound of dogs barking. It is common for us to do this every night year-round and on weekends during the day for peace and quiet.*
- *Based on this experience of local residents, noise mitigations proposed in the Noise Impact Assessment of the Proposed Development would not appear to be adequate to ensure that residents are not unduly affected.*
- *The Noise Impact Assessment study area does not sufficiently address the impact of the Proposed Development on neighbouring residents. The study area extends only to adjoining lots and does not address the impact on residential properties that are located (on linear measurement) closer to the Proposed Development than adjoining lots.*

Officer comment

The primary issue raised by each of the submitters is that of noise, with particular attention given to current noise issues emanating from the existing kennel operation. Comments also concerned the validity of the noise survey, the range of the study area for the noise impact assessment, and the recommended acoustic measures.

The primary purpose of the noise survey is to establish the background noise levels as well as to provide exemplar dog barking levels. The noise modelling utilises the background level in its calculations but models the noise impact using sound levels identified by the Planning and Environment Court as being appropriate in the assessment of kennel applications.

Council engaged a suitably qualified person to peer review the submitted acoustic material, make recommendations to Council and the applicant for changes to the proposal which result in improved acoustic measures, and advised Council officers on the imposition of reasonable and relevant conditions with respect to noise matters.

The recommended conditions of approval not only require the development to be built in accordance with the requirements of the noise impact report, but also includes specific noise levels that may not be exceeded by the development at particular locations, and instructions as to the compliance and monitoring of the noise levels once the kennel becomes operational.

It is considered that the development has demonstrated compliance with the applicable noise requirements established for the use, and subject to the imposition of the recommended conditions package, is considered to appropriately manage noise impacts on surrounding residents.

This is not a reason for refusal of the application.

Submission concern – Loss of rural amenity

Submissions raised concern of the loss of rural amenity and the appropriateness of the use within a quiet rural location.

Officer comment

The application has been subject to a detailed assessment against the planning scheme and associated regulatory instruments. As a result of the assessment, it is considered that the proposed kennels are appropriately located with respect to planning criteria for the location of high impact activities, noting compliance with the strategic framework, high impact activities management area overlay code and zone code.

This is not a reason for refusal of the application.

Submission concern – Lack of need

One submission questioned the need for the development to occur, noting that the application material stated that there is a significant demand for more boarding kennel facilities within the Somerset region. The submitter notes that there is no substantiation of the need for the development within the application material.

Officer comment

The applicant proposes to undertake the development in stages to meet market demand.

The planning scheme does not have requirements for a development application to demonstrate the economic need for development. It is considered that the applicant is best placed to demonstrate the need of the development in this instance, as the proposal is not seeking to vary the planning instrument or challenge underlying planning assumptions for Council's planning scheme.

This is not a reason for refusal of the application.

Submission concern – Siting of kennel and yards

Submissions raised concerns about the placement of dog yards and buildings and structures with respect to the planning scheme's acceptable outcomes for minimum setbacks of 15 metres from side and rear boundaries. The submission particularly noted that the fence adjoining yards associated with Kennel F and Buildings A and B are within 15 metres of the rear and side boundaries respectively, and that these should be held to current acceptable outcomes.

Officer comment

A detailed assessment of the siting requirements and the alternative solutions proposed by the applicant has been undertaken in earlier sections of this report. As identified in those assessments, the proposal is considered to demonstrate compliance with the corresponding performance outcomes.

This is not a reason for refusal of the application.

Submission concern – Design of kennels and yards

One submission noted that the proposal plans do not annotate the different wall materials on the floor plans, and that the elevations show that the external finishes of the buildings are shown with the mesh fencing provided for each of the private yards that adjoin each enclosed pen. There was also insufficient information that each of the pens will be constructed to ensure dogs cannot dig out of the yards.

Officer comment

It is recommended that the proposal plans for Kennel B, C and F be resubmitted prior to building works approval with annotations to clarify the materials used for each wall. This is considered necessary to ensure that the proposal plans are clear in the use of the materials required by the acoustic assessment. The recommended conditions package reflects this requirement.

The recommended conditions package also includes a requirement to ensure that each fence that surrounds the kennel block and yards is to be constructed such that a dog should not be able to dig under the fence.

This is not a reason for refusal of the application.

Submission concern – Kennel management plan

Submissions raised concerns about the kennel management plan and incorporated noise management and complaint requirements. The submissions note concerns in managing barking and animal stress.

Officer comment

The recommended conditions of approval including requirements for the provision of a barking management plan, staff training, and annual review of the plans, which will address the concerns raised about the management of barking on the site.

The conditions package includes requirements for the submission of an amended kennel management plan that includes requirements relating to complaints management.

This is not a reason for refusal of the application.

Submission concern – Hours of operation

Submissions raised concerns that the application did not propose to limit the hours of operation for pick up and collection activities, citing that some boarding kennels are operated such that they are not open for collection on Sundays or Public Holidays.

Officer comment

The applicant did not include hours of operation for picking up and collection of animals. There are no specific hours addressing this in the Animal Keeping Code, however, the kennel management plan and acoustic reporting require that the dogs must be housed within the buildings between 6pm and 7am, with the use of outdoor day yards and private caged areas during daytime hours only (i.e. 7am to 6pm).

The issue of preventing collection on Sundays or Public Holidays is not considered to be reasonable, in that there is the potential in the event of a public holiday falling on a Monday that owners would in effect be prevented from picking up their animal from the close of business on Saturday to the start of business on Tuesday.

It is considered that picking up and collection of animals is reasonably limited to the hours in which dogs are more active during the day, and not at nighttime, in order to minimise potential disturbance. The conditions package includes hours for drop off and collection of animals.

This is not a reason for refusal of the application.

Submission concern – Water

One submission was concerned about the provision of water on site, noting that the site is connected to Glamorgan Vale Water Board for the provision of rural water.

Officer comment

The application material advises that there is suitable water capacity across the site for the operation of the kennels, through the water supplied by the Glamorgan Vale Water Board as well as the rainwater tanks existing on site. In drought situations, the use of the trucked water to replenish the tanks is an appropriate measure.

This is not a reason for refusal of the application.

Submission concern – Wastewater and stormwater

One submission raises concerns as to the disposal and dispersal of stormwater and wastewater from the kennels, particularly with respect to impacts to adjoining land and Sandy Creek.

Officer comment

The site is a large site with only a small area to be developed with impervious areas, as the majority of the development is outdoor exercise yards. As such, the stormwater process should demonstrate discharging as no worsening on upstream, downstream or adjoining properties. The standard conditions package reflects this requirement.

In terms of wastewater, each kennel will require a wastewater system for treating water that will require assessment against the Plumbing and Drainage Act and associated regulatory instruments.

This is not a reason for refusal of the application.

Submission concern – Access

A submission raises concerns about the number of vehicle movements on and off the site, noting that at maximum capacity a significant number of people will be accessing the site within short windows.

Officer comment

Council officers have considered the requirement to upgrade the driveway access against the Austroads requirements and have determined that there is insufficient traffic volume on Glamorgan Vale Road or accessing the site to consequently require the installation of dedicated turning treatments. It is considered that the number of vehicles that would likely attend the site in peak traffic conditions will not unreasonably burden Glamorgan Vale Road.

This is not a reason for refusal of the application.

Submission concern – Koalas

One submission mentioned support for the position the development takes with respect to ensuring koalas are protected from entering the property, rather than encouraging an increase in koala habitat on site. The submission comments:

[It] is not suitable that a koala enters the property. There is nothing in this DA that is detrimental to that population. If anything, solid fencing around yards to completely exclude koalas would provide them the utmost protection.

Officer comment

The recommendations of this report include a requirement to ensure that Koala exclusion fencing is utilised along the perimeter of the day yards to prevent ingress of Koalas within the kennel area. This is consistent with the requirements of Schedule 11 of the *Planning Regulation 2017*.

This is not a reason for refusal of the application.

Submission concern – Concerns about lawful operation to date

Submitters raise concerns over the lawfulness of existing operations, particularly with respect to exceeding maximum dog numbers and utilising breeding approval areas for boarding dogs.

Officer comment

The application has been made, in part, to bring the existing boarding kennel into contemporary planning standards.

It is considered that the contemporary conditions package recommended by this report will provide a significantly improved capability for monitoring and enforcing compliance issues may arise from the boarding kennel on site.

This is not a reason for refusal of the application.

Submission concern – Land valuation, property prices

Submitters raise concerns that the value of properties in the surrounding area are subject to reduced land and property valuations (both on rateable valuations and sale value), which will only increase with the expansion of the boarding facilities.

Officer comment

Whilst the *Planning Act 2016* does afford Council a broad discretion in providing applications subject to Impact Assessment, the decision has to be made on the assessment of the application, and the Planning Act specifically excludes a person's personal circumstances, financial or otherwise from being a relevant matter in the assessment of a development application. As such, Council cannot consider the land valuation (or any potential change) as a relevant matter, and thus this cannot form part of Council's assessment, nor be included as a factor in Council's decision.

This is not a reason for refusal of the application.

Submission concern – Lost development potential

Two submissions cite the lost development potential associated with the existing kennel being on the site, as well as the additional proximity of Kennel F to the adjoining property. Examples from the submissions are as follows:

- *In the past we have enjoyed hosting weddings/camping and many bbq's by the creek and the dogs cannot be avoided. Many times we have planned the opportunity of [diversifying] our income via this path, yet we haven't because the review has been noisy dogs.*
- *I also object to the location of Building F on the basis that it limits future sensitive land use considerations on my property.*

Officer comment

The proposal is for the intensification of a use that has been lawfully established on the land since 1989. The increase in intensity is not considered to result in an increase in environmental impacts that would have detriment to other uses that are consistent with the rural zone, noting that it is always a requirement of the planning scheme for tourism and accommodation uses to not compromise lawfully operating rural uses.

This is not a reason for refusal of the application.

Submission concern – Council complaint process

Submissions have raised concerns over the effectiveness of resolving complaints associated with the operation of the existing boarding facility on site.

Officer comment

The development has been operational for a considerable length of time. There are various existing approvals over the site that collectively provide for the Country Pet Motel, which, as a result of their age, do not meet contemporary planning controls. Additionally, many conditions associated with old approvals are vested in Kennel Permits under repealed local laws and Environmental Authorities that are no longer enforceable.

It is considered that the contemporary conditions package recommended by this report will provide a significantly improved capability for monitoring and enforcing potential

environmental nuisances that may arise from the boarding kennel on site.

This is not a reason for refusal of the application.

9.0 CONCLUSION

The application involves an expansion to an existing boarding kennel from 20 dogs to a total of 100 dogs. The development includes the two buildings originally approved for the original 20 dogs and the additional 80 dogs will be spread over three additional buildings. The impacts associated with the expansion of the boarding kennel facility have been assessed and with the imposition of the recommended conditions package, it is recommended that the application be approved.

10.0 ATTACHMENTS

1. Overall Site Layout Plan
2. Proposal Plans
3. Boarding Kennel Management Plan
4. Noise Impact Report
5. Draft Infrastructure Charges Notice

RECOMMENDED DECISION

1. THAT Council approve the Development Application for a Development Permit for Material Change of Use for Animal Keeping (Extension to Boarding Kennel) on land described as Lot 18 SP324001, situated at 1073 Glamorgan Vale, Glamorgan Vale, 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.	At all times.
	Staging Plan (Site Plan), drawn by Lockyer Drafting Designs, reference J21020TP-02, dated March 2021	
	Locality Plan, drawn by Lockyer Drafting Designs, reference J21020TP-01, dated March 2021	
	Noise Impact Assessment, prepared by Ask Consulting Engineers, reference 197401.0278.R01V04, dated 5 September 2021	
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.

1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to commencement of the use.
	Amended Plans	
1.5	Submit to Council for approval amended proposal plans (floor plans and elevations) for Buildings A, C and F that annotate the building materials proposed to be used. The amended plans will form part of the approved plans and documents of this approval.	Within 3 months of this development approval taking effect.
1.6	Provide barriers to limit external visual line of sight between runs for the new kennel buildings.	Prior to use and to be maintained.
	Develop in Stages	
1.7	Undertake the development in sequential stages as identified on the approved staging plan. <i>Note: Where a conflict in staging arises between two or more approved plans/documents, the approved staging plan shall take precedence.</i>	At all times.
1.8	Undertake Stage One (1) of the development (acoustic barrier to existing neighbour) within six (6) months of this permit taking effect.	Within 6 months of this permit taking effect.
	Maximum Capacity	
1.9	The total number of dogs boarded on the site must not exceed the following at each respective stage. Stage One – Twenty (20) dogs Stage Two – Twenty (20) dogs Stage Three – Thirty-five (35) dogs Stage Four – Eighty-five (85) dogs Stage Five – One Hundred (100) dogs	At all times.
1.10	The boarding dogs may only be kept within Kennels A, B, C and F, or their associated yards, as shown on the approved plans. <i>Note: The use of kennels, yards, hydrobaths, or other facilities associated with the breeding approval (DA2847) is not permitted.</i>	At all times.
	Kennel Management Plan	
1.11	Submit to Council for approval an amended Kennel Management Plan that incorporates the following amendments: <ul style="list-style-type: none"> Identify a complaint management phone number and process, consistent with the requirements of this permit. 	Within 3 months of this development approval taking effect.

	<ul style="list-style-type: none"> Identify drop off and pick up times, consistent with the requirements of this permit. <p>The amended Kennel Management Plan will form part of the approved plans and documents of this approval.</p>	
1.12	The Kennel Management Plan must be reviewed by the kennel operator annually to ensure that it is kept current.	Each 12 months from the commencement of the development.
1.13	<p>Where the kennel operator decides to amend the Kennel Management Plan, a copy of the Kennel Management Plan must be provided to Council.</p> <p><i>Note: The amended Kennel Management Plan must not amend components that form part of the approved Kennel Management Plan without approval from Council or its delegate.</i></p>	Within 20 days of amending the Kennel Management Plan.
1.14	Pick up and drop off of animals is to occur between the hours of 7 am and 6 pm only.	At all times.
	Fencing	
1.15	Ensure that fencing external to each dog yard is constructed to koala safe standard, to prevent koala intrusion into the dog yards.	Prior to the commencement of use for each stage and to be maintained.
1.16	Ensure that the fencing surrounding each yard group is constructed such that dogs are prevented from digging beneath the fence.	Prior to the commencement of use for each stage and to be maintained.
1.17	Ensure that colours of acoustic fences within 15 metres of property boundaries harmonise with the colours of adjacent rural/bushland vegetation and should include natural tones of green, grey and brown.	Prior to commencement of use for each stage and to be maintained.
	Setbacks	
1.18	Provide certification from a licenced surveyor that proposed acoustic fencing and any buildings or other structure associated with the boarding kennel are not located within Easement A RP168081.	Prior to the commencement of use for each relevant stage.
	Vegetation Clearing	
1.19	Ensure that any vegetation clearing accords with exempted development clearing provisions of the Planning Regulation 2017.	At all times.

	Water and wastewater	
1.20	Ensure that each kennel is connected to a reliable water supply.	At all times.
1.21	Connect each kennel building to a suitable wastewater treatment system. <i>Note: Wastewater treatment systems will require plumbing and drainage approval.</i>	Prior to the commencement of the use for each stage.
SCHEDULE 2 – ENGINEERING <i>Assessment Manager</i>		
No.	Condition	Timing
WORKS		
2.1	All works are to be designed and constructed in accordance with the requirements of the Somerset Regional Council Development Manual and Standard Drawings.	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.	Prior to the commencement of use.
VEHICLE ACCESS		
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.
CAR PARKING		
2.4	Provide parking on-site car parking for 10 vehicles, including 1 space for disabled persons, in accordance with Council's Planning Scheme Standards for Provision and Construction of Parking areas.	At all times.
2.5	Construct and maintain the driveway of hard standing material such as concrete, asphalt or bitumen in accordance with Australian Standards.	At all times.
2.6	Construct and maintain the vehicle manoeuvring and parking areas of hard standing material such as concrete, asphalt, bitumen or gravel in accordance with Australian Standards. The disabled persons parking area is to of concrete, asphalt or bitumen.	At all times.
INDOOR AND OUTDOOR LIGHTING		
2.7	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by: <ul style="list-style-type: none"> Not causing nuisance by way of light spill or glare at adjacent properties and roadways. Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and 	At all times.

	<p>higher intensities at the centre of the subject land.</p> <ul style="list-style-type: none"> • Directing lighting onto the subject land and away from neighbouring properties. • Using shrouding devices to preclude light overspill onto surrounding properties where necessary. • Not operating lighting that uses sodium lights or flare plumes. 	
	STORMWATER	
2.8	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. 	At all times.
2.10	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> (a) Milling; (b) Chipping and/or mulching (c) Disposal at an approved waste disposal facility. 	At all times.
SCHEDULE 3 – Environmental Assessment Manager		
No	Condition	Timing
3.1	<p>All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained:</p> <ul style="list-style-type: none"> (a) in a serviceable condition; (b) in a state of good repair and efficient action; (c) in a clean, sanitary condition; (d) free of an accumulation of materials that may form a harbour to vermin or pests; and (e) free of vermin and pest infestations. 	At all times.
3.2	<p>All solid waste generated from the occupation of the development must be collected and packaged appropriately for disposal at an approved waste disposal facility.</p> <p>If the on-site disposal system for kennel waste-water fails, liquid waste must be disposed of at an approved waste disposal facility.</p>	At all times.
3.3	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal	During construction

	facility in a manner acceptable to Council unless otherwise authorised by Council.	phase(s) of the development.
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> (a) burn or bury waste generated in association with this development approval at or on the development site; or (b) allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; or (c) stockpile any waste on the development site. 	At all times.
3.5	Only rainwater from uncontaminated areas may drain directly into the stormwater system or waters.	At all times.
3.6	Waste waters from enclosures are to be drained so as not to cause nuisance to adjoining properties.	At all times.
3.7	All wastewater from the kennel blocks including wash down waters are to pass through an approved secondary effluent disposal system.	At all times.
3.8	All spillage of waste, contaminants and other materials are not to be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or materials into any storm water system or waters.	At all times.
3.9	Animal feed is to be stored in insect and vermin proof containers.	At all times.
3.10	Excreta, food scraps and other material that is or is likely to become offensive is to be collected daily; and if not immediately removed from the premises, kept in a waste container in accordance with condition 3.12.	At all times.
3.11	<p>All enclosures which form part of the development are to be constructed and maintained in a manner so as to:</p> <ul style="list-style-type: none"> (a) be kept clean and in a sanitary condition; (b) prevent the escape of any animal kept in the enclosure; (c) protect the safety of staff and the public; (d) be in a state of good order and repair; (e) reduce the risk of injury to any animal kept in the enclosure; (f) permit regular cleaning of all internal and external surfaces of each enclosure and regular checking of any animal within the enclosure; (g) be able to be effectively cleaned and sanitised; (h) all indoor enclosures shall be constructed with impervious materials; and (i) ensure the comfort of any animal kept in the enclosure and use its best endeavours to limit the spread of 	At all times.

	disease.	
3.12	Waste containers sufficient to accommodate the collection and storage of all waste generated as part of the operation of the premises are to be provided and regularly cleaned and maintained in a clean, tidy, sanitary and hygienic condition. Containers are to be designed and maintained to prevent the ingress of water and vermin.	At all times.
3.13	All complaints received by the applicant relating to operations at the kennel facility must be recorded in a register with the following details: (a) nature, time and date of complaint; (b) type of communication (telephone, letter, personal etc.); (c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded); (d) response and investigation undertaken as a result of the complaint; (e) name of person responsible for investigating complaint; and (f) action taken as a result of the complaint investigation and signature of responsible person.	At all times.
3.14	All incidents occurring at the kennel facility (e.g. environmental incidents, workplace accidents) must be recorded in a register and kept at the premises with the following details: (a) time, date and details of the incident; (b) how the incident occurred; (c) the action taken to remedy the incident; (d) the investigations into the incident; and (e) recommendations following the incident.	At all times.
3.15	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 to any premises beyond the boundaries of the development site.	At all times.
SCHEDULE 4 – Kennel Facilities: Acoustic Design and Construction <i>Assessment Manager</i>		
No	Condition	Timing
	KENNEL BUILDINGS	
4.1	Provide certification from a suitably qualified person that the design of the kennel buildings meets the requirements contained in section 6.3 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and the noise limits listed in condition 5.2.	Prior to Building Works approval being granted.

4.2	Provide certification from the suitably qualified person, that the installation and construction of kennel buildings are in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.1.	Prior to the commencement of the use.
	ACOUSTIC BARRIERS	
4.3	Provide certification from a suitably qualified person that the design of the acoustic barriers meets the requirements contained in section 6.6 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and the noise limits listed in condition 5.2.	Prior to Building Works approval being granted.
4.4	Provide certification from the suitably qualified person, that the installation and construction of acoustic barriers are in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.3.	Prior to commencement of the use.
	VENTILATION	
4.5	Provide certification from a suitably qualified person that the design of the ventilation installed on kennel buildings meets the requirements detailed in section 6.7 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and the noise limits listed in condition 5.2.	Prior to Building Works approval being granted.
4.6	Provide certification from a suitably qualified person, that the installation and construction of ventilation installed on kennel buildings is in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.5.	Prior to commencement of the use.
	MECHANICAL PLANT	
4.7	The mechanical plant must be selected and installed so that the limits set at condition 5.2 are not exceeded at adjacent dwellings.	At all times.
4.8	The limits contained in condition 5.2 apply to the component noise level generated by all items of mechanical plant operating simultaneously or in combination at any one time.	At all times.
4.9	Individual items of plant must be selected so that their contribution to the emission does not result in an exceedance of the limits contained in condition 5.2.	At all times.

SCHEDULE 5 – Kennel Management		
<i>Assessment Manager</i>		
No	Condition	Timing
5.1	DOG BARK MANAGEMENT AND STAFF TRAINING	
5.1.1	Dog barking, howling and related vocalisations are to be actively controlled.	At all times.
5.1.2	<p>To ensure that dog barking is actively controlled and minimised the applicant must prepare and fully comply with a Bark Management Plan which details the means by which barking will be managed. The Plan must set out in sufficient detail the procedures to be strictly undertaken by all staff relating to but not limited to:</p> <p>(a) control of dog barking in the kennel facilities (particularly in the exercise yards), in respect of:</p> <ul style="list-style-type: none"> (i) verbal command/interactions; (ii) additional exercise; (iii) use of ultrasonic "pet training devices"; (iv) allocation of dogs to the acoustic isolation kennels; and (v) other separation procedures. <p>(b) the requirement for ongoing monitoring of the kennel facility for aggressive dogs or dogs that cause excessive barking and the procedures for moving these dogs to the isolation kennels.</p> <p>(c) the record keeping requirements when dogs are moved to the isolation kennels. These records must include the following details:</p> <ul style="list-style-type: none"> (i) date and time of relocation to the isolation kennels or other kennel block; (ii) the reason for allocation; (iii) date and time of re-entry to standard kennel area (where applicable). 	At all times.
5.1.3	The Bark Management Plan must be reviewed by the kennel operator annually to ensure that it is kept current.	Each 12 months from the commencement of the development.
5.1.4	The Bark Management Plan shall be incorporated in the kennel facilities standard operational procedures and must be available for inspection by Council officers upon request.	At all times.
5.1.5	The kennel operator must ensure that all staff (including casual and seasonal staff) complete training in a way which ensures that staff understand the requirements and are competent in using the procedures in the Bark Management Plan to adequately control dog barking. The training must address:	At all times.

	<ul style="list-style-type: none"> (a) the procedures for controlling dog barking in accordance with the Bark Management Plan; (b) the operational procedures of the kennel facility; (c) emergency procedures and response to incidents; and (d) complaint handling. 	
5.1.6	All new staff must complete the training within one month of commencement of the employment date at the kennel facilities.	At all times.
5.1.7	The applicant must keep a record to demonstrate that all staff have satisfactorily completed training within one month of the commencement date; or if re-training an employee is required.	At all times.
5.1.8	Retraining of a staff member is required if the employee fails to comply with the Bark Management Plan or the operational procedures of the kennel. Retraining of all staff is required if any modification is made to the Bark Management Plan or changes are made to the operational procedures of the kennel.	At all times.
5.1.9	<ul style="list-style-type: none"> (a) Background sound system shall be installed into the interior of each kennel building to provide masking sound. (b) A video and intercom system shall be provided to the interior of each kennel building. The system shall be configured so that it can be used to monitor and communicate with the dogs at any time of the day or night. (c) The video and intercom system shall be able to be operated from the reception building as well as the onsite residence. (d) Any public address system with speakers located outside the buildings or in the service corridors between the kennel buildings (where they may be able to broadcast to the open air) are not permitted. 	Prior to the commencement of the use and to be maintained.
5.2	OPERATIONAL NOISE LIMITS	
5.2.1	<p>Noise from dogs at the kennel facility must be limited such that the A-weighted average maximum noise level, $L_{Amax, avg}$ when measured outside any affected noise sensitive place must not exceed:</p> <ul style="list-style-type: none"> (a) the background noise level + 10dBA for daytime hours (7 am to 6 pm); (b) the background noise level + 5dBA for evening hours (6pm to 10pm); (c) the background noise level + 5 dBA for nighttime hours (10 pm to 7 am); or (d) the noise limits specified in Table A, whichever is greater. 	At all times.

	Table A Noise Limits $L_{Amax, avg}$ dBA <table><tr><th>Period</th><th>Noise Limit $L_{Amax, avg}$ dBA</th></tr><tr><td>Day (7 am - 6 pm)</td><td>45</td></tr><tr><td>Evening (6pm – 10pm)</td><td>36</td></tr><tr><td>Night (10 pm - 7 am)</td><td>28</td></tr></table>	Period	Noise Limit $L_{Amax, avg}$ dBA	Day (7 am - 6 pm)	45	Evening (6pm – 10pm)	36	Night (10 pm - 7 am)	28	
Period	Noise Limit $L_{Amax, avg}$ dBA									
Day (7 am - 6 pm)	45									
Evening (6pm – 10pm)	36									
Night (10 pm - 7 am)	28									
5.2.2	<p>The component noise from the kennel facility must be limited such that the adjusted A-weighted equivalent continuous noise level, $L_{Aeq, adj, 15 min}$ when measured outside any affected noise sensitive place must not exceed:</p> <p>(a) the background noise level + 3 dBA for daytime hours (7 am to 6 pm);</p> <p>(b) the background noise level + 3 dBA for evening hours (6 pm to 10 pm);</p> <p>(c) the background noise level + 0 dBA for nighttime hours (10 pm to 7 am); or</p> <p>(d) the noise limits specified in Table B, whichever is greater.</p> <p>Table B Noise Limits $L_{Aeq, adj, 15 min}$ dBA</p> <table><tr><th>Period</th><th>Noise Limit $L_{Aeq, adj, 15 min}$ dBA</th></tr><tr><td>Day (7 am - 6 pm)</td><td>38</td></tr><tr><td>Evening (6 pm - 10 pm)</td><td>34</td></tr><tr><td>Night (10 pm - 7 am)</td><td>23</td></tr></table>	Period	Noise Limit $L_{Aeq, adj, 15 min}$ dBA	Day (7 am - 6 pm)	38	Evening (6 pm - 10 pm)	34	Night (10 pm - 7 am)	23	At all times.
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5.2.3	<p>Measurement Procedures:</p> <p>For the purposes of measuring the noise limits in conditions 5.2.1 and 5.2.2, the following procedures must be used:</p> <p>(a) Sound measurement instrumentation, measurement and reporting must be in accordance with the provisions of "AS 1055: Part 1-1997. Acoustics-Description and Measurement of Environmental Noise - Part 1: General Procedures " and where there is no conflict with the provisions of AS1055 Part 1-1997, Department of Environment and Heritage Protection Noise Monitoring Manual 2013, or later version.</p> <p>(b) Measurements must be conducted with the sound measurement instrumentation set to "Fast" time response and "A" frequency weighting.</p> <p>(c) The Background Noise Level ($L_{Abg, T}$):</p> <p>(i) during the relevant time period, T, refers to the average minimum A-weighted sound level in the absence of the noise under consideration.</p> <p>(ii) when statistical analysis is used, the background noise level shall be taken as that</p>	At all times.								

	noise level which is exceeded for 90 percent of the relevant time period, T (that is, the $L_{A90,T}$).												
5.2.4	<p>For condition 5.2.1:</p> <p>(a) Sound levels from the kennelled dogs shall be monitored for a period of not less than thirty (30) minutes on not fewer than three (3) separate occasions randomly selected.</p> <p>(b) On each such occasion:</p> <p>(i) at least ten (10) maximum sound levels from the dogs (barks or other vocalisations) shall be measured and recorded; and</p> <p>(ii) the arithmetic average of the individual maximum sound levels due to the dogs (the average maximum level) shall be compared with the noise limits given in Table A.</p> <p>(iii) The noise emission from the kennelled dogs shall be deemed to be unacceptable if so rated on two (2) out of three (3) occasions.</p>	At all times.											
5.2.5	<p>For condition 5.2.2:</p> <p>(a) The Measured Noise Level:</p> <p>The measured noise level shall be determined as the equivalent continuous sound pressure level in dBA due to noise from the subject site during the relevant assessment period, T.</p> <p>A measurement interval of 15 minutes shall be used, except where this period is insufficient to provide a true representation of the characteristics of the noise under consideration.</p> <p>(b) Where the noise exhibits tonal or impulsive characteristics, the measured noise level shall be adjusted in accordance with Table C.</p> <p>Table C Adjustments to the Measured Noise Level</p> <table border="1"> <thead> <tr> <th colspan="2">Characteristics of the noise</th><th>Adjustment dBA</th></tr> </thead> <tbody> <tr> <td rowspan="2">Tonal components:</td><td>If the tonal components are just perceptible</td><td>2</td></tr> <tr> <td>If the tonal components are readily perceptible</td><td>5</td></tr> <tr> <td>Impulse</td><td>If the impulse components</td><td>2</td></tr> </tbody> </table>	Characteristics of the noise		Adjustment dBA	Tonal components:	If the tonal components are just perceptible	2	If the tonal components are readily perceptible	5	Impulse	If the impulse components	2	At all times.
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	Components:	are just perceptible		
		If the impulse components are readily perceptible	5	
5.2.6	Time and Place of Measurement:			At all times.
	(a) Noise from the kennel facility and the background noise level must be measured in the vicinity of the affected residential premises. The measurement position shall be at least 3.5 m from the affected residential premises as well as any other building or sound reflecting structure, but in any case shall be not more than: (i) 20m from any residential premises during the day and evening time periods; and (ii) 5m from any residential premises during the nighttime period. (b) The microphone height must be 1.5 m above local ground level except where this height would be insufficient to provide representative measurement of noise levels at all habitable levels of the relevant residential premises. In such cases the microphone height must be equivalent to 1.5 m above the floor height of the highest habitable floor or at a height equivalent to the centre of the window of the most affected habitable room in the building, whichever is higher. (c) The noise from the kennel facility and the background noise level must be measured at a time which is as close as practicable to the time of day that the noise is alleged to be excessive. (d) Where it is not practical to measure the background level in the absence of the noise from the kennel facility, the background level may be measured at another similar location where noise from the kennel facility is absent but the background noise level is considered to be equivalent to that at the affected residence.			
5.3	Acoustical Assessment – Compliance Monitoring			
5.3.1	The applicant must commission an acoustic assessment and associate report of the kennel operations, conducted by a suitably qualified acoustical consultant in order to confirm / assess the degree of compliance with the conditions of this approval. Council may also request that Council's appointed acoustical engineer participate in, and/or observe, the work undertaken for the assessment conducted at the commencement of operations for each stage of the kennels.			Upon request by Council.
5.3.2	A copy of the report mentioned in condition 5.3.1 must be submitted to Council within 7 days of its completion.			Within 7 days of the completion of

		the report.
SCHEDULE 6 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of use does not happen 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, division 2, 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, division 2, 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.		
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		

Attachments for the Decision Notice include:

- Staging Plan (Site Plan), drawn by Lockyer Drafting Designs, reference J21020TP-02, dated March 2021
- Locality Plan, drawn by Lockyer Drafting Designs, reference J21020TP-01, dated March 2021
- Noise Impact Assessment, prepared by Ask Consulting Engineers, reference 197401.0278.R01V04, dated 5 September 2021

Resolution	Moved – Cr Whalley	Seconded – Cr Isidro
“1.	THAT Council approve the Development Application for a Development Permit for Material Change of Use for Animal Keeping (Extension to Boarding Kennel) on land described as Lot 18 SP324001, situated at 1073 Glamorgan Vale, Glamorgan Vale, 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. Staging Plan (Site Plan), drawn by Lockyer Drafting Designs, reference J21020TP-02, dated March 2021 Locality Plan, drawn by Lockyer Drafting Designs, reference J21020TP-01, dated March 2021 Noise Impact Assessment, prepared by Ask Consulting Engineers, reference 197401.0278.R01V04, dated 5 September 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.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to commencement of the use.
Amended Plans		
1.5	Submit to Council for approval amended proposal plans (floor plans and elevations) for Buildings A, C and F that annotate the building materials proposed to be used. The amended plans will form part of the approved plans and documents of this approval.	Within 3 months of this development approval taking effect.
1.6	Provide barriers to limit external visual line of sight between runs for the new kennel buildings.	Prior to use and to be maintained.
Develop in Stages		
1.7	Undertake the development in sequential stages as identified on the approved staging plan. <i>Note: Where a conflict in staging arises between two or more approved plans/documents, the approved staging plan shall take precedence.</i>	At all times.
1.8	Undertake Stage One (1) of the development (acoustic barrier to existing neighbour) within six (6) months of this permit taking effect.	Within 6 months of this permit taking effect.

	Maximum Capacity	
1.9	<p>The total number of dogs boarded on the site must not exceed the following at each respective stage.</p> <p>Stage One – Twenty (20) dogs Stage Two – Twenty (20) dogs Stage Three – Thirty-five (35) dogs Stage Four – Eighty-five (85) dogs Stage Five – One Hundred (100) dogs</p>	At all times.
1.10	<p>The boarding dogs may only be kept within Kennels A, B, C and F, or their associated yards, as shown on the approved plans.</p> <p><i>Note: The use of kennels, yards, hydrobaths, or other facilities associated with the breeding approval (DA2847) is not permitted.</i></p>	At all times.
	Kennel Management Plan	
1.11	<p>Submit to Council for approval an amended Kennel Management Plan that incorporates the following amendments:</p> <ul style="list-style-type: none"> Identify a complaint management phone number and process, consistent with the requirements of this permit. Identify drop off and pick up times, consistent with the requirements of this permit. <p>The amended Kennel Management Plan will form part of the approved plans and documents of this approval.</p>	Within 3 months of this development approval taking effect.
1.12	The Kennel Management Plan must be reviewed by the kennel operator annually to ensure that it is kept current.	Each 12 months from the commencement of the development.
1.13	<p>Where the kennel operator decides to amend the Kennel Management Plan, a copy of the Kennel Management Plan must be provided to Council.</p> <p><i>Note: The amended Kennel Management Plan must not amend components that form part of the approved Kennel Management Plan without approval from Council or its delegate.</i></p>	Within 20 days of amending the Kennel Management Plan.
1.14	Pick up and drop off of animals is to occur between the hours of 7am and 6pm only.	At all times.
	Fencing	
1.15	Ensure that fencing external to each dog yard is constructed to koala safe standard, to prevent koala intrusion into the dog yards.	Prior to the commencement of use for each stage

		and to be maintained.
1.16	Ensure that the fencing surrounding each yard group is constructed such that dogs are prevented from digging beneath the fence.	Prior to the commencement of use for each stage and to be maintained.
1.17	Ensure that colours of acoustic fences within 15 metres of property boundaries harmonise with the colours of adjacent rural/bushland vegetation and should include natural tones of green, grey and brown.	Prior to commencement of use for each stage and to be maintained.
	Setbacks	
1.18	Provide certification from a licenced surveyor that proposed acoustic fencing and any buildings or other structure associated with the boarding kennel are not located within Easement A RP168081.	Prior to the commencement of use for each relevant stage.
	Vegetation Clearing	
1.19	Ensure that any vegetation clearing accords with exempted development clearing provisions of the Planning Regulation 2017.	At all times.
	Water and wastewater	
1.20	Ensure that each kennel is connected to a reliable water supply.	At all times.
1.21	Connect each kennel building to a suitable wastewater treatment system. <i>Note: Wastewater treatment systems will require plumbing and drainage approval.</i>	Prior to the commencement of the use for each stage.
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No.	Condition	Timing
	WORKS	
2.1	All works are to be designed and constructed in accordance with the requirements of the Somerset Regional Council Development Manual and Standard Drawings.	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.	Prior to the commencement of use.
	VEHICLE ACCESS	
2.3	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards.	At all times.

	CAR PARKING	
2.4	Provide parking on-site car parking for 10 vehicles, including 1 space for disabled persons, in accordance with Council's Planning Scheme Standards for Provision and Construction of Parking areas.	At all times.
2.5	Construct and maintain the driveway of hard standing material such as concrete, asphalt or bitumen in accordance with Australian Standards.	At all times.
2.6	Construct and maintain the vehicle manoeuvring and parking areas of hard standing material such as concrete, asphalt, bitumen or gravel in accordance with Australian Standards. The disabled persons parking area is to of concrete, asphalt or bitumen.	At all times.
	INDOOR AND OUTDOOR LIGHTING	
2.7	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by: <ul style="list-style-type: none"> • Not causing nuisance by way of light spill or glare at adjacent properties and roadways. • Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. • Directing lighting onto the subject land and away from neighbouring properties. • Using shrouding devices to preclude light overspill onto surrounding properties where necessary. • Not operating lighting that uses sodium lights or flare plumes. 	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	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.
2.10	Where vegetation is removed, the vegetation waste shall be disposed of by: <p>(a) Milling;</p>	At all times.

	(b) Chipping and/or mulching (c) Disposal at an approved waste disposal facility.	
SCHEDULE 3 – Environmental Assessment Manager		
No	Condition	Timing
3.1	All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained: (a) in a serviceable condition; (b) in a state of good repair and efficient action; (c) in a clean, sanitary condition; (d) free of an accumulation of materials that may form a harbour to vermin or pests; and (e) free of vermin and pest infestations.	At all times.
3.2	All solid waste generated from the occupation of the development must be collected and packaged appropriately for disposal at an approved waste disposal facility. If the on-site disposal system for kennel waste-water fails, liquid waste must be disposed of at an approved waste disposal facility.	At all times.
3.3	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 Council unless otherwise authorised by Council.	During construction phase(s) of the development.
3.4	The holder of this development approval must not: (a) burn or bury waste generated in association with this development approval at or on the development site; or (b) allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; or (c) stockpile any waste on the development site.	At all times.
3.5	Only rainwater from uncontaminated areas may drain directly into the stormwater system or waters.	At all times.
3.6	Waste waters from enclosures are to be drained so as not to cause nuisance to adjoining properties.	At all times.
3.7	All wastewater from the kennel blocks including wash down waters are to pass through an approved secondary effluent disposal system.	At all times.
3.8	All spillage of waste, contaminants and other materials are not to be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or materials into any storm water system or waters.	At all times.

3.9	Animal feed is to be stored in insect and vermin proof containers.	At all times.
3.10	Excreta, food scraps and other material that is or is likely to become offensive is to be collected daily; and if not immediately removed from the premises, kept in a waste container in accordance with condition 3.12.	At all times.
3.11	<p>All enclosures which form part of the development are to be constructed and maintained in a manner so as to:</p> <ul style="list-style-type: none"> (a) be kept clean and in a sanitary condition; (b) prevent the escape of any animal kept in the enclosure; (c) protect the safety of staff and the public; (d) be in a state of good order and repair; (e) reduce the risk of injury to any animal kept in the enclosure; (f) permit regular cleaning of all internal and external surfaces of each enclosure and regular checking of any animal within the enclosure; (g) be able to be effectively cleaned and sanitised; (h) all indoor enclosures shall be constructed with impervious materials; and (i) ensure the comfort of any animal kept in the enclosure and use its best endeavours to limit the spread of disease. 	At all times.
3.12	Waste containers sufficient to accommodate the collection and storage of all waste generated as part of the operation of the premises are to be provided and regularly cleaned and maintained in a clean, tidy, sanitary and hygienic condition. Containers are to be designed and maintained to prevent the ingress of water and vermin.	At all times.
3.13	<p>All complaints received by the applicant relating to operations at the kennel facility must be recorded in a register with the following details:</p> <ul style="list-style-type: none"> (a) nature, time and date of complaint; (b) type of communication (telephone, letter, personal etc.); (c) name, contact address and contact telephone number of complainant (Note: if the complainant does not wish to be identified then "Not identified" is to be recorded); (d) response and investigation undertaken as a result of the complaint; (e) name of person responsible for investigating complaint; and (f) action taken as a result of the complaint investigation and signature of responsible person. 	At all times.
3.14	All incidents occurring at the kennel facility (e.g. environmental	At all times.

	incidents, workplace accidents) must be recorded in a register and kept at the premises with the following details: (a) time, date and details of the incident; (b) how the incident occurred; (c) the action taken to remedy the incident; (d) the investigations into the incident; and (e) recommendations following the incident.	
3.15	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 to any premises beyond the boundaries of the development site.	At all times.
SCHEDULE 4 – Kennel Facilities: Acoustic Design and Construction <i>Assessment Manager</i>		
No	Condition	Timing
	KENNEL BUILDINGS	
4.1	Provide certification from a suitably qualified person that the design of the kennel buildings meets the requirements contained in section 6.3 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and the noise limits listed in condition 5.2.	Prior to Building Works approval being granted.
4.2	Provide certification from the suitably qualified person, that the installation and construction of kennel buildings are in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.1.	Prior to the commencement of the use.
	ACOUSTIC BARRIERS	
4.3	Provide certification from a suitably qualified person that the design of the acoustic barriers meets the requirements contained in section 6.6 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and the noise limits listed in condition 5.2.	Prior to Building Works approval being granted.
4.4	Provide certification from the suitably qualified person, that the installation and construction of acoustic barriers are in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.3.	Prior to commencement of the use.
	VENTILATION	
4.5	Provide certification from a suitably qualified person that the design of the ventilation installed on kennel buildings meets the requirements detailed in section 6.7 of the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality, and	Prior to Building Works approval being granted.

	the noise limits listed in condition 5.2.	
4.6	Provide certification from a suitably qualified person, that the installation and construction of ventilation installed on kennel buildings is in accordance with the report titled, <i>Country Pet Motel Extension – Noise Impact Assessment</i> , dated 5 September 2021, by Ask Acoustic and Air Quality and the design certified under condition 4.5.	Prior to commencement of the use.
	MECHANICAL PLANT	
4.7	The mechanical plant must be selected and installed so that the limits set at condition 5.2 are not exceeded at adjacent dwellings.	At all times.
4.8	The limits contained in condition 5.2 apply to the component noise level generated by all items of mechanical plant operating simultaneously or in combination at any one time.	At all times.
4.9	Individual items of plant must be selected so that their contribution to the emission does not result in an exceedance of the limits contained in condition 5.2.	At all times.
SCHEDULE 5 – Kennel Management		
<i>Assessment Manager</i>		
No	Condition	Timing
5.1	DOG BARK MANAGEMENT AND STAFF TRAINING	
5.1.1	Dog barking, howling and related vocalisations are to be actively controlled.	At all times.
5.1.2	<p>To ensure that dog barking is actively controlled and minimised the applicant must prepare and fully comply with a Bark Management Plan which details the means by which barking will be managed. The Plan must set out in sufficient detail the procedures to be strictly undertaken by all staff relating to but not limited to:</p> <p>(a) control of dog barking in the kennel facilities (particularly in the exercise yards), in respect of:</p> <ul style="list-style-type: none"> (i) verbal command/interactions; (ii) additional exercise; (iii) use of ultrasonic "pet training devices"; (iv) allocation of dogs to the acoustic isolation kennels; and (v) other separation procedures. <p>(b) the requirement for ongoing monitoring of the kennel facility for aggressive dogs or dogs that cause excessive barking and the procedures for moving these dogs to the isolation kennels.</p> <p>(c) the record keeping requirements when dogs are moved to the isolation kennels. These records must include the following details:</p>	At all times.

	<ul style="list-style-type: none"> (i) date and time of relocation to the isolation kennels or other kennel block; (ii) the reason for allocation; (iii) date and time of re-entry to standard kennel area (where applicable). 	
5.1.3	The Bark Management Plan must be reviewed by the kennel operator annually to ensure that it is kept current.	Each 12 months from the commencement of the development.
5.1.4	The Bark Management Plan shall be incorporated in the kennel facilities standard operational procedures and must be available for inspection by Council officers upon request.	At all times.
5.1.5	<p>The kennel operator must ensure that all staff (including casual and seasonal staff) complete training in a way which ensures that staff understand the requirements and are competent in using the procedures in the Bark Management Plan to adequately control dog barking. The training must address:</p> <ul style="list-style-type: none"> (a) the procedures for controlling dog barking in accordance with the Bark Management Plan; (b) the operational procedures of the kennel facility; (c) emergency procedures and response to incidents; and (d) complaint handling. 	At all times.
5.1.6	All new staff must complete the training within one month of commencement of the employment date at the kennel facilities.	At all times.
5.1.7	The applicant must keep a record to demonstrate that all staff have satisfactorily completed training within one month of the commencement date; or if re-training an employee is required.	At all times.
5.1.8	Retraining of a staff member is required if the employee fails to comply with the Bark Management Plan or the operational procedures of the kennel. Retraining of all staff is required if any modification is made to the Bark Management Plan or changes are made to the operational procedures of the kennel.	At all times.
5.1.9	<ul style="list-style-type: none"> (a) Background sound system shall be installed into the interior of each kennel building to provide masking sound. (b) A video and intercom system shall be provided to the interior of each kennel building. The system shall be configured so that it can be used to monitor and communicate with the dogs at any time of the day or night. (c) The video and intercom system shall be able to be 	Prior to the commencement of the use and to be maintained.

	<p>operated from the reception building as well as the onsite residence.</p> <p>(d) Any public address system with speakers located outside the buildings or in the service corridors between the kennel buildings (where they may be able to broadcast to the open air) are not permitted.</p>									
5.2	OPERATIONAL NOISE LIMITS									
5.2.1	<p>Noise from dogs at the kennel facility must be limited such that the A-weighted average maximum noise level, $L_{Amax, avg}$ when measured outside at any affected noise sensitive place must not exceed:</p> <p>(a) the background noise level + 10dBA for daytime hours (7 am to 6 pm);</p> <p>(b) the background noise level + 5dBA for evening hours (6pm to 10pm);</p> <p>(c) the background noise level + 5 dBA for nighttime hours (10 pm to 7 am); or</p> <p>(d) the noise limits specified in Table A, whichever is greater.</p> <p>Table A Noise Limits $L_{Amax, avg}$ dBA</p> <table><tr><th>Period</th><th>Noise Limit $L_{Amax, avg}$ dBA</th></tr><tr><td>Day (7 am - 6 pm)</td><td>45</td></tr><tr><td>Evening (6pm – 10pm)</td><td>36</td></tr><tr><td>Night (10 pm - 7 am)</td><td>28</td></tr></table>	Period	Noise Limit $L_{Amax, avg}$ dBA	Day (7 am - 6 pm)	45	Evening (6pm – 10pm)	36	Night (10 pm - 7 am)	28	At all times.
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Night (10 pm - 7 am)	23									
5.2.3	<p>Measurement Procedures:</p> <p>For the purposes of measuring the noise limits in conditions</p>	At all times.								

	<p>5.2.1 and 5.2.2, the following procedures must be used:</p> <ul style="list-style-type: none"> (a) Sound measurement instrumentation, measurement and reporting must be in accordance with the provisions of "AS 1055: Part 1-1997. Acoustics-Description and Measurement of Environmental Noise - Part 1: General Procedures " and where there is no conflict with the provisions of AS1055 Part 1-1997, Department of Environment and Heritage Protection Noise Monitoring Manual 2013, or later version. (b) Measurements must be conducted with the sound measurement instrumentation set to "Fast" time response and "A" frequency weighting. (c) The Background Noise Level ($L_{A_{bg,T}}$): <ul style="list-style-type: none"> (i) during the relevant time period, T, refers to the average minimum A-weighted sound level in the absence of the noise under consideration. (ii) when statistical analysis is used, the background noise level shall be taken as that noise level which is exceeded for 90 percent of the relevant time period, T (that is, the $L_{A90,T}$). 	
5.2.4	<p>For condition 5.2.1:</p> <ul style="list-style-type: none"> (a) Sound levels from the kennelled dogs shall be monitored for a period of not less than thirty (30) minutes on not fewer than three (3) separate occasions randomly selected. (b) On each such occasion: <ul style="list-style-type: none"> (i) at least ten (10) maximum sound levels from the dogs (barks or other vocalisations) shall be measured and recorded; and (ii) the arithmetic average of the individual maximum sound levels due to the dogs (the average maximum level) shall be compared with the noise limits given in Table A. (iii) The noise emission from the kennelled dogs shall be deemed to be unacceptable if so rated on two (2) out of three (3) occasions. 	At all times.
5.2.5	<p>For condition 5.2.2:</p> <ul style="list-style-type: none"> (a) The Measured Noise Level: <p>The measured noise level shall be determined as the equivalent continuous sound pressure level in dBA due to noise from the subject site during the relevant assessment period, T.</p> <p>A measurement interval of 15 minutes shall be used, except where this period is insufficient to provide a</p>	At all times.

	<p>true representation of the characteristics of the noise under consideration.</p> <p>(b) Where the noise exhibits tonal or impulsive characteristics, the measured noise level shall be adjusted in accordance with Table C.</p> <p>Table C Adjustments to the Measured Noise Level</p> <table> <tr> <th colspan="2">Characteristics of the noise</th><th>Adjustment dBA</th></tr> <tr> <td rowspan="2">Tonal components:</td><td>If the tonal components are just perceptible</td><td>2</td></tr> <tr> <td>If the tonal components are readily perceptible</td><td>5</td></tr> <tr> <td rowspan="2">Impulse Components:</td><td>If the impulse components are just perceptible</td><td>2</td></tr> <tr> <td>If the impulse components are readily perceptible</td><td>5</td></tr> </table>	Characteristics of the noise		Adjustment dBA	Tonal components:	If the tonal components are just perceptible	2	If the tonal components are readily perceptible	5	Impulse Components:	If the impulse components are just perceptible	2	If the impulse components are readily perceptible	5	
Characteristics of the noise		Adjustment dBA													
Tonal components:	If the tonal components are just perceptible	2													
	If the tonal components are readily perceptible	5													
Impulse Components:	If the impulse components are just perceptible	2													
	If the impulse components are readily perceptible	5													
5.2.6	<p>Time and Place of Measurement:</p> <p>(a) Noise from the kennel facility and the background noise level must be measured in the vicinity of the affected residential premises. The measurement position shall be at least 3.5 m from the affected residential premises as well as any other building or sound reflecting structure, but in any case shall be not more than:</p> <p>(i) 20m from any residential premises during the day and evening time periods; and</p> <p>(ii) 5m from any residential premises during the nighttime period.</p> <p>(b) The microphone height must be 1.5 m above local ground level except where this height would be insufficient to provide representative measurement of noise levels at all habitable levels of the relevant residential premises. In such cases the microphone height must be equivalent to 1.5 m above the floor height of the highest habitable floor or at a height equivalent to the centre of the window of the most affected habitable room in the building, whichever is higher.</p> <p>(c) The noise from the kennel facility and the background noise level must be measured at a time which is as close as practicable to the time of day that the noise is alleged to be excessive.</p>	At all times.													

	(d) Where it is not practical to measure the background level in the absence of the noise from the kennel facility, the background level may be measured at another similar location where noise from the kennel facility is absent but the background noise level is considered to be equivalent to that at the affected residence.	
5.3	Acoustical Assessment – Compliance Monitoring	
5.3.1	The applicant must commission an acoustic assessment and associate report of the kennel operations, conducted by a suitably qualified acoustical consultant in order to confirm / assess the degree of compliance with the conditions of this approval. Council may also request that Council's appointed acoustical engineer participate in, and/or observe, the work undertaken for the assessment conducted at the commencement of operations for each stage of the kennels.	Upon request by Council.
5.3.2	A copy of the report mentioned in condition 5.3.1 must be submitted to Council within 7 days of its completion.	Within 7 days of the completion of the report.
SCHEDULE 6 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of use does not happen 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, division 2, 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, division 2, 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.		
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

Carried

Vote - Unanimous

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting

Summary

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 11.02 am.

ATTACHMENT A

**AGENDA ITEM NUMBER 23
ANNUAL REPORT 2020 - 2021**

ANNUAL REPORT

2020 - 2021



Somerset
REGIONAL COUNCIL

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HISTORY AND PROFILE

Somerset Regional Council was formed on 15 March 2008 following the amalgamation of Esk Shire and Kilcoy Shire Councils.

Somerset Regional Council has a Mayor and six Councillors who are elected by their constituents and serve a four-year term.

This regional local government is one-hour west of Brisbane and has strong agricultural, environmental, heritage and tourism values. It contains important vegetation and forest, areas of high scenic and landscape amenity and significantly, the key water catchments for South-East Queensland.

The Somerset region is home to about 26,000 people with an area of 5382 sq. km and major townships of Esk, Fernvale, Kilcoy, Lowood and Toogoolawah. Neighbouring local governments are Brisbane City, Moreton Bay, Sunshine Coast, Gympie, South Burnett, Toowoomba, Lockyer Valley and Ipswich City.

Somerset Regional Council's logo represents the region's two major dams, with the larger body of water representing Wivenhoe and the smaller body being Somerset. The overall shape of the icon with the water flowing from Somerset to Wivenhoe creates the shape of an 'S'.

The previous Esk and Kilcoy Shire Councils had adopted floral and fauna emblems. The continued use of these emblems is symbolic, given none of the emblems are reflected in the logo. On 19 December 2008 Council adopted the following emblems:

Floral:	Weeping bottlebrush (<i>Callistemon viminalis</i>)
	Native frangipani (<i>Hymenosporum flavum</i>)
Faunal:	Red deer (<i>Cervus elaphus</i>)

Deer were first introduced into Queensland in September 1873 when two stags and four hinds were released at Scrub Creek, Cressbrook Station. These deer were from Windsor Great Park and were a gift from Queen Victoria to the Acclimatization Society of Queensland. Today, the descendants of the original release are well entrenched in the ranges of the Brisbane and Mary Valleys.

Somerset Regional Council covers the largest local government land area in South-East Queensland and has the smallest rate base. Despite the challenges, the region continues to develop in an economically, environmentally and socially sustainable way.

MAYOR'S REPORT

As I look back on the past year, I am proud of the way Team Somerset has worked to progress our region, especially through the trials of COVID19. We have worked hard to keep Somerset a great place to live and a special place to visit.

The Somerset Team have had great success in applying for and receiving grants to help us recover from natural events such as bushfires, and several COVID19 stimulus programs. These valuable grants all help Council build our region to be resilient into the future. It is also pleasing that these grants will assist with infrastructure upgrades right across our widespread region.

Our Lantana program has made a big impact on making our roadsides more fire resilient, and our chemical subsidies continue to be taken up by our residents. We are all part of looking after this wonderful region, and we all have our part to play.

Our Mount Glen Rock project is underway, and Somerset is not only a great place to live, but a great place to visit with many people making use of our Brisbane Valley Rail Trail and visiting our towns.

Development continues across the region, which is great to see. Housing needs and demands are high, and we will continue to work with our State and Federal governments to achieve the best possible outcomes for Somerset. We remain committed to providing a vibrant, cohesive and connected community, meanwhile providing the foundations for a prosperous rural lifestyle.

It's also great to see some of our community focused events returning, which gives us all a chance to come together and chat, wind down and enjoy some time with our Somerset neighbours and friends.

We have a new Corporate Plan which will take us into the future and see our region grow and build even more. This framework together with the Operational Plan, are the building blocks for our Council, and I am excited to go on this journey.

I want to thank my fellow Councillors for their input and hard work in our community over the past year, and as always, we could achieve none of these great things without the support and guidance of our Executive team plus the ongoing efforts of great Council staff based across the region in our various offices and depots.

Graeme Lehmann
Somerset Regional Council Mayor



CHIEF EXECUTIVE OFFICER'S REPORT

2020 – 2021 has been a challenging year with the ongoing impacts of the COVID19 pandemic and the uncertainty it brings. Regardless, Somerset Regional Council has not sat on its laurels but continues to adapt and look at new ways to deliver reliable, effective services for the community.

Council has been very focused on the long term recovery from the 2019 Bushfires and the impacts of COVID19. Council refreshed its recovery plan which it actively implemented throughout the year. Comprehensive actions have been developed with measurable targets. Supported by an updated Battleplan outlining key projects to support our recovery program, Council has been exceptionally successful in securing a healthy share of external grants.

All up, by the end of the financial year, Council exceeded \$13 million in external capital funding dollars received, with more confirmed to come. I encourage you to thoroughly read this annual report which outlines Council's highly successful submissions, and comparable to neighbouring Councils, we are punching well above our weight. This Council is focused on looking for opportunities in challenging times to progress our wonderful region.

As seen in the financial statements, Council has successfully turned around the forecast deficit budget into a surplus position of \$0.9 m. This is an excellent outcome if you compare this to the \$1.3 m deficit in the 2019 - 2020 financial year. Meanwhile, we have continued to deliver effective services while offering affordable rates.


To achieve this result, Council has worked tirelessly to find operational savings and increase our sales revenue. It hasn't been easy, but thanks to the hard work of Councillors and staff, the Queensland Audit Office (QAO) again gave unqualified opinions on Council's financial management and financial sustainability. This is the fourteenth consecutive unqualified report.

The previous Corporate Plan expired on 30 June 2021. In the last twelve months, Council has collaborated with our community via Council Advisory Committees and the 'Have Your Say' platform to produce a new Corporate Plan, setting the vision and strategies for our Somerset community from 2021-2026. Council, with the assistance of the community, has announced a new vision for the Somerset region as follows:

The Somerset region, with its unique identity and proud heritage, is vibrant, cohesive and connected, providing the foundations for a prosperous rural lifestyle.

Alongside this new inspirational Vision, Council has decided to retain the slogan, 'affordable rates – effective services', as it still promotes the grassroots of what is desired.

Earlier in 2021, Council announced an important initiative with the Tourism Strategy. Your Council is committed to the tourism sector and the business potential in our region. Council is intentional about our future actions in supporting tourism initiatives. We have backed our tourism plan by integrating strategies into our freshly adopted 2021-2026 Corporate Plan with deliverables included in our Operational Plan to ensure measurable targets.



Despite COVID19 limitations, Council has successfully delivered several events across the region. Council desires to connect with the community and has held business networking events, agricultural focused workshops and dinners, activities for our seniors, school holiday programs, increased energy with cultural arts events and held a poultry round table, to name a few.

Our Councillors connect with community groups right across the region to provide opportunities for positive interactions. We are committed to the community and intentionally building resilience for the betterment of our region.

Council's workforce keeps breaking records, delivering bigger than ever capital works programs. Right across the region we saw new roads and bridges built, stormwater improved, footpaths extended, new and upgraded parks and facilities, playground equipment, bright lights at many recreation grounds, improvements to the Brisbane Valley Rail Trail, with much more in the pipeline. Meanwhile, we continue to maintain our existing assets to ensure a satisfactory level of service is offered.

A huge thank you to the dedicated staff of Somerset Regional Council (*Team Somerset*) for their ongoing commitment to building the region and executing an extensive array of services with diligence.

I look forward to many more progressive years to come.

Andrew Johnson
Chief Executive Officer

ELECTED MEMBERS

The Somerset region is undivided for electoral purposes. Each Councillor represents the overall public interest of the region. The Mayor and Councillors are elected by all voters in Somerset. Elections were last held on 28 March 2020, with the following Councillors elected:



Cr Sean Choat, Cr Helen Brieschke (Deputy Mayor), Cr Graeme Lehmann (Mayor),
Cr Kylee Isidro, Cr Jason Wendt, Cr Cheryl Gaedtke, Cr Robert (Bob) Whalley,

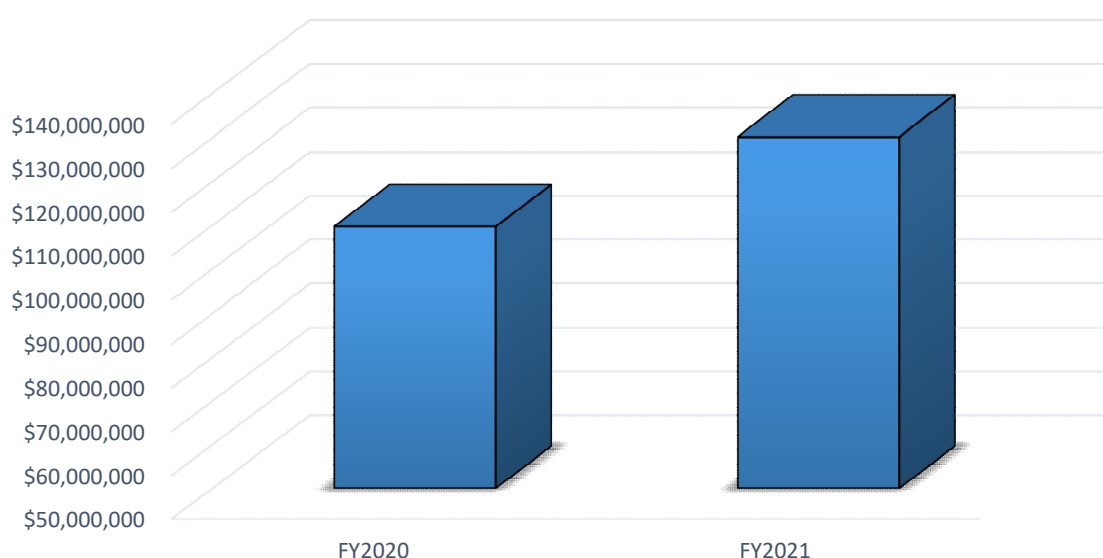
These seven elected representatives are responsible for formulating Council policies, the corporate plan and operational plan, and making decisions to achieve Council's goals.

FINANCE HIGHLIGHTS AND COMMUNITY FINANCIAL REPORT

Council incurred its first operating deficit in eight years in FY2020 of \$1.3 million. Throughout FY2021, the finance team worked hard with the broader Somerset Team to repair Council's budget position and maintain affordable rates and effective services. Council drove down operating costs and grew revenue from sources other than rates as shown in this report.

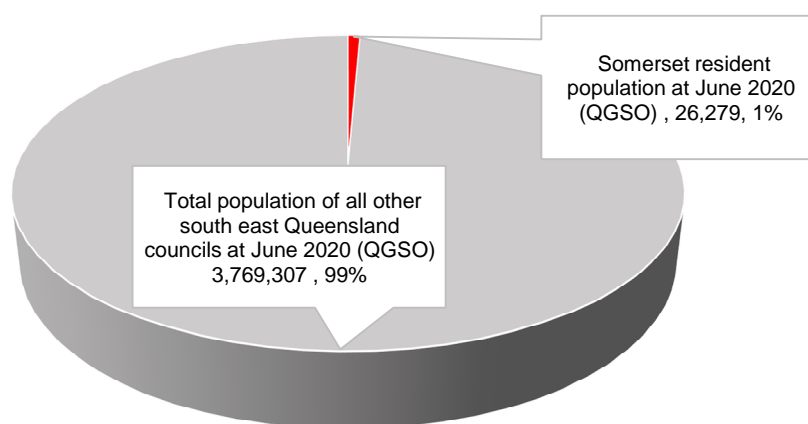
The finance team including rates, grants, payroll, procurement, payments, contract revenue and other areas was measurably busier – by 18% - during FY2021 in helping Council's budget repair effort. An operating surplus of \$0.9M was achieved for FY2021.

18% increase in overall activity - total annual Council transactions processed by the finance team across all areas (source: cash flow statement)

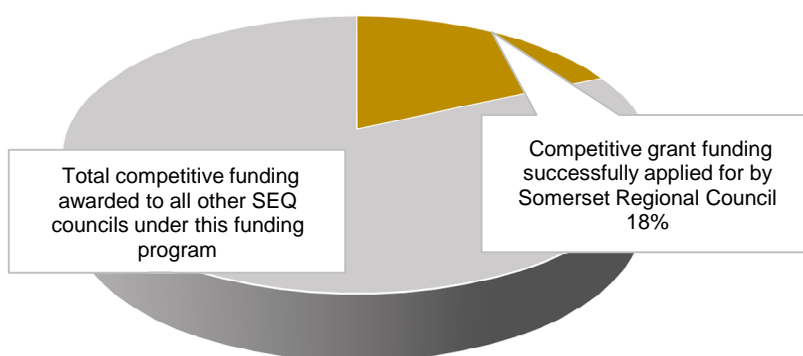


Council outperformed larger councils to win competitive government grants. Below were just three grant programs in FY2021 with \$12.7M in grants announced for Somerset.

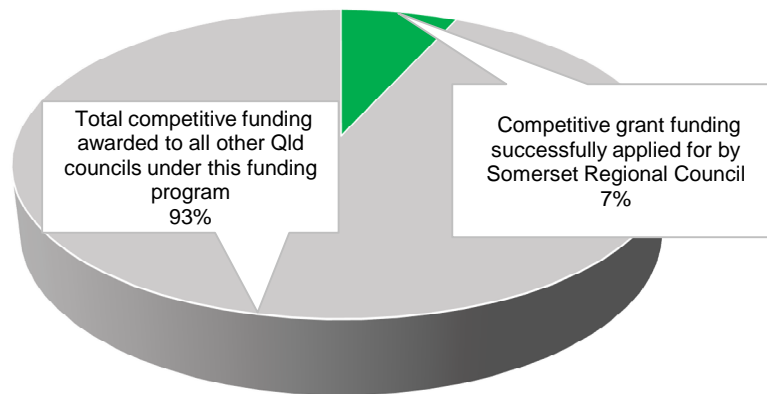
Somerset's population relative to the rest of SEQ



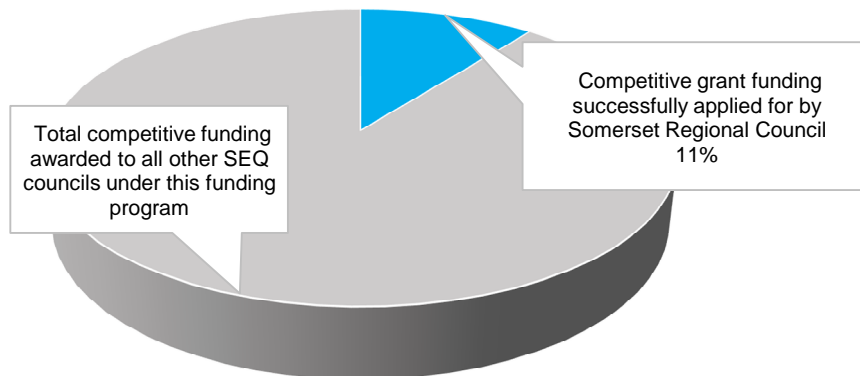
Punching above our weight - Queensland Government's SEQ Community Stimulus program - competitive component - \$26M total (FY2021)



Punching above our weight - Australian Government's Heavy Vehicle Safety and Productivity Program round 7 and Bridges Renewal Program round 5 - \$75.5M total (FY2021)

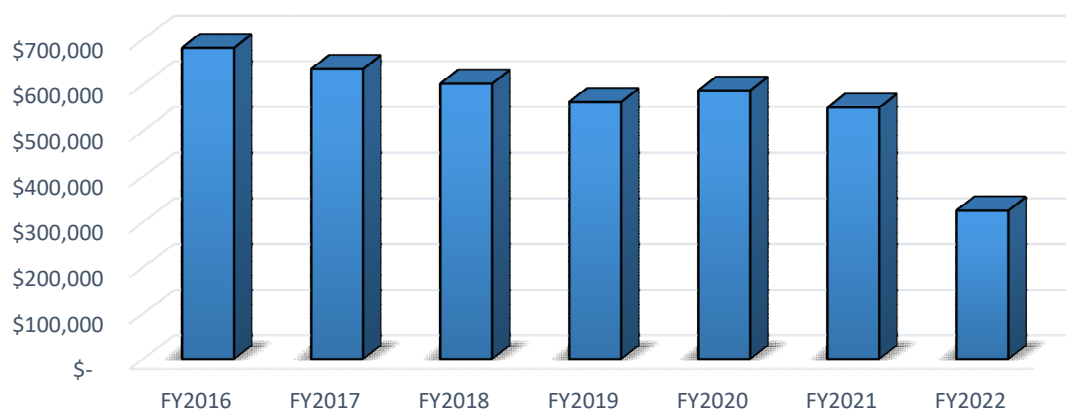


Punching above our weight - Queensland Government's Unite and Recover Community Stimulus program - competitive component - \$26M total (FY2021)



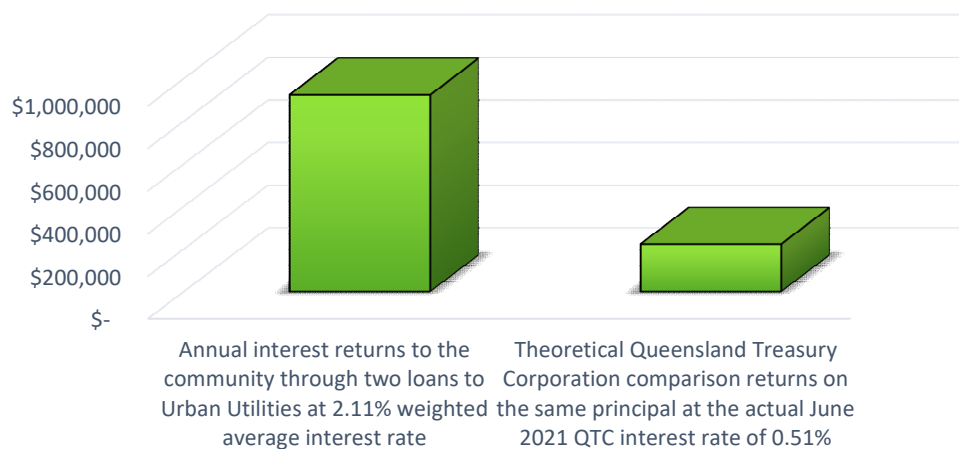
Council maintained risk-appropriate cover to drive down insurance costs through FY2021

Managing insurance premiums and risk - public liability, property and similar covers (excludes workcover insurance)



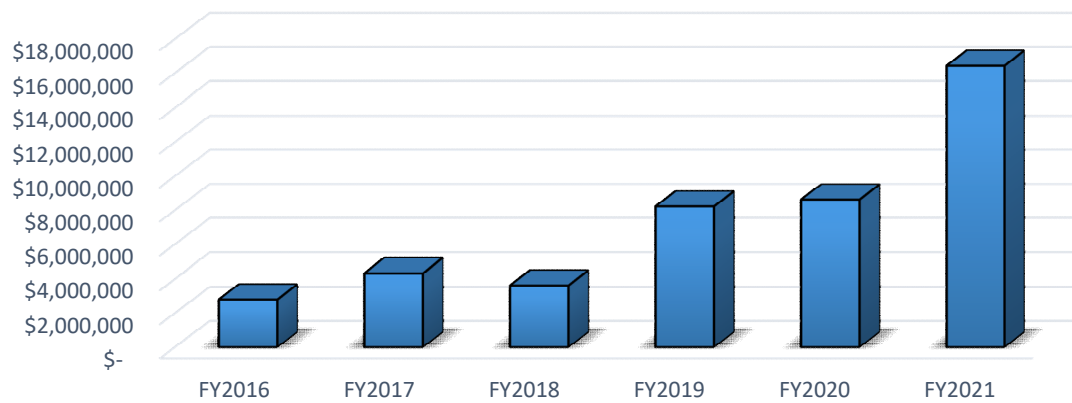
Council innovated to maximise interest returns to the community in FY2021

Annual interest returns to the community - Urban Utilities credit facility strategy - UU interest is equivalent to \$78 per rateable property a year



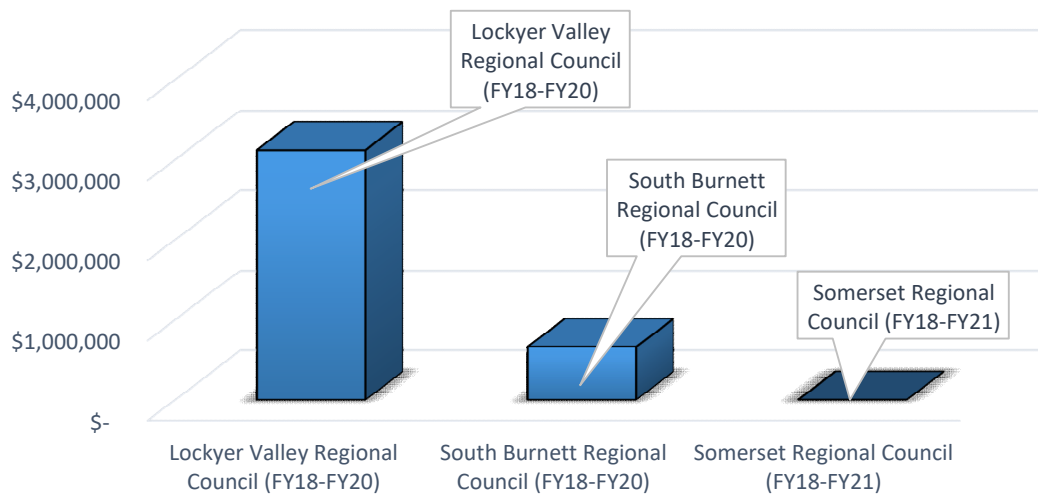
Council won sales contracts to help grow the local economy in FY2021

Contract works revenue - building key relationships to attract money and projects into the Somerset economy



Council maintained affordable and effective IT systems in FY2021

Our lean IT strategy - comparative new software costs (FY2018 to FY2020)



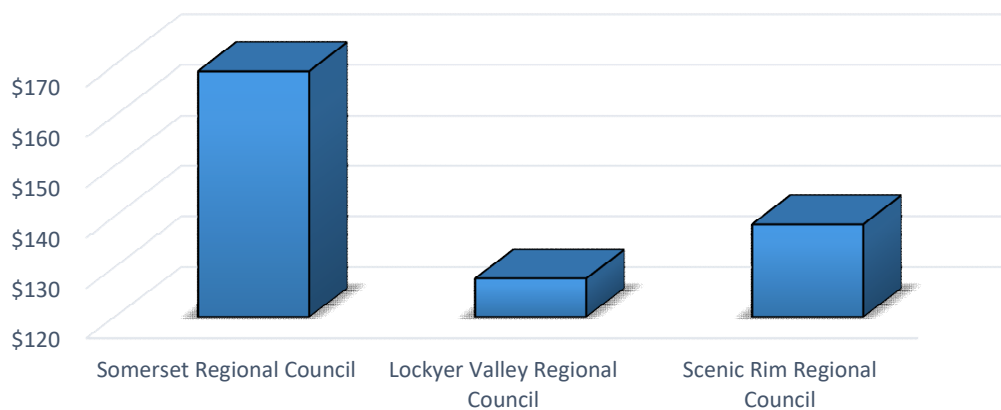
Council drove down telecommunications costs in FY2021

Active management of Telstra bill - monthly landline phone charges



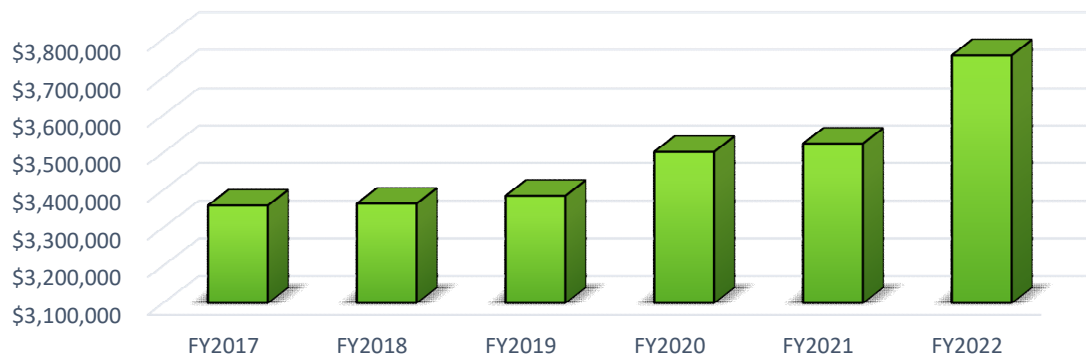
Council achieved better ratepayer outcomes from our relationship with Urban Utilities

Comparative FY2021 Urban Utilities profits returned to the community per rateable property



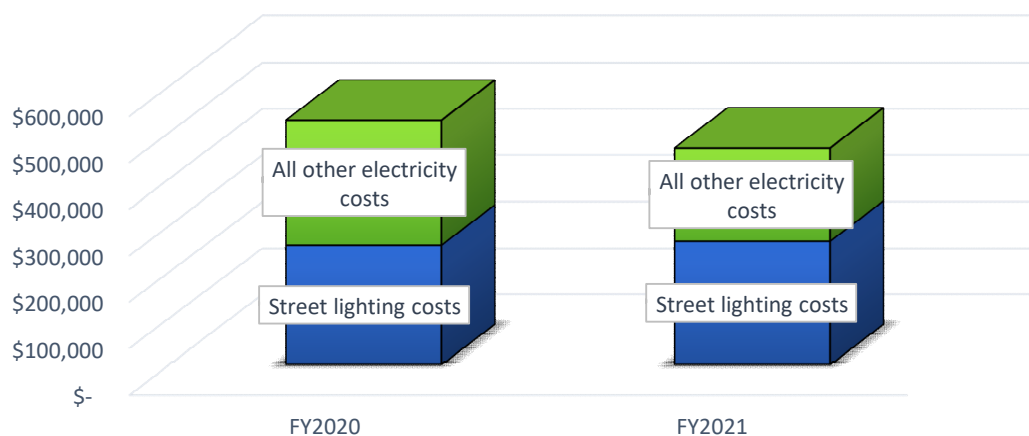
Council maintained good relationships with government to help grow services

Announced Australian Government financial assistance grants to Somerset
(source: QLGGC) (Please note: revenue recognised in financial statements is
affected by timing of payment)



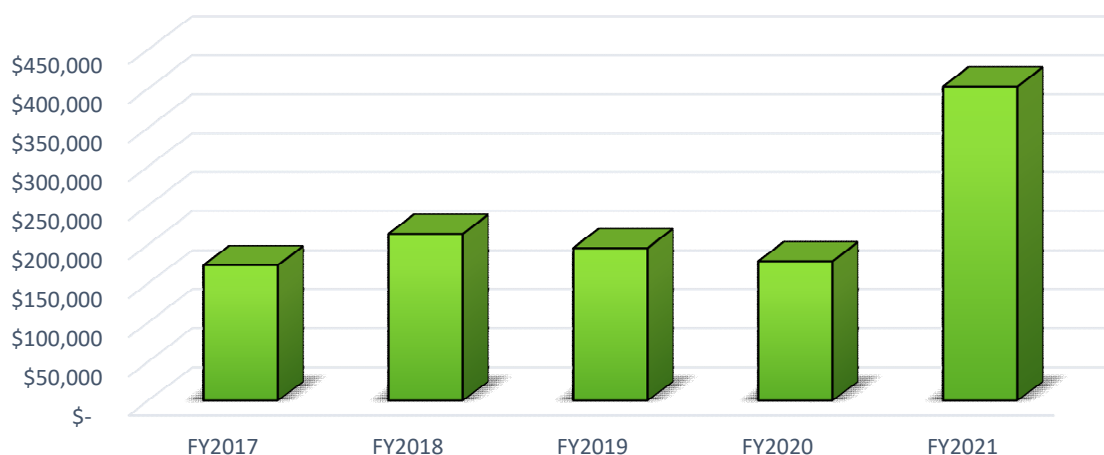
Council managed its utility costs better with \$60,000 in electricity savings in FY2021

Managing electricity costs - we now have 17 rooftop solar arrays

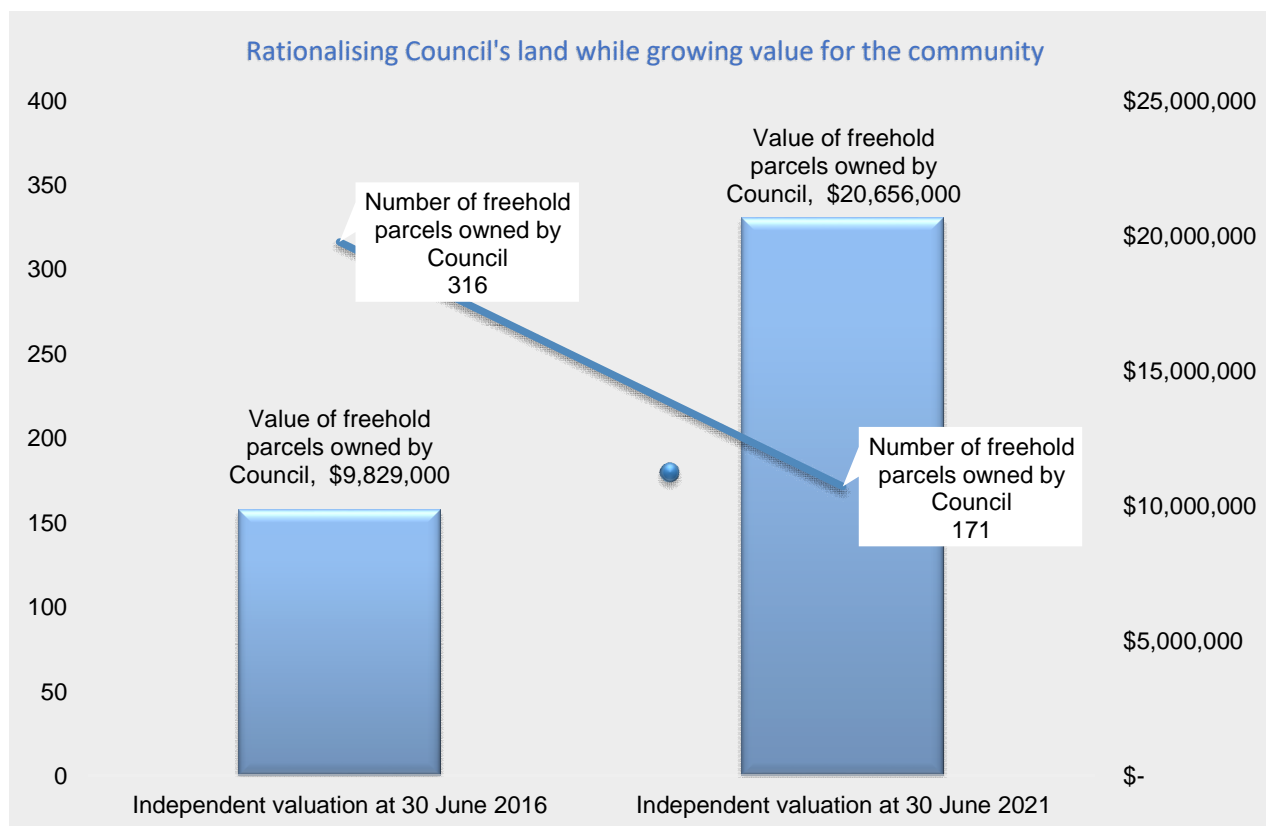


Council grew non-rate revenue to help fund services to the community

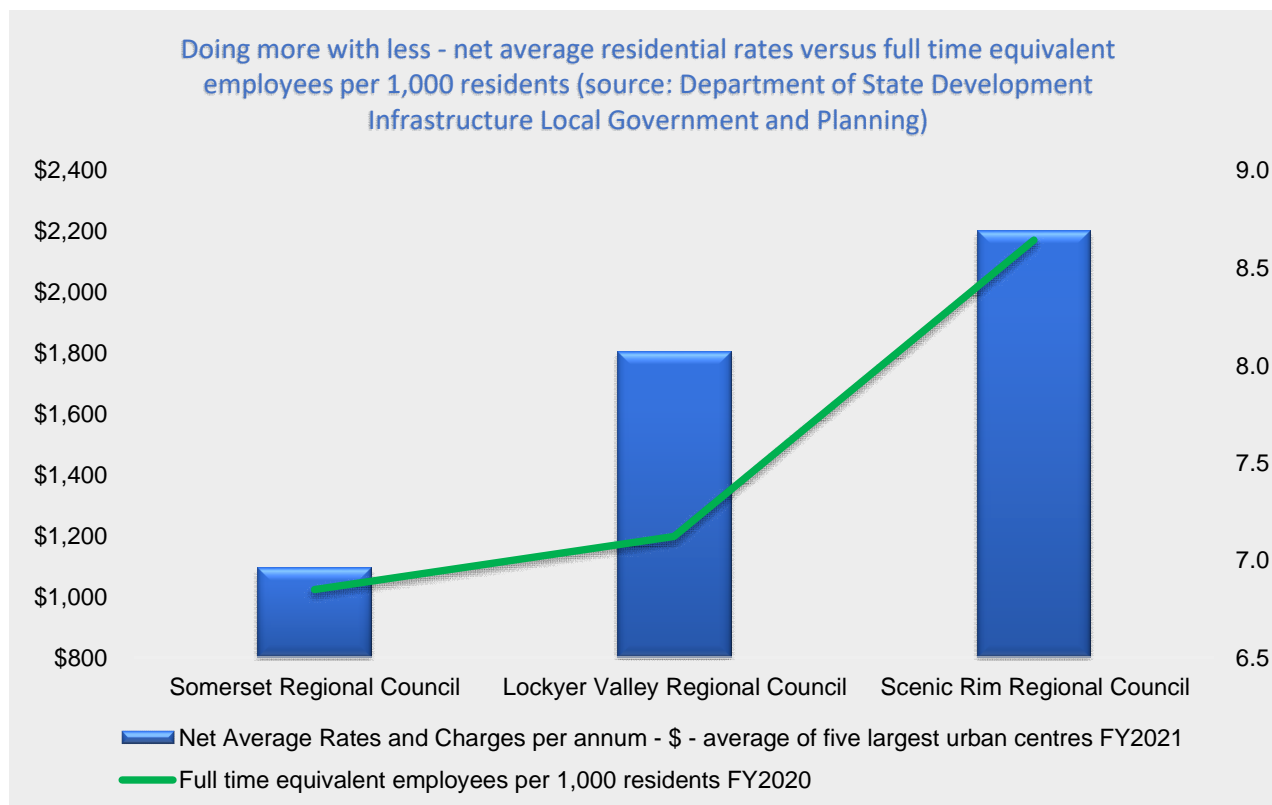
Property search fee revenue as an indicator of interest in Somerset real property



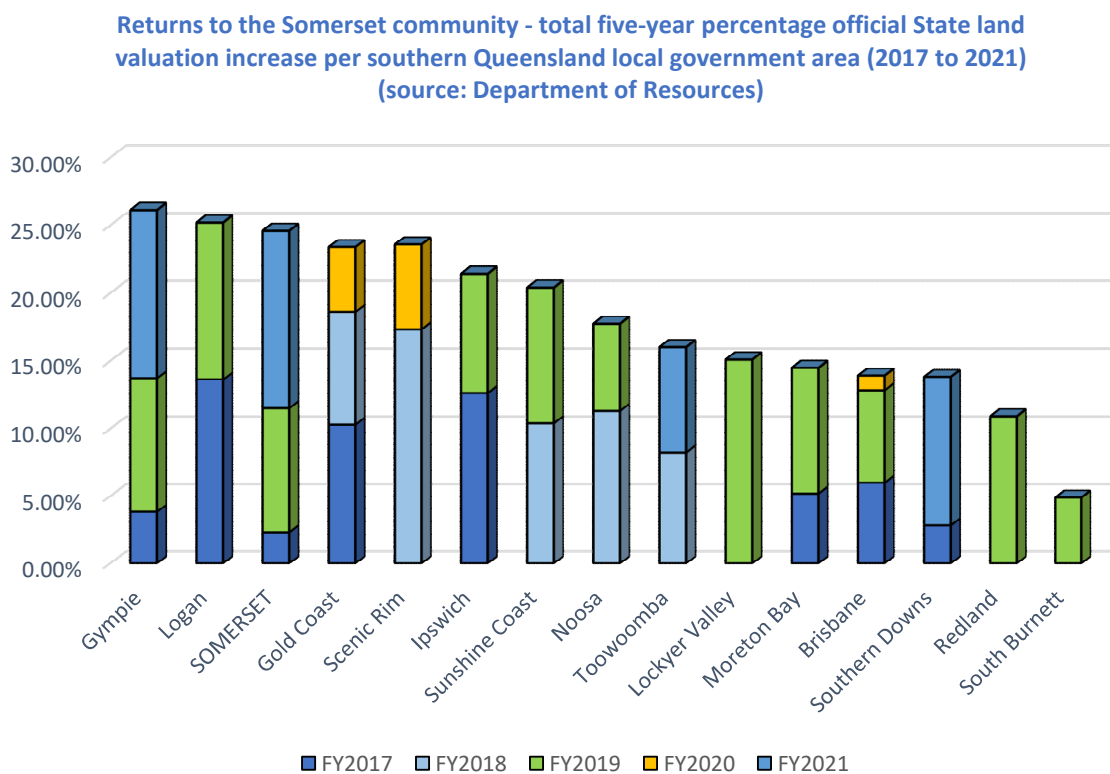
Council managed its own land better to get the best community outcomes in FY2021



Council kept average residential rates affordable while providing effective services

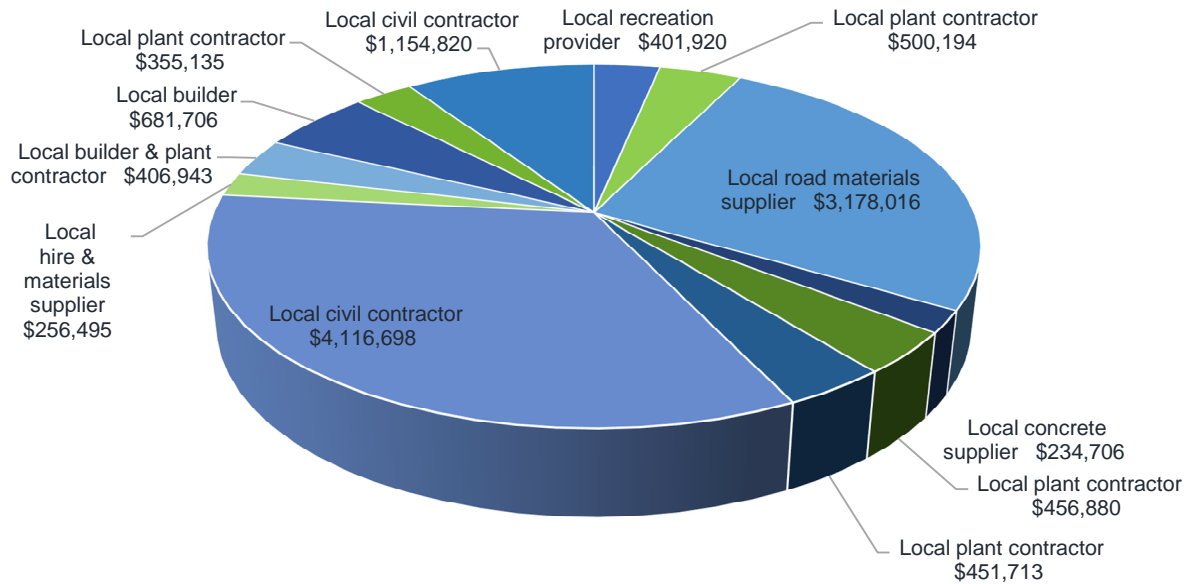


Council's investments in local infrastructure continued to grow community value in FY2021



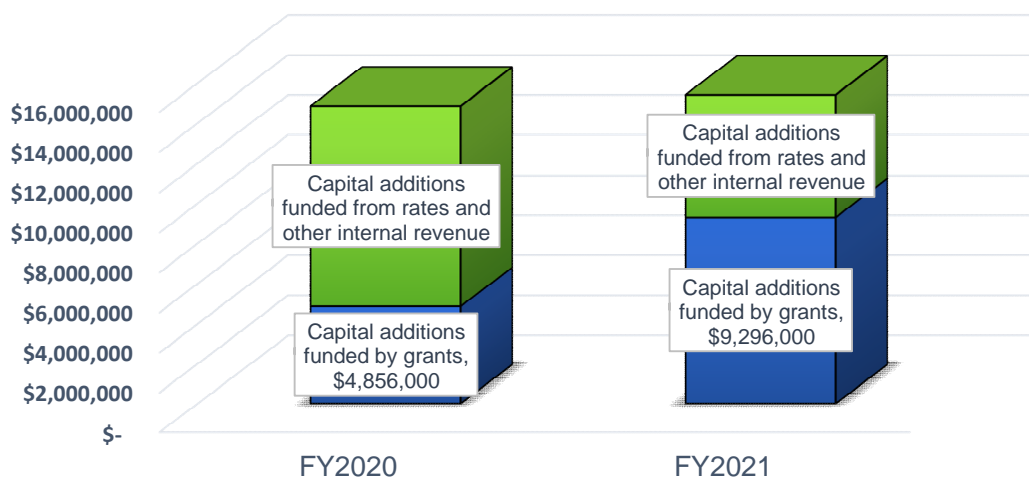
Council kept money circulating in the local economy by employing locally and buying locally

Keeping it local - \$12M in local purchases from just 12 local suppliers in FY2021

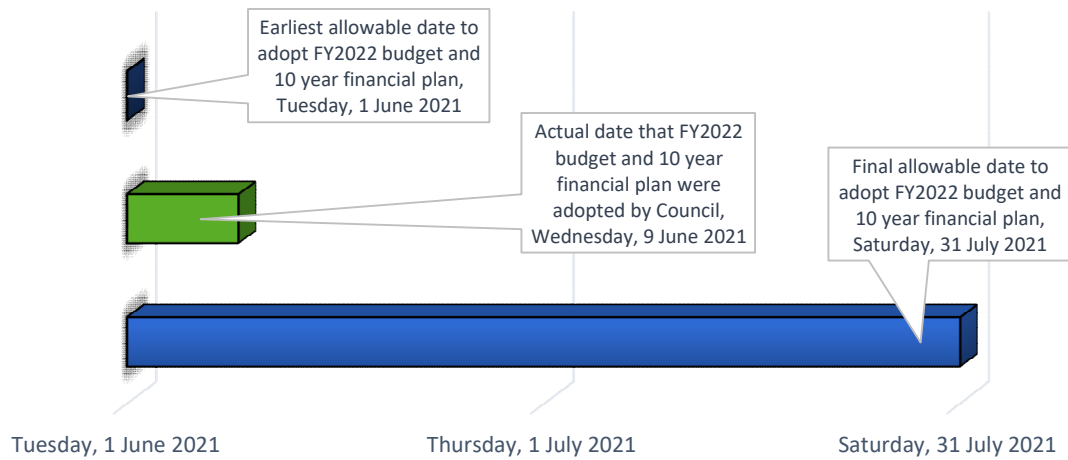


Council met its finance operational plan objectives during FY2021

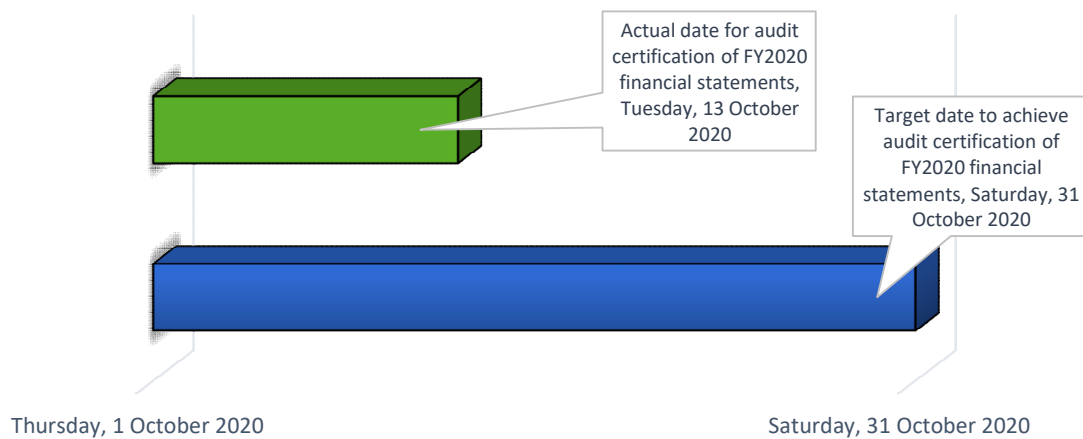
Meeting our operational plan goals - #24 - percentage of our capital works funded by grants - FY2021 = 60%



Meeting our operational plan goals - #2, #26 and #27 - getting our FY2022 financial plans in place early

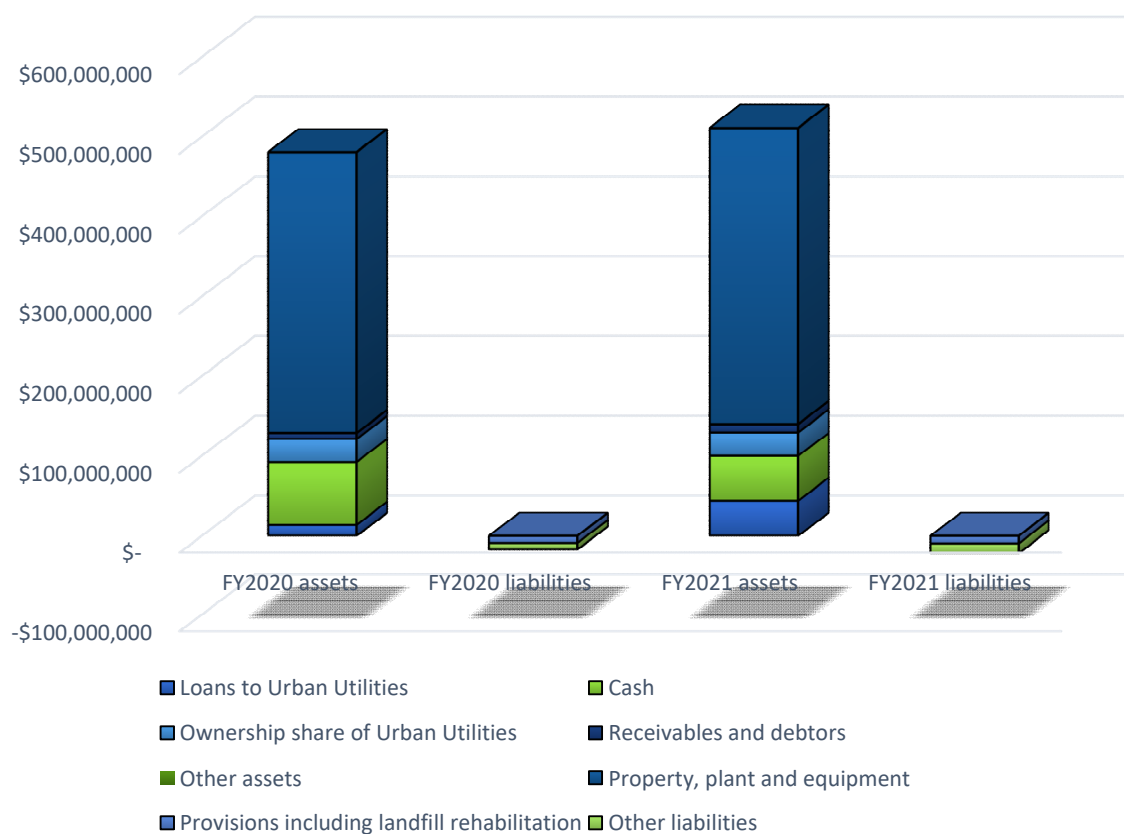


Meeting our operational plan goals - #34 - achieving an unqualified audit certificate



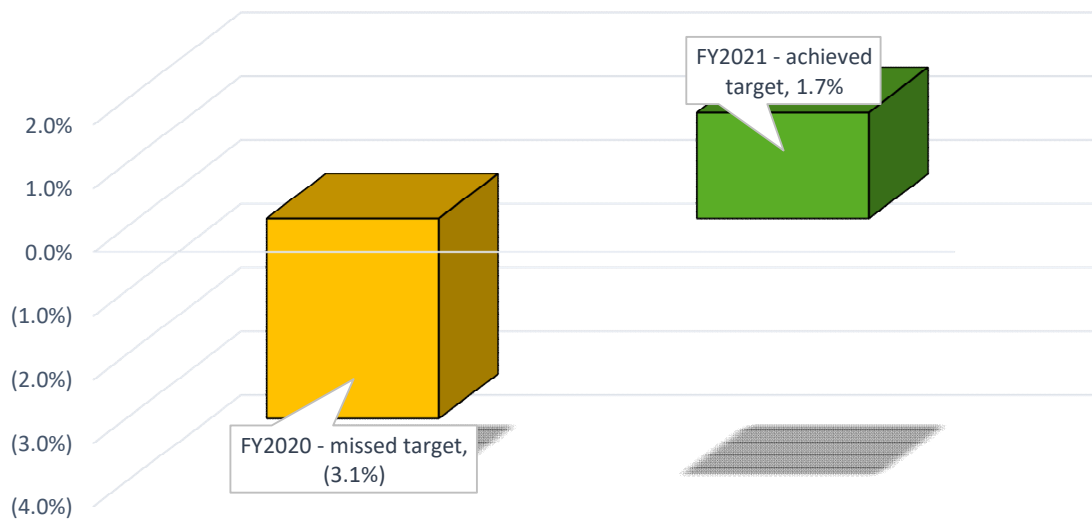
Council grew community assets during FY2021 and is still the only South East Queensland council without debt

Financial position of Somerset Regional Council at 30 June 2020 and 30 June 2021

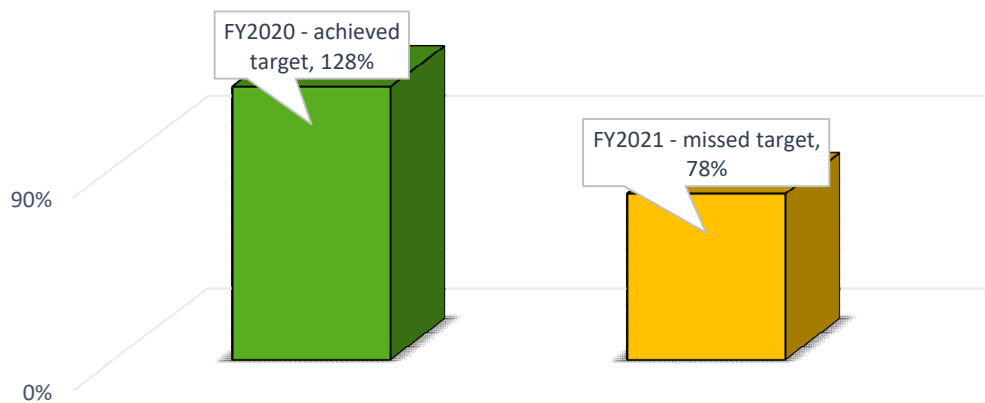


Council achieved two out of three of State Government financial sustainability targets during FY2021 including returning Somerset to operating surplus under difficult economic circumstances.

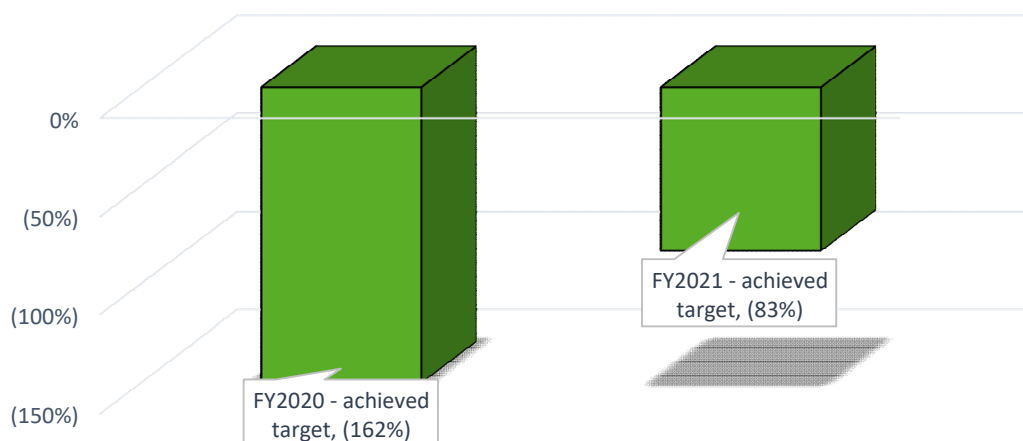
Operating surplus ratio (Net result (excluding capital items) divided by total operating revenue (excluding capital items)) - State Government Target = more than 0%. There was a significant focus on returning to operating surplus in FY2021



Asset sustainability ratio (Capital expenditure on the replacement of assets (renewals) divided by depreciation expense) - State Government Target = more than 90%. Somerset's five year average asset sustainability ratio 2015 to 2020 (QAO) was 117%



Net financial liabilities ratio (Total liabilities less current assets divided by total operating revenue (excluding capital items)) - State Government Target = below +60%



8 October 2021

Mr Andrew Johnson
Chief Executive Officer
Somerset Regional Council
PO Box 117
Esk, QLD 4312

Dear Mr Johnson

2021 Closing report

We present to you our closing report for Somerset Regional Council ("council") for the financial year ended 30 June 2021. It includes the results of our audit, identified audit misstatements, and other matters.

Our audit was conducted in accordance with our external audit plan issued 4 March 2021. We confirm that up to the date of this report we have maintained our independence obligations in relation to our conduct of this audit.

Based on the information that has been assessed as part of our audit, we expect to issue an unmodified audit opinion.

The results of our audit of Somerset Regional Council's financial statements will be included in our report to parliament Local Government 2021. This report will also include comments on performance and sustainability matters, significant internal control issues, major transactions and events and the overall results of the local government sector. This report is prepared in accordance with the *Auditor-General Act 2009*.

We are keen to hear your views about the audit services we provide and will seek your feedback via an online survey. This survey will help us understand what is working well and where there are opportunities for us to improve our engagement with you.

If you have any questions or would like to discuss the audit report, please contact

Yours sincerely



Steven Bosiljevac
Contract Audit Partner

Enc.

1. Summary

This closing report summarises the results of our audit of Somerset Regional Council's financial statements for the year ended 30 June 2021, including how we responded to significant financial reporting risks.

Our final audit opinion is subject to completion of the financial statement audit process. Key aspects to be finalised are included below.

Highlights



Expected audit opinion

We expect to issue an unmodified opinion on the financial statements.



Internal control environment

Control environment

● Effective

Risk assessment

● Effective

Control activities

● Effective

Information and communication

● Effective

Monitoring controls

● Effective

Refer to *Section 5 Audit issues* for further details.



Materiality \$0.54m

Increase of \$0.10m to planning materiality



Estimated final fees

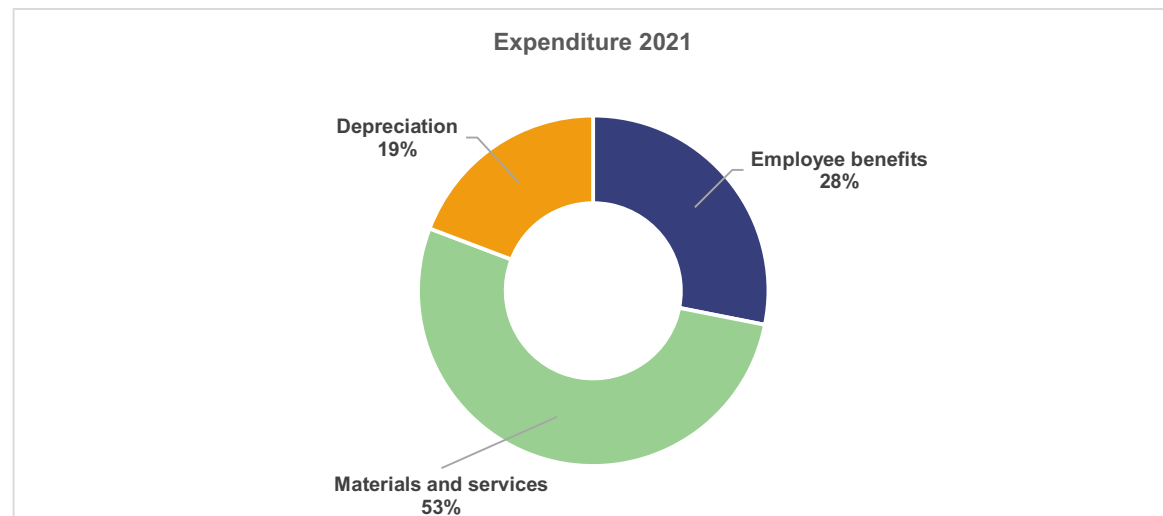
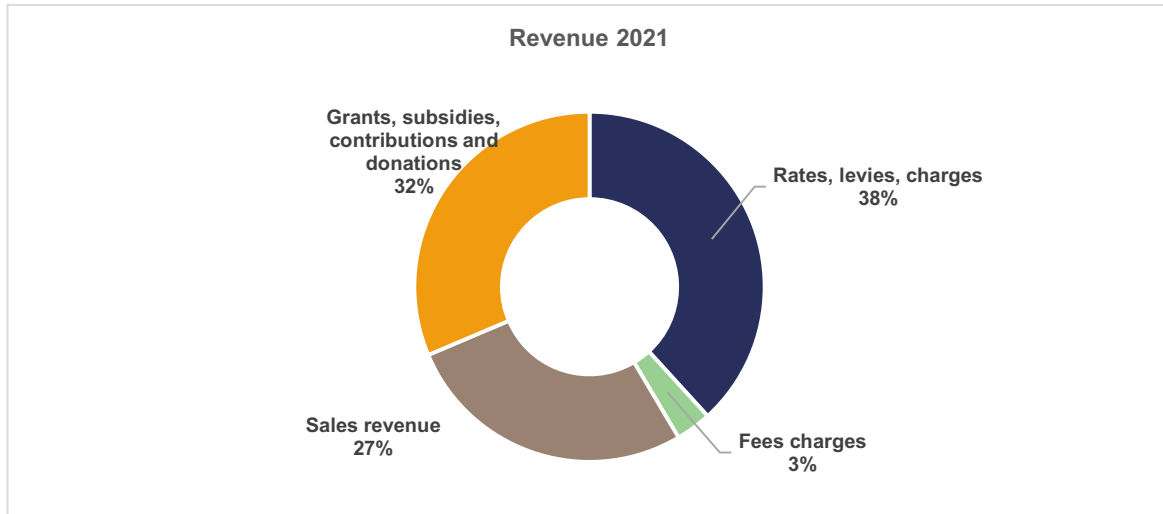
\$94,800

Outstanding audit matters

Item	Responsibility
Financial statements review—quality check over final version	Audit
Subsequent events update—review of transactions to date of signing	Management and Audit
Management representation letter—to be signed with the financial statements	Management
Financial report certification—signing of the financial statements by management following adoption by the committee	Management and Audit
Finalisation of grant funding acquittals including Roads to Recovery, Local Roads and Community Infrastructure Programs and Cat C QLD Bushfire CDO funding	Management and Audit

2. Key insights

A comparison of Somerset Regional Council's financial results and balances are highlighted below. This shows that the rates, levies and charges and grants, subsidies, contributions and donations categories make up the majority of council's annual revenue (70%) which is largely consistent with the prior year (76%). Employee, materials and services related costs make up majority of operating expenses in the current year as shown below.



3. Financial sustainability assessment

The table below details our assessment of your financial sustainability and is based on the three ratios that council is required to report under the *Local Government Regulation 2012*. Our assessment of council's overall financial sustainability risk is **low risk**.

Refer to Appendix C for guidance on how these ratios are calculated and our financial sustainability risk rating definitions.

Operating surplus ratio	Commentary																								
<div>Operating surplus ratio - Council compared to the average for the segment</div> <table><thead><tr><th>Year</th><th>Target Range</th><th>Council</th><th>Segment Average</th></tr></thead><tbody><tr><td>FY17</td><td>0% - 10%</td><td>5%</td><td>10%</td></tr><tr><td>FY18</td><td>0% - 10%</td><td>0%</td><td>2%</td></tr><tr><td>FY19</td><td>0% - 10%</td><td>8%</td><td>4%</td></tr><tr><td>FY20</td><td>0% - 10%</td><td>-2%</td><td>-1%</td></tr><tr><td>FY21</td><td>0% - 10%</td><td>3%</td><td>3%</td></tr></tbody></table>	Year	Target Range	Council	Segment Average	FY17	0% - 10%	5%	10%	FY18	0% - 10%	0%	2%	FY19	0% - 10%	8%	4%	FY20	0% - 10%	-2%	-1%	FY21	0% - 10%	3%	3%	<p>Council's five-year average operating ratio is 2.56%. This is within the target range.</p> <p>The average operating surplus ratio indicates that Council has been able to generate reasonable levels of funding from its own source revenue to fund ongoing operations, supplemented with grant funds.</p>
Year	Target Range	Council	Segment Average																						
FY17	0% - 10%	5%	10%																						
FY18	0% - 10%	0%	2%																						
FY19	0% - 10%	8%	4%																						
FY20	0% - 10%	-2%	-1%																						
FY21	0% - 10%	3%	3%																						
Net financial liabilities ratio	Commentary																								
<div>Net financial liabilities ratio - Council compared to the average for the segment</div> <table><thead><tr><th>Year</th><th>Target Range</th><th>Council</th><th>Segment Average</th></tr></thead><tbody><tr><td>FY17</td><td>0% - 50%</td><td>-150%</td><td>-40%</td></tr><tr><td>FY18</td><td>0% - 50%</td><td>-160%</td><td>-45%</td></tr><tr><td>FY19</td><td>0% - 50%</td><td>-150%</td><td>-40%</td></tr><tr><td>FY20</td><td>0% - 50%</td><td>-160%</td><td>-35%</td></tr><tr><td>FY21</td><td>0% - 50%</td><td>-83.25%</td><td>-</td></tr></tbody></table>	Year	Target Range	Council	Segment Average	FY17	0% - 50%	-150%	-40%	FY18	0% - 50%	-160%	-45%	FY19	0% - 50%	-150%	-40%	FY20	0% - 50%	-160%	-35%	FY21	0% - 50%	-83.25%	-	<p>Council's net financial liabilities ratio as at 30 June 2021 is -83.25%.</p> <p>The net financial liabilities ratio is largely consistent with other rural/regional councils. Councils in the sector have smaller ratepayer bases and some have declining populations, limiting capacity to service borrowings. The increase in the ratio is due to an additional loan made to QUU of \$30m, resulting in a reduction in total current assets and increase in non-current assets.</p>
Year	Target Range	Council	Segment Average																						
FY17	0% - 50%	-150%	-40%																						
FY18	0% - 50%	-160%	-45%																						
FY19	0% - 50%	-150%	-40%																						
FY20	0% - 50%	-160%	-35%																						
FY21	0% - 50%	-83.25%	-																						
Asset sustainability ratio	Commentary																								
<div>Asset sustainability ratio - Council compared to the average for the segment</div> <table><thead><tr><th>Year</th><th>Target Range</th><th>Council</th><th>Segment Average</th></tr></thead><tbody><tr><td>FY17</td><td>100% - 300%</td><td>120%</td><td>130%</td></tr><tr><td>FY18</td><td>100% - 300%</td><td>70%</td><td>110%</td></tr><tr><td>FY19</td><td>100% - 300%</td><td>110%</td><td>140%</td></tr><tr><td>FY20</td><td>100% - 300%</td><td>130%</td><td>100%</td></tr><tr><td>FY21</td><td>100% - 300%</td><td>80%</td><td>105.60%</td></tr></tbody></table>	Year	Target Range	Council	Segment Average	FY17	100% - 300%	120%	130%	FY18	100% - 300%	70%	110%	FY19	100% - 300%	110%	140%	FY20	100% - 300%	130%	100%	FY21	100% - 300%	80%	105.60%	<p>Council's average asset sustainability ratio is 105.60%. This is within the target range.</p> <p>The average asset sustainability ratio indicates that Council has monitored its assets in line with its asset management plan and have adequately replaced its assets as they near the end of their useful life.</p>
Year	Target Range	Council	Segment Average																						
FY17	100% - 300%	120%	130%																						
FY18	100% - 300%	70%	110%																						
FY19	100% - 300%	110%	140%																						
FY20	100% - 300%	130%	100%																						
FY21	100% - 300%	80%	105.60%																						

4. Audit conclusions

Areas of audit focus

Our external audit plan identified the areas of your financial report that we considered to be at greatest risk of material error. These areas of focus are reflected in the map below.



Our overall conclusions on these areas of audit focus are outlined in the table below.

Risk	Description	Audit conclusion
1	Valuation and depreciation of infrastructure assets	We have obtained sufficient appropriate audit evidence over the valuations to ensure material compliance with the requirements of AASB 16 <i>Property, Plant and Equipment</i> , AASB 13 <i>Fair Value Measurement</i> and AASB 136 <i>Impairment</i> . The valuation resulted in a net increment in fair value of \$12.931m. We performed comprehensive audit procedures over the valuations, which were detailed in our audit plan and which included work over the completeness and existence of assets.
2	Risk of fraud in revenue recognition	We have obtained sufficient appropriate audit evidence over material revenue streams through a combination of controls testing and substantive test of details. There were no audit adjustments relating to this risk.
3	Financial sustainability reporting	We have obtained sufficient appropriate audit evidence over financial sustainability reporting through recalculation of the relevant ratios and work performed over associated areas of the financial statements. No audit adjustments have been identified relating to this risk.

4. Audit conclusions (cont.)





Other audit opinions

In conjunction with our 2020/21 audit of the council's financial statements and current-year financial sustainability statement, we will issue three audit opinions on special purpose financial reports prepared for the Roads to Recovery, the Local Roads and Community Infrastructure Program grant acquittals and Cat C QLD Bushfire CDO funding. Additional audit fee will be required for these audit opinions.

Materiality

Our audit materiality thresholds were reassessed based on your year-end financial statement balances and were changed since we communicated them in the external audit plan.

We used these thresholds in assessing misstatements.

 Overall materiality	 Performance materiality	 Clearly trivial threshold	 Specific—Assets
\$0.54m	\$ 0.46m	\$54k	\$18.53m
[per external audit plan \$0.44m]	[per external audit plan \$0.37m]	[per external audit plan \$44k]	[per external audit plan \$17.57m]

Evaluation of misstatements

At the date of this report, we have identified uncorrected misstatements that resulted in an increase in contract liabilities and decrease in revenue amounting to \$108,752.

Details of uncorrected misstatements are included in Appendix B to this closing report.






Evaluation of disclosure misstatements

At the date of this report, we have not identified misstatements in disclosures that required correction to the financial statements.

5. Audit issues

Internal controls

This table summarises our reporting on significant deficiencies/deficiencies in internal controls. See Appendix A1 for details.

	Number of significant deficiencies		Number of deficiencies		Rating
	Current year	Prior year unresolved	Current year	Prior year unresolved	
 Control environment <i>Structures, policies, attitudes and values that influence daily operations</i>	-	-	-	-	●
 Risk assessment <i>Processes for identifying, assessing and managing risk</i>	-	-	-	-	●
 Control activities <i>Implementation of policies and procedures to prevent or detect errors and safeguard assets</i>	-	-	1	-	●
 Information and communication <i>Systems to capture and communicate information to achieve reliable financial reporting</i>	-	-	-	-	●
 Monitoring activities <i>Oversight of internal controls for existence and effectiveness</i>	-	-	-	-	●

● **Effective**

No significant deficiencies identified

● **Partially effective**

One significant deficiency

● **Ineffective**

More than one significant deficiency

Financial reporting issues and other matters

This table summarises our financial reporting and other issues raised in the current year and those carried forward from prior years. See Appendix A1 for details.

	Financial reporting issues—risk ratings			Other matters*
	High	Moderate	Low	
Current year				
Unresolved	-	-	-	-
Resolved	-	-	-	-
Prior year				
Unresolved	-	-	-	-
Resolved	-	-	-	-

* We only track resolution of other matters where management has committed to address the item raised.

6. Financial statement preparation maturity assessment

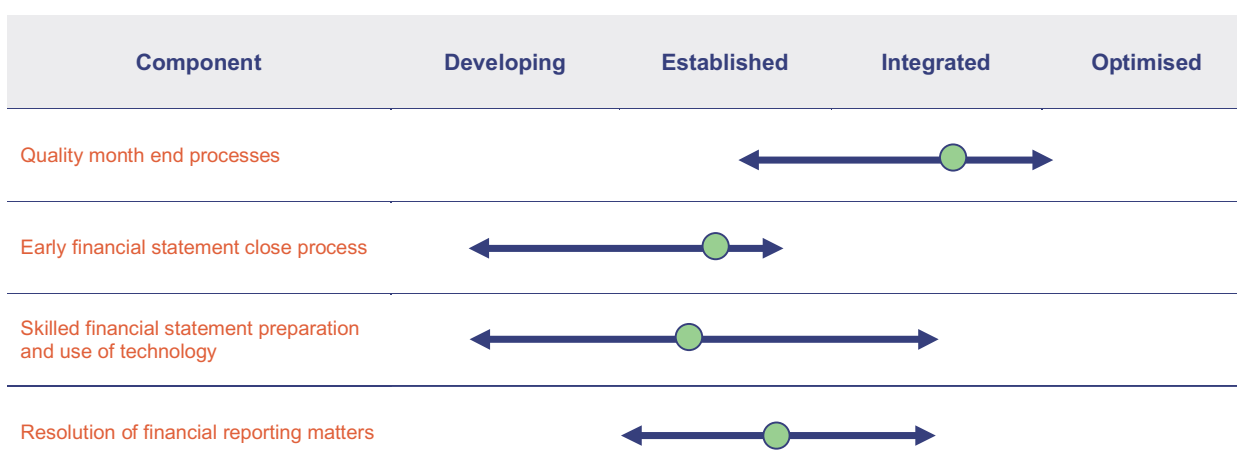


QAO has developed a financial statement preparation maturity model. This model replaces our previous assessment processes. The model brings scalability, responding to the client specific factors that influence reporting practices across the public sector. It aims to bring focus to areas of development to allow clients to reach their targeted positioning. The model also facilitates the sharing of better practices across the public sector. Further information about the model is contained in a [Fact Sheet](#) on our website.

The model outlines the key components that result in high-quality and timely financial reports, providing a maturity assessment for each of the components.

This year, we worked with management as they self-assessed their financial statement preparation processes. We acknowledge there was judgement involved in the principle-based assessments.

The following table sets out the range and average responses for Somerset Regional Council's financial statement preparation process for each component.



Somerset Regional Council financial statement preparation processes range from developing to optimised. From discussions with management, the ratings for these areas are considered appropriate based on the systems in place. The ratings are driven by the following key strengths and improvement opportunities identified during management's self-assessment.

Key strengths	Improvement opportunities
<ul style="list-style-type: none"> Month end processes and reconciliations are well established The financial statement timetable is prepared in consultation with external audit and the Audit Committee The Audit Committee undertakes quality review of draft financial statements and position papers On-going discussion with external audit about financial reporting issues, new accounting standards and position papers 	<ul style="list-style-type: none"> Increasing automation of the financial statements through use of appropriate technology may reduce manual processes and reduce risk of errors. Documentation of key estimates and assumptions, including use of sensitivity analysis could be improved.

We do not expect that entities will consistently sit in the integrated and optimised categories. The cost of moving categories should always be considered in the context of the benefits that will be provided.



7. Other required information

We are required to report certain matters to those charged with governance. The table below provides a summary of the matters usually communicated at the end of our audit.

Matters for QAO to consider	How these were addressed
Disagreements with management	During our audit, we received full co-operation from management and had no unresolved disagreements over the application of accounting principles and the scope of our audit.
Significant difficulties	We did not encounter any significant difficulties during the audit.
Compliance with laws and regulations	We did not identify any instances of non-compliance with laws and regulations having a material effect on the financial report.
Matters significant to related parties	We did not identify any significant matters in relation to related parties during the audit.
Changes to accounting policies	We confirm there were no significant changes to accounting policies during the period.
Other matters significant to the oversight of the financial reporting process	We did not identify any significant matters in relation to the financial reporting process during the audit.
Fraud and illegal acts	<p>We enquired of management regarding:</p> <ul style="list-style-type: none"> • knowledge of any fraud or suspected or alleged fraud affecting the entity involving management, employees who have significant roles in internal control, or others where fraud could have a material effect on the financial report • knowledge of any allegations of fraud, or suspected fraud, affecting the financial information. <p>We are not aware of any fraud or illegal acts during our audit.</p>
Other information in the entity's annual report	We have not undertaken audit procedures to verify other information in the entity's annual report as required by Australian Auditing Standard ASA 720 <i>The Auditor's Responsibilities Relating to Other Information</i> . Our review will examine whether annual report financial information and non-financial information is consistent with the financial report.

CORPORATE AND COMMUNITY SERVICES

Records Management

Council's correspondence is processed by the Records Department and entered into MagiQ the Electronic Document and Records Management System. Statistics for the past year are outlined below.

Documents Registered	Date Range	Date Range	Date Range	Date Range
	2020 - 2021	2019 - 2020	2018-2019	2017 - 2018
Total Documents Registered	97,971	83,724	77,470	78,898
Incoming Documents	32,024	27,537	26,738	23,682
Internal Documents	5,226	5,759	6,277	6,904
Outgoing Documents	24,774	22,177	19,988	19,786
Actioned Documents	10,813	9,015	8,066	11,269
Customer Requests	4,550	5,267	4,299	5,441
Councillor Request	167	86	95	178

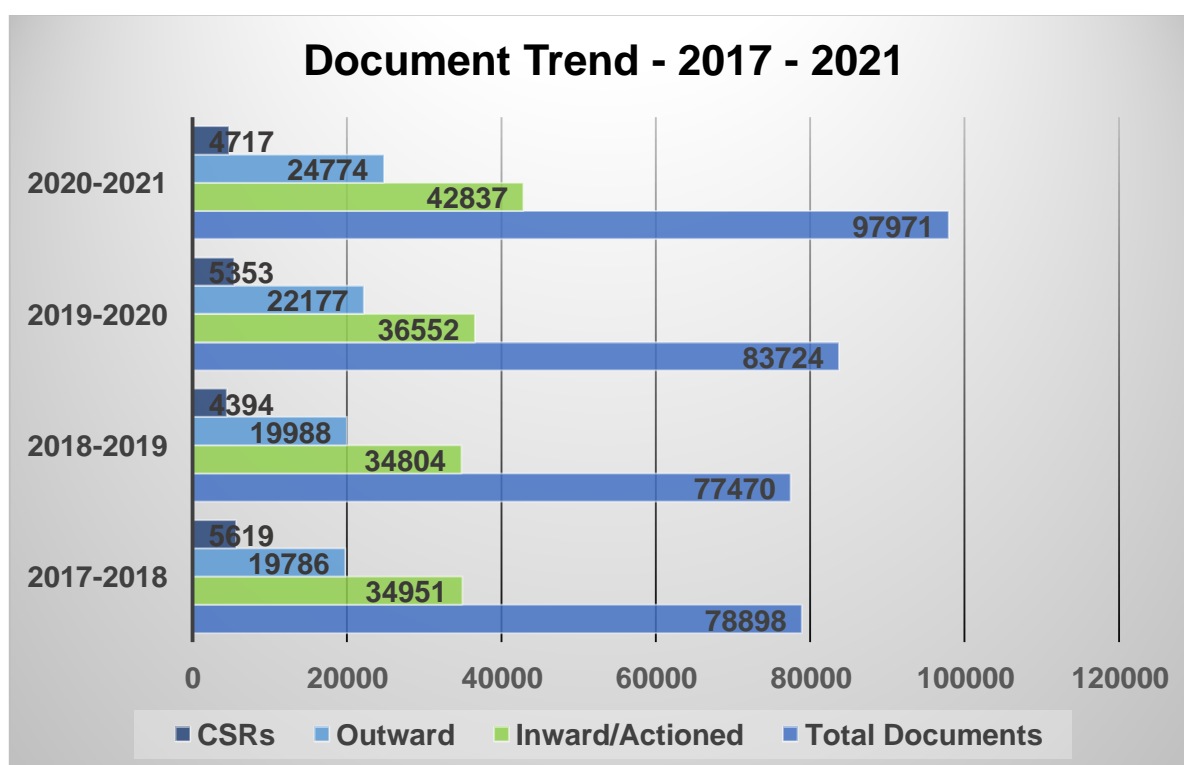
During this period, Council received thirteen applications seeking access to Council's corporate memory under the Right to Information Act 2009.

Right to Information Applications for Financial Year	Date Range	Date Range	Date Range	Date Range
	2020 - 2021	2019 - 2020	2018-2019	2017 - 2018
Number of Approvals	13	8	2	4
Number of Documents	7430	1681		
Carried Forward	2/104 pages	1/116 pages	0/0 pages	

Below indicates the response time recorded for tasks sent to officers via Council's electronic document management system.

Completed Response Times 2020 - 2021	
0 – 7 days	70.56
8 – 14 days	11.70
15 – 21 days	6.1
22 – 28 days	3.35
29 – 60 days	5.31
61 – 90 days	1.51
91 – 180 days	1.21
180+ days	0.26
TOTAL	100.00%

Records Statistics - 1 July 2020 to 30 June 2021



Information Technology

Council's Information Technology resources consist of a geographically dispersed medium size computer and voice network with multiple branch sites throughout the Council region including Esk administration centre, Kilcoy and Lowood customer service centres, four libraries, works depots, SES depots, visitor information centres, other remote offices and an increasing number of mobile computing devices.

Computer network performance

Ongoing maintenance, upgrades and replacement of computing devices, network infrastructure and associated hardware and software continue in line with Council's budgetary commitments.

The availability of NBN connections and improving mobile network coverage has allowed close review of telephony and data platforms resulting in improved flexibility and functionality with greatly reduced costs.

A substantial increase in the frequency and intensity of cyber security attacks combined with many severe vulnerabilities announced during the year have diverted significant resources to this area. Several internal and external cyber security audits have been conducted, with implementation of the resulting recommendations ongoing. Disaster recovery and business continuity processes are also under ongoing review and testing.

Significant inroads have been made into centralising control of building security systems to reduce administrative overhead.

The year also saw the planning and adoption of the GDA2020 mapping spatial datum.

Development application tracking system

Council's eServices portal (eservices.somerset.qld.gov.au) continues to provide 24/7 information via our website, including development application details, property information including zoning and other planning overlays, mapping, cemetery register enquiries and access to flood camera images. The portal received over 255,000 page views during the financial year.

ICT Strategy

ICT Strategy and associated documents have been reviewed to ensure alignment with Council's vision and mission statement. Ongoing participation in regional ICT forums and groups such as the SEQ CIO group at both local and state government levels provides the ability to continually review strategies to ensure that they are in line with best practice and regional collaboration requirements, and to leverage the negotiating power and experience of larger organisations.

Community Development

Active advocacy for improved health services

Advocacy activities were carried out to improve health services in the region, using a variety of means.

Community Wellbeing Hubs

The Esk Community Connection Point has been converted to into a community wellbeing hub. It now operates under Council direction and a number of health and support services visit regularly. These include a visiting optometrist and audiologist, exercise physiologist and dieticians, St Vincent de Paul, West Moreton health mental health social worker, financial counsellor and a disability employment service.

A new wellness hub was also established at Kilcoy in the former GP clinic in the grounds of the Kilcoy Hospital. This hub's services include a visiting optometrist, mental health social

worker, early intervention childhood counsellor and when required a support service for the culturally and linguistically diverse community. Headspace have indicated an interest in also outreaching to the hub.

Work is continuing to bring more services into the area and by providing wellness hubs at little or no cost to users, Council has removed a large barrier to outreach into the Somerset region.



Kilcoy Community Wellbeing Hub

Interagency networks and other groups

Council coordinates the regional interagency networks and these are an important vehicle for advocacy around community needs and solutions. Council has also supported the emergency relief network, inter-council drought network and participated in the Local Government Network Group teleconferences, Community Development Coordinators Network, Moreton Bay and Ipswich/West Moreton Local Level Alliance Networks and Neighbourhood Centres quarterly meetings. Council is co-chair of the West Moreton Older Person's Collaborative – Community and Rural Network to advocate for the needs of older persons' in relation to health services.

This year Council has been a strong advocate for the needs of young people with regard to mental health services and initiatives. Regular conversations have been held with authorities regarding the mental health of young people in the region, with the emphasis on improving access, availability and visibility of services.

Events

Events provide an opportunity for services to interact with residents in a soft entry approach. This year Council hosted the inaugural Mad Hatter's Tea Party in Lowood. It was very successful with over 300 participants engaging with twenty service providers. Services provided activities for young children, enabling parents to interact with the workers to learn more about what is available in their community. Council supported the event with a free sausage sizzle, children's disco and petting zoo.



Mad Hatter's Tea Party - Lowood

Due to the pandemic the regional seniors' event, was held outdoors in four parks across the region. Seniors were treated to morning tea and an open air mini concert. Each participant received an information pack to improve their understanding of how to access support.

Council also held a Farmers Big Day Out at the Woongooroo Winery in April. The event was made possible through Community Drought funding and provided farmers with an opportunity to get off the farm and socialise. The event included a bush band and lunch. Each farmer received an information pack containing relevant information.

Partnerships

Council continued a strategic partnership with the West Moreton Hospital and Health Service (WMHHS) and the Darling Downs West Moreton Primary Health Network to address youth mental health and wellbeing in the southern part of Somerset. The partnership resulted in an award for Child Protection in the West Moreton Region, with the youth engagement project "Living in Lowood" being recognised for its contribution to improving outcomes for young people in the Lowood district.

Council also partnered with members from the Ipswich Police District and Child Safety in the Ipswich and West Moreton Child Protection Week committee and worked with the other members to provide activities in Child Protection Week.

Community Engagement

Council partnered with West Moreton Health in community engagement activities throughout Lowood and surrounding districts including focus groups with Lowood High School students to determine the needs and priorities for Lowood Youth.

Council continues to engage with other community groups to work towards improved opportunities for seniors, mental health supports and transport outcomes for the region.

Requests for Assistance to the Somerset Region Support Service

Council has responded to all requests for assistance from residents and community groups. Over the twelve months 109 residents were assisted to connect with external services. Most enquiries related to financial assistance (emergency relief), seniors needing assistance with navigating the aged care system or accessing community transport. Homelessness was more significant this year than in previous years.

Bushfire Recovery and Resilience Officer

New to Somerset in 2020 was the Community Development Officer – Bushfire recovery and Resilience (CDO) role. It was implemented to assist with the recovery of the Somerset Region as a result of the 2019 bushfires focusing on the human and social recovery.

Primary objectives include:

- recovery
- building community resilience
- future preparedness

To assist with the efficient delivery of primary objective and sustainable outcomes, the CDO implemented a Systems Thinking approach within a sustainability framework.

Recovery

Assistance was provided to property owners impacted by the 2019 bushfires to complete funding and grant applications. This also provided a great opportunity to establish trusted relationships within the Somerset community especially with property owners impacted by the bushfires. Primary Producer Grants were the main financial support being offer to property owners in this region. Unfortunately, the majority of primary producers were deemed ineligible due to off farm income as a result of severe drought conditions leading up to and extending beyond the 2019 bushfires. Financial support was then successfully sourced through a Bendigo Bank grant which was done in collaboration with the Lowood Lions Club. This funding supported the structural recovery of property owners including fencing and building materials. This funding was given in the form of vouchers to be spent in the Somerset region which meant the funding also supported local businesses and economic recovery.

Additional funding was sourced through St Vincent de Pauls. Due to the in-depth nature of the Primary Producer grants and the negative impact on property owner's mental health, the CDO collaborated with St Vincent de Pauls to streamline the application process. This was achieved by condensing the application form and the CDO conducting a site visit to assess damage, assist with filling out the application and take photos of damage, identification and quotes. Applications with all relevant details were then forwarded onto St Vincent de Pauls for processing which, in most cases, took under two weeks.



Fencing purchased with the Bendigo Bank grant

Building Community Resilience

The mental health and wellbeing of the Somerset community is critical in order to strengthen and build resilient communities. Extensive community engagement revealed that people in rural communities prefer practical solutions to mental health and a hands-on approach. As a result, four Natural Sequence Farming field days were implemented in the Somerset region to assist with environmental and economic pressures impacting the property owner's mental health. Over 200 people attended with each field day booked to capacity. The field days are an example of a Systems Thinking approach within a sustainability framework. The results of these field days had systemic outcomes including:

- Increased social connectivity
- Reduced anxiety and isolation
- Practical solutions to mitigate drought, bushfire and floods
- Practical solution to increase productivity and economic viability of farming business
- Practical solution to mitigate environmental pressures

All of these outcomes supported the CDO's objective to build and strengthen community resilience.



Natural Sequence Farming (NSF) field day



Natural Sequence Farming (NSF) field day
– Reading the landscape

Future Preparedness

A number of projects have been established to better prepare the Somerset community regarding future natural disasters. A collaborative effort between QFES, RFS and the CDO highlighted the need for rain water tanks to be positioned throughout the Somerset region to provide better access to water in the event of future bushfires. Also, the Somerset Bushfire Risk Mitigation Plan highlighted several localities within the Somerset region at high risk of future bushfires. A plan has been established to provide essential information to all property owners in these locations.

Lastly, the CDO worked closely with Somerset Council's Disaster Management Coordinator to submit an application for two evacuation trailers through the Flexible Funding Grants. This application was successful and the evacuation trailers with vital emergency response equipment are currently being sourced. These evacuation trailers will be fundamental in improving the future preparedness of the Somerset region and its ability to deploy a quick response to future events and assist in a regional response if required.



Sports and Recreation

The 2020-2021 financial year saw Somerset Regional Council implement a range of programs, projects and events aimed at providing Somerset residents with enhanced opportunities to be more physically active in the challenging environment of the COVID-19 pandemic. Council continues to search for new initiatives to implement within the community and to improve existing services.

Indoor Sports Facilities Operations

The Fernvale Indoor Sports Centre (FISC) experienced an annual increase in patronage for the 2020-2021 financial year, returning to patronage rates comparative to pre-pandemic. The facility lessee, PCYC Queensland, set three consecutive monthly membership records in November 2020 (571), December 2020 (574) and January 2021 (620).

Council undertook works at the FISC to install five industrial fans in the main sports hall, which have been well received by PCYC and the community.

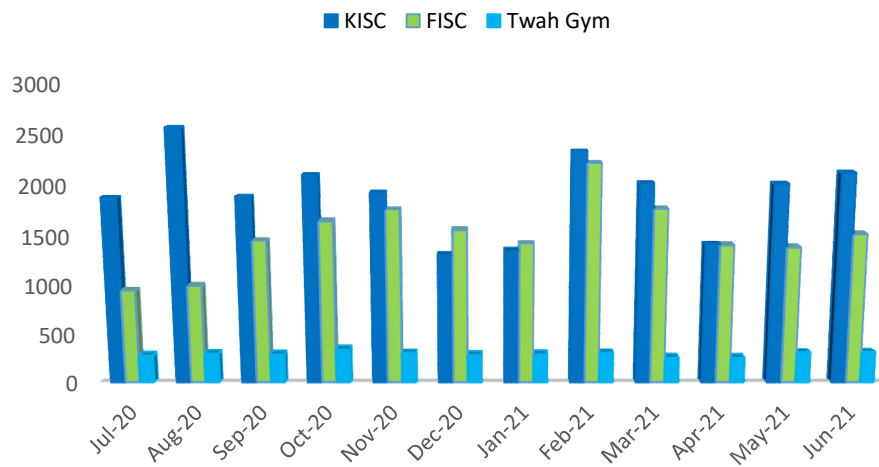
The introduction of the PCYC 'Braking the Cycle' program has been of benefit for the local community. The program provides local learner drivers with the opportunity to acquire driving hours under the guidance of an experienced volunteer. At its peak in May 2021, the program had 22 active students and 10 students on the waiting list. In 2020-21, PCYC Fernvale also introduced the Girls United program, which is aimed at engaging young women in the local community through exciting activities, and the 'Rise Up and Be Yourself Campaign' (RUBY), which is aimed at assisting women who have experienced domestic violence. PCYC Fernvale also introduced a Youth Management Team which engaged in a number of community-based activities, including weekly rubbish picking up at Savages Crossing.

The Kilcoy Indoor Sports Centre (KISC) saw a significant return in patronage in the 2020-2021 financial year. The facility set a monthly attendance record in August 2020, with total attendances of 2,568.

The KISC continues to be utilised on a regular basis by the Kilcoy Army Cadets and the Kilcoy Gymnastics Club.

The Toogoolawah Community Gym (TCG) also saw a significant increase in patronage in the 2020-21 financial year relative to 2019-2020. The facility continues to deliver strong monthly attendance figures despite limited opening hours and available space. These issues will be addressed with the construction of the new TCG facility in 2022.

INDOOR SPORTS FACILITY USAGE



Aquatic Facility Operations

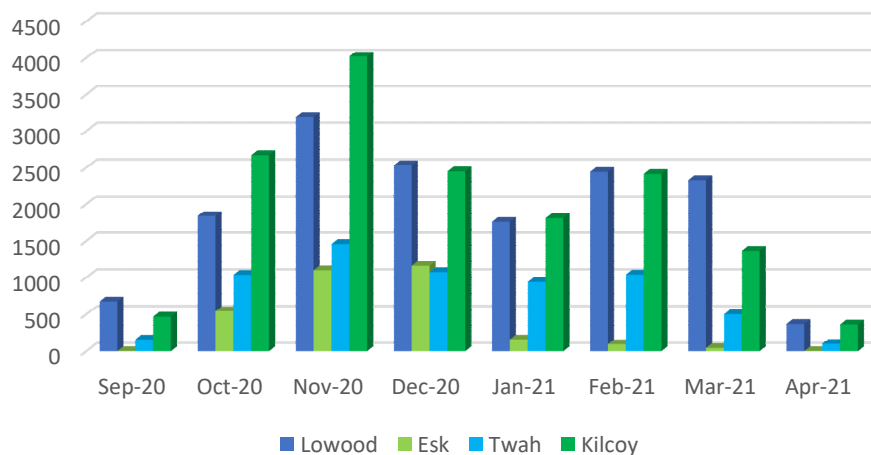
Somerset Leisure, a Kilcoy based business currently manages all Council aquatic facilities through to 31 August 2022.

There were no reportable incidents at any Council aquatic facility for the second consecutive season.

Council undertook significant steps in upgrading the Toogoolawah Swimming Pool and Kilcoy Aquatic Centre in 2020-2021 with the installation of electric heat pumps at each facility in October 2020 and December 2020 respectively.


Whilst patronage figures did decrease, the Toogoolawah Swimming Pool noted a significant increase in attendances for Learn to Swim classes, aqua aerobics, and lap swimming following the installation of electric heating.

Aquatic Facility Use



Promotion of Sport and Recreation

Activities were provided for children at the Toogoolawah and Esk State School under eight days held in May 2021.



Pool movie nights were conducted throughout December 2020 and January 2021 at the Lowood Swimming Pool, Toogoolawah Swimming Pool and Kilcoy Aquatic Centre. Each event featured free entry into the facility and a barbeque hosted by a local not-for-profit community group.

Australia Day pool parties were conducted at each aquatic facility in 2021. Each facility featured free entry, a barbeque hosted by a local not-for-profit group and free children's musical entertainment (Esk not included). The Lowood Swimming Pool set a record Australia Day attendance (284).

Two Club Dinner and Workshop events were held in 2020-2021. The events were well received with 13 representatives from seven different local sporting clubs in attendance. The second evening was attended by eight representatives of five different clubs.

The Fernvale Sports Park Advisory Committee was established in 2020-2021 to provide advice to Council concerning operations of the site and resolve issues between stakeholders. The committee includes representatives from Council, the Brisbane Valley Rattlers Australian Football Club, the Marburg Mount Crosby Thunder Cricket Club, Somerset Storm Netball Club and Fernvale State School.

Somerset Rail Trail Fun Run 2020

Unfortunately, the 18th annual Somerset Rail Trail Fun Run or Ride, scheduled for Sunday 12 July 2020, was postponed due to safety risks and ongoing health restrictions during the COVID-19 pandemic.

Somerset and Somerset Primary Sports Cup

Unfortunately, the fifth annual Somerset Sports Cup was unable to be held in 2020 due to the COVID-19 pandemic. The popular event remains scheduled for future years.

The Somerset Primary Sports Cup was able to be held on 18 September 2020 under a re-formatted program at the Esk State School. The event saw approximately 130 year five and six students from Esk, Toogoolawah, Harlin and Linville State Schools participate in a multi-sport event carnival. Students participated in touch football, soccer, indoor cricket, netball and tee-ball. Council supported the event through the provision of free transport and first aid services, as well as assisting with coordination, time-keeping, scoring and umpiring. A team from Toogoolawah State School claimed the cup for 2020.

Sport and Recreation Projects

The Fernvale Sports Park underwent several infrastructure upgrades throughout 2020-2021. The construction of cricket nets was completed in December 2020, followed by the installation of a turf wicket and relocation of the concrete pitch to the rectangular field, and the completion of field lighting installation on the main oval in June 2021. The construction works to extend the amenities building and add a kiosk, multiple storage facilities, meeting room and referee changerooms commenced in March 2021 and is due for completion in September 2021. All works were undertaken with the support of the Queensland Government's COVID Works for Queensland and Unite and Recover Community Stimulus programs. The upgrading of facilities and extended capacity of the site necessitated the establishment of the Fernvale Sports Park Advisory Committee.

Following reports regarding the deficiencies of the Kilcoy Indoor Sports Centre (KISC) and potential capacity for growth, the KISC Re-Development Steering Committee was established and conducted its inaugural meeting in April 2021. The Committee features representatives of Council and the community and is tasked with guiding the preparation of a master plan and business case to support the redevelopment of the facility. A master plan and business case will be submitted to Council for consideration in 2022.

The 'Lights for Somerset' project was completed in 2020-2021 and saw the installation of new LED lighting fixtures at the Esk Football Grounds, Hopetoun Sports Fields in Kilcoy (field one only), Lowood Recreation Complex and Fernvale Sports Park. All works were undertaken with the support of the Queensland Government's Unite and Recover Community Stimulus program. The installation of the fixtures with new electronic switches, allows the clubs based at the respective sites to: save costs through reduced operating costs of the fixtures; switching controls (i.e. training vs competition lighting levels) and greater lifespan of fixtures; safely conduct activities with increased lighting levels; safely control the fixtures through smart phone compatible technology; and attract more events with enhanced lighting levels (e.g. Fernvale able to host evening cricket fixtures).

Following the purchase of approximately 127 hectares of freehold property on the western face of Mount Glen Rock, Council received notification of a successful grant funding application through the Queensland Reconstruction Authority Bushfires Local Economic Recovery Program for Stage 1 and 2 of the Adventure Park development, which included the preparation of a master plan for the site including reserve parcels, and the construction of a fire break trail, summit trail and access bridge. Council conducted a fact-finding tour of North-East Tasmania in December 2020 to inform the development of the project, prior to the inaugural meeting of the Mount Glen Rock Steering Committee in February 2021. An Economic Potential, Constraints and Opportunities Analysis of the Mount Glen Rock Adventure Park was submitted to Council in June 2021.

Development processes for the construction of the new Toogoolawah Community Gym progressed through 2020-2021. The project received development and building approval through consultation with internal departments and external agencies, received approval for an increased construction budget and appointed a principal contractor to construct the facility. The construction of the facility is expected to be completed and opened to the public in early 2022.

The refurbishment of the Toogoolawah Tennis Courts was completed in December 2020 and included making safe the concrete cracking running through the courts, removing and replacing the existing playing surface, replacing the courts' netting, and laying new sand over the surface. The program was completed with the support of the Queensland Government's COVID Works for Queensland program.

An option analysis report and concept designs were developed for the upgrade of the Lowood Swimming Pool. The report was later supported by a successful grant funding application through the Queensland Department of Infrastructure, Local Government and Planning SEQ Community Stimulus Program to upgrade the facility. The upgrade works will include the installation of ramp access, wet decks, increased depth of water, shallow training bench, replacing the toddler pool with a zero-depth splash pad, improved filtration and chlorination systems and the installation of solar panels. The upgrade works will be completed across the 2021-2022 and 2022-2023 financial years.

Youth Engagement

Youth engagement and leadership

The annual Somerset Youth Leadership Camp was held at the Sunshine Coast Recreation Centre (SCRC), Currimundi, from Wednesday, 20 January to Friday, 22 January 2021. Council provided the opportunity free of charge, inclusive of transport, activities, catering and accommodation, to 21 youth from the Somerset region. The invited youth represented the three secondary schools in the Somerset region – including Kilcoy State High School (KSHS), Lowood State High School (LSHS) and Toogoolawah State High School (TSHS) – and will act as student leaders at their respective schools in 2021.

The Somerset Youth Leadership Camp aims to support participants by building their skillsets in leadership, conflict resolution, teamwork decision making and communication. The camp also serves as a platform for local youth to have their voices heard and to build positive relationships between local youth, Council officers and Councillors. Participants at the camp were also invited to discuss what improvements could be made in the Somerset region and then worked in teams to determine potential solutions.

Through the work of the 2021 camp and resulting interactions throughout the year, it has been determined that the aims of the camp and the aims of interactions between Council and the local secondary schools – KSHS, LSHS and TSHS – will undergo various changes in the future. This includes the Camp being retitled as the Somerset Youth Leaders' Camp from 2022 onwards and Council and the schools' interactions including additional collaboration, consultation and engagement in the future.



Somerset Youth Leadership Camp 2021

Queensland Youth Week 2021

Queensland Youth Week for 2021 was scheduled from 10-18 April, however Somerset Youth Week events were scheduled from 1-17 April due to contractor availability. Various other Youth Week events are scheduled to take place later in the year due to the potential impacts of COVID-19 Health Directives. These events include the annual Somerset Skateboarding Championship, annual Somerset Scooter Championship and various Somerset Libraries activities.

Events for Youth Week 2021 included:

- Youth Movie Night: postponed due to a Greater Brisbane Lockdown announced in the lead up to the event. When rescheduled, the event will include Noosa Film Academy youth film screenings, a feature film screening, transport and popcorn.
- Somerset Rock Climbing Championships: held at the Fernvale Sports Park on 9 April and Yowie Park, Kilcoy on 10 April. Events included entry in the Rock Climbing Competition, free climbing for all attendees, free pizza and prizes. There were 20 competition entrants at the Fernvale event and over 60 competition entrants at the Kilcoy event. Spectators/guardians have not been included in the final participant numbers listed.
- Scooter Workshops: held at the skate parks in Esk, Fernvale, Kilcoy, Lowood and Toogoolawah from 12 April to 17 April, the workshops included free sessions for beginners and more advanced riders. Participation rates varied across the sites with a total of 60 participants recorded over the five sessions.

School Holiday Programs

A large range of activities were organised for children, youth and families in Somerset during the school holiday periods from July 2020 to June 2021. Council organised and supported many of these activities which engaged over 1712 people. It should be noted that this number may or may not include spectator/guardian attendance, and therefore the attendance numbers, listed in the table below, are broken down to identify where this discrepancy can be found.

School Holiday Program (SHP)	Council events (YEO, SRO, CDC, EO and Somerset Libraries)	Attendance (Participants=P Spectators/Guardians=SG)
Winter SHP (July, 2020)	Activities postponed due to COVID-19 restrictions	0
Spring SHP (September - October, 2020)	Skateboarding Workshops (5) – Esk, Fernvale, Kilcoy, Lowood, Toogoolawah	21 (P)
	Best Trick Scooter Competition (2) – Kilcoy and Lowood	110 (P and SG)
	Somerset Scooter Championship - Fernvale	120 (P and SG)
	Somerset Skateboarding Championship – Esk	30 (P and SG)
	Movies in the Park (3) – Esk, Fernvale, Kilcoy	265 (P)
	Free Pool Entry (4) – Esk, Kilcoy, Lowood, Toogoolawah	150 (P)
Summer SHP	Pool Movie Nights (4) –	125 (P and SG)

(December 2020 – January, 2021)	Lowood (2), Toogoolawah and Kilcoy	
	Australia Day Pool Parties – Esk, Kilcoy Lowood and Toogoolawah	633 (P and SG)
Autumn SHP (April, 2021)	Somerset Youth Week Youth Movie Night (postponed) Rock Climbing Championship (2) – Fernvale and Kilcoy Scooter Workshops (5) – Esk, Fernvale, Kilcoy, Lowood and Toogoolawah	140 (P)
Winter SHP (June, 2021)	Somerset Skateboarding Championship - Esk	75 (P and SG)
	Scooter Workshops 4) – Esk, Kilcoy, Lowood (rained out) and Toogoolawah (Fernvale workshop postponed to July due to COVID-19 restrictions)	13 (P)

Information regarding the SHP in 2020-2021 was displayed on an online School Holiday Program Calendar through Council's website. The shift from the SHP booklet used in previous years to the SHP Calendar took place due to impacts of COVID-19 – as various activities were being cancelled or postponed at short notice. The SHP Calendar, managed by Council, includes activities organised by Council and activities offered by any business, service or club who offer free or low-cost activities and provide their activity information to Council.



Somerset Scooter Championships – Fernvale Skate Park

School Support Meetings

The School Support Meetings, held each term at KSHS, LSHS and TSHS, continued where possible from July 2020. For KSHS a significant change to the meetings took place from Term 1, 2021 with the school representative electing to cancel the School Support Meeting to instead focus upon the Kilcoy Interagency meetings. This was a great outcome for KSHS as service participation rates at the KSHS Support Meetings had been low and a focus on the Kilcoy Interagency has resulted in additional interactions and crossover between

organisations. Council continues to support KSHS through this new format and continues the correspondence and liaison that occurred previously with KSHS.

The meetings for TSHS and LSHS, as well as the Kilcoy Interagency for KSHS, continue to be an important starting point for advocacy specifically surrounding the youth sector. Unfortunately, additional COVID-19 lockdowns and restrictions resulted in various meeting cancellations and postponements both in 2020 and 2021 for all schools. This also impacted the Support Services Expos, which Council host as requested by schools, however despite COVID-19 impacts Council were able to support a Wellbeing Day at Lowood SHS in April as well as various other Expos, Career Days and Success Days across all three high schools. Noting the Lowood SHS Expo was cancelled and rescheduled to November 2021, pending COVID-19 restrictions.

Emerging Elders Camp

Council supported the Emerging Elders Camp, hosted by Stanley River Environmental Education Centre, in 2021 following the cancellation of the event in 2020 due to the impacts of COVID-19. As occurs annually, Council paid the transport costs for students attending from the three invited Somerset high schools – KSHS, LSHS and TSHS. Council is a historical supporter of this event and has been involved since its conception.

Partnerships

Council partnered with members from West Moreton Health, Ipswich Hospital Foundation, Ipswich Community Youth Service (ICYS) and Ipswich City Council in the Talkin' It Up steering committee and worked with the other members to deliver the Regional Youth Mental Health Forum held in June 2021. The 2020 event was cancelled due to COVID-19.

Working With Children Risk Management Strategy, Policy and Procedures

Working With Children Risk Management Strategy, Policy and Procedures have been developed and approved by Council.

An online training module has been developed for staff.

Council keeps a Working with Children register in accordance with legislation and the policy.

Education and employment

Council continues to support youth by offering Traineeships and Apprenticeships and supporting school career expo events. Council also assists with connection between employment services and schools through the School Support Meetings and Interagency meetings.

Support for young people, parents and carers

Relationships between Somerset secondary schools and available support services were promoted through the continuation of School Support Meetings, Interagency meetings and support at various events run at each school. Notices that assist young people, parents and carers are also regularly sent to school support staff and to school newsletters to update families on available supports.

Participation in local and regional forums

Council staff attended meetings as required such as Kilcoy Cares Collaborative, West Moreton Mental Health Collaborative and Youth Mental Health and Wellbeing Strategic

Group, as well as local and regional Interagencies, Local Level Alliances and the Regional Youth Mental Health Forum.

Regional Arts Development Fund (RADF)

This fund is a partnership between council and Arts Queensland that supports one-off, short-term projects which offer professional arts, cultural and heritage opportunities for our community. Projects included a large-scale mural along the Brisbane Valley Rail Trail, community dance workshops provided by Queensland Ballet and a Writers Retreat.

Breakdown of RADF allocations

Tourism	\$13, 552.95
Young People	\$ 9, 559
Vibrant Villages	\$23, 890

The total funding amount allocated to projects was \$47,001.95

Somerset Libraries

There was continued strong support for our libraries across the community with over 71,200 items borrowed and a total of 69,812 visits to our library branches. This is equivalent to 2.7 visits per resident.

Total visitation was a decrease on the previous year's figures due to COVID 19 forcing the closure of branches. Enquiries however, were double from the previous year at 22, 616 demonstrating that libraries are a valued community service.

Somerset Libraries welcomed 659 new members bringing the total number of library members to 8, 511. That's equivalent to 1 in 3 residents holding a library card.

Library funding

The amount of \$7,537 was awarded out of the State Library of Queensland's 2020-21 Strategic Priorities Grant for the Lowood Library Community Garden project. This project will support wellbeing and promote healthy eating. Once established, library patrons will be able to sample different fruits, vegetables, herbs and bush tucker.


Library refresh

2021 saw the refurbishment of Kilcoy Library. The 54-year-old building had a refresh with internal stairs removed, new seating and a revised branch layout and events program.

Adventure back to the library

Residents were encouraged to venture back to Somerset Libraries for Library and Information Week, held from 17 – 21 May 2021. Over 150 residents took part in an Adventure Back to your Library competition with members having to write in 25 words or less what they loved about Somerset Libraries.

Library and Information Week is an initiative of the Australian Library and Information Association and aims to promote the value of reading and literacy. The following entry from Kilcoy was the winner:



“The staff are warm, friendly and incredibly helpful. You get a personalised touch! The atmosphere is calm and welcoming, resources plentiful. Somerset libraries rock!”

The Condensery – Somerset Regional Art Gallery

Over 4565 visitors attended eight exhibitions at The Condensery over 2020-21. Exhibition highlights include the presentation of Country Connects Us, the inaugural exhibition dedicated to First Nations art practice. The exhibition was developed through the Connecting Stories regional initiative funded by Creative Art Alliance and the Southeast QLD Regional Arts Services Network (RASN).

Accompanying Country Connects Us was the successful Somerset Art Beat Festival on Saturday 29 May 2021. With over 500 visitors attending, the festival was a great success. Four art making workshops were held and three stages featured bands, choirs, singers and local performing arts groups including the Jinibara Dancers and circus workshops.

The Condensery also attracted a \$30,000 strategic investment by Australia Council of the Arts through the Visual Arts Craft Strategy (a joint funding initiative of the State, Territory and Federal governments) for a new commission by Brisbane based and internationally renowned contemporary artist Caitlin Franzmann. The project will be delivered through a series of residencies and engage the community through a comprehensive engagement and educational program.

Arts and Culture

2020/2021 Highlights

4 
libraries

1 
art gallery

8 
exhibitions
attended by 4,565 visitors

26 
web pages

69,812 
visitors
equivalent to 2.7 visits per
resident

8,511 
library members
equivalent to 1 in 3 residents
being card-carrying members

104 
events, festivals
and programs

1,773 
library program
attendees

22,616 
enquiries
double previous year

46,139 
library items

71,215 
library loans
equivalent to 8.4 loans per
person

**Country
Connects Us**
An inaugural exhibition
dedicated to First Nations art
practice and a *Connecting
Stories* regional initiative.

COMMUNICATIONS AND MARKETING

Tourism and Promotions

In the 2020-2021 financial year Council employed two full-time Visitor Information Services Officers, one part-time Visitor Information Services Officer, one full-time Events Officer, One full-time Promotions Officer and one school-based trainee. About 45 volunteers supported the team at accredited Visitor Information Centres in Esk, Fernvale, Kilcoy and in Toogoolawah at the Somerset Regional Art Gallery.

The ongoing effects of the COVID-19 pandemic continued to have a significant impact on Somerset Tourism Operators. Small family and sole trader operators, which comprise the majority of Tourism Operators within the region, continued to be adversely affected by lockdowns and decreased consumer confidence in medium to long term bookings. Council continued to work with the Brisbane Economic Development Agency and Tourism and Events Queensland throughout 2020-2021 in the development of programs and initiatives to promote and support the industry. Programs such as 'Holiday Dollars' were welcome initiatives.

The COVID-19 pandemic also had an ongoing effect on Council's ability to operate Visitor Information Centres in 2020-2021, with centres frequently closing due to lockdowns and volunteer well-being concerns.

In May 2021, Council adopted the Somerset Tourism Strategy, 2021-2025. The Strategy is designed to provide Somerset Regional Council with the direction it needs to play its role in growing the local visitor economy and to attract new businesses and opportunities from both within and outside the region.

The Experience Somerset brand continues to be strengthened and will be a significant focus moving forward under the new Tourism Strategy. The brand maintains an ongoing presence on the Council's tourism website (experiencesomerset.com.au), social media channels, e-visitor centre branding, trade show representation and more.

Heritage


Council maintains an archive of heritage information and images in electronic form and physical storage. Elements are available to the public through the Council website and via printed excerpts at Visitor Information Centres.

The Somerset visitor guide includes information on history and the Heritage Trail and a virtual historic drive route that highlights the churches, memorials and cemeteries of the region. Council continues to support the efforts of the Brisbane Valley Heritage Trails group.

Promotions and Advertising

Emphasis was placed on advertising directly to the caravanning and camping intrastate markets in 2020-2021, specifically Brisbane and South East Queensland.

Council promoted the region through promotional stalls at three regional caravanning and camping trade shows: the Queensland Outdoor Adventure and Motoring Expo held at the Toowoomba Showgrounds from 31 July to 2 August 2020, the Moreton Bay Expo held at the



Redcliffe Showgrounds from 12 to 14 February 2021 and the Let's Go Queensland Caravan and Camping Supershow held at the Brisbane RNA Showgrounds from 2 to 7 June 2021.

The Let's Go Queensland Caravan and Camping Supershow also featured support from representatives of the Esk Caravan Park and Brisbane Valley Rail Trail Motel, following an open operator expression of interest process.

The three trade shows saw the Somerset Experience brand exposed directly to over 70,000 attendees, with approximately 6,850 promotional bags and 1,950 Brisbane Valley Rail Trail brochures distributed.

The Somerset Region joined the South East Queensland Food Trails website in 2020-2021 (seqfoodtrail.com.au). An initiative of the Council of Mayors (SEQ), the website is a free online platform that allows users to create and share their own foodie trails throughout South East Queensland. Council's Tourism Team liaised with local operators to upload content to the website. At the end of June 2021, 19 food businesses had been listed on the website. Visitors, operators and local residents are encouraged to share their food photos and experiences through social media.

Tourism Attractions Register

Council maintains a public online listing of tourist attractions through the business and community directory and Experience Somerset website. The free service encourages operators to register their businesses and update their listings.

In addition, the tourism team maintains a listing of tourism operators who actively participate with Council initiatives for regional marketing and promotions, as well as operators who are operating in line with objectives outlined in the Destination Management Plan (to be replaced by the Tourism Strategy, 2021-2025, from 1 July 2021).

Council's Visitor Information Centres offer a free service to tourism operators who wish to display and distribute their brochures and promotional materials. Promotional material highlights tourism experiences through natural attractions, lakes, art galleries, heritage sites and trails.

Events

Council supports a range of community engagement and tourism events. Council event operations were supported by a full-time, and later a part-time, Events Officer in 2020-2021 who oversaw the planning, marketing and delivery of targeted events. Council publishes online event calendars and promotes events via media releases, social media and the Australia Data Tourism Warehouse and Visit Brisbane websites.

Council safely navigated an ever-changing environment and COVID Safe Event requirements.

Events produced and supported by the Events Officer in 2020-2021 included the Australia Day Awards and Citizenship Ceremony, Business Networking Breakfast and Somerset Art Beat Festival.

The Australia Day Awards were held at the Somerset Civic Centre in 2021. The event featured a Citizenship Ceremony for 25 new citizens and saw residents and a community

group recognised for their excellent achievements. The following individuals and group were recognised:



Somerset Citizen of the Year: Patti Jaenke



Somerset Sports Award: Beau Devey



Somerset Young Citizen of the Year:
Vaani Bhatt



Somerset Community Group:
Lowood Community Action Group Inc

The inaugural Business Networking Breakfast was held on 5 May 2021 at the Somerset Civic Centre. The event featured guest speaker, Denis Wagner, and was catered by local producer, Brisbane Valley Protein. The event was attended by 87 guests.

The Art Beat Festival was held for the first time since 2019 on 29 May 2021 at the Toogoolawah Condensery. The popular arts and culture event saw over 500 visitors attend the day long festival which featured 18 performers, 14 artist stalls, two dance groups and six workshop facilitators.

Visitor Information Centres

	Number of visitors 1/7/2020 – 30/6/2021	Number of active volunteers
Esk Visitor Information Centre	5,779	14
Fernvale Visitor Information Centre	4,255	18
Kilcoy Visitor Information Centre	5,329	11
Toogoolawah Visitor Information Centre and Somerset Regional Art Gallery – The Condensery	4,565	11

Three Visitor Information Centre (VIC) volunteer famil tours were conducted in 2020-2021. The objective of the tours is to show appreciation for the VIC volunteers, provide an opportunity for communication and socialisation across VICs, and to increase product knowledge and operator awareness.

A famil tour was conducted on 10 December 2020 to celebrate International Volunteers Day. The tour focused on the Linville area with a visit to the Linville Hotel and a tour of the township facilitated by representatives of the Linville Progress Association. Councillors, Chief Executive Officer and the Tourism team joined the volunteers to celebrate their contribution to the community.

The second famil tour was held on 24 March 2021 and focused on the southern end of the region. 38 volunteers attended across all VICs. The volunteers learnt about local businesses One Tree Canoe, Country Recreation and Kindred Spirits and enjoyed lunch at the Bottletree Hotel.

The final famil tour of 2020-2021 was hosted by the South Burnett Regional Council on 24 June. Volunteers visited Information Centres in the South Burnett Region stopped at a range of attractions including the Roy Emerson Museum, Blackbutt Art Gallery, Blackbutt Bakery, Nanango Energy Centre, Kingaroy VIC, Kingaroy Museum and Kingaroy Gallery.

Media and Communications

The Communications and Marketing Manager is responsible for producing and distributing media releases, management of Council's social media channels, management of Council owned websites and liaising with media. On average about 20 media releases are distributed each month, providing information on Council programs, plans and projects.

Council facilitates the content, production and distribution of flyers and brochures about various services and activities across the region. Staff manage various Council promotional stands at events throughout the year.

PLANNING AND DEVELOPMENT

The Planning and Development Department ensures a range of regulatory, compliance and development assessment obligations are undertaken in accordance with Federal and State legislation and Council's Local Laws. The Department is also responsible for economic development and strategic land use planning for the region.

Development Assessment

The Development Assessment section is responsible for ensuring that Council achieves the purposes of the *Planning Act 2016*. This occurs through providing advice to the community on planning and development matters as well as co-ordinating and assessing development applications in accordance with the Somerset Region's Planning Scheme.

A breakdown of Development Applications received during the financial year are listed below.

FINANCIAL YEAR 2020 - 2021	APPLICATIONS	TOTAL 20/21	TOTAL 19/20
Development Applications	Combined	2	3
	Material Change of Use	76	45
	Operational Work	17	12
	Reconfiguring a Lot	22	19
	Building Work assessable against the Planning Scheme	88	73
	TOTAL	205	152
Planning Certificates		24	18
Survey Plan Endorsements		19	20
Exemption Certificates		15	16

Inspection Programs

A breakdown of inspection programs completed during the financial year are listed below.

INSPECTION TYPE	TOTAL 20/21
Kennels	55
Poultry Farms	26
Extractive Industries	10

Strategic Land Use Planning and Economic Development

Version Four of the Somerset Region Planning Scheme was adopted by Council and came into effect on 2 November 2020. Version four of the Somerset Region Planning Scheme included a combination of changes which have resulted from policy adjustments by Council and the State, general improvements to the scheme, as well as correcting errors identified following implementation of the original scheme in 2016.

Technical background studies also commenced during the financial year to inform future planning scheme amendments, including:

- Matters of Local Environmental Significance (MLES) study; and
- Fernvale Growth and Transport Planning project.

Council adopted, on 20 January 2021, an economic support instrument under the Planning Regulation 2017. The Planning instrument is designed to assist the region and State's recovery from the impacts of the COVID-19 emergency and aimed to remove unnecessary barriers for low risk uses, address shortfalls in short term accommodation and provide investment incentives in-line with community expectations.

In addition to Council's Local Economic Recovery Plan, Council implemented several economic development initiatives including:

- Signatories to the State Government's Small Business Friendly Councils Charter to help attract investment and commercial opportunities to stimulate growth in the local economy;
- Deployment of a grantfinder Grant Guru which has been customised for Somerset and provides a one-stop-shop for Federal, State and local grants.
- Securing additional funding for a Local Business Recovery Officer under the Queensland Reconstruction Authority's 2019 Queensland Bushfires Local Economic Recovery Program to liaise directly with local businesses and deliver targeted workshops and forums, facilitate business investment opportunities and host further business networking events.
- Participation in broader regional initiatives such as the SEQ Food Trails Program to showcase the Somerset region.

Building and Plumbing Services

The building and plumbing section's role within the planning and development department is to ensure that Council's range of regulatory and compliance obligations, together with the assessment and evaluation of building and plumbing applications are undertaken in accordance with the relevant Acts, Codes, Standards and Local Laws.

The variety of building and plumbing regulatory inspections that are performed include pool safety services, residential services, amenity and aesthetic services and notifiable plumbing and drainage services.

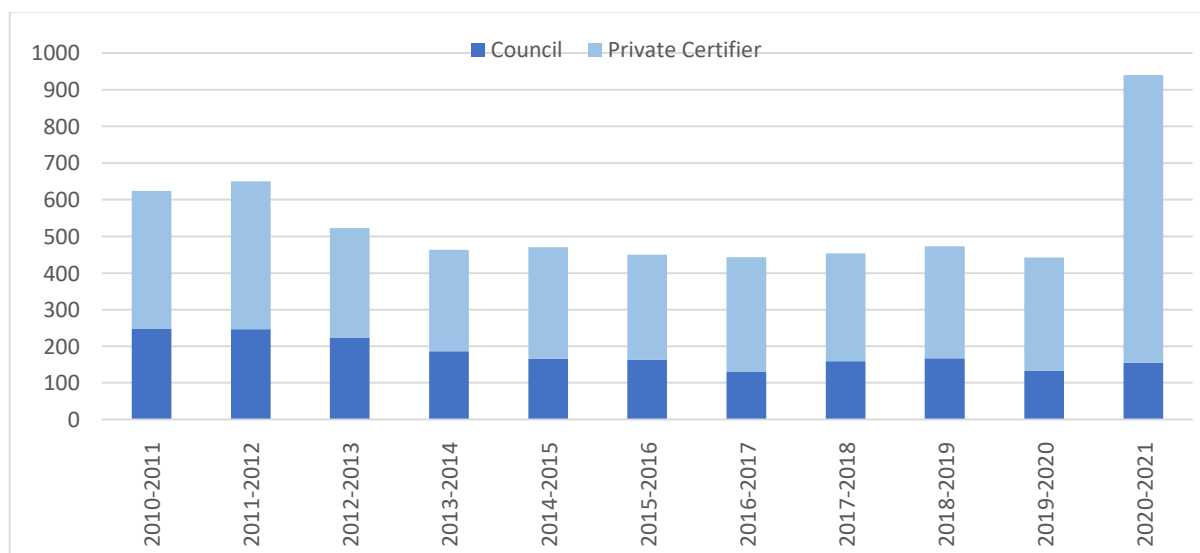
Other regulatory matters that involve building and plumbing compliance include unapproved works, unlawful use of buildings and overdue servicing of on-site sewerage facilities. This

has resulted in the issuing of Show Cause Notices, Enforcement Notices and in some cases, Penalty Infringement Notices (PIN's).

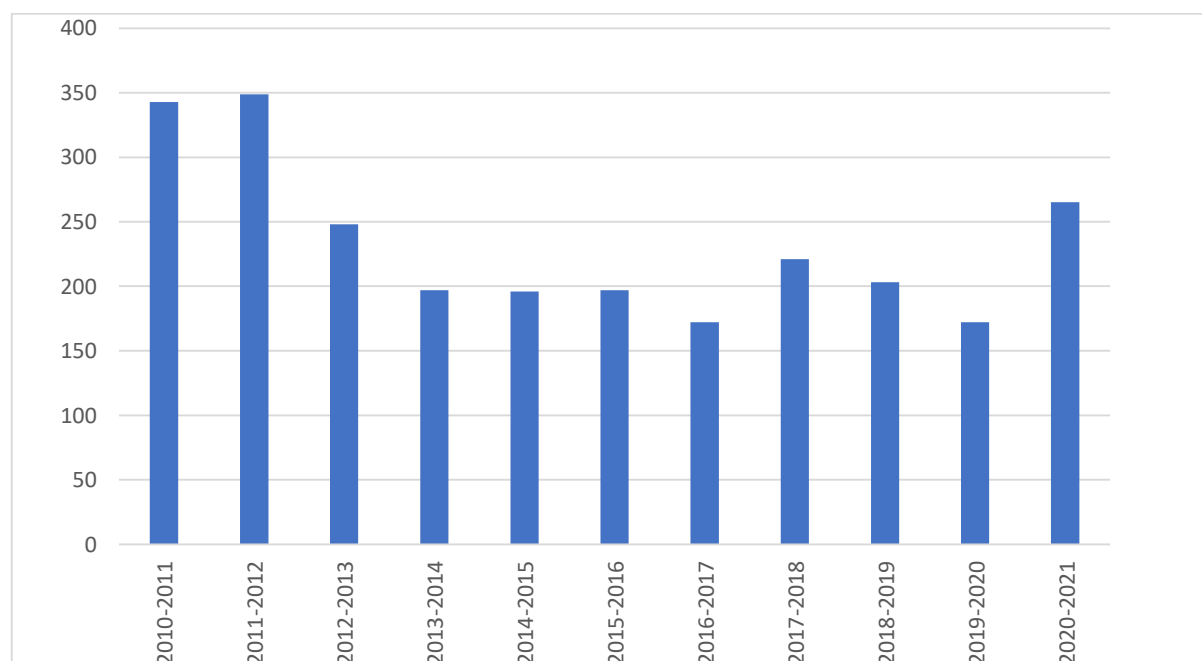
Council's plumbing inspectors, through partnership with SEQWater, have delivered a voluntary on-site wastewater risk mitigation program in the Linville township catchment area, aimed at improving water quality in the Region. In total, 44 properties were offered to be part of the program in the Linville township catchment area, with nine properties successfully having their on-site sewerage systems replaced. In addition, Council has also signed off on a continuation of this program for further delivery in other priority catchment locations in Fernvale and Glamorgan Vale.

The total number of building applications approved for the 2020-21 financial year is 940. This is the highest number of recorded building approvals in the Region over the past decade.

Council's share of the total approved building applications is down on the previous financial year, at 16.3%.



The total number of plumbing applications approved for the 2020-21 financial year is 265. This is the highest number of recorded plumbing approvals in the Region over the past nine years.



Environmental Services

Council's environmental services include the functions of Environmental Health, the Regulatory Services (being Animal Management and Local Laws) and Pest Management Services.

Environmental Health

- Assisted food businesses in dealing with the impacts of Covid-19, by setting the annual food business inspection program fee at zero for the financial year under Council's Covid-19 relief package.
- Administered a total of 201 food business licenses consisting of 122 fixed, 42 mobile and 37 temporary food business licenses.
- Conducted more than 170 licensed food business inspections to check compliance with the *Food Act 2006* and the Australia New Zealand Food Standards Code and compliance with the Chief Health Officer directions in relation to Covid-19.
- Assisted food businesses, community groups, schools and the general public through the provision of a free online interactive food safety training package. The I'M ALERT food safety training package can be accessed via www.somerset.imalert.com.au or follow the links on Council's website. More than 320 users accessed the site through the Somerset Regional Council log-in during the year.

- Conducted a mosquito survey program in conjunction with Queensland Health in various towns and villages in the region during the months of February 2021 to April 2021. The main aim of the annual surveillance program is to establish the level of confidence in:
 - the assumption that mosquitoes *Aedes aegypti* or *Aedes albopictus* are not present in the Somerset Region, and the likelihood of early detection – to facilitate eradication.
- Samples analysed by Queensland Forensic and Scientific Services returned no positive results for the target mosquitos.
- Raised community awareness of mosquito management methods through officer advice, local and social media and Council's website.
- Delivered a water quality monitoring program for Council operated swimming pools where monthly samples were collected during the swimming season and monitored for compliance with the Queensland Health Water Quality Guidelines for Public Aquatic Facilities 2019.
- Delivered a school-based immunisation program at the Toogoolawah and Lowood High Schools through a service agreement with the state government. The program administered vaccinations to year 7 students to protect against the following diseases; Human Papillomavirus, Diphtheria, Tetanus, Pertussis (whooping cough) and Meningococcal and to year 10 students to protect against Meningococcal.
- Responded to more than 220 customer service requests relating to issues of compliance with the *Environmental Protection Act 1994*, the *Food Act 2006*, the *Waste Reduction and Recycling Act 2011*, the *Public Health Act 2005*, the *Public Health (Infection Control for Personal Appearance Services) Act 2003* and Council's local laws.
- Delivered a bi-annual inspection program on 12 poultry farms to monitor compliance with development approval conditions.
- Completed more than 40 assessments of applications for approval under Council's local laws and subordinate local laws for prescribed activities such as caravan parks and camping grounds, community markets, commercial use of roads and local government-controlled areas, street stalls, and temporary entertainment events.

Regulatory Services (including Animal Management and Local Laws)

- Assisted dog owners by extending the dog registration period by 1 year as part of Council's Covid-19 relief package.
- Encouraged responsible pet ownership through information on Council's website, media, officer contact, the provision of dog friendly parks, the provision of rebates for cat de-sexing, euthanasia and discounted registration for de-sexed dogs.
- Operated a small and large animal pound in accordance with Council's local laws, where a total of 257 animals were impounded, including 128 dogs, 121 cats, 8 stock.
- Delivered annual inspection program of 55 kennels to monitor compliance with development approval conditions and the *Animal Management (Cats and Dogs) Act 2008*.

- Responded to more than 1140 customer service requests relating to compliance with Council's local laws, the Animal Management (Cats and Dogs) and other relevant legislation.

Pest Management

- Ongoing delivery of \$275,000 in Commonwealth Bushfire Disaster Recovery Arrangements Category D Funding for a program to control lantana on roads and reserves. This funding has contributed to the mechanical destruction of over 600Ha of lantana infested roads and reserves and the chemical treatment of over 250Ha of lantana infested roads and reserves.
- Ongoing delivery of \$660,000 in Commonwealth drought assistance funding under the Communities Combating Pest and Weed Impacts During Drought Program to:
 - assist landholders in destroying rabbit harbour and baiting of rabbits.
- Assist landholders in treating infestations of parthenium resulting in the aerial treatment of more than 300Ha and ground treatment of more than 8Ha.
- Provided a 100% chemical subsidy program for the control of lantana resulting in over 100 landholders claiming over \$180,000 in chemical subsidies so far.
- Fund the treatment of lantana on roads and reserves that has contributed to the mechanical destruction of over 600Ha of lantana infested roads and reserves and the chemical treatment of over 250Ha of lantana infested road reserves.
- Increased awareness and knowledge of biosecurity obligations in relation to pest plants and animals under the *Biosecurity Act 2014*, and the control of pest plants and animals generally through local media, social media, Council's website and attendance at local shows and field days.
- Operated a bait meat subsidy program for landholders who participated in Council's 1080 baiting program, where more than \$3,575 in subsidy payments were made.
- Operated a one third, chemical subsidy program to assist landholders in meeting their biosecurity obligation under the *Biosecurity Act 2014*, where more than \$6,200 in subsidy payments were made.
- Administered a wild dog and feral pig bounty program for wild dogs and feral pigs destroyed within the region; where a total of 118 (\$2,950) wild dog and 523 (\$5,230) feral pig bounty payments were made during the year.
- Provided an equipment hire program to assist landholders in meeting their general biosecurity obligation under the *Biosecurity Act 2014*.
- Implemented actions listed in the Biosecurity Plan – Invasive Plants and Animals 2020-2025.
- Responded to more than 290 customer service requests relating to issues of compliance with the *Biosecurity Act 2014*.

- Completed a compliance program to ensure that landholders comply with their general biosecurity obligation under the *Biosecurity Act 2014*.
- Operated a 1080 baiting program in conjunction with the Department of Agriculture and Fisheries. More than 3,840 wild dog and feral pig baits were distributed to participating landholders in the region.
- Conducted a pest animal trapping program on Council controlled land and on private land to assist landholders in controlling pest animals such as wild dogs, feral pigs, foxes and feral cats. During the period more than 105 feral animal were trapped as part of the program.
- Delivered a pest plant control program on Council controlled areas and roads and on state controlled roads under contract, where more than 318,000 litres of herbicide was applied.

Natural Resource Management

Somerset Regional Council has an active role in the maintenance and enhancement of the region's natural resources through a range of partnership, advocacy, educational, stewardship and promotional activities.

Regional Collaboration

- Regular participation in the Council of Mayors (SEQ) Resilient Rivers project, and engagement with associated stakeholders.
- Ongoing partnership and collaborative projects with Healthy Land and Water, local Landcare, Bushcare, and allied groups / organisations.

Education and representation

- Participation in regional NRM related forum/s, and policy/strategy development, such as the South-East Queensland Local Government Offset, Koala, and Flying Fox forums.
- Facilitated wildlife education presentation opportunity for all Somerset region schools.

External funding partnerships

- Ongoing projects through the Council of Mayors (SEQ) Resilient Rivers Initiative, including the Black Snake Creek rehabilitation Project and completion of the Hills and Savages Crossing Investigation Projects (Rehabilitation and Recreation Management) in partnership with Seqwater and the Council of Mayors (SEQ).
- Commenced the \$1.5 Million Volunteer Bushfire Resilience and Recovery Activities "Green Army" project funded under Queensland Reconstruction Authority's 2019 Queensland Bushfires Local Economic Recovery Program.

Community Free Trees

- Facilitated arrangements for the return of Council's free tree programs (post Covid 19 restriction/s).
- Delivery of Capital Works Offset Policy, requiring proportional offsetting of internal Council capital works program/s impacts on vegetation.



Local Delivery, Regional Programs

- SEQ Land for Wildlife Program.
- SEQ Fire and Biodiversity Consortium.
- Seqwater – Mid Brisbane partnership committee.
- Seqwater – On-site Wastewater Risk Mitigation Program.

OPERATIONS

The Operations Department consists of the following sections:

- Works
- Construction and Maintenance
- Development Design
- Workshop and Fleet
- Parks and Gardens
- Waste Services
- Recycling Programs
- Cemeteries
- Disaster Management
- SES
- Customer Service System.

The following is a summary of the department's activities in 2020-2021.

Works

Council capital works program has once again meant that Council has embarked on a very challenging volume of works this year.

Capital expenditure for completed and progressed work from Council and the Department of Transport and Main Roads (TMR) funded projects totaled over \$28.8M for the year.

Council has applied for, secured and received funding subsidies and grants under a number of State and Federal government grants, including: Roads to Recovery (R2R), Bridge Renewals Program, Cycle Network Local Government grants, Drought Assistance funding, Transport Infrastructure Development Scheme (TIDS), Heavy Vehicle Safety and Productivity Program (HVSP) and COVID Works for Queensland State Funding. Council has successfully delivered a high volume of projects within this year's construction program.

Council's Works team strives to deliver high-quality infrastructure across the region cost-effectively through use of Council's workforce and sub-contractors delivering capital works projects associated with roads, drainage and structures. Council has successfully partnered with local sub-contractors to deliver these works.

Council has also completed several road signage safety improvement projects on Council's road network, including: Gatton Esk Road, Linkes Lane, Rasmussen Road, Old Mt Beppo Road and Mt Stanley Road.

The Works team have also delivered culvert improvements, road rehabilitation works on Brisbane Valley and D'Aguilar Highways and other State controlled roads on behalf of the Department of Transport and Main Roads.

Completion of the TMR project by Council involving the reconstruction and the rehabilitation of D'Aguilar Highway through the Kilcoy township was a significant achievement this year. Mary Street and William Street intersection has been reconfigured for improved heavy goods transport movements safely through Kilcoy. This project is one of the biggest undertaken in recent history by the Somerset team and has offered major road construction learning experiences for the teams involved.



D'Aguilar Highway, Kilcoy Rehabilitation – Mary/Hope Street intersection

Construction and Maintenance

Bridges

Council has continued to deliver on its bridge renewal and improvement program. Under the Commonwealth Government's Bridge Renewal Program (Round 3) Council completed works on three bridges including:

- Tetzlaffs Bridge, Mt Beppo
- Burtons Bridge, Borallan
- Neundorf Bridge, Minden



Tetzlaffs Bridge - completed Drainage Works

A number of stormwater drainage improvement works were completed in:

- Factory Lane Esk;
- Hope and Mary Street Kilcoy;

- Ellen Street Lowood;
- Eskdale Road Toogoolawah; and
- minor stormwater infrastructure structures in Kilcoy, Moore and Toogoolawah.

Roads

Council delivered its capital and maintenance road program across the region in a variety of locations and on roads of both local and regional significance.

Council rehabilitated several streets and roads throughout the region including Mack Street - Esk, McCauley Street - Fernvale, Factory Lane - Esk, Eskdale Street - Toogoolawah.

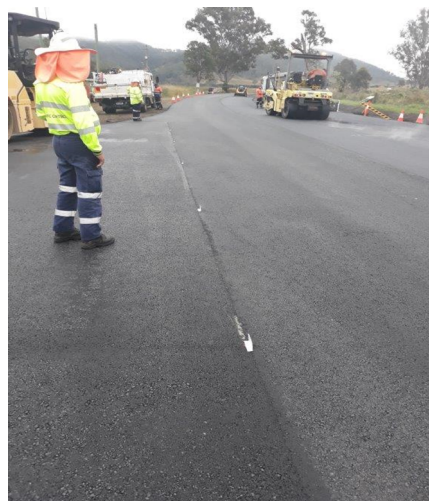
Under the Commonwealth's drought assistance funds, Council completed stage three of 0.85km section of Esk Crows Nest Road - Biarra with upgraded culvert drainage, reconstruction and widening of road section.

Unite and Recover Community Stimulus funding provided Council to undertake reconstruction and sealing of Rasmussen Road and causeway improvements.

Transport Infrastructure Development Scheme funding provided Council to upgrade Mary Smokes and Sandy Creek Intersection works.



Mack Street Upgrade



Mary Smokes Creek Upgrade

Other roads and streets that received upgrades throughout the year include:

- Atkinsons Dam Road - Atkinsons Dam;
- Mack Street - Esk;
- Clarendon Road - Lowood;
- Hope Street - Kilcoy;
- Lowood Minden Road intersection upgrade of Jensens Swamp; and
- Linkes Lane - Ottaba upgrade and sealing of 400m section.

Cycleways and Paths

The State Government's Cycle Network Local Government grants and COVID Works for Queensland grants allowed Council to deliver connecting shared paths at several sites this year including Main Street - Lowood and Gardner Street - Toogoolawah.

Council completed connection works on a footpath at Clarendon Road to the golf course at Lowood, rail trail principal pathway connections in Lowood for Main and Patrick Street, footpath renewals along Ipswich Street - Esk, Peace Street – Lowood and renewed paths along Hope Street and William Street – Kilcoy.



Hope Street and William Street footpaths

Footpath Works

Footpath funding under the Cycle Network Local Government grants is a welcome addition and has allowed the following footpath and bus shelters to be completed:

- Main Street - Lowood;
- Peace Street - Lowood;
- William Street - Kilcoy;
- Brisbane Valley Rail Trail in Lowood, Fernvale and Coominya;
- Bus shelter upgrades Ipswich Street – Esk; and
- The installation of bicycle racks in various locations.

Workshop and Fleet

Council has two workshops one at the Esk Works Depot and one at the Kilcoy Works Depot.

Council has 289 items of plant and 205 floating plant items including: earthmoving plant, SES plant, light vehicles, trucks, tractors, mowers, slashers, and many other miscellaneous items. All plant items are serviced on a routine service schedule with other repair and maintenance done as required. The workshop carries out on average 120 services, routine inspections and repairs each month.

Workshop also electrical test and tag around 500 items every three months for Council's portable equipment for the outdoor crews and SES.

Parks and Gardens

- Upgrades to park amenities were completed at Yowie Park - Kilcoy, Childrens Park - Toogoolawah and Main Street precinct in Lowood.

Other works included:

- Kilcoy Skate Park - Construct shade structure and picnic table and provide embellishment similar to other skate parks;
- Brisbane Valley Rail Trail pathway seating and Landmark Shelter installation at Main Street - Lowood;
- Yowie Park - Kilcoy – pathway improvements and installation of new bin enclosures;
- Replacement of existing bin stands for consistent regional park embellishment standards; and
- Town CBD's - various seat replacements of older style seats for consistent regional streetscape embellishment standards.

Development Design

This section prepares the surveys, detailed designs and on-site support for the capital works program and construction crews on the majority of Council's roads, drainage and cycleway projects.

Maintaining Council's assets, such as: roads, footpaths, kerb and channel, stormwater, parks and gardens, cemeteries and bridges are a critical function, to this end Council reviews and improves its asset registers, condition and databases about the assets.

A project to inspect the Fernvale stormwater network by camera was completed with Lowood, Kilcoy and Esk being completed in previous years.

This section also reviews and approves works to be undertaken by private developers through the issuing of Operational Works Permits. Some of the projects approved included: Parklands @ Clarendon Stage 1 and 2, Caballo (Mt Kilcoy) Stage 1 and Fernvale Service Station.



Subdivision at Parklands @ Clarendon Stage 1

Waste Services

Waste Reduction and Recycling Plan 2018-2022

Council's Waste Reduction and Recycling Plan 2018-2022 is committed to finding ways to minimise the amount of waste going to landfill and encouraging increased usage of recycling initiatives available within the region. It provides Council and the community the direction to meet several waste reductions goals. The result, will see a reduction in the reliance on landfill, promote more efficient recycling and ultimately reduce the carbon footprint of Somerset Residents over the coming years. As the plan approaches the 2022 horizon, work has commenced on the next phase of the waste reduction and recycling plan.

Council continues to provide free recycling at its four refuse and recycling centres to promote recycling within Somerset Region.

A copy of the Waste Reduction and Recycling Plan 2018-2022 can be found at www.somerset.qld.gov.au/our-services/waste-facilities.

Waste Levy

The Esk weighbridge commenced operation on 1 July 2019, coinciding with the implementation of the Queensland Government's waste disposal levy. The weighbridge is in its second year of operation and staff and customers are adapting well to the changes the weighbridge brought to operations.

In 2020/21 8,990 tonnes of waste made its way into the Esk landfill. Over 11,900 vehicles went across the weighbridge in that time.

Reporting deadlines were met each time and Council did not incur any late penalties.

Refuse and Recycling Centres

Council continues to make safe the public general waste depositing areas to prevent any accidents by installing heavy yellow safety rail, linemarking, signage and wheel stoppers to prevent public and vehicles getting too close to the pit areas.



Heavy yellow safety rail installed at Kilcoy transfer station

Recycling Programs

Council participates in a number of recycling programs and continues to seek opportunities for more. A list of the programs has been included below.

Containers for Change

Council continues its partnership with Anuha, a community/charity organisation based in Gatton to operate a container deposit scheme (CDS) on a weekly basis in the towns of Esk, Fernvale and Kilcoy.

Transfer Stations – Recycling Initiatives

Council continues to accept cardboard, paper, metal, ewaste, car batteries, glass bottles, and aluminium cans free of charge. These items are collected and taken off site and recycled at various material recovery facilities.

Chippable green waste is also accepted free of charge. The mulch is mulched and stockpiled on site at each transfer station and is either sold to the public or reused on Council projects.

Drum Muster

Council continued to work in partnership with Agsafe to provide the DrumMuster program and the ChemClear program. The DrumMuster program provides for eligible drums to be collected from residents at Council's waste facilities free of charge and the ChemClear program provides a site for residents to meet with Agsafe to pick up unwanted chemicals.

Waste Voucher

Council continued its waste voucher program for residents who receive a wheelie bin service. Each property receives two vouchers annually. Each voucher allows residents to dispose of waste up to 0.5m³ at no charge, making a total of 1m³ of waste per year.

Waste Working Group and Alliance

Council continued to participate in the South East Queensland West Waste Alliance for waste management, recycling and resource recovery by joining with the Councils of Ipswich, Logan, Lockyer Valley, and Redland Bay to explore waste management options.

In addition to this Council also actively participates in the South East Queensland Council of Mayors Waste Working Group.

Cemeteries

Council has eight operational cemeteries throughout the Region; Fernvale, Wivenhoe Pocket, Lowood, Esk, Caboonbah, Toogoolawah, Moore and Kilcoy. These cemeteries all have columbarium walls for placement of ashes except for Wivenhoe Pocket and Caboonbah. Kilcoy Cemetery also has a memorial garden for placement of ashes which is maintained on a regular basis. All cemeteries are mowed and cleaned regularly.

New rows in the lawn/beam sections of Esk, Fernvale and Kilcoy cemeteries have been constructed and a new monumental section opened in the Kilcoy cemetery.

The rear boundary fence of the Toogoolawah cemetery was replaced to prevent livestock wandering into the cemetery from neighbouring properties. The cemetery now has good fencing around the whole boundary of the cemetery.



Toogoolawah Cemetery – New rear boundary fence

It also has a closed cemetery at Bryden (Fairview). This cemetery is mowed during Council's normal mowing rounds.

Disaster Management

Disaster Management is a core function within the Somerset Regional Council that ensures that we maintain a level of readiness should we be impacted by disaster events. The Council does this by training staff in disaster management and utilising their skills should we need to establish our Local Disaster Coordination Centre.

Local Disaster Management Group (LDMG)

The LDMG met four times throughout the year and Somerset Regional Council representatives attended each of the Ipswich District Disaster Management Group (DDMG) meetings held.

LDMG meetings were held face to face, and online using Microsoft Teams. This move to online meetings was because of the COVID-19 pandemic, and the requirement to maintain social distancing. The use of this now proven technology will become useful during disaster events where it is not always possible to have LDMG members attend in person.

Disaster Events/Activations

The COVID-19 pandemic remained a risk during 2020/21 which kept the Somerset LDMG on ALERT for the entire year.

During the Easter long weekend there was a heightened risk of flooding which saw our LDMG placed on LEAN FORWARD, and the activation of our Incident Management Team. In the end the impacts were relatively minor, and we were spared any major damage as the predicted levels of rain did not eventuate.

Joint Activities

Queensland Fire and Emergency Services (QFES) and HQ Plantations, with the support of Council completed hazard reduction burns in the township of Jimna as a result of unauthorised clearing of trees on DNRME and Somerset Regional Council land in November 2019.

Council, QFES, HQ Plantations and the Department of Natural Resources and Mines met during the year to discuss bushfire mitigation opportunities for the township of Jimna. These discussions led to the development of controlled burn plan that will allow for hazard reduction burns into the future. A joint operation to burn areas of Jimna is scheduled for September 2021.

Exercises

Council participated in the following exercises throughout the year to ensure operational readiness should there be a natural disaster in the region.

Exercise 'Cascade' – an interagency business continuity planning exercise which looked at flooding along the Brisbane River and the linkages between each local government area and the data required for forecasting and early warning.

Exercise 'Cressi' – a joint exercise with Toowoomba Regional Council to test the effectiveness of the Cressbrook Dam Emergency Action Plan.

A Dual Event scenario with the Ipswich District Disaster Management Group – the aim of the exercise was to understand the impacts of a simultaneous natural disaster event while responding to an outbreak of COVID-19 in Queensland.

Risk Studies

Council was successful in a joint application made by Somerset Regional Council for the implementation of the Queensland Emergency Risk Management Framework (QERMF) within the Somerset and Lockyer Valley Regional Council LDMG's. The QERMF assessment will involve members of the LDMG and is expected to be completed by 31 December 2021.

Plan Reviews

Somerset Regional Council's Local Disaster Management Plan was assessed by Queensland Police, QFES and Somerset Regional Council. The plan was deemed compliant, and results forwarded to the Inspector General Emergency Management (IGEM) as part of the Ipswich District plan assessment.

Emergency Action Plans for Splityard Creek, Cressbrook, Somerset and Wivenhoe Dams were reviewed by Council.

Updates were performed on the COVID-19 response plan, the COVID-19 and Bushfire Local Recovery Plan and the Evacuation Centre Management subplan.

Training

Training was held throughout the year, namely:

- online refresher training completed for members of the Local Disaster Coordination Centre (LDCC) Staff
- Guardian IMS training was given to Incident Management Team in December – facilitated by QITPlus at the Simeon Lord Room - Esk.

Moving to the Cloud

In a move to allow online access to key systems, Council has moved both its Guardian IMS (Incident Management Software) and WaterRide (Flood Forecasting) systems to a hosted solution in the Cloud. This allows remote access to systems from anywhere in the world and minimises the level of maintenance required from Council's IT staff.

Local Floodplain Management Plans (LFMPs)

LFMPs have been completed for; Fernvale, Lowood, Esk, Toogoolawah, Minden and Kilcoy. These plans provide valuable information to assist in the planning and response to flooding events in those towns.

Evacuation Trailers

Council was successful in its application for funding for two Evacuation Centre Trailers that will be able to be deployed throughout the region when required. The trailers will contain beds, bedding and kits required to establish an evacuation centre at one of our identified buildings.

Flood Certificates

Council was able to utilise Get Ready funding to implement a flood certificate system. The system was completed during the year and is currently undergoing quality checks and review by Council staff before making them available to the general public.

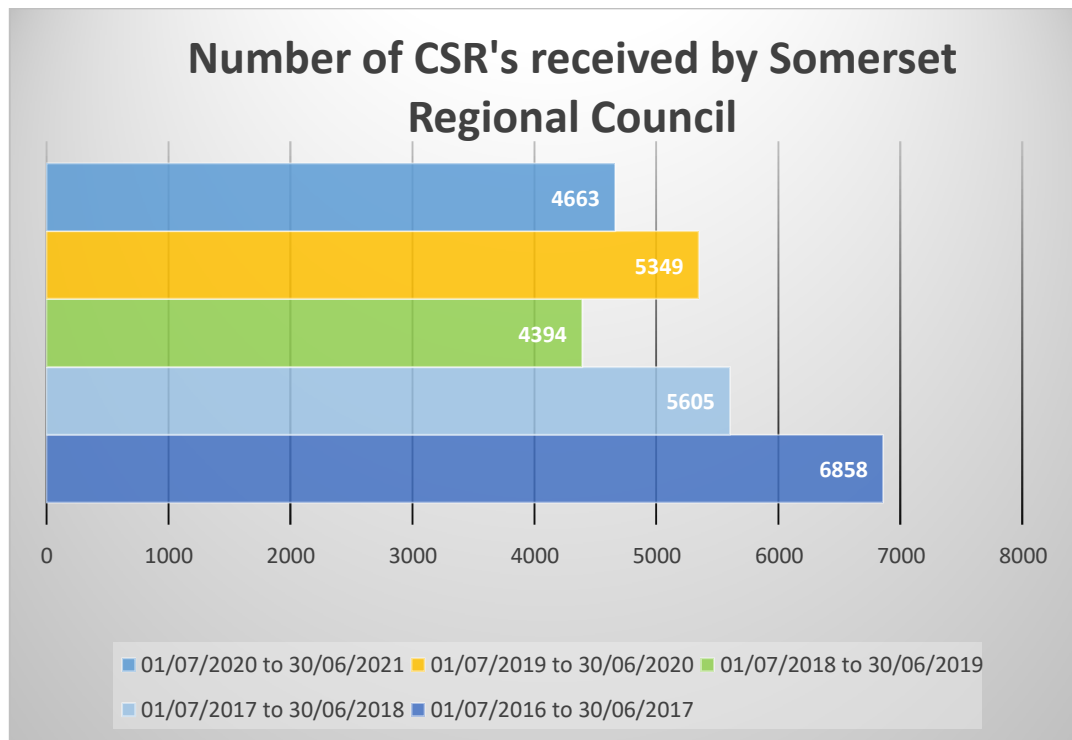
State Emergency Service

Somerset SES members responded to 120 activations (104 SES tasks and 16 agency support requests) within Somerset and neighbouring Council regions, assisting residents and supporting various Police and Fire Service operations in the QFES South-East and Brisbane regions.

Somerset SES Unit's current membership stands at 69 active volunteers. During 2020-2021, SES members logged 4,769 hours in routine functions (training, administration, etc.) and 806 operational hours providing assistance as recorded in the Task and Management System (TAMS) and summarised below:

- storm damage – Coominya – Esk – Fernvale – Kilcoy – Lowood - Mount Archer - Patrick Estate – Royston - Sandy Creek - Toogoolawah – Wanora
- sandbagging – Coominya – Fernvale – Lowood - Mount Tarampa - Rifle Range - Somerset Dam – Wanora
- land search– Banks Creek – Blacksoil – Coolana – Esk – Kilcoy - Parkinson – Yamanto
- flood boat rescue – Esk - Lake Somerset - Lake Wivenhoe
- traffic management – Redbank Creek
- border operations – Bilinga - Currumbin Waters
- lighting – Kilcoy
- patient retrieval – Lake Manchester

Customer Service System



HUMAN RESOURCES AND CUSTOMER SERVICE

(including reporting requirements outlined in the *Public Sector Ethics Act 1994*)

Council's Human Resource and Customer Service Department is responsible for ensuring employees are trained and work in accordance with relevant legislation and work health and safety requirements. The department also provides the community's first point of contact with the Council at our Administration and Customer Service Centres.

HUMAN RESOURCES

Our Workforce

At 30 June 2021, Council had 203 staff employed in a variety of tenures (status) to meet the operational needs of the organisation.

Status	Number of employees as at 30 June 2020	Number of employees as at 30 June 2021
Full-Time	156	153
Part-Time	19	24
Temporary	2	8
Casual	10	13
Supported Wage	0	0
Apprentice / Trainee	3	5
School-Based Trainee	1	0
TOTAL	191	203

Workforce Demographics

Gender	Female	Male
Indoor	65	48
Outdoor	1	89
	66	137

Age	Female	Male
Traditionalists (-1945)	0	0
Baby Boomer (1946-1964)	13	36
Generation X (1965-1980)	23	60
Millennials (1981-1995)	22	28
Generation Z (1995-)	8	13
	66	137

Length of Service	Years
Less than 10	129
10+	46
20+	20
30+	5
40+	3

Where our Workforce Lives:	
Postcode	Number
4306	18
4311	26
4312	49
4313	27
4314	7
4514	5
4515	24
Other	47

COVID-19 Impacts

Council continued to be governed by enforced COVID-19 restrictions during 2020/2021 with the temporary closure of some public access facilities including library, gallery and visitor information services.

During this period, the workforce remained stable and adapted to ensure the delivery of essential Council services continued through the implementation of innovative practices where possible.

Employee Service Recognition

Council recognises employees with service of 10 years> with presentation of a certificate of service and appropriate gift at five (5) year intervals.

In 2020 Council held a group service recognition presentation to acknowledge employees who had reached service milestones during COVID-19 restrictions, including Council's longest serving employee who was recognised for 40-years of service.

In total, 290 years of service was recognised on the day, with over 425 years of service recognised for employees who had reached service milestones during 2020.

Apprenticeships, Traineeships and Study Assistance

Council continued its involvement in the placement of apprentices and trainees.

Areas where new trainees and apprentices were appointed in 2020/2021 were:

- one (1) apprenticeship in the boiler making / fabrication section of the Esk workshop
- two (2) traineeships in Business Administration in the Communication and Marketing Section and Facilities Maintenance sections
- one (1) traineeship in Horticulture – Parks and Gardens Section

These new placements were in addition to the following existing placements:

- one (1) apprenticeship in the mechanical section of the Kilcoy workshop
- one (1) apprenticeship in the mechanical section of the Esk workshop

Study assistance applications were received and approved in the following fields:
Two (2) applications for Certificate III Heavy Commercial Vehicle Mechanical Technology

Volunteers

Volunteers are integral to various Council activities such as visitor information centres, library services, community connection points etc. Council has approximately sixty (60) active volunteers across these services within the Somerset region.

Council provides the volunteers with inductions training, personal development, familiarisation tours, recognition events i.e. National Volunteers Day etc.



Somerset Tourism Ambassadors enjoying their visit to the South Burnett region on one of their familiarisation tours.

Performance Appraisals

Performance appraisals for all team members continued to be conducted in 2020/2021 by relevant supervising personnel. From this process, training needs are identified with appropriate education and training courses sourced, promoted and delivered as required.

Induction Processes

All new employees were provided with inductions on the commencement of employment with formal induction programs delivered throughout 2020/2021. The program covers mandatory information including review of relevant human resource and work health and

safety legislation, Code of Conduct, Council procedures, policies and legislative requirements in relevant areas.

Other topics covered at inductions included:

- information technology
- corporate administration
- records / information management
- quality assurance
- communications/social media protocols
- procedure inductions on specific items of small and large plant has continued with records of the information transferred to a central skills database.

The continual review and improvement of the formal induction program has streamlined the process throughout 2020/2021 to ensure a smooth transition and seamless integration into the organisation.

The continued development and integration of an ELMS (Electronic Learning Management System) has further enhanced the induction process with >40 online induction programs available to employees. This has provided access to an online induction process remotely to reinforce learnings of new and existing employees.

Training and Professional Development


Council continued to offer a variety of training/professional development opportunities.

Council's Study Assistance Policy is available to employees undertaking nationally recognised Certificate, Diploma and University level courses relevant to their positions within the organisation.

To ensure intended use and understanding of documents and systems, employee training accompanies system introduction. A record of that training and induction is taken for due diligence and to schedule refresher training.

Areas where training and professional development opportunities were delivered for employees to gain nationally recognised qualifications included:

- Various employees completed the following qualifications with TAFE Queensland
- Certificate III Civil Construction – Plant Operations
- Certificate III Civil Construction – Road Construction
- One employee gained a Certificate III in Business whilst undertaking a traineeship with the Human Resources and Work Health and Safety section
- Health and Safety Representative training - initial five-day training and one-day refresher
- RII Plant Competency sign ups and Verification of Plant Competencies
- Work Safely at Heights
- Quick Cut saw
- Fall Trees Manually (intermediate)
- Operate and Maintain Chainsaws
- Provide First Aid
- Perform CPR



Other areas where training and professional development was delivered to support the continued development of Team Somerset in addition to various conferences and seminars included:

- Code of Conduct
- Authorised Person Training
- Sprayed Seal Design and Selection
- Working in Proximity to Traffic - Part 1 and Part 2
- Traffic Management Implementation
- ACDC Chemical Application Accreditation
- 1080 Accreditation
- Fire Ant Training
- Fire Extinguisher training
- Asbestos (ACM) identification webinar
- Working Sm@rt with Microsoft Outlook

Staff Wellbeing Initiatives

The Team Somerset wellbeing program continued to promote a work environment that aimed to foster a workplace culture where health and wellbeing are highly valued.

The objectives of the program are to:

- Raise awareness regarding issues that impact on health and wellbeing in a positive manner, including the health benefits of mental wellbeing, physical activity and healthy eating.
- Actively promote and encourage:
- the utilisation of work-related counselling services through Council's Employee Assistance Program provider
- active participation in a broad range of work health and wellbeing initiatives.
- Equip team members with the knowledge, resources and tools to enable them to make informed choices and take personal responsibility with regards to their own health and wellbeing.

WORK HEALTH and SAFETY

Safety Management System

A full review of Council's safety management system was conducted in several forms through 2020/2021 period including an internal full system desk top audit and mapping against the National Auditing Tool (NAT). This audit gave relevance to the newest AS/NZS 45001:2018 OHS Management Systems. This audit was supported by a WHSO Report (Aug 20 and 3rd Party Audit (Sept 20).

The Work Health and Safety Policy was reviewed in 2021 with the intent of the revised policy to be endorsed by Council in 2021/2022.

The Action Plan was disseminated as defined actions to each Directorate as Quarterly Action Plans for completion. These undertakings as rectification action plans are mapped within the Quarterly Action Plan register.

Council is continually reviewing documentation and refining procedures to meet the requirements identified in introduced legislation. In some areas, reduction of quantity of documents has occurred to streamline processes and systems introduced to improve application and satisfy legislative and best practice requirements. A review of the incident reporting process and resulting reporting, trending and analysis is proceeding to assist the executive in making informed decisions.

Work Health and Safety Induction Process

The work health and safety induction process has been reviewed with specific responsibilities and method of induction improved to ensure new team members have immediate needs met including minimum safety and emergency protocols.

Stakeholder sign off is embedded in systems to support broad consultation. New systems and process consultation is incorporated in the WHS procedure F542 review system. New plant assessments including assets, are diligently undertaken by workshop and procurement and all key stakeholders are invited to consult. Review of procurement and tender processes are continuously improving with the formulation of a base WHS questionnaire register to standardise questions and expected responses and assist with review of responses.

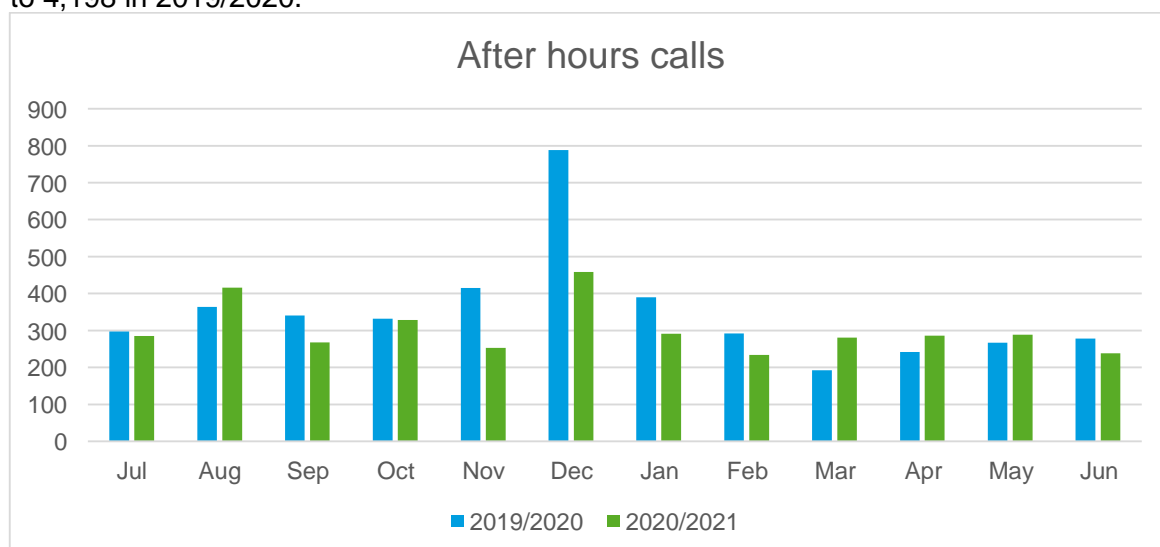
In addition, field staff Tool-Box Talks are held quarterly, with agendas and minutes formulated and attendance recorded. All teams undertake a recorded workers consultation F546 which is currently tracked through quarterly action plan reporting from all Directors.

Fortnightly newsletters distributed to all team members include topics to address specific work health and safety matters.

CUSTOMER SERVICE

Council's administration and customer service centres are located in Esk, Kilcoy and Lowood. These centres provide a full range of transactions of all Council services during standard business hours, Monday to Friday.

Council's after-hours service is provided by Peak24/7 Out of Hours Call Centre through Peak Services. In 2020/2021 3,626 transactions were received after hours. This is in comparison to 4,198 in 2019/2020.



Council has customer service standards that prioritise after-hours requests that require immediate response. Non-urgent matters are recorded and scheduled for processing during standard business hours.



QGAP

COVID-19 Impacts

Council's administration and customer service centres located in Esk, Kilcoy and Lowood were open to the public for all of 2020/2021 financial year and not subjected to any COVID-19 closures.

Queensland Government Agency Program (QGAP)

Council has operated a Queensland Government Agency Program (QGAP) at its Lowood Office since the year 2000. QGAP is a network of one-stop-shops for Government services in rural and remote Queensland communities.

The agency can offer on the spot information or referral for many Government Departments and many Government transactions can now be conducted from the agency.

Of all the services offered at the QGAP agency, Queensland Transport transactions continue to be in demand.

	1/07/2018- 30/06/2019	1/07/2019- 30/06/2020	1/07/2020- 30/06/2021
Total number of Transactions	6357	5648	6729
Total collection value	\$1,126,303.18	\$870,223.84	\$1,013,759.50
Average time per transaction	5.34 minutes	5.37 minutes	5.28 minutes

Identify Beneficial Enterprises

Section 41 of the Local Government Act 2009

Nil

Identify Significant Business Activities

Section 45 of the Local Government Act 2009

Nil

Resolutions

Section 185 of the Local Government Regulation 2012

No resolutions adopting an expenses reimbursement policy were made during the financial year. One resolution amending the existing reimbursement policy was made on 27 May 2020.

No resolutions relating to the threshold for non-current physical assets (s206(2) of the Local Government Regulation 2012) were made during the financial year.

Total Remuneration Paid to Each Councillor (including Superannuation Contribution)

Section 186(a) of the Local Government Regulation 2012

Total remuneration paid by Council to each of its Councillors for the 2020/2021 financial year.

COUNCILLOR	ALLOWANCE/FEES
Graeme Lehmann	\$124,444.11
Sean Choat	\$ 62,220.29
Cheryl Gaedtke	\$ 62,220.29
Helen Brieschke	\$ 74,667.90
Robert Whalley	\$ 62,220.29
Kylee Isidro	\$ 62,220.29
Jason Wendt	\$ 62,220.29
<i>Total Remuneration</i>	<i>\$510,213.46</i>

Total superannuation contributions paid by Council for each of its Councillors for the 2020/2021 financial year.

COUNCILLOR	SUPERANNUATION
Graeme Lehmann	\$14,933.17
Sean Choat	\$ 7,466.33
Cheryl Gaedtke	\$ 7,466.33
Helen Brieschke	\$ 8,960.06
Robert Whalley	\$ 7,466.33
Kylee Isidro	\$ 7,466.33
Jason Wendt	\$ 7,466.33
<i>Total Superannuation</i>	<i>\$61,224.88</i>

Expenses Incurred by and Facilities Provided to Each Councillor Under the Expense Reimbursement Policy

[Section 186\(b\) of the Local Government Regulation 2012](#)

Expenses reimbursed and facilities provided during 2020/2021 were.

COUNCILLOR	EXPENSES
Graeme Lehmann	\$29,571.45
Sean Choat	\$23,007.26
Cheryl Gaedtke	\$21,381.06
Helen Brieschke	\$27,168.30
Robert Whalley	\$21,857.03
Kylee Isidro	\$26,560.22
Jason Wendt	\$23,723.28
<i>Total</i>	<i>\$173,268.60</i>

No non-cash property was transferred to Councillors.

Councillor Meeting Attendance

Section 186(c) of the Local Government Regulation 2012

COUNCILLOR	ORDINARY MEETING	SPECIAL MEETING
Cr Graeme Lehmann	23 (inc. 1 partial attendance)	2
Cr Helen Brieschke	23 (inc. 1 partial attendance and 1 virtual attendance)	2
Cr Sean Choat	23 (inc. 1 partial attendance)	2 (inc. 1 virtual attendance)
Cr Cheryl Gaedtke	22	2 (inc. 1 virtual attendance)
Cr Kylee Isidro	22 (inc. 1 partial attendance)	2
Cr Jason Wendt	23 (inc. 1 partial attendance)	2 (inc. 1 virtual attendance)
Cr Bob Whalley	21	2 (inc. 1 virtual attendance)

Councillor Misconduct

Section 186(d), (e), (f) of the Local Government Regulation 2012

s186(d)(i)	There were no orders or recommendations made under section 150I(2) of the <i>Local Government Act 2009</i> .
s186(d)(ii)	There were no orders made under section 150AH(1) of the <i>Local Government Act 2009</i> .
s186(d)(iii)	There were no orders or recommendations made under section 150AR(1) of the <i>Local Government Act 2009</i> .
s186(e)	Not applicable, as there were no decisions, orders or recommendations made about a Councillor under s186(d) of the <i>Local Government Act 2009</i> during the financial year.
s186(f)(i)	There were no complaints referred to the Independent Assessor under section 150P(2)(a) of the <i>Local Government Act 2009</i> .
s186(f)(ii)	There were no complaints referred to the Crime and Corruption Commission or investigated by Council in accordance with any other law under section 150P(3) of the <i>Local Government Act 2009</i> .
s186(f)(iii)	There were no notices given to the Independent Assessor under section 150R of the <i>Local Government Act 2009</i> .
s186(f)(iv)	There were no notices given to the Independent Assessor concerning misconduct by any Councillor under section 150S of the <i>Local Government Act 2009</i> .
s186(f)(v)	There was one (1) decision made by the Independent Assessor about Councillor conduct complaints made or referred to the assessor under the <i>Local Government Act 2009 Part 3 Division 2</i> and assessed under section 150W of the <i>Local Government Act 2009</i> . The matter was dismissed under section 150x(a) (ii) of the <i>Local Government</i>

	<i>Act 2009.</i>
s186(f)(vi)	There were no referral notices issued to Council by the Independent Assessor concerning misconduct by any Councillor under section 150AC of the <i>Local Government Act 2009</i> .
s186(f)(vii)	There were no investigations of suspected inappropriate conduct by Council of a Councillor under section 150AF of the <i>Local Government Act 2009</i> .
s186(f)(viii)	There were no investigations of suspected inappropriate conduct referred to Council by the Independent Assessor to deal with under Chapter 5A, Part 3, Division 5 of the <i>Local Government Act 2009</i> .
s186(f)(ix)	There were no applications heard by the conduct tribunal about the alleged misconduct of a Councillor.

Administrative Action Complaints

Section 187 of the Local Government Regulation 2012

Council is committed to dealing fairly with administrative action complaints. Council's approach to dealing with complaints is outlined in its Administrative Action Complaints Policy, which was effective from 1 July 2011. This Policy has been reviewed several times since adoption. The scope of the policy is as follows:

The complaints process has been established for resolving complaints by affected persons about administrative action of the Council. However, the complaints process does not apply to a complaint -

- that could be made under the Local Government Regulation 2012 about competitive neutrality issues;
- about official misconduct that should be directed to the Crime and Misconduct Commission;
- made under the *Public Interest Disclosure Act 2010*; or
- about the conduct and performance of Councillors under Division 6, Part 2, Chapter 6 of the *Local Government Act 2009*.

This policy excludes requests for service, enquiries, suggestions, actions and decisions taken under legislation which provide for separate avenues of appeal, such as decisions made under the *Planning Act 2016*, prosecutions made under Local Laws that are appealable to a Magistrates Court and decisions under the Building Act, unless the complaint relates to administrative actions associated with the action or decision.

During 2019-2020, Council received one (1) application under this policy, which was completed by year end. This application was completed and was not reviewed externally. The application made was in relation to Council responding to development matters. No changes to internal processes were recommended.

There were also various other requests for review of Council's decisions using Council's internal review processes. These are outlined below.

Internal Reviews	Date Range	Date Range	Date Range	Date Range
	2020 - 2021	2019 - 2020	2018-2019	2017 - 2018
	2	3	6	10

Application for Review of Local Government Decision	Date Range	Date Range	Date Range	Date Range
	2020 - 2021	2019 - 2020	2018-2019	2017 - 2018
	2	5	2	3

Departmental Review – Level One	Date Range	Date Range	Date Range	Date Range
	2020 - 2021	2019 - 2020	2018-2019	2017 - 2018
Corporate Services Department	0	0	0	0
Operations Department	12	8	29	29
Planning and Development Department	1	0	1	1

None of the Level One reviews escalated to an Administrative Action complaint. One of the applications for review of a Local Government decision became an Administrative Action Complaint.

Our process for managing complaints has ensured that matters raised have been properly considered, that complainants have been offered natural justice and that issues relating to complaints generally have been resolved satisfactorily.

Overseas Travel

[Section 188 of the Local Government Regulation 2012](#)

There was no overseas travel undertaken by a councillor or local government employee in an official capacity during the financial year.

Grants to Community Organisations

[Section 189 of the Local Government Regulation 2012](#)

The local government's expenditure for the financial year on grants to community organisations was \$129,450.60. A further \$51,529.74 was provided in Regional Arts Development Fund grants.

Councillors did not have discretionary funds during the financial year.

Annual Operations Report For Each Commercial Business Unit

[Section 190\(1\)\(c\) of the Local Government Regulation 2012](#)

There were no commercial business units to report for the financial year.

Conducting a Joint Government Activity

[Section 190\(1\)\(d\) of the Local Government Regulation 2012](#)

There was no action taken for or expenditure on a service, facility or activity that was supplied by another local government under an agreement for conducting a joint government activity for which the local government levied special rates or charges for the financial year.

Invitations to Change Tenders

[Section 190\(1\)\(e\) of the Local Government Regulation 2012](#)

There were no invitations to change tenders under section 228(7) of the Local Government Regulation during the financial year.

Registers Kept by the Local Government

[Section 190\(1\)\(f\) of the Local Government Regulation 2012](#)

- Register of Regulatory and Cost-Recovery Fees
- Asset Register
- Register of Council Policies
- Delegations by Council
- Delegations by Chief Executive Officer
- Register of Interests
- Register of Gifts or Benefits
- Register of Local and Subordinate Local Laws
- Non-Conforming Use Register
- Rezoning Register
- Consent Register
- Subdivision Register
- Development Application Register
- Cemetery Register
- Food Premise Register
- Road Register
- Register of Contact with Lobbyists
- Councillor Conduct Register
- Infrastructure Charges Register

Summary of Concessions for Rates and Charges

[Section 190\(1\)\(g\) of the Local Government Regulation 2012](#)

Rebates and concessions on rates were as follows:

1. Pensioner part-remission of certain general rates as set out in the 2020/2021 Revenue Statement as follows:

- R27. Pensioner rebate of Kilcoy differential general rates
- R27.1 Qualifying Pensions

Rebate of part of certain rates and charges as determined by Council from time to time may be granted to owners who are holders of a current valid Queensland pensioner concession card and who are eligible to receive a State Government Pensioner Rate Subsidy under the rules of the State Government Pensioner Rate Subsidy Scheme.

The rebate may be granted under Section 120 of the Local Government Regulation 2012.

Council has decided to phase out the granting of an automatic concession of this kind to pensioners, but wishes to protect those pensioners currently receiving the concession from any hardship resulting from the change. Those pensioners in receipt of the pensioner rate subsidy as at 30 June 2008 will continue to receive the subsidy provided they retain other eligibility criteria. However, no new automatic concession will be granted to those pensioners not already in receipt of the concession as at 30 June 2008.

R27.2 Application

A pensioner rebate as above shall apply to differential general rates within the former Kilcoy Shire.

R27.3 Calculation

The rebate of differential general rates within the former Kilcoy Shire shall be equal to:

- \$20 per annum multiplied by:
- The percentage to which the landowners are entitled to receive a State Government Pensioner Rate Subsidy under the rules of that subsidy scheme as issued by State authorities from time to time.

For example, if a full State Government Pensioner Rate Subsidy applies to a rate assessment where differential general rates of \$1,000 would otherwise apply, the landowner shall be entitled to a rebate of \$20 of the rates. If 33% of the full State Government Pensioner Rate Subsidy applies, the landowner shall be entitled to a rebate of 33% of \$20 of the rates.

R27.4 Justification

Council has decided to offer the concession on differential general rates within the former Kilcoy Shire to recognise the financial impact on people of fixed incomes within the former Kilcoy Shire who enjoyed the same level of rebate in previous years.

R27.5 Administration

An application for a State Government Pensioner Rate Subsidy shall be taken to also be an application for Council pensioner rebate. The rules governing eligibility to the State Government Pensioner Rate Subsidy Scheme as issued by State authorities from time to time shall apply in determining eligibility to the Council rebate.

2. The following concession as resolved by Council

“THAT a rebate of rates and charges be given to the owner of lot 4 RP891065 - 35888-00000-000 for the period 1 July 2020 to 31 December 2020 equal to the difference between the net general rates actually charged for the property on the rate notice issued in August 2020 and the net amount that would have been payable if the property had been categorised in rating category 3 because the payment of the rates as categorised would cause hardship to the land owner.

THAT a full rebate in the extractive industries inspection levy on lot 4 RP891065 - 35888-00000-000 be granted for the period 1 July 2020 to 31 December 2020 because extraction from the property is understood to not be possible and because payment of the charge would cause hardship to the land owner.

THAT provided before February 2021 Council does not become aware of any renewed extraction activities on the property, a rebate of rates and charges be given to the owner of lot 4 RP891065 - 35888-00000-000 for the period 1 January 2021 to 30 June 2021 equal to the difference between the net general rates otherwise chargeable for the property and the net amount that would be payable if the property was categorised in rating category 3 because the payment of the rates as categorised would cause hardship to the land owner.

THAT provided before February 2021 Council does not become aware of any renewed extraction activities on the property, a full rebate in any extractive industries inspection levy that might apply on lot 4 RP891065 - 35888-00000-000 be granted for the period 1 January 2021 to 30 June 2021 because payment of the charge would cause hardship to the land owner."

3. *The following concession as resolved by Council*

"THAT a rebate of rates and charges be given to the owner of Lot 1 RP28857 assessment 02352-80000-000 for the period 1 July 2020 to 31 December 2020 equal to the difference between the net general rates charged for the property on the rate notice issued 25 August 2020 and the net amount that would have been payable if the property had been categorised in rating category 2 because the payment of the rates or charges would cause hardship to the land owner.

THAT no rebate in the extractive industries inspection levy on Lot 1 RP28857 assessment 02352-80000-000 be granted for the period 1 July 2020 to 31 December 2020.

THAT provided extraction of materials on the property does not occur prior to 1 February 2020, a rebate of rates and charges be given to the owner of Lot 1 RP28857 assessment 02352-80000-000 for the period 1 January 2021 to 30 June 2021 of the same amount as the 2020 rebate plus the amount of the half yearly extractive industry inspection levy because the payment of the rates or charges would cause hardship to the land owner."

4. *The following concession as resolved by Council*

"THAT document 1238624 be treated as an application for a rate rebate on assessment 81506-10000-000 and that a rate rebate of \$500.00 be allowed for hardship reasons, noting that this is the second time in approximately one year that a rate payment error has been made on this account, that Council resolved a rebate to the ratepayer in October 2019 equal to the whole of the discount amount and that the owner has not been legally entitled to a rate discount because of the short-payments."

5. *The following concession as resolved by Council*

"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 204 as at the time of the rating categorisation decision for the period 1 July 2020 to 31

December 2020 and where the concession is identified as a partial rebate of general rates for the period 1 July 2020 to 31 December 2020 calculated as the difference in the gross general rates applicable for differential general rating category 204 and the gross general rates that would have applied if a material change of use development permit had not been issued allowing for the use of the land in whole or in part for a renewable energy facility.”

“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 204 as at the time of the rating categorisation decision for the period 1 January 2021 to 30 June 2021 and where the concession is identified as a partial rebate of general rates for the period 1 January 2021 to 30 June 2021 calculated as the difference in the gross general rates applicable for differential general rating category 204 and the gross general rates that would have applied if a material change of use development permit had not been issued allowing for the use of the land in whole or in part for a renewable energy facility.”

6. The following concession as resolved by Council

“THAT document 1292633 be treated as an application for a rate rebate on assessment 01569-00000-000 and that a rate rebate of \$100.04 be allowed for hardship reasons on this one occasion only, noting that the aged pensioner property owner has previously always paid in full and on time.”

Report on the Internal Audit

[Section 190\(1\)\(h\) of the Local Government Regulation 2012](#)

See Attachment 1 – Report on the Internal Audit.

Investigation Notices for Competitive Neutrality Complaints

[Section 190\(1\)\(i\) and \(j\) of the Local Government Regulation 2012](#)

There were no investigation notices given in the financial year under Section 49 of the Local Government Regulation 2012.

As such, there were no responses required from Council in the financial year relating to QCA recommendations on competitive neutrality complaints under Section 52(3) of the Local Government Regulation 2012.

ATTACHMENT 1 – REPORT ON THE INTERNAL AUDIT

Section 190(1)(h) of the Local Government Regulation 2012



Internal Audit Progress Report

Somerset Regional Council

Background

S211 (1) (b) (iii) of the Local Government Regulation 2012 states that the Audit Committee shall be provided with an internal audit progress report “for the internal audit for the preceding financial year including the recommendations in the report and the actions to which the recommendations relate”.

Internal Audit Activities for Financial Year 2020/21

The following is a summary of the Internal Audits which have been completed for the 2020/21 Financial Year, in accordance with the Three-year Strategic Internal Audit Plan.

Internal Audit Items to 30 June 2021	Status		Comments
	Progress	Indicative Timing	
Core business processes and / or specific internal audits of identified key business risk			
<ul style="list-style-type: none">• Procurement• Asset Administration• Conflict of Interest	Completed	Q2	The Internal Audits have been completed and the reports were presented at the Audit Committee meeting on 10 March 2021.
Administration and Planning			
Development of the Three-year Strategic Internal Audit Plan (2019/20 – 2021/22) and Annual Internal Audit Plan for 2019/20	Completed	Q3	The Three-year Strategic (2020/21 – 2022/23) and Annual (2020/21) Internal Audit Plans were presented and approved by the Audit Committee in September 2020.
Audit Committee Meetings	Completed	Q1, Q3	We attended the Audit Committee meetings as requested.
Administration and Prior Period Follow Up	Completed	Q3	The follow up of prior period findings has been completed and the report was presented at the Audit Committee meeting on 10 March 2021. This report had been attached for the Audit Committee’s consideration (refer to Appendix 1).

We have not identified any other matters that require your attention.

Infrastructure charges information/ trunk infrastructure information

Infrastructure charges revenue and expenditure reporting (actual and forecast) and trunk infrastructure delivery summary

Somerset Regional Council
Sep-21

2020/21 financial year infrastructure charges revenue and expenditure summary

	Infrastructure charges revenue		Infrastructure charges revenue expenditure		
	Total amount of infrastructure charges revenue collected (by way of infrastructure charges levied)	Total amount of infrastructure charges that were offset (i.e. infrastructure provided by a developer in lieu of paying the charge)	Total amount of infrastructure charges revenue spent on the supply of trunk infrastructure	Total amount of infrastructure charges that the local government refunded	Total amount of unspent infrastructure charges revenue
	\$'000	\$'000	\$'000	\$'000	\$'000
Somerseset RC	846	0	846	0	0

2020/21 financial year trunk infrastructure delivery summary

LGIP reference number (if applicable)	Trunk infrastructure description	Trunk infrastructure network	Suburb or locality of trunk infrastructure	Method of infrastructure delivery (council or developer contributed)	Infrastructure value	Development approval reference number (if application)
TRE086	Atkinson Dm Rd PvmntRehbCh5.2-Ch6.2	Transport	Atkinsons Dam	Council	\$208,990	
OSF054	Fernvale to Lowood Trail - BVRT Renew ch21.9-ch22.8	Parks and Open Space	Fernvale	Council	\$226,015	
OSF054	Fernvale to Lowood Trail - BVRT Renew ch30.3-ch31.3	Transport	Fernvale	Council	\$52,381	
OSF031	Coominya Railway Community Village Centre& Park - BVRT Renew Ch41.4-Ch46.6	Parks and Open Space	Coominya	Council	\$388,612	
OSF054	Fernvale to Lowood Trail - BVRT NewPathCh31600-Ch31900	Parks and Open Space	Lowood	Council	\$152,906	
OSF054	Fernvale to Lowood Trail - BVRT NewPathLwdCh31240-Ch36000	Parks and Open Space	Lowood	Council	\$492,402	
TRE105	Clarendon Rd PathXCh0-Ch450	Transport	Lowood	Council	\$261,737	
TRE022	Esk Crows Nest Rd - Esk Crows Pvmt RehbXCh2100-Ch4400	Transport	Biarra	Council	\$975,552	
TRE022	Esk Crows Nest Rd -Esk Crows Pvmt RehbXCh4400-Ch4500	Transport	Biarra	Council	\$45,917	
TRE027	Esk Crows Nest Rd - Esk Crows PvmtRehbXCh3520-Ch4700	Transport	Biarra	Council	\$738,179	
	Eskdale Wide U/DrainCh1360-Ch1610	Stormwater	Toogoolawah	Council	\$137,882	
OSE085	Kilcoy Sports Complex (Hopetoun Sports) - HopetounSprtRenewPathCh0-Ch440	Transport	Kilcoy	Council	\$24,659	
TRE115	Lowood Minden Rd - LowoodMindenWideXCh1250-Ch1600	Transport	Lowood	Council	\$12,000	
TRE115	Lowood Minden Rd - LowoodMdn XCh9500-Ch10100	Transport	Lowood	Council	\$768,130	
	McCaulay St WideU DrainCh0-Ch260	Stormwater	Fernvale	Council	\$309,123	
	Mack St WideU DrainCh0-Ch250	Stormwater	Esk	Council	\$823,758	
INTF31	William Street and Mary Street Intersection - Mary St RenewPathCh0-Ch440	Transport	Kilcoy	Council	\$106,740	
OSE012	Lowood Clock Park - Peace St RenewFootpathCh0-Ch250	Transport	Lowood	Council	\$294,434	
TRE145	Sandy Creek Rd WidenCh3700-Ch3900	Transport	Sandy Creek	Council	\$263,861	
INTF31	William Street and Mary Street Intersection - William St NewPathXCh0-Ch600	Transport	Kilcoy	Council	\$330,470	
INTF31	William Street and Mary Street Intersection - William St Kilc Rsl Ch130-Ch300	Transport	Kilcoy	Council	\$78,849	
INTF31	William Street and Mary Street Intersection - E Summervilles Rd Ch0.55BurtonsBr Strengthening	Transport	Kilcoy	Council	\$220,749	
OSF072	Esk Sport and Recreation Precinct - 2RP156580 Purchase Mt Glen Rock	Parks and Open Space	Esk	Council	\$435,344	
OSF072	Esk Sport and Recreation Precinct - 138SP132929 purchase Esk Fire Station	Parks and Open Space	Esk	Council	\$152,581	
OSE025	Childrens Park Twah Upgrade	Parks and Open Space	Toogoolawah	Council	\$102,595	
OSF064	McConnell Park Toogoolawah - TWahTennisCourts Surface	Parks and Open Space	Toogoolawah	Council	\$89,804	
OSE085	Kilcoy Sports Complex (Hopetoun Sports) - KilcoyHopetounFldLEDLight	Parks and Open Space	Kilcoy	Council	\$70,579	
OSF006	Township Sports - FvaleSportsParkLEDLight	Parks and Open Space	Fernvale	Council	\$382,548	
OSF006	Township Sports - FvaleSportsParkBldExtend	Parks and Open Space	Fernvale	Council	\$146,682	
OSF006	Township Sports - FvaleSportsLwdPipeline	Parks and Open Space	Fernvale	Council	\$148,786	
OSE011	Lowood Recreation Reserve- LwdRecGrdsLEDLight	Parks and Open Space	Lowood	Council	\$411,389	

Forecast infrastructure charges revenue and trunk infrastructure expenditure summary

	Financial Year			
	2021/2022	2022/2023	2023/2024	Total
	\$'000	\$'000	\$'000	\$'000
Infrastructure charges revenue	0	0	0	0
Trunk infrastructure expenditure	3,000*	0	0	0

*Estimate only.

Reporting requirements:

- The infrastructure charges information/prescribed trunk infrastructure information template should be read in conjunction with Schedules 22 and 24 of the Planning Regulation 2017 (the Regulation).
- The template is only to local governments who have an LGIP in place and is included within an Infrastructure charges register.
- From 1 January 2020, local governments will be required to report annually on infrastructure charges revenue collected and expended and forecast infrastructure charges revenue and expenditure.
- Forecast infrastructure charges revenue and trunk infrastructure expenditure, is to be reported for the current financial year and the following three consecutive financial years.
- Actual infrastructure charges revenue and expenditure for the previous financial year is also required to be provided.
- A list of trunk infrastructure supplied by the local government and developers is to be reported on:
 - annually for local governments with an estimated infrastructure charges revenue and/or forecast future spending of trunk infrastructure for the next financial year of less than \$20 million in the previous financial year. Reporting is to be provided at the same time as the annual report.
 - quarterly for local governments with an estimated infrastructure charges revenue and/or forecast future spending of trunk infrastructure for the next financial year of more than \$20 million in the previous financial year. Reporting is to be provided as soon as practicable following the close of the quarter. As the quarterly reports are produced, a summary of the trunk infrastructure for the entire financial year will be displayed in the infrastructure charges register.

An overview of how infrastructure charges revenue is collected and expended:

- Infrastructure charges are collected in monetary form and in non-cash form as trunk infrastructure may be provided by a developer in lieu of paying the levied infrastructure charge.
- Not all infrastructure charges that are levied through development are collected by the local government, as the development approval may lapse.
- Under the Planning Act 2016, infrastructure charges revenue that is collected in monetary form, is not required to be spent in the same suburb or locality where it was collected.
- Infrastructure charges revenue may be used to pay for shared regional scale infrastructure such as an arterial road or sewerage treatment plant.
- Offset provisions under the Planning Act 2016, also allow for an entire infrastructure charge, relating to more than one network, to be applied against the cost of infrastructure to be provided under a condition of development (i.e. the construction of an arterial road).



Somerset
REGIONAL COUNCIL

**Financial Statements
For the year ended 30 June 2021**

SOMERSET REGIONAL COUNCIL
Statement of Comprehensive Income
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
Income			
Revenue			
Capital revenue			
Grants, subsidies, contributions and donations	5	<u>12,320</u>	<u>5,105</u>
Recurrent revenue			
Rates, levies and charges	3a	23,149	21,719
Fees and charges	3b	2,011	1,337
Rental income		319	312
Interest income	3c	1,414	2,134
Sales revenue	3d	16,433	8,629
Other income	3e	2,409	2,238
Profit from equity accounted investments	15	1,933	1,831
Grants, subsidies, contributions and donations	4	<u>6,687</u>	<u>4,542</u>
		<u>54,355</u>	<u>42,742</u>
Total income		66,675	47,847
Expenses			
Recurrent expenses			
Employee benefits	8	(14,750)	(14,056)
Depreciation	16	(10,075)	(9,218)
Other expenses	9	(835)	(814)
Materials and services	6	(27,668)	(19,956)
Finance costs	17	<u>(122)</u>	<u>(39)</u>
		<u>(53,450)</u>	<u>(44,083)</u>
Capital expenses			
Loss on the disposal of capital assets	7	(596)	(781)
Total expenses		<u>(54,046)</u>	<u>(44,864)</u>
Net result for year		<u>12,629</u>	<u>2,984</u>
Other comprehensive income			
Items that will not be reclassified to net result			
Increase/ (decrease) in asset revaluation surplus	16	12,931	(211)
Total other comprehensive income/ (loss) for the year		<u>12,931</u>	<u>(211)</u>
Total comprehensive income for the year		<u><u>25,560</u></u>	<u><u>2,772</u></u>

The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.

SOMERSET REGIONAL COUNCIL
Statement of Financial Position
As at 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
ASSETS			
Current Assets			
Cash and cash equivalents	10	56,059	78,529
Receivables	11	9,230	6,565
Contract assets	13	1,131	728
Inventories	12	478	535
		<u>66,898</u>	<u>86,357</u>
Non-Current Assets			
Receivables	14	43,804	13,804
Equity accounted investments	15	29,644	29,024
Property, plant and equipment	16	370,531	351,460
		<u>443,979</u>	<u>394,288</u>
TOTAL ASSETS		<u>510,877</u>	<u>480,644</u>
LIABILITIES			
Current Liabilities			
Payables	18	7,488	5,465
Contract liabilities	13	4,176	2,217
Lease liabilities	17	258	234
Provisions	19	1,885	1,798
		<u>13,808</u>	<u>9,714</u>
Non-Current Liabilities			
Lease liabilities	17	378	348
Provisions	19	7,463	6,913
		<u>7,841</u>	<u>7,262</u>
TOTAL LIABILITIES		<u>21,649</u>	<u>16,976</u>
NET COMMUNITY ASSETS		<u>489,228</u>	<u>463,669</u>
Community Equity			
Retained surplus		356,636	367,771
Asset revaluation surplus	20	77,001	64,071
Reserves	21	55,591	31,827
TOTAL COMMUNITY EQUITY		<u>489,228</u>	<u>463,669</u>

The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.

SOMERSET REGIONAL COUNCIL
Statement of Changes in Equity
For the year ended 30 June 2021

	Total		Retained surplus		Asset revaluation surplus		Reserves	
	2021	2020	2021	2020	2021	2020	2021	2020
	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)
Balance at beginning of year	463,669	459,296	367,771	363,298	64,071	64,282	31,827	31,716
Net result for the year	12,629	2,984	12,629	2,984	-	-	-	-
Transfers to reserves	-	-	(25,083)	(112)	-	-	25,083	112
Transfers from reserves	-	-	1,320	-	-	-	(1,320)	-
Adjustment on initial application of AASB 15/ AASB 1058	-	1,601	-	1,601	-	-	-	-
Other comprehensive income for the year - net increase/(decrease) in asset revaluation surplus	12,931	(211)	-	-	12,931	(211)	-	-
Balance at end of year	489,228	463,669	356,636	367,771	77,001	64,071	55,591	31,827

The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.

SOMERSET REGIONAL COUNCIL
Statement of Cash Flows
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
Cash flows from operating activities			
Receipts from customers		65,272	50,759
Payments to suppliers and employees		<u>(45,768)</u>	<u>(40,093)</u>
		19,505	10,666
Interest received		1,414	1,891
Dividend received		1,313	1,313
Net cash inflow from operating activities	24	<u>22,233</u>	<u>13,870</u>
Cash flow from investing activities			
Payments for loan to associate		(30,000)	-
Payments for property, plant and equipment		(15,084)	(14,843)
Proceeds from sale of property, plant and equipment		767	376
Net cash (outflow) from investing activities		<u>(44,317)</u>	<u>(14,467)</u>
Cash flow from financing activities			
Repayments made on leases (principal only)		(385)	(323)
Net cash (outflow) from financing activities		<u>(385)</u>	<u>(323)</u>
Net (decrease) in cash held		(22,470)	(920)
Cash at beginning of reporting period		78,529	79,449
Cash at end of reporting period	10	<u>56,059</u>	<u>78,529</u>

The above statement should be read in conjunction with the accompanying notes and Significant Accounting Policies.

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021
Note 1

The basis of preparation and the significant accounting policies that have been adopted in the preparation of these financial statements are:

1.01 Basis of preparation

Somerset Regional Council is constituted under the Queensland *Local Government Act 2009* and is domiciled in Australia.

These general purpose financial statements are for the period 1 July 2020 to 30 June 2021 and have been prepared in compliance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*. Consequently, these financial statements have been prepared in accordance with all Australian Accounting Standards, Australian Accounting Interpretations and other authoritative pronouncements issued by the Australian Accounting Standards Board that are relevant to Council's operations and effective for the current reporting period. Because the council is a not-for-profit entity and the Australian Accounting Standards include requirements for not-for-profit entities which are inconsistent with International Financial Reporting Standards (IFRS), to the extent these inconsistencies are applied, these financial statements do not comply with IFRS. The main impacts are the offsetting of revaluation and impairment gains and losses within a class of assets

These financial statements have been prepared under the historical cost convention except for the revaluation of certain classes of property, plant and equipment.

Recurrent/capital classification

Revenue and expenditure are presented as "recurrent" or "capital" in the Statement of Comprehensive Income on the following basis: Capital Revenue includes grants and subsidies received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers.

The following transactions are classified as either "Capital Income" or "Capital Expenses" depending on whether they result in accounting gains or losses:

- disposal of non-current assets
- discount rate adjustments to restoration provisions
- revaluations of investment property and property, plant and equipment.

All other revenue and expenses have been classified as "recurrent".

Income of local authorities and public authorities is exempt from Commonwealth taxation except for Fringe Benefits Tax and Goods and Services Tax ('GST'). The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively.

The council uses the Australian dollar as its functional currency and its presentation currency.

Amounts included in the financial statements have been rounded to the nearest \$1,000 or, where that amount is \$500 or less, to zero. There may be differences between financial statements and notes to the financial statements due to the rounding.

1.02 Changes to accounting policies

Unless otherwise stated, accounting policies have been consistently applied throughout the period.

1.03 Adoption of new and revised Accounting Standards

This year Council has adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2020. None of the standards had a material impact on reported position, performance and cash flows.

Some Australian Accounting Standards and Interpretations have been issued but are not yet effective. Those standards have not been applied in these financial statements. Council will implement them when they are effective. No relevant standards have been identified that are expected to have a material impact upon council's future financial statements.

1.04 Estimates and judgements

Where necessary judgements, estimates and assumptions have been used in preparing these financial statements. Those that have a significant effect, or risk causing an adjustment to council's assets or liabilities relate to:

- Impairment of property, plant and equipment - Note 16
- Valuation and depreciation of property, plant and equipment - Note 16
- Leases - Note 17
- Provisions - Note 19
- Revenue recognised over time - Note 3
- Contingent liabilities - Note 22

1.05 Volunteer services

The value of volunteer services received is not material and cannot be reliably measured and is not recognised as revenue.

1.06 Impact of pandemic

Council continues to monitor the impact of the COVID-19 pandemic on its operations and revenues. It is not possible to estimate the full impact of the outbreak's long-term effects or the Governments' varying efforts to combat the outbreak and support businesses. Therefore, we do not consider it practical to provide a quantitative or qualitative estimate of the potential impact of this outbreak on Council.

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

Note 2 (a) - Analysis of Results by Function

	Subsidy and Grant Income		Other Income		Total Income		Expenses		Net Result		Total Assets	
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020
	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)
Corporate and Community Services Executive	359	753	1,208	902	1,567	1,655	7,662	7,917	(6,096)	(6,262)	-	-
Finance	-	-	-	-	-	-	1,393	1,374	(1,393)	(1,374)	-	-
Human Resources/ Customer Service	3,338	3,720	27,236	23,631	30,574	27,351	2,498	846	28,076	26,505	140,345	129,185
Operations	56	65	1	1	57	65	1,818	1,795	(1,761)	(1,730)	-	-
Planning and Development	11,558	4,750	17,435	8,886	28,993	13,637	34,682	26,940	(5,689)	(13,303)	370,531	351,460
Waste management	672	111	1,534	1,106	2,206	1,217	4,017	3,277	(1,811)	(2,060)	-	-
	-	-	3,278	3,142	3,278	3,142	1,976	1,934	1,303	1,208	-	-
Total	15,983	9,398	50,692	37,668	66,675	47,066	54,046	44,083	12,629	2,984	510,877	480,644

Note 2.(b)

Description of Component Programs/ Functions

Corporate and Community Services goals include providing high quality information systems, records, community, recreation, cultural activities and tourism promotion services. Executive goals include providing high quality support and advice to the elected council as well as ensuring the implementation of council resolutions, policies and decisions, providing leadership and coordination of departmental operations and performance, corporate planning and public relations management.

Finance goals include providing high quality administration and optimisation of revenues and expenditures, financial and asset reporting, planning and advice, taxation, internal audit and internal control services and managing Council's financial relationship with Urban Utilities

Human Resources and Customer Services goals include providing high quality personnel services and customer service functions.

Operations goals include providing high quality management services of Council's infrastructure, disaster risk management, public spaces, plant and contract works.

Planning and Development goals include providing high quality land use planning, building regulation, economic development and local law services.

Waste Management goals include providing high quality collection and disposal of domestic and other refuse services, recycling and the operation of waste facilities.

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
3. Revenue analysis			
Revenue recognised at a point in time			
AASB 15			
Grants, subsidies, contributions and donations - recurrent		10	11
Fees and charges		861	342
		<u>871</u>	<u>353</u>
AASB 1058			
Rates, levies and charges		23,149	21,719
Grants, subsidies, contributions and donations - recurrent		3,798	4,045
Grants, subsidies, contributions and donations - capital		3,089	1,731
Other income		1,901	1,840
		<u>31,936</u>	<u>29,334</u>
Revenue recognised over time			
AASB 15			
Fees and charges		1,151	995
Sales revenue		16,433	8,629
Other income		509	399
		<u>18,092</u>	<u>10,023</u>
AASB 1058			
Grants, subsidies, contributions and donations - recurrent		2,878	487
Grants, subsidies, contributions and donations - capital		9,231	3,374
		<u>12,109</u>	<u>3,861</u>
Other revenue			
Other revenue			
Profit from equity accounted investments		1,933	1,831
Rental income		319	312
Interest income		1,414	2,134
		<u>3,666</u>	<u>4,276</u>
Total revenue		<u>66,675</u>	<u>47,847</u>

(a) Rates, levies and charges

Rates and annual charges are recognised as revenue when the council obtains control over the assets comprising these receipts which is the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

General rates	21,957	20,748
Food Act inspection special charge	34	13
Extractive industries inspection program special charge	28	-
Kennels inspection program special charge	10	-
Intensive poultry farm inspection program special charge	20	-
Rural fire levy special charge	303	212
Environmental separate charge	235	235
State Emergency Service separate charge	329	329
Garbage charges	3,648	3,521
Total gross rates and charges	<u>26,564</u>	<u>25,058</u>
Less: Discounts and pensioner remissions		
Discount - General rates	(2,929)	(2,873)
Discount - Garbage charges	(484)	(464)
Pensioner remissions	(2)	(3)
Total rate and charges discounts and pensioner remissions	<u>(3,415)</u>	<u>(3,339)</u>
	<u>23,149</u>	<u>21,719</u>

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	2021	2020
Note	(\$ 000's)	(\$ 000's)

(b) Fees and charges

Fees and charges consist of both cost-recovery fees as defined in the Local Government Act 2009 for which Council has a statutory power to collect and commercial fees and charges which are collected on a contractual basis for matters such as cemetery operations and waste operations

Revenue arising from fees and charges is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided. The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases, the customer is required to pay on arrival, for example at a camping ground. There is no material obligation for Council in relation to refunds or returns. Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than the term of the licence. Revenue from infringements is recognised on issue of infringement notice after applying the expected credit loss model relating to impairment of receivables for initial recognition of statutory receivables.

Animal control/ local law fees	107	187
Building fees	689	371
Cemetery fees	155	126
Change of ownership fees	70	54
Health and other fees	11	8
Planning and engineering fees	462	327
Property search fees	403	179
Waste fees	115	85
	<u>2,011</u>	<u>1,337</u>

(c) Interest income

Interest received from bank and term deposits is accrued over the term of the investment.

Queensland Treasury Corporation	380	891
Urban Utilities	822	630
Interest from bank term deposits	20	368
Other bank interest	-	2
Interest from overdue general rates and other charges	162	207
Interest from overdue garbage charges	31	36
	<u>1,414</u>	<u>2,134</u>

(d) Sales revenue

Sale of goods revenue is recognised when the customer has taken delivery of the goods. Revenue from services is recognised when the service is rendered. Revenue from contracts and recoverable works generally comprises a recoupment of material costs together with an hourly charge for use of equipment and employees. This revenue and the associated costs are recognised by reference to the stage of completion of the contract activity based on costs incurred at the reporting date. Where consideration is received for the service in advance it is included in other liabilities and is recognised as revenue in the period when the service is performed. The contract work carried out is not subject to retentions.

Derived from - State Government transport entities	16,333	8,226
Derived from - water entities	52	36
Derived from - other parties	49	367
	<u>16,433</u>	<u>8,629</u>

(e) Other operating income

Commissions earned/ administration fees retained	122	122
Ex-Gratia Queensland Treasury payments	1,195	1,166
Tax equivalent receipts - Urban Utilities	706	674
Profit on sale of developed land	145	-
Other income	241	275
	<u>2,409</u>	<u>2,238</u>

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	2021	2020
Note	(\$ 000's)	(\$ 000's)

4. Contributions, grants and subsidies - recurrent

Government subsidies/ grants used for recurrent expenditure

Grant income under AASB 15

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue is recognised when control of each performance obligations is satisfied. The performance obligations vary in each agreement but include performance obligations within AASB 15 grants e.g. events. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others. Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract. Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Grant income under AASB 1058

Assets arising from grants in the scope of AASB 1058 is recognised at the assets fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard. Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

Community/ social services	143	140
Environmental initiatives	874	100
Financial Assistance Grant	3,338	3,720
Fuel tax credits	117	135
Immunisation	10	11
Library grants	174	167
Natural disaster preparedness	143	139
Natural disaster recovery arrangements	1,736	-
Other recurrent grants	17	22
Regional Arts Development Fund	25	23
State Emergency Service	54	22
Training and development	56	65
Total recurrent grants and subsidies	6,687	4,542

5. Contributions, grants and subsidies - capital

Capital grants

Capital grants received to enable Council to acquire or construct an item of property, plant and equipment to identified specifications which will be under Council's control and which is enforceable are recognised as revenue as and when the obligation to construct or purchase is completed. For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project as there is no profit margin. Where assets are donated or purchased for significantly below fair value, the revenue is recognised when the asset is acquired and controlled by the Council.

a. General/ special purpose government subsidies/

Bridges Renewal Program	1,883	1,382
Bridge Natural Disaster Resilience	76	-
Building our Regions - Kilcoy Racecourse Development	-	295
Drought Communities Program extension - rural road upgrades	1,000	-
Heavy Vehicle Safety and Productivity Program	3,107	602
Local Government Grants and Subsidies Program	-	106
Roads to Recovery Program	1,978	1,482
State Emergency Service equipment subsidies	65	-
Transport Infrastructure Development Scheme	599	599
Transport other programs - cycle network/ bus shelters	588	391
Total capital grants and subsidies	9,296	4,856

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
b. Contributions constrained for capital purposes			
Contribution of monetary assets by developers		846	130
		<u>846</u>	<u>130</u>
c. Contributions of non-monetary assets			
Non-cash contributions in excess of the recognition thresholds set out in Note 16 in value, are recognised as revenue and as non-current assets. Non-cash contributions below the thresholds are recorded as revenue and expenses.			
Physical assets contributed to Council by developers in the form of road works, stormwater infrastructure and recreation assets are recognised as revenue when the development becomes "on maintenance" (i.e. the council obtains control of the assets and becomes liable for any ongoing maintenance) and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets. All non-cash contributions are recognised at the fair value of the contribution received on the date of acquisition.			
Contribution of non-monetary non-current assets by developers at fair value	16	2,179	119
		<u>2,179</u>	<u>119</u>
Total capital grants, subsidies and contributions (a, b and c)		<u>12,320</u>	<u>5,105</u>

6. Ordinary expense activity analysis

Materials and services analysis

Bridge maintenance and asset management	97	239
Contract upgrade works - State controlled roads	9,667	4,802
Contributions to volunteer rural fire brigades	303	212
Donations	181	138
Floodplain management planning	137	222
Fringe benefits tax	100	122
Fuel and oil	646	730
Gravel operations	11	264
Indoor sports centre operations	454	698
Information technology goods and services	378	500
Insurance premiums - property and public liability	542	565
Internal audit services	30	27
Legal services	681	766
Library book purchases	114	73
Library operations other than book purchases	346	124
Mechanical parts, tyres and batteries and plant servicing	587	546
Natural disaster relief and recovery arrangements costs	1,566	147
Office and communications	500	703
Plant and vehicle registrations	88	88
Road and street maintenance	5,692	4,896
Street lighting	268	258
Somerset civic centre operations	220	226
Subscriptions	97	89
Swimming pool operations	736	614
Tourism operations	331	306
Trails and paths	120	100
Valuation services	217	144
Waste collection contract services	1,279	1,171
Water and sewerage services - Urban Utilities	281	396
Other materials and services	2,000	790
Total	<u>27,668</u>	<u>19,956</u>

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
7. Gain (loss) on the disposal of capital assets			
(i) Proceeds from the disposal of property, plant and equipment:			
Plant and equipment		347	376
Roads		-	-
Less: Book value of property, plant and equipment disposed			
Plant and equipment	16	(366)	(483)
Roads	16	(84)	(674)
		<u>(103)</u>	<u>(781)</u>
(ii) Proceeds from the disposal of land (not held for redevelopment)		420	-
Less : Book value of land disposed	16	(914)	-
Gain (loss) on the disposal of land		(494)	-
Gain (loss) on the disposal of capital assets		<u>(596)</u>	<u>(781)</u>

Gains on the disposal of capital assets are included with income.
Losses on the disposal of capital assets are included with expenses.

8. Employee benefits

Total wages and salaries	14,122	13,691
Leave entitlements and other employee related expenses	414	605
Superannuation	1,644	1,580
Total employee costs	<u>16,180</u>	<u>15,876</u>
Employed for:		
Capital purposes	1,430	1,820
Operating purposes	14,750	14,056
	<u>16,180</u>	<u>15,876</u>

9. Other expenses

Included in other expenses are the following :

Audit of financial statements by the Auditor-General of Queensland	82	91
Councillors' remuneration	701	682
Other Councillor costs	53	41
	<u>835</u>	<u>814</u>

Councillor remuneration represents salary, superannuation contributions and other allowances paid in respect of carrying out their duties. In addition to these amounts, the Mayor received the use of a fully maintained motor vehicle and all Councillors received reimbursement for various expenses incurred. Council has not resolved that councillors are employees. Councillor remuneration is therefore not included in employee costs.

10. Cash and cash equivalents

For the purposes of the statement of financial position and the statement of cash flows, cash and cash equivalents include cash on hand, all cash and cheques receipted but not banked at year end and deposits at call with financial institutions. It also includes bank overdrafts and liquid investments with short periods to maturity that are readily convertible to cash at the council's option without penalty and that are subject to a low risk of changes in value. The council considers term deposits with original maturities of less than six months to be cash equivalents.

Cash on hand – petty cash and cash floats	6	6
Cash at bank - operating fund (including unpresented cheques)	1,612	3,200
Less cheques drawn but not presented at balance date	(2,518)	(2,965)
Cash at bank – other	956	2,276
Term deposits	1,000	1,000
Short term investments at call	55,004	75,014
Balance per statement of cash flows	<u>56,059</u>	<u>78,529</u>

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	Note	2021 (\$ 000's)	2020 (\$ 000's)
There were no externally imposed expenditure restrictions at reporting date on any cash asset.			

Short term investments at call are held with the Queensland Treasury Corporation. The short term investments at call bear floating interest rates as detailed in note 30.

11. Receivables (current)

Receivables are amounts owed to council at year end. They are recognised at the amount due at the time of sale or service delivery. Settlement of trade debtors is required within 30 days after the invoice is issued. Rate debts fall due 42 days after issue of a rate assessment notice.

Debts are regularly assessed for collectability and allowance is made, where appropriate, for impairment. All known bad debts were written-off at 30 June. If an amount is recovered in a subsequent period it is recognised as revenue.

Because Council is empowered under the provisions of the Local Government Act 2009 to sell an owner's property to recover outstanding rate debts, Council does not generally impair rate receivables.

Council applies normal business credit protection procedures prior to providing goods and services to minimise credit risk. The council does not require collateral in respect of trade and other receivables.

The carrying amounts of trade receivables are assumed to approximate their fair values due to their short-term nature.

Rates and charges	2,334	2,903
Goods and services tax (GST) refundable	280	236
Other debtors accrued	2,934	3,106
Other debtors levied	2,897	212
Less: loss allowance	(134)	(128)
	<u>8,311</u>	<u>6,328</u>
Prepayments	919	237
	<u>9,230</u>	<u>6,565</u>

Interest was charged on outstanding rates at a rate of 8.53% per annum (2020 - 9.83%). No interest is charged on other debtors. There is no concentration of credit risk for rates and utility charges and fees.

Overall credit loss of current receivables is not considered material.

The exposure to credit risk for receivables by type of counterparty was as follows:

Rates and charges	2,334	2,903
State and Commonwealth Government - levied	2,642	93
State and Commonwealth Government - accrued	2,906	3,050
Goods and services tax (GST) refundable	280	236
Other - levied	255	119
Other - accrued	28	56
Less: loss allowance	(134)	(128)
Total	<u>8,311</u>	<u>6,328</u>

12. Inventories

Inventories held for sale		
Land purchased for development and sale	118	177
Inventories held for distribution		
Stores, sundry and road making materials	360	358
Total current inventories	<u>478</u>	<u>535</u>

Inventories held for distribution are:

- goods to be supplied at no or nominal charge and
- goods to be used for the provision of services at no or nominal, charge

SOMERSET REGIONAL COUNCIL
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	2021 Note (\$ 000's)	2020 (\$ 000's)
These goods are valued at cost, adjusted, when applicable, for any loss of service potential.		

Land acquired by Council with the intention of reselling it (with or without further development) is classified as inventory. This land is valued at the lower of cost or net realisable value. As an inventory item, this land held for resale is treated as a current asset. Proceeds from the sale of this land will be recognised as sales revenue on the signing of a valid unconditional contract of sale.

13. Contract balances

Contract assets represents the excess of costs incurred in relation to a contract with the customer or construction of an asset over the amounts that council has invoiced the customer or the grantor. Where Council has invoiced the customer or the grantor amounts in excess of what it has incurred in relation to a contract or in constructing an asset, this gives rise to a contract liability.

Contract assets	1,131	728
Contract liabilities		
Funds received upfront to construct Council controlled assets	3,129	2,217
Non-capital performance obligations not yet satisfied	1,047	-
	<u>4,176</u>	<u>2,217</u>

Contract liabilities consist of capital and non-capital grants where funds have been received prior to performance obligations being satisfied.

Revenue recognised that was included in the contract liability balance at the beginning of the year

Funds to construct Council controlled assets	2,217	125
Non-capital performance obligations	-	-
	<u>2,217</u>	<u>125</u>

Significant changes in contract balances

Council received capital and non-capital grants during the year in advance of performance obligations being satisfied in respect of multiple programs and purposes.

14. Receivables (non-current)

Participant loan - Central SEQ Distributor-Retailer		
Authority trading as Urban Utilities (QUU)	43,804	13,804

Council held equity participant debts with Urban Utilities valued at \$43,804,033 as at balance date. Further information about the relationship between the council and Urban Utilities is contained at Note 15. The loan receivables are subject to agreements that provide for monthly interest-only payments until 30 June 2023 and for interest based on a mixture of fixed and variable interest rate components with an interest rate set based on the recommendations of Queensland Treasury Corporation.

At balance date this interest rate was 4.22% (2020 - 4.56%) for the initial facility of \$13,804,033. The second facility of \$30,000,000 which was established 13 November 2020 was subject to an interest rate of 1.26% at balance date. On 28 May 2021, Council agreed to Urban Utilities' request to exercise a loan extension option for the two loans which would extend the expiry date for the loans to 30 June 2028. Accordingly the equity participant debt is treated as a non-current receivable. This debt was not secured.

SOMERSET REGIONAL COUNCIL
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For the year ended 30 June 2021

	2021 (\$ 000's)	2020 (\$ 000's)
15. Equity accounted investments		
15a Carrying value of investments		
Non-Current		
Right to participate in the profits of Central SEQ Distributor-Retailer Authority trading as Urban Utilities - opening balance	29,024	28,507
Plus 0.826% share of income of Urban Utilities less distributions received or receivable	620	518
Closing balance - investment in associate accounted for using the equity method	<u>29,644</u>	<u>29,024</u>

15b Summarised financial information

The following table illustrates summarised financial information of the associate, Urban Utilities:

Extract from the associate's statement of financial position:

Current assets	300,703	323,955
Non-Current assets	<u>6,350,347</u>	<u>6,092,037</u>
	6,651,051	6,415,992
Current liabilities	306,688	363,742
Non-Current liabilities	<u>2,735,985</u>	<u>2,532,968</u>
	3,042,673	2,896,710
Net assets	<u>3,608,378</u>	<u>3,519,281</u>
Share of associate's net assets	<u>29,644</u>	<u>29,024</u>

Extract from the associate's statement of comprehensive income:

Revenue	1,435,702	1,437,433
Net profit	233,332	223,619
Add/ (less) : Other comprehensive income	673	(1,967)
Net profit and other comprehensive income	<u>234,005</u>	<u>221,652</u>
Share of associate's net profit	<u>1,933</u>	<u>1,831</u>

Council's share in the associate's profits and losses resulting from transactions with Urban Utilities has been analysed as below and judged to be immaterial to the closing value

Sales by Somerset Regional Council to Urban Utilities	52	36
Purchases by Somerset Regional Council from Urban Utilities	281	396
Investment revenue by Somerset Regional Council from Urban Utilities	822	630
Sales revenue as a percentage of Urban Utilities operating expenditure	0.00%	0.00%
Purchase expenditure as a percentage of Urban Utilities operating revenue	0.02%	0.03%
Investment revenue as a percentage of Urban Utilities operating expenditure	0.07%	0.05%

The South East Queensland Water (Distribution and Retail Restructuring) Act 2009 (the Act) established a statutory body called the Central SEQ Distributor-Retailer Authority on 3 November 2009 to deliver water and wastewater services within the local government areas of Brisbane City, Ipswich City, Scenic Rim region, Lockyer Valley region and Somerset region. The Authority trades as Urban Utilities. Urban Utilities (UU) is an unincorporated entity and is domiciled in Brisbane, Australia.

Under the Act, governance arrangements for the Authority were established in a Participation Agreement, which provides for participation rights to be held by the participating councils to be negotiated between the councils. Somerset Regional Council holds 0.826% of the rights to participate in the profits of Urban Utilities. These rights held are recognised as investment assets as they represent a resource controlled by Council as a result of past events and from which future economic benefits are expected to flow.

Notwithstanding that the Act does not permit the transfer of participation rights to another party (except by Ministerial approval), Council controls the investment in participation rights because it is entitled to the benefits of holding and realising the investment. Included in the definition of financial assets is any asset that is an investment in an associated entity.

The participation rights represent equity of the entity and accordingly the participation rights held by Council meets the definition of a financial asset. An investment in an associate is recognised and measured in accordance with the requirements of AASB 128 Investments in Associates and Joint Ventures. Although Council holds less than 1% of the participation rights of UU, the operation of the participation agreement allows Council to exert significant influence over UU because any three of the minority participants are potentially able to operate together to prevent a board appointment. Conversely any two minority participants together with Brisbane City Council are able to appoint board members to UU. The Authority's Board is comprised of independent directors. No individual Council has the ability to dominate the Authority's decision making so as to obtain greater benefits from its activities than any other participant.

AASB 128 requires an investment in an associate to be accounted for using the equity method. Under the equity method, the share of the profits or losses of the associate is recognised in profit or loss and the share of the movements in equity is recognised in other comprehensive income. Investments in associates are carried in the statement of financial position at cost plus post-acquisition changes in the Council's share of net assets of the associate. Dividends received or receivable from associates reduce the carrying amount of the investment. When the Council's share of losses in an associate equals or exceeds its interest in the associate, including any unsecured long-term receivables, the Council does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

As a party to the Participation Agreement, the council receives a proportional share of net profits as a participation return. Returns are paid from post-tax operating profits (after adjusting for capital receipts). The Authority operates under a tax equivalent regime; with all tax paid distributed to the participating Councils on a pro-rata basis to their participation rights.

Council held 8,000 shares in SEQ Regional Recreation Facilities Pty Ltd at year end. This company is not traded on an active market and the investment is valued at nil. The holding was initially recorded at cost (\$8,000) and subsequently fully impaired to a nil value.

16 PROPERTY, PLANT AND EQUIPMENT

For the year ended 30 June 2021

Basis of measurement

Asset values

Opening balance
Additions at cost
Contribution of non-monetary assets by developers at fair value
Disposals
Revaluation adjustment to the asset revaluation surplus
Transferred between classes
Closing gross value

Land	Buildings and other structures	Roads	Plant and equipment	Right of use assets	Total completed assets	Work in progress	Total
Fair value	Fair value	Fair value	Cost	Cost	Cost	Cost	
2021	2021	2021	2021	2021	2021	2021	2021
(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)
18,207	64,001	421,056	18,591	867	522,723	1,122	523,845
590	-	-	1,505	317	2,412	12,989	15,401
-	-	2,179	-	-	2,179	-	2,179
(914)	-	(321)	(880)	(212)	(2,327)	-	(2,327)
2,773	4,762	8,101	-	-	15,636	-	15,636
-	154	8,993	-	-	9,147	(9,147)	-
20,656	68,917	440,008	19,216	972	549,769	4,965	554,734

Accumulated depreciation and impairment

Opening balance
Depreciation provided in period
Depreciation on disposals
Revaluation adjustment to the asset revaluation surplus
Internal transfers
Accumulated depreciation at period end
Book value at period end

-	17,885	146,868	7,358	274	172,385	-	172,385
-	1,099	7,146	1,552	279	10,075	-	10,075
-	-	(237)	(514)	(212)	(963)	-	(963)
-	(147)	2,852	-	-	2,705	-	2,705
-	-	-	-	-	-	-	-
-	18,837	156,629	8,396	340	184,202	-	184,202
20,656	50,079	283,379	10,820	632	365,567	4,965	370,531

Revaluation adjustments

Total revaluation adjustments increment/ (decrement)
Adjustment to asset revaluation surplus (note 20)
Revaluation adjustments to Income

Opening asset revaluation surplus (note 20)
Closing asset revaluation surplus (note 20)

Book value of assets disposed of (refer note 7)

2,773	4,909	5,249	-	-	12,931	-	12,931
2,773	4,909	5,249	-	-	12,931	-	12,931
-	-	-	-	-	-	-	-
8,303	17,896	37,872	-	-	64,071	-	64,071
11,075	22,805	43,122	-	-	77,001	-	77,001
(914)	-	(84)	(366)	-	(1,364)	-	(1,364)

Additions comprise:

Renewals
Other additions or transfers
Total additions

-	64	6,332	-	-	6,396	-	6,396
590	90	2,660	1,505	317	5,163	3,842	9,005
590	154	8,993	1,505	317	11,559	3,842	15,401

16 PROPERTY, PLANT AND EQUIPMENT

For the year ended 30 June 2020

Basis of measurement

Asset values

Opening balance	
Adoption of AASB 16 at 1 July 2019	
Additions at cost	
Contribution of non-monetary assets by developers at fair value	
Disposals	
Revaluation adjustment to the asset revaluation surplus	
Transferred between classes	
Closing gross value	

Land	Buildings and other structures	Roads	Plant and equipment	Right of use assets	Total completed assets	Work in progress	Total
Fair value	Fair value	Fair value	Cost	Cost	Cost	Cost	
2020	2020	2020	2020	2020	2020	2020	2020
(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)
16,711	63,217	412,572	17,444	-	509,945	2,054	511,999
-	-	-	-	867	867	-	867
1,496	783	10,314	2,250	-	14,843	-	14,843
-	-	119	-	-	119	-	119
-	-	(1,618)	(1,102)	-	(2,721)	-	(2,721)
-	-	(1,263)	-	-	(1,263)	-	(1,263)
-	-	932	-	-	932	(932)	-
18,207	64,001	421,056	18,591	867	522,723	1,122	523,845

Accumulated depreciation and impairment

Opening balance	
Depreciation provided in period	
Depreciation on disposals	
Revaluation adjustment to the asset revaluation surplus	
Internal transfers	
Accumulated depreciation at period end	
Book value at period end	

-	16,856	142,095	6,831	-	165,782	-	165,782
-	1,029	6,768	1,146	274	9,218	-	9,218
-	-	(944)	(619)	-	(1,563)	-	(1,563)
-	-	(1,052)	-	-	(1,052)	-	(1,052)
-	-	-	-	-	-	-	-
-	17,885	146,868	7,358	274	172,385	-	172,385
18,207	46,115	274,188	11,233	593	350,338	1,122	351,460

Revaluation adjustments

Total revaluation adjustments increment/ (decrement)	
Adjustment to asset revaluation surplus (note 20)	
Revaluation adjustments to Income	

-	-	(211)	-	-	(211)	-	(211)
-	-	(211)	-	-	(211)	-	(211)
-	-	-	-	-	-	-	-

Opening asset revaluation surplus (note 20)	
Closing asset revaluation surplus (note 20)	

8,303	17,896	38,084	-	-	64,282	-	64,282
8,303	17,896	37,872	-	-	64,071	-	64,071

Book value of assets disposed of (refer note 7)

-	-	(674)	(483)	-	(1,157)	-	(1,157)

Additions comprise:

Renewals	
Other additions	
Total additions	

-	746	9,258	-	-	10,004	-	10,004
1,496	38	1,056	2,250	-	4,840	-	4,840
1,496	783	10,314	2,250	-	14,843	-	14,843

16 PROPERTY, PLANT AND EQUIPMENT

Accounting policy matters

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, any accumulated depreciation and accumulated impairment loss.

Items of property, plant and equipment with a total value of less than the following thresholds are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

Asset class	Capitalisation threshold	
Land	\$	1
Plant and equipment	\$	5,000
Buildings and other structures, roads, bridges and drainage	\$	10,000

(i) Acquisition of Assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including freight in, architect fees and engineering design fees and all other establishment costs.

Property, plant and equipment received in the form of contributions are recognised as assets and revenues at fair value by Council valuation where that value exceeds the recognition thresholds for the respective asset class. Fair value means the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction.

(ii) Capital and operating expenditure

Direct labour and materials and an appropriate proportion of overheads incurred in the acquisition or construction of assets are treated as capital expenditure. Assets under construction are not depreciated until they are completed and commissioned, at which time they are reclassified from work in progress to the appropriate property, plant and equipment class.

Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity and useful life of the non-current asset is expensed as incurred, while expenditure that relates to replacement of a major component of an asset to maintain its service potential is capitalised.

(iii) Valuation

Land and improvements, buildings and all infrastructure assets are measured on the revaluation basis, at fair value, in accordance with AASB 116 Property, Plant and Equipment and AASB 13 Fair Value Measurement. Plant and equipment and work in progress are measured at cost.

Non-current physical assets measured at fair value are revalued where required so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This revaluation involves either the application of a suitable index to the cost elements of each asset or involves an assessment of the value by someone with requisite skills and qualifications. This process involves the valuer physically sighting a representative sample of Council assets across all asset classes and making their own assessments of the condition of the assets at the date of inspection.

The frequency of valuation and the relationship of valuers to the council for each class property, plant and equipment is as follows:

Asset class	Basis of measurement	Date of last revaluation	Relationship between valuer and the council	Frequency of revaluation	Note
Land	Revaluation	30 June 2021	Independent registered valuer	Every 5 years	
Buildings and other structures	Revaluation	30 June 2021	Independent registered valuer	Every 5 years	
Roads	Revaluation	30 June 2021	Suitably qualified council employee	Annually	
Right of use assets	Cost	Not applicable	Not applicable	Not applicable	17
Plant and Equipment	Cost	Not applicable	Not applicable	Not applicable	

Any revaluation increment arising on the revaluation of an asset is credited to the asset revaluation surplus of the appropriate class, except to the extent it reverses a revaluation decrement for the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense, to the extent it exceeds the balance, if any, in the revaluation surplus relating to that asset class.

16 PROPERTY, PLANT AND EQUIPMENT

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

In the intervening years between valuations, Council monitors relevant indicators for changes in land and building and other structures values each year including reports by the Queensland Valuer-General and relevant producer price indexes issued by the Australian Bureau of Statistics for any indication that land and buildings and other structures may have increased materially in value. Council's assessment in 2019/2020 was that there was no indicator of material change. Council will obtain roughness index data on its sealed road network every three years in order to better inform the management of its road assets.

Plant and equipment is measured at depreciated cost.

Separately identified significant components of assets are measured on the same basis as the assets to which they relate.

(iv) Depreciation

Land is not depreciated as it has an unlimited useful life. Depreciation on other property, plant and equipment is calculated on a straight-line basis so as to write-off the net cost or revalued amount of each depreciable asset, less its estimated residual value, progressively over its estimated useful life to the council.

Management believes that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time an asset is completed and commissioned ready for use.

Where assets have separately identifiable significant components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to the council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

The depreciable amount of improvements to or on leasehold land is allocated progressively over the estimated useful lives of the improvements to the council or the unexpired period of the lease, whichever is the shorter.

The depreciation methods, residual values and estimated useful lives of property, plant and equipment are reviewed end of each annual reporting period and adjusted where necessary to reflect any changes in the pattern of consumption, physical wear and tear, technical or commercial obsolescence, or management intentions.

The condition assessments performed as part of the annual valuation process for assets measured at written down current replacement cost are used to estimate the useful lives of these assets at each reporting date. Details of the range of estimated useful lives for each class of asset are shown below:

Asset class	Range of Estimated Useful Life in Years	Depreciation method used
Land	Not depreciated	Not depreciated
Buildings and other structures	10 to 135	Straight line
Plant and equipment	3 to 50	Straight line
Right of use assets	3 to 5	Straight line
Roads	10 to 200	Straight line

(v) Impairment

All non-current physical and intangible assets are assessed for indicators of impairment on an annual basis. If an indicator of possible impairment exists, the Council determines the asset's recoverable amount. Any amount by which the asset's carrying amount exceeds the recoverable amount is recorded as an impairment loss.

(vi) Other property

Council holds immaterial assets that are held by lessees under operating leases.

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These assets are incorporated in property, plant and equipment and are included in the "land" and "buildings and other assets" classes above. The assets are maintained on leases so that they can be used for Council owner occupier purposes in the future. It is considered that these assets do not meet the definition of investment property under AASB140.5 Investment Property. Lease amounts receivable are disclosed in Note 26.

Fair Value Measurements

(i) Recognised fair value measurements

Council measures and recognises the following assets at fair value on a recurring basis: land, buildings and other structures and roads.

In accordance with AASB 13 fair value measurements are categorised on the following basis:

Level 1 - Fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 - Fair value based on inputs that are directly or indirectly observable for the asset or liability

Level 3 - Fair value based on unobservable inputs for the asset and liability

The following table categorises fair value measurements as either level 2 or level 3 in accordance with AASB 13. Council does not have any assets or liabilities measured at fair value which meet the criteria for categorisation as level 1.

The fair values of the assets are determined using valuation techniques which maximise the use of observable data, where it is available, and minimise the use of entity specific estimates. If all significant inputs required to fair value an asset are observable, the asset is included in level 2. If one or more of the significant inputs is not based on observable market data, the asset is included in level 3. This is the case for Council infrastructure assets, which are of a specialist nature for which there is no active market for similar or identical assets. These assets are valued using a combination of observable and unobservable inputs.

The table presents the Council's assets and liabilities measured and recognised at fair value at balance date.

As at 30 June 2021

	Level 2 (\$ 000's)	Level 3 (\$ 000's)	Total (\$ 000's)
Land	20,656	-	20,656
Buildings and other structures	-	50,079	50,079
Roads	-	283,379	283,379
	<u>20,656</u>	<u>333,458</u>	<u>354,114</u>

As at 30 June 2020

	Level 2 (\$ 000's)	Level 3 (\$ 000's)	Total (\$ 000's)
Land	18,207	-	18,207
Buildings and other structures	-	46,115	46,115
Roads	-	274,188	274,188
	<u>18,207</u>	<u>320,304</u>	<u>338,511</u>

There were no transfers between levels 1 and 2 during the year, nor between levels 2 and 3. Council's policy is to recognise transfers in and out of the fair value hierarchy levels as at the end of the reporting period.

Council's valuation policies and procedures are set by Council's Director Operations and Director Finance acting in consultation. They are reviewed annually taking into consideration an analysis of movements in fair value and other relevant information.

Specific valuation techniques used to value Council assets comprise:

(i) Land (level 2)

Land was independently valued as at 30 June 2021 at fair value by Mr Daniel Atherton (Registered Valuer No 2962) of APV Valuers and Asset Management. Level 2 valuation inputs were used to value land in freehold title.

Reserve land does not have a value for the purpose of the financial statements of Somerset Regional Council. The valuer indicated that he determined land valuations based on relevant sales of land in the locality and that he had undertaken research of the various submarkets within the regional council area through the analysis of sales evidence and discussions with real estate agents. The valuer indicated that he had also taken into consideration the zoning

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and current use of council land and any characteristics of land which may adversely affect the usefulness of a lot including contamination.

The valuer assumed for the purpose of the valuation that Council would not be required to liquidate any asset or undertake any land transactions on adverse terms. The valuer applied an approach to valuing land that considers the potential purchase costs of similar land in the same area.

(ii) Buildings and other structures (level 3)

Buildings and other structures was independently valued as at 30 June 2021 at fair value by Mr Daniel Atherton (Registered Valuer No 2962) of APV Valuers and Asset Management.

The valuer indicated that values were determined using a current replacement cost method of valuation and included consideration of obsolescence and impairment, actual construction costs by Somerset Regional Council and those of nearby recent projects completed by others, Rawlinsons Construction Guide or similar guides and other valuations.

The valuer considered asset condition and attributes of assets such as dimensions and materials through physical inspection of all assets valued. The valuer considered how these factors might impact on the assets' highest and best use to potential market participants. The valuer has assessed a residual value of nil for all buildings and other structures.

Inputs to the valuation included the design and construction, average cost of construction, condition and consumption score for each component of each asset as well as the dates of acquisition and decommissioning. As these are supported by observable evidence obtained via inspection and market evidence they have been classified as level 2 valuation inputs. The unobservable inputs (such as the relationship between condition and the assessed level of remaining service potential of the depreciable amount) required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were classified as having been valued using level 3 valuation inputs.

Significant unobservable input

Residual value

Estimated life

Estimated remaining life

Range of inputs

0%

10 years to 135 years

1 year to 107 years

Relationship of unobservable inputs to fair value

The higher the residual value percentage, the higher the fair value

The longer the estimated life, the higher the fair value

The longer the estimated remaining life, the higher the fair value

(iii) Roads (level 3)

All Council road infrastructure assets were fair valued using written down current replacement cost. This valuation comprises the asset's current replacement cost (CRC) less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset. There was 1,487 linear kilometres of constructed roads.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. Where existing assets were over designed, had excess capacity, or were redundant an adjustment was made so that the resulting valuation reflected the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output within the council's planning horizon.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

Council categorises its road infrastructure into urban and rural roads and then further sub-categorises these into sealed roads, gravel roads, formed roads, other surfaces, underground drainage and paths. Roads are managed in segments of various length between logical geographic nodes. The segments average 811 metres in length. All road segments are then componentised into subgrade, base course/ pavement, wearing course and intermediate course (where applicable).

Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment. Council also assumes a segment is designed and constructed to the same standard and uses a consistent amount of labour and materials for its construction type.

CRC was calculated by reference to asset linear and area specifications, estimated labour and material inputs, services costs, and overhead allocations. Council assumes that pavements are constructed to depths of 300 mm.

This class of asset incorporates drainage including 93 kilometres of underground drainage assets in mainly urban areas.

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Council categorises its underground drainage assets by material including concrete and polyvinyl chloride (PVC) pipework and by size and depth.

Council assumes that environmental factors such as soil type, climate and topography are consistent across each geographic area where underground drainage is located. Council also assumes that each segment of underground drainage is designed and constructed to the same standard and uses a consistent amount of labour and materials for its construction type.

CRC for underground drainage was calculated by reference to asset linear metres and area specifications, estimated labour and material inputs, services costs, and overhead allocations.

This class of asset incorporates paths including 60 kilometres of sealed footpaths and cycleways in mainly urban areas and 30 kilometres of unsealed paths which are mainly within sections of disused rail corridor.

Council categorises its paths by material including concrete, bitumen and gravel and by width.

Council assumes that environmental factors such as soil type, climate and topography are consistent across each segment of path. Council also assumes a segment of path is designed and constructed to the same standard and uses a consistent amount of labour and materials for its construction type.

CRC for paths was calculated by reference to asset linear and area specifications, estimated labour and material inputs, services costs, and overhead allocations. Council assumes that concrete pavements are constructed to a depth of 100mm using 25 Mpa reinforced concrete.

Road assets were valued by Council's employed Director Operations, Mr Craig Young (RPEQ no 12500). Road assets were valued as at 30 June 2021. Mr Young relied on dimensional, condition, costing and other data collected during the period to assess the values of road assets and their components.

Roads were valued at fair value being current replacement cost.

Replacement costs were assessed based on unit rates which were supported by the council's experience in carrying out its own road construction activities. During 2019/2020, Council obtained data in respect of the condition of its road assets. This data was used as a basis for assessing the condition of road assets at 30 June 2021 unless alternate information was available.

Council has collected and inspected imagery and pavement roughness data for all constructed road segments. A consumption assessment was undertaken based on the International Roughness Index (IRI) and observation and inspection of the assets. The measurements and inspection outcomes were used to provide an estimate of current asset health, the proportion of health remaining and the remaining useful lives of assets.

Council has relied on external data in forming the views that the overall condition of its road assets has not declined materially in the past two years and that the portion of its road assets that is in a poor condition is itself not material. This external data is as follows:

Engineering consultants Shepherd Services Pty Ltd were previously engaged to collect and report on sealed road condition data. Council's former Asset Engineer Mr Ricky Chan (RPEQ(Civil) NER(Civil) CPEng MIEAust(Civil), PGCert(Geotechnical), BE(Civil)/BA UQld) reported that there were minor differences between the results of the 2018 and 2020 IRI data ranging between 0.2 and 1. Council's Manager Design and Development, Mr Michael Kinton (WSRPE, BS (Civil Engineering)) reported further that there were no material changes in the overall condition of the road network due to flood or other events during 2020/2021.

Mr Darren Shepherd RPEQ of Shepherd Services reported in 2018 and 2019 that 4.8% of the 809km sealed network exceeded an IRI of 6 which is considered reflective of failing pavement.

Remaining lives of assets were assessed based on both condition and year of construction.

Average current replacement costs (\$ per sqm of road area) for each of the key components were:

	2021	2020	Percentage increase
Pavement (sealed and unsealed roads)	\$ 28.420 per square metre	\$ 27.750 per square metre	2.41%
Bitumen seal (wearing course - 80%)	\$ 3.5570 per square metre	\$ 3.3179 per square metre	7.20%
Bitumen seal (wearing course - 20%)	\$ 0.8892 per square metre	\$ 0.8295 per square metre	7.20%

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16 PROPERTY, PLANT AND EQUIPMENT

Bitumen seal (intermediate course)	\$	4.4462	per square metre	\$	4.1474	per square metre	7.20%
Subgrade	\$	0.4170	per square metre	\$	0.4070	per square metre	2.46%

Average current replacement costs (\$ per linear metre of underground drainage) for key pipe types by material, diameter and class were:

	2021	2020	Percentage increase
Concrete - 1500mm diameter- class 2	\$ 1,777.60	\$ 1,757.70	1.13%
Concrete - 375mm diameter- class 2	\$ 244.70	\$ 242.00	1.12%
Concrete - 1800mm diameter- class 2	\$ 2,406.80	\$ 2,379.90	1.13%
Concrete - 1350mm diameter- class 2	\$ 1,490.40	\$ 1,473.70	1.13%
Concrete - 750mm diameter- class 2	\$ 622.90	\$ 615.90	1.14%
Concrete - 600mm diameter- class 2	\$ 402.00	\$ 397.50	1.13%

Unit rates applied for 2021 were greater than rates that applied for 2020 for asset components. The degree of movement depended on whether assets are normally constructed using a higher or lower percentage of Council day labour. Bitumen sealing costs which are dependent upon the price of oil saw an actual price rise of 7.20% during the year. Indicatively, the transport group component of the 2020/21 consumer price index rose 10.7% which reflected this increase. Pavement and subgrade components of roads which are normally constructed using a high percentage of internal labour have been indexed by reference to Australian Bureau of Statistics producer price index 3101 road and bridge construction Australia for the year to 30 June 2021 at 2.4%. This was considered appropriate based on Council's recent experiences in road construction activities and Council's labour cost increases pursuant to relevant industrial instruments. Other asset components have been indexed by reference to Australian Bureau of Statistics producer price index 3101 road and bridge construction Queensland for the year to 30 June 2021 which showed an increase of 1.13% for the year.

There was an active market for bitumen road sealing during the year and unit rates used reflect those previously achieved by the council.

In determining the level of accumulated depreciation, roads were disaggregated into significant components which exhibited different useful lives.

Road conditions were assessed using the following table:

Definition	Rating	Percentage of design life remaining	Comment on any change from FY2020
Over 30% of the road requires reconstruction	1	20%	No change
10% to 30% of the road requires reconstruction	2	30%	No change
Less than 10% of the road requires reconstruction plus patching and surface correction	3	50%	No change
Minor patching and surface correction	4	70%	No change
No attention required	5	90%	No change

All of Council's underground drainage network is relatively new and is in excellent condition.

In determining the level of accumulated depreciation, remaining useful lives were calculated based on condition assessments.

Underground drainage conditions were assessed using the following table:

Definition	Rating	Reduction in design life	Comment on any change from FY2020
Failed	1	90%	No change
Poor	2	70%	No change
Fair	3	30%	No change
Good	4	20%	No change
Excellent	5	0%	No change

16 PROPERTY, PLANT AND EQUIPMENT

Council's path network has an average age of 12 years and sealed paths have an average condition rating of 2.1 (good condition).

In determining the level of accumulated depreciation, remaining useful lives were calculated based on condition assessments.

Path conditions were assessed using the following table:

Definition	Rating	Percentage of design life remaining	Comment on any change from FY2020
Very good	1	90%	No change
Good	2	70%	No change
Fair	3	50%	No change
Poor	4	30%	No change
Very poor	5	20%	No change

As detailed above Council's road network has been valued using written down current replacement cost. This method utilises a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made with the greatest care, and based upon years of experience, different judgements could result in a different valuation. The table below summarises the effect that changes in the most significant unobservable inputs would have on the valuation:

Significant unobservable input

Estimated life	Range of inputs	Relationship of unobservable inputs to fair value
Estimated remaining life	10 years to 200 years	The longer the estimated life, the higher the fair value
Condition rating	1 year to 200 years	The longer the estimated remaining life, the higher the fair value
Standard construction unit rate per square metre (road)	1 to 5 as above	The higher the condition rating, the higher the fair value
Standard construction unit rate per linear metre (underground drainage)	\$0.4170 to \$28.42 as above	The higher the standard construction unit rate, the higher the fair value
	\$244.70 to \$2,406.80 as above	The higher the standard construction unit rate, the higher the fair value

Council bridges were fair valued using written down current replacement cost. This valuation comprises the asset's current replacement cost (CRC) less accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset. Council first determined the gross cost of replacing the full service potential of the asset and then adjusted this amount to take account of the expired service potential of the asset.

CRC was measured by reference to the lowest cost at which the gross future economic benefits of the asset could currently be obtained in the normal course of business. Where existing assets were over designed, had excess capacity, or were redundant an adjustment was made so that the resulting valuation reflected the cost of replacing the existing economic benefits based on an efficient set of modern equivalent assets to achieve the required level of service output within the council's planning horizon.

The unit rates (labour and materials) and quantities applied to determine the CRC of an asset or asset component were based on a "Greenfield" assumption meaning that the CRC was determined as the full cost of replacement with a new asset including components that may not need to be replaced, such as earthworks.

Council categorises its bridges into steel, concrete, timber and concrete/timber composite hydraulic structures. Council assumes that environmental factors such as soil type, climate and topography are consistent across each bridge. Council also assumes a bridge is designed and constructed to the same standard and uses a consistent amount of labour and materials for its construction type.

CRC was calculated by reference to asset linear and area specifications, estimated labour and material inputs, services costs, and overhead allocations.

Council's bridges and hydraulic structures were valued by Council's employed Director Operations, Mr Craig Young (RPEQ no 12500). Bridges were valued at fair value being current replacement cost as at 30 June 2021. Mr Young relied on dimensional, condition, costing and other data collected during the period to assess the values as at this date. Council's bridges primarily consist of either all timber structures, all concrete structures or composite structures that include both concrete and timber components. Replacement costs for these assets were assessed based on unit rates which reflected the council's experiences in constructing bridges. Condition data for bridges was obtained through regular inspection activities including taking core samples of major timber components and level two inspection reports prepared for Council by consulting engineers in respect of a number of bridges. Remaining lives of assets were assessed based on both condition and year of construction. No residual value was applied in respect of any bridge.

Average gross replacement costs (\$ per sqm of deck area) for major bridge types were:

	2021	2020	Percentage change
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16 PROPERTY, PLANT AND EQUIPMENT

All concrete	\$	5,730	per square metre	\$	5,690	per square metre	0.70%
Composite concrete and timber	\$	2,520	per square metre	\$	2,500	per square metre	0.80%
All timber	\$	1,990	per square metre	\$	1,980	per square metre	0.51%

Unit rates applied for 2021 were higher compared to rates applied for 2020. This was considered appropriate based on Council's recent experiences in bridge construction activities and by reference to Australian Bureau of Statistics producer price index 3101 road and bridge construction Australia (A2333664R) for the year to 31 March 2021 which showed an increase of 0.69%. Bridges constructed during the reporting period were of all-concrete construction.

In determining the level of accumulated depreciation, remaining useful lives were calculated based on condition assessments. Conditions were assessed using the following table:

Definition	Rating	Reduction in design life	Comment on any change from FY2020
Timber or part-timber bridge with measured girder stress of 60 Mpa or greater	5	90%	No change
Timber or part-timber bridge with measured girder stress of between 40 Mpa and 60 Mpa	4	50%	No change
Timber or part-timber bridge with measured girder stress of between 30 Mpa and 40 Mpa	3	30%	No change
Timber or part-timber bridge with measured girder stress of between 20 Mpa and 30 Mpa	2	15%	No change
Good	1	5%	No change
All-concrete or part-concrete bridge requiring no maintenance	0	0%	No change

As detailed above Council's bridge network has been valued using written down current replacement cost. This method utilises a number of inputs that require judgement and are therefore classed as unobservable. While these judgements are made with the greatest care, and based upon years of experience, different judgements could result in a different valuation. The table below summarises the effect that changes in the most significant unobservable inputs would have on the valuation:

Significant unobservable input	Range of inputs	Relationship of unobservable inputs to fair value
Estimated life	30 years to 100 years	The longer the estimated life, the higher the fair value
Estimated remaining life	0 years to 100 years	The longer the estimated remaining life, the higher the fair value
Condition rating	0 to 5 as above	The lower the condition rating, the higher the fair value
Standard construction unit rate per square metre of deck	\$1,990 to \$5,730 as above	The higher the standard construction unit rate, the higher the fair value

(vi) Plant and equipment

Plant and equipment are shown in the statements at historical cost less accumulated depreciation.

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2021
(\$ 000's)

2020
(\$ 000's)

17. Leases and finance cost on leases

Council has leases in place over vehicles and equipment. Council has applied the exception to lease accounting for leases of low-value assets and short-term leases. Where Council assesses that an agreement contains a lease, a right of use asset and lease liability is recognised on inception of the lease. Council does not separate lease and non-lease components for any class of assets and has accounted for lease payments as a single component.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured whether there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

Terms and conditions of leases

Vehicles - Council leases sedans and utilities which are used for operational purposes, they generally have a lease term of between 3 and 5 years. The lease payments are generally fixed for the term of the lease.

Equipment - Council leases a number of items of office equipment which are considered low value and are therefore not subject to lease accounting. The items have lease terms ranging up to 3 years and fixed payments for the term of the leases.

Right of use assets

Please refer to the right of use asset class in note 16.

Lease liabilities

The table below shows the maturity analysis of the lease liabilities based on contractual cashflows and therefore the amounts may not be the same as the recognised lease liability in the statement of financial position.

Remaining term		
Not later than 1 year	277	234
Later than 1 year, but not later than 2 years	185	142
Later than 2 years, but not later than 3 years	132	102
Later than 3 years, but not later than 4 years	63	81
Later than 4 years, but not later than 5 years	13	23
Later than 5 years	-	-
Total	<u>669</u>	<u>582</u>
Current lease liabilities per statement of financial position	258	234

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	2021 (\$ 000's)	2020 (\$ 000's)
Non-current lease liabilities per statement of financial position	378	348
Total per statement of financial position	<u>636</u>	<u>582</u>

Amounts included in the statement of comprehensive income related to leases

The following amounts have been recognised in the statement of comprehensive income for leases where Council is the lessee

Interest on lease liabilities (finance costs)	122	39
Depreciation of right of use assets	279	274
Expenses relating to low-value assets/ short-term leases	-	-
	<u>400</u>	<u>312</u>
Total cash outflows for leases	<u>507</u>	<u>323</u>

Leases at significantly below market value - Concessionary / peppercorn leases

Council has a small number of leases at significantly below market for land and buildings which are used for community purposes.

Council does not believe that any of the leases in place are individually material.

Council as a lessor

Council has a small number of low value operating leases in place as a lessor, mostly over land.

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease. If the lease contains lease and non-lease components then the non-lease components are accounted for in accordance with AASB 15 Revenue from Contracts with Customers. The lease income is recognised on a straight-line basis over the lease term.

Where Council retains the risks and rewards relating to a lease, they are classified as operating leases. Rent from property is recognised as income on a periodic straight line basis over the lease term.

18. Payables

Current

Trade creditors	1,404	613
Sundry accruals	3,440	2,754
Prepaid rates	853	798
Other liabilities	466	8
Employee entitlements - annual leave	1,207	1,186
Employee entitlements - accrued hours	120	105
	<u>7,488</u>	<u>5,465</u>

Trade creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/ contract price net of applicable discounts other than contingent discounts. Amounts owing are unsecured and are generally settled on 30 day terms.

A liability for annual leave is recognised. Amounts expected to be settled within 12 months are calculated on current wage and salary levels and includes related employee on-costs. Amounts not expected to be settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

No part of the employee entitlements for annual leave or accrued hours is considered to be non-current based on recent rates achieved in the taking of annual leave. As Council does not have an unconditional right to defer this liability beyond 12 months, annual leave is classified as a current liability.

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2021
(\$ 000's) **2020**
(\$ 000's)

19. Provisions

A liability for long service leave is measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the reporting date. The value of the liability is calculated using current pay rates and projected future increases in those rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in the council's employment or other associated employment which would result in the council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the result is discounted to present value. The interest rates attaching to Commonwealth Government guaranteed securities at the reporting date are used to discount the estimated future cash outflows to their present value.

Where employees have met the prerequisite length of service and Council does not have an unconditional right to defer this liability beyond 12 months, long service leave is classified as a current liability. Otherwise it is classified as non-current.

A provision is made for the cost of restoring refuse dumps and quarries where it is probable the Council will be liable, or required, to do this when the use of the facilities is complete.

A provision is made for future costs of restoration of gravel pits where it is probable the council will be liable, or required, to incur such a cost on the cessation of use of the facility. This liability is provided in respect of roadside gravel pits. Management estimates that the restoration will occur in 2027.

The provision is measured at the expected cost of the work required, discounted to current day values using the interest rates attaching to Commonwealth Government guaranteed securities with a maturity date corresponding to the anticipated date of the restoration. Gravel pits are on State reserves which the council does not control. The cost of the provisions for restoration of these is therefore treated as an expense in the year the provision is first recognised. Changes in the provision not arising from the passing of time are treated as an expense or income.

The provision for refuse restoration is calculated as the present value of anticipated future costs associated with the closure of the dump sites, decontamination and monitoring of historical residues and leaching on these sites. The calculation of this provision requires assumptions such as application of environmental legislation, site closure dates, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. Because of the long-term nature of the liability, the most significant uncertainty in estimating the provision is the costs that will be incurred. The provision recognised for dump sites is reviewed at least annually and updated based on the facts and circumstances available at the time.

This is the present value of the estimated cost of restoring the refuse disposal sites to a useable state at the end of their useful life. Landfills in Kilcoy and Jimna have closed and management estimates that restoration of these sites will occur over the next five years at a cost of \$2,337,236. Council has resolved an intention to replicate the existing regional landfill in Esk at the current site prior to the end of life of proposed cell stage 4. It is intended that the replicated landfill will be located adjacent to the current landfill and will use common leachate facilities, sediment ponds, drainage and other infrastructure to the current landfill. The current landfill is expected to require rehabilitation after 2032 at a cost of \$3,741,695 (in 2021 dollars).

Estimates have been prepared for Council by consulting engineers, ATC Williams Pty Ltd who also supplied guidance in respect of forecast cost index factors averaging 1.7% and discount rates averaging 0.77%.

Changes to the restoration provisions resulting from the passing of time (the unwinding of the discount) are treated as a finance cost.

Current

Long service leave

	1,885	1,798
	1,885	1,798

Non-Current

Long service leave

	477	419
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For the year ended 30 June 2021

	2021 (\$ 000's)	2020 (\$ 000's)
Restoration of refuse sites	6,712	6,233
Restoration of gravel pits	274	262
	<u>7,463</u>	<u>6,913</u>
Details of movements in provisions:		
Long service leave		
Balance at beginning of financial year	2,218	2,101
Long service leave entitlement arising	2,029	1,915
Long service leave entitlement paid	(1,885)	(1,798)
Balance at end of financial year	<u>2,362</u>	<u>2,218</u>
Restoration of gravel pits		
Balance at beginning of financial year	262	264
Increase/(decrease) in provision due to change in discount rate	13	(3)
Balance at end of financial year	<u>274</u>	<u>262</u>
This is the present value of the estimated cost of restoring the quarry sites to a usable state at the end of their useful lives. The projected cost that is expected to be incurred in 2027 is:	<u>304</u>	<u>311</u>
Restoration of refuse sites		
Balance at beginning of financial year	6,233	6,875
Additional provisions	480	-
Reduction due to unused provision amounts not required	-	(642)
Balance at end of financial year	<u>6,712</u>	<u>6,233</u>
This is the present value of the estimated cost of restoring the refuse sites to a usable state at the end of their useful lives. The projected cost that is expected to be incurred in 2032 is:	<u>8,080</u>	<u>6,384</u>
20. Asset revaluation surplus		
The asset revaluation surplus consists of the following components:		
Land	11,075	8,303
Buildings and other structures	22,804	17,896
Road assets	43,122	37,872
Balance of asset revaluation surplus (note 16)	<u>77,001</u>	<u>64,071</u>

The asset revaluation surplus comprises adjustments relating to changes in value of property, plant and equipment that do not result from the use of those assets. Net incremental changes in the carrying value of classes of non-current assets since their initial recognition are accumulated in the asset revaluation surplus.

Increases and decreases on revaluation are offset within a class of assets. Where a class of assets is decreased on revaluation, that decrease is offset first against the amount remaining in the asset revaluation surplus in respect of that class. Any excess is treated as an expense. When an asset is disposed of the amount in the surplus in respect of that asset is retained in the asset revaluation surplus and is not transferred to retained surplus.

The balance of the asset revaluation surplus is not available for distribution to any person because it is represented by non-current assets including infrastructure that is required to provide services to the community.

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21. Reserves

2021

A. Reserves held for future capital expenditure

Self insurance reserve
Constrained works reserve

Total reserves held for future capital expenditure

B. Reserves held for future recurrent expenditure

Land Sales Reserve

Total reserves held for future recurrent expenditure

Grand total

	Opening balance (\$ 000's)	Transfer from retained surplus for future expenditure (\$ 000's)	Transfers to retained surplus, amount expended in the period (\$ 000's)	Closing balance (\$ 000's)
	18,721	25,083	-	43,804
	2,275	-	(1,320)	956
	20,996	25,083	(1,320)	44,760
	10,831	-	-	10,831
	10,831	-	-	10,831
	31,827	25,083	(1,320)	55,591

2020

A. Reserves held for future capital expenditure

Asset replacement reserve
Constrained works reserve

Total reserves held for future capital expenditure

B. Reserves held for future recurrent expenditure

Land Sales Reserve

Total reserves held for future recurrent expenditure

Grand total

	(\$ 000's)	(\$ 000's)	(\$ 000's)	(\$ 000's)
	18,721	-	-	18,721
	2,164	112	-	2,275
	20,885	112	-	20,996
	10,831	-	-	10,831
	10,831	-	-	10,831
	31,716	112	-	31,827

The above reserves are cash backed reserves and represent funds that are accumulated within the council to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability.

The Australian Accounting Standards Board "Framework for the Preparation and Presentation of Financial Statements" discusses the potential legal or other restrictions that may exist in some places in respect of cash backed reserves. There are no legal restrictions on the council in respect of funds identified as represented by cash backed reserves per se.

- The asset replacement reserve has been renamed the self insurance reserve and is held for managing Council's uninsured risk
- The constrained works reserve was created to ensure sufficient funds are available to carry out future capital works which the council is potentially obliged to perform together with non-binding commitments. It represents unspent infrastructure charges, capital grants and similar items.
- The land sales reserve was established to represent the sale proceeds of properties sold by Council.

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2021	2020
(\$ 000's)	(\$ 000's)

22. Contingent Liabilities

Various claims may be made against Council in the ordinary course of its business activities.

After consulting legal advisers, Council considers that there are no claims against Council as at balance date that required a provision to be recognised or a contingent liability to be disclosed in the financial report.

Memberships of Insurance Schemes

Somerset Regional Council is a member of the local government self-insurance scheme, Local Government Workcare. Under this scheme the Council has provided an indemnity towards a bank guarantee to cover bad debts which may remain should the self insurance licence be cancelled and there was insufficient funds available to cover outstanding liabilities. Only the Queensland Government's workers compensation authority may call on any part of the guarantee should the above circumstances arise.

The Council's maximum exposure is:	513	513
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Somerset Regional Council is a member of the local government mutual liability self-insurance pool, LGM Queensland. In the event of the pool being wound up or being unable to meet its debts as they fall due, the trust deed and rules provide that any accumulated deficit will be met by the individual pool members in the same proportion as their contribution is to the total pool contributions in respect to any year that a deficit arises.

As at 30 June 2021 the financial statements reported an accumulated surplus and it is not anticipated any liability will arise.

23. Superannuation

Council contributes to the LGIASuper Regional Defined Benefits Fund (the scheme), at the rate of 12% for each permanent employee who is a defined benefit member. This rate is set in accordance with the LGIASuper trust deed and may be varied on the advice of an actuary. The Regional Defined Benefits Fund is a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation and is also governed by the Local Government Act 2009.

The scheme is a pooled defined benefit plan and it is not in accordance with the deed to allocate obligations, plan assets and costs at the council level.

Any amount by which the scheme is over or under funded may affect future benefits and result in a change to the contribution rate obligations, but has not been recognised as an asset or liability of the Council.

Technically council can be liable to the scheme for a portion of another local government's obligations should that local government be unable to meet them. However the risk of this occurring is extremely low and in accordance with the LGIASuper trust deed changes to council's obligations will only be made on the advice of an actuary.

The last completed actuarial assessment of the scheme was undertaken as at 1 July 2018. The next triennial actuarial review is not due until 1 July 2021. The actuary indicated that "At the valuation date of 1 July 2018, the net assets of the Scheme exceeded the vested benefits and the Scheme was in a satisfactory financial position." The measure of vested benefits represents the value of benefit entitlements should all participating employees voluntarily exit the scheme. The Council is not aware of anything that has happened since that time that indicates the assets of the scheme are not sufficient to meet the vested benefits, as at the reporting date.

No changes have been made to prescribed employer contributions which remain at 12% of employee salary or wages and there are no known requirements to change the rate of contributions.

The most significant risks that may result in LGIASuper increasing the contribution rate, on the advice of the actuary, are:

Investment risk - The risk that the scheme's investment returns will be lower than assumed and additional contributions are needed to fund the shortfall.

Salary growth risk - The risk that wages or salaries will rise more rapidly than assumed, increasing vested benefits to be funded.

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	2021 (\$ 000's)	2020 (\$ 000's)
Superannuation contributions made to the Regional Defined Benefits Fund	131	141
Other superannuation contributions for employees	1,513	1,439
Total superannuation contributions paid by Council for employees:	<u>1,644</u>	<u>1,580</u>
24. Reconciliation of net result attributable to Council to net cash inflows from operating activities		
Net result for year	12,629	2,984
Non-cash operating items :		
Contribution of non-monetary non-current assets at fair value	5 (2,179)	(119)
Changes in accounting policy	-	1,601
Share of the profit of associated entity accounted for using the equity method not adjusted for distributions received	13 (1,933)	(1,831)
Add back distributions received from the profits of associated entity	1,313	1,313
Depreciation	16 <u>10,075</u>	<u>9,218</u>
	7,277	10,183
Investing and financing activities :		
Add back lease interest	17 122	39
Net loss on disposal of non current assets	7 <u>596</u>	<u>781</u>
	718	819
Changes in operating assets and liabilities :		
(Increase) in receivables	(2,665)	(601)
Decrease in inventories	57	123
(Increase) in contract assets	(403)	(728)
Increase (decrease) in provisions	637	(529)
Increase in contract liabilities	1,959	2,217
Increase (decrease) in payables	<u>2,024</u>	<u>(598)</u>
	1,608	(115)
Net cash inflow from operating activities	<u>22,233</u>	<u>13,870</u>
25. Trust Funds		
Monies collected or held on behalf of another entity yet to be paid out to or on behalf of that entity	<u>946</u>	<u>666</u>

Funds held in the trust account on behalf of outside parties include those funds from the sale of land for arrears in rates, deposits for the contracted sale of land, security deposits lodged to guarantee performance and unclaimed monies (e.g. wages) paid into the trust account by the council. The council performs only a custodian role in respect of these monies and because the monies cannot be used for Council purposes, they are not considered revenue nor brought to account in the financial statements.

26. Commitments and contracts

(a) Operating leases where Council is lessor (revenue)
Council leases commercial premises under operating leases.
The minimum lease payments are as follows:

Not later than 1 year	181	191
Later than 1 year, but not later than 2 years	134	181
Later than 2 years, but not later than 3 years	72	169

SOMERSET REGIONAL COUNCIL
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	2021 (\$ 000's)	2020 (\$ 000's)
Later than 3 years, but not later than 4 years	55	136
Later than 4 years, but not later than 5 years	28	69
Later than 5 years	72	146
	<u>542</u>	<u>892</u>

(b) Contractual commitments – capital expenditure

At the reporting date, the Council had the following obligations under contract and which have not been recognised as liabilities:

Buildings	2,188	460
Plant and equipment	567	21
Infrastructure assets	2,424	439
	<u>5,179</u>	<u>921</u>

These expenditures are payable within the next 12 months.

27. Related parties

Transactions with associates - please refer to note 15 (Urban Utilities)

(a) Transactions with key management personnel (KMP)

KMP include the mayor, councillors, the chief executive officer and directors. The compensation paid to KMP comprises:

	2021 (\$ 000's)	2020 (\$ 000's)
Short term employee benefits	1,075	1,129
Short term non-employee benefits	701	682
Post employment benefits	21	115
Long term benefits	30	24
Termination benefits	-	53
Total	<u>1,828</u>	<u>2,003</u>

Detailed remuneration disclosures of councillors are provided in the annual report.

(b) Transactions with other related parties

Other related parties include close family members of KMP and any entities controlled or jointly controlled by KMP or their close family members. These include a spouse, child, dependent, parent or sibling of a KMP.

Details of transactions between council and other related parties are disclosed below:

	2021 (\$ 000's)	2020 (\$ 000's)
Purchases of civil contracting services from an entity that is controlled by close family members of Councillor Jason Wendt, at arm's length and in the normal course of council operations.	4,117	2,901
Purchases of civil contracting services from an entity that employs a close family member of Councillor Helen Brieschke, at arm's length and in the normal course of council operations.	407	207
Purchases of road making materials from an entity that employs a close family member of Councillor Kylee Isidro, at arm's length and in the normal course of council operations.	207	348
Purchases of air conditioning services from an entity that is part-controlled by Councillor Kylee Isidro, at arm's length and in the normal course of council operations.	-	10

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

	2021 (\$ 000's)	2020 (\$ 000's)
Purchases of a forklift from an entity that is controlled by Councillor Robert Whalley, at arm's length and in the normal course of council operations.	30	-

(c) Outstanding balances

The following balances are outstanding at the end of the reporting period in relation to transactions with related parties:

	2021 (\$ 000's)	2020 (\$ 000's)
Payables	-	43

(d) Transactions with related parties that have not been disclosed

Most of the entities and people that are related parties of council live and operate within the Somerset Regional Council area. Therefore on a regular basis ordinary citizen transactions occur between council and related parties including payment of rates and charges, dog registration and use of council facilities and services at the standard rates scheduled by council. Council also performs maintenance and construction work on public assets that are used by related parties as ordinary citizens. Council has not included these types of transactions in its disclosure where they are made on the same terms and conditions available to the general public.

28. Executive remuneration

Disclosed remuneration under S 201 of the Local Government Act 2009 represents the total of:

1. Gross salary paid to relevant employees as detailed on the statements of earnings issued by Council for the income year.
2. Reportable superannuation contributions in favour of the relevant employees as detailed on the statements of earnings issued by Council for the income year to those employees.
3. Reportable fringe benefits provided to relevant employees at the value detailed on the statements of earnings issued by Council for the income year to those employees.

	2021 (\$ 000's)	2020 (\$ 000's)
Total senior management remuneration as per statements of earnings:	<u>1,199</u>	<u>1,182</u>
The number of relevant employees was:		
Employees with a total remuneration package in the range of \$100000–\$199999	3	6
Employees with a total remuneration package in the range of \$200000–\$299999	3	2

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

29. Events after balance date

There were no material subsequent events after the balance date.

30. Financial instruments

Somerset Regional Council's activities expose it to a variety of financial risks including interest rate risk, credit risk and liquidity risk.

The council minimises its exposure to financial risk on investments in the ways outlined in its investment policy.

Under this policy and applicable legislation, risk management strategies include:

- restrictions on what types of financial institutions and products council will invest in as outlined below.
- the council does not invest in derivatives or other high risk investments.
- when the council borrows, it borrows from the Queensland Treasury Corporation unless another financial institution can offer a more beneficial rate, taking into account any risk.

The Statutory Bodies Financial Arrangements Act 1982 regulates the council's investment activities.

The council's financial instruments consist mainly of at call deposits with banks, short-term deposit investments, accounts receivable and payables.

Council does not have material credit risk or liquidity risk as a result of its risk management strategies.

(a) Interest rate risk

The Council's exposure to interest rate risk, which is the risk that the value of a financial instrument will fluctuate as a result of changes in market rates and the weighted average interest rate by maturity periods is set out in the table below. For interest rates applicable to each class of asset or liability refer to individual notes to the financial statements.

Exposure arises predominantly from assets and liabilities bearing variable interest rates. At 30 June 2021, Council has no fixed rate or variable rate borrowings and interest rate risk on borrowings is managed through the absence of borrowings. Borrowing by the Council is constrained by the provisions of the Statutory Bodies Financial Arrangements Act 1982.

Council has an investment policy which sets an objective to maximize earnings on cash investments within approved risk guidelines and to ensure the security of funds.

Interest rate risk relating to investments has been managed through the use of both Queensland Treasury Corporation (QTC) Cash Fund investments so that Council achieves Queensland State Government investment returns and through investment in term deposits with fixed interest rates where appropriate. Council does not undertake any hedging of interest rate risk.

In terms of Standard and Poor's ratings, all investments were A plus-rated products with A plus-rated institutions or better other than \$1 million which was invested in BBB plus-rated products or better through to certain qualifying banks with local branches.

As at 30 June 2021 all cash investments complied with the investment policy.

In assessing whether to invest in A plus-rated products other than Queensland Government investments, Council officers assess whether the investment product would have a more advantageous rate of interest available at the time, for that investment type, and in a way that is considered most appropriate given the circumstances.

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

Council also holds an equity participant loan receivable with Urban Utilities with an interest rate described in note 14.

Actual cash and investment balances as at balance date were as follows:

	2021	2020
	(\$ 000's)	(\$ 000's)
Working cash, trust funds and cash on hand	2,574	5,481
Less cheques drawn on operating fund but not presented at balance date	(2,518)	(2,965)
A plus-rated products at A plus-rated financial institutions or better	1,000	1,000
QIC/QTC Pooled Cash Management Fund	55,004	75,014
Equity participant loan - Urban Utilities	43,804	13,804
Total	<u>99,863</u>	<u>92,333</u>

Interest rate risk has been measured using sensitivity analysis.

The sensitivity analysis used and described below is unchanged on the method reported in the financial statements for the year ended 30 June 2020.

If market interest rates increased or decreased by 1%, the net result attributable to the Council in respect of cash assets and cash equivalents would be increased or decreased as follows:

Interest rate risk sensitivity analysis	2021	2020
	(\$ 000's)	(\$ 000's)
Impact on carrying amount of 1% increase in market interest rates on financial assets	-	-
Impact on net result of 1% market interest rate increase on financial assets	570	783
Impact on equity of 1% market interest rate increase on financial assets	570	783

The above interest rate sensitivity analysis depicts the outcome to net result should there be a 1% increase in market interest rates. The calculations assume that the rate would be held constant over the next financial year, with the change occurring at the beginning of that year. It is assumed that interest rates on overdue rates would not change. If the rates decreased by 1% the impact would be equal in amount in the reverse direction. Because Council holds no interest bearing liabilities, there is no interest rate risk in respect of financial liabilities and no sensitivity analysis is required.

The above analysis does not include the equity participant loan with an interest rate setting mechanism described in note 14.

SOMERSET REGIONAL COUNCIL
Notes to the financial statements
For the year ended 30 June 2021

Interest rate and maximum credit risk disclosures					
Financial Instrument	Floating Interest Rate (\$ 000's)	Fixed Interest Rate (\$ 000's)	Non- interest Bearing (\$ 000's)	Total (\$ 000's)	Weighted average effective interest rate %
As at 30 June 2021					
Financial Assets					
Cash assets and cash equivalents - 1	-	-	(900)	(900)	0.00%
Cash assets and cash equivalents - 2	55,959	-	-	55,959	0.36%
Cash assets and cash equivalents - 3	-	1,000	-	1,000	0.58%
Receivables - 1	-	2,334	-	2,334	8.53%
Receivables - 2	-	-	6,896	6,896	0.00%
Investments	-	43,804	-	43,804	2.19%
Total financial assets	55,959	47,138	5,996	109,093	
Weighted average interest rate	0.36%	2.47%	0.00%	1.25%	
Financial liabilities					
Payables	-	-	7,488	7,488	0.00%
Lease liabilities	-	636	-	636	4.88%
Provisions	-	-	9,348	9,348	0.00%
Total financial liabilities	-	636	16,837	17,473	
	0.00%	4.88%	0.00%	0.18%	
Net financial assets	55,959	46,502	(10,840)	91,621	
As at 30 June 2020					
Financial Assets					
Cash assets and cash equivalents - 1	-	-	240	240	0.00%
Cash assets and cash equivalents - 2	77,289	-	-	77,289	0.71%
Cash assets and cash equivalents - 3	-	1,000	-	1,000	1.60%
Receivables - 1	-	2,903	-	2,903	9.83%
Receivables - 2	-	-	3,662	3,662	0.00%
Investments	-	13,804	-	13,804	4.22%
Total financial assets	77,289	17,707	3,902	98,898	
Weighted average interest rate	0.71%	4.99%	0.00%	1.45%	
Financial liabilities					
Payables	-	-	5,465	5,465	0.00%
Lease liabilities	-	582	-	582	4.86%
Provisions	-	-	8,712	8,712	0.00%
Total financial liabilities	-	582	14,176	14,759	
	0.00%	4.86%	0.00%	0.19%	
Net financial assets	77,289	17,125	(10,274)	84,139	

(b) Net fair value

Fair value is the amount at which an asset could be exchanged, or a liability settled, between knowledgeable willing parties in an arm's length transaction. The fair value of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment.

SOMERSET REGIONAL COUNCIL

MANAGEMENT CERTIFICATE

For the year ended 30 June 2021

These general purpose financial statements have been prepared pursuant to Sections 176 and 177 of the Local Government Regulation 2012 (the Regulation) and other prescribed requirements.

In accordance with Section 212 (5) of the Regulation we certify that:

- (i) the prescribed requirements of the Local Government Act 2009 and the Local Government Regulation 2012 for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements present a true and fair view, in accordance with Australian Accounting Standards, of the Council's transactions for the financial year and financial position at the end of the year.



Cr Graeme Lehmann
Mayor

Date: 13/10/2021



Andrew Johnson
Chief Executive Officer

Date: 13/10/2021

INDEPENDENT AUDITOR'S REPORT

To the councillors of Somerset Regional Council

Report on the audit of the financial report

Opinion

I have audited the financial report of Somerset Regional Council.

In my opinion, the financial report:

- a) gives a true and fair view of the council's financial position as at 30 June 2021, and of its financial performance and cash flows for the year then ended
- b) complies with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards.

The financial report comprises the statement of financial position as at 30 June 2021, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements including significant accounting policies and other explanatory information, and the certificate given by the Mayor and Chief Executive Officer.

Basis for opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Somerset Regional Council's annual report for the year ended 30 June 2021 was the current-year financial sustainability statement and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the financial report does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the current-year financial sustainability statement.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the financial report

The councillors are responsible for the preparation of the financial report that gives a true and fair view in accordance with the *Local Government Act 2009*, the Local Government Regulation 2012 and Australian Accounting Standards, and for such internal control as the councillors determine is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

The councillors are also responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless it is intended to abolish the council or to otherwise cease operations of the council.

Auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.

- Conclude on the appropriateness of the council's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. I base my conclusions on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Report on other legal and regulatory requirements

In accordance with s.40 of the *Auditor-General Act 2009*, for the year ended 30 June 2021:

- a) I received all the information and explanations I required.
- b) I consider that, the prescribed requirements in relation to the establishment and keeping of accounts were complied with in all material respects.

Prescribed requirements scope

The prescribed requirements for the establishment and keeping of accounts are contained in the *Local Government Act 2009*, any other Act and the Local Government Regulation 2012. The applicable requirements include those for keeping financial records that correctly record and explain the council's transactions and account balances to enable the preparation of a true and fair financial report.



Vaughan Stemmett
as delegate of the Auditor-General

13 October 2021

Queensland Audit Office
Brisbane

Somerset Regional Council
Current-year financial sustainability statement
For the year ended 30 June 2021

Measures of financial sustainability

Council's performance at 30 June 2021 against key financial ratios and targets:

	How the measure is calculated	Actual	Target
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)		Between 0% and 2% 10%
Asset sustainability ratio	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense		Greater than 78% 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)		Not greater than (83%) 60%

Note 1 - Basis of Preparation

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the Local Government Regulation 2012 and the Financial Management (Sustainability) Guideline 2013. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited general purpose financial statements for the year ended 30 June 2021.

Certificate of Accuracy

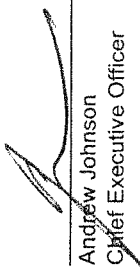
For the year ended 30 June 2021

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.



Cr Graeme Lehmann
Mayor



Andrew Johnson
Chief Executive Officer

Date: 13/10/21

Date: 13/10/21

INDEPENDENT AUDITOR'S REPORT

To the councillors of Somerset Regional Council

Report on the current-year financial sustainability statement

Opinion

I have audited the accompanying current-year financial sustainability statement of Somerset Regional Council for the year ended 30 June 2021, comprising the statement, explanatory notes, and the certificate of accuracy given by the Mayor and the Chief Executive Officer.

In accordance with s.212 of the Local Government Regulation 2012, in my opinion, in all material respects, the current-year financial sustainability statement of Somerset Regional Council for the year ended 30 June 2021 has been accurately calculated.

Basis of opinion

I conducted my audit in accordance with the *Auditor-General Auditing Standards*, which incorporate the Australian Auditing Standards. My responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the current-year financial sustainability statement* section of my report.

I am independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the statement in Australia. I have also fulfilled my other ethical responsibilities in accordance with the Code and the *Auditor-General Auditing Standards*.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Emphasis of matter – basis of accounting

I draw attention to Note 1 which describes the basis of accounting. The current-year financial sustainability statement has been prepared in accordance with the Financial Management (Sustainability) Guideline 2013 for the purpose of fulfilling the council's reporting responsibilities under the Local Government Regulation 2012. As a result, the statement may not be suitable for another purpose. My opinion is not modified in respect of this matter.

Other Information

Other information comprises financial and non-financial information (other than the audited financial report) in an entity's annual report.

At the date of this auditor's report, the available other information in Somerset Regional Council's annual report for the year ended 30 June 2021 was the general purpose financial statements and long-term financial sustainability statement.

The councillors are responsible for the other information.

My opinion on the current-year financial sustainability statement does not cover the other information and accordingly I do not express any form of assurance conclusion thereon. However, as required by the Local Government Regulation 2012, I have expressed a separate opinion on the general purpose financial report.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report and my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of the councillors for the current-year financial sustainability statement

The councillors are responsible for the preparation and fair presentation of the current-year financial sustainability statement in accordance with the Local Government Regulation 2012. The councillors' responsibility also includes such internal control as the councillors determine is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the current-year financial sustainability statement

My objectives are to obtain reasonable assurance about whether the current-year financial sustainability statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this statement.

My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the council's future sustainability.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the council.
- Evaluate the overall presentation, structure and content of the statement, including the disclosures, and whether the statement represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the council regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



Vaughan Stemmett
as delegate of the Auditor-General

13 October 2021

Queensland Audit Office
Brisbane

**Somerset Regional Council
Long term financial sustainability statement
Prepared in conjunction with the 2020/2021 financial statements**

Measures of financial sustainability	Operating surplus ratio	Asset sustainability ratio	Net financial liabilities ratio
Definition	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	Capital expenditure on the replacement of assets (renewals) divided by depreciation expense	Total liabilities less current assets divided by total operating revenue (excluding capital items)
Target	Between 0% and 10%	Greater than 90%	Not greater than 60%
Year			
FY2022	(0%)	84%	(51%)
FY2023	0%	115%	(51%)
FY2024	0%	100%	(51%)
FY2025	0%	95%	(50%)
FY2026	0%	84%	(49%)
FY2027	0%	103%	(49%)
FY2028	0%	101%	(48%)
FY2029	0%	78%	(48%)
FY2030	0%	106%	(47%)
FY2031	0%	76%	(46%)

Council's financial management strategy comprises its budget, financial forecasts, investment policy, debt policy, procurement policy, revenue policy, revenue statement and its long-term asset management plan. The financial management strategy encompasses all the various actions that will result in the forecast measures of financial sustainability detailed above that were adopted by Council. Council's financial management strategy is consistent with its corporate plan and operational plan. Council's long term financial forecast demonstrates its financial sustainability by reference to the State Government's recommended targets.

**Certificate of Accuracy
For the long-term financial sustainability statement prepared as at 30 June 2021**

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the Local Government Regulation 2012 (the regulation). In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.



Cr Graeme Lehmann 13/10/21
Mayor



Andrew Johnson 13/10/21
Chief Executive Officer



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