



**Minutes of Ordinary Meeting
Held Wednesday, 27 April 2022**

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

Present

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

Absent

Cr S Choat	(Councillor)
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*Denotes attendance via Teams

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Opening of Meeting

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

Leave of Absence

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

Resolution:

Moved – Cr Wendt

Seconded – Cr Isidro

"THAT Cr Choat be granted leave of absence from attending today's Council meeting."

Carried

Vote - Unanimous

Notification of Attendance by Cr Whalley via teleconference (TEAMS)

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

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

Cr Whalley has sought to attend this Ordinary Council Meeting via teleconference (TEAMS).

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

Confirmation of Minutes**Resolution**

Moved – Cr Brieschke

Seconded – Cr Isidro

"THAT the Minutes of the Ordinary Meeting held Wednesday, 13 April 2022 as circulated to all Members of Council be confirmed".

Carried

Vote - Unanimous

Business arising out of minutes of previous meeting

Nil

Matters of Public Interest

Matters of public interest – Cr Brieschke

The Esk Friendly Grocer closed its doors for the final time yesterday as the Esk District Co-op Ltd., move the business into new premises as an IGA in Hassall Street, which opens today.

There are many memories in the old store but they won't disappear when the building is demolished as people are already sharing stories and hopefully this will continue as the carpark is completed.

It is time for Esk to have a new grocery store, the benefits will outweigh the loss of the old building and I believe will benefit the Esk business centre and community for many years. This investment has also provided the Esk community with a new Doctor's surgery, variety store, café and extra parking.

Congratulations to the Esk District Co-op and staff, it's been a long grind to get this stage and I look forward to paying a visit this afternoon

Matters of public interest – Cr Gaedtke

I hope everyone jumped on line and grabbed cheaper tickets to the Somerset Rail Trail Fund Run to be held on 10 July 2022. The Flash Sale has been and gone with some terrific specials. Remember this year we have the new bike leg, which will commence at Coominya and finish at Fernvale. Were you one of over 500 Flash Sale registrations received over the weekend? This was Council's biggest Flash Sale to date, with over \$1500 for the Ipswich Hospital Foundation raised.

Following events are being held in
May

1 and 13 Kilcoy Autumn Cup Racing Carnival;
7 Yowie Mothers' Day Parkrun (Dress up and breakfast at Black Rack);
7 Esk Show Ball;
7 Toogoolawah Charity Rodeo;
20 and 21 Esk Show;
28 Kilcoy Hospital Auxiliary Fete;
28 Lowood Show Ball;
29 Toogoolawah St Andrews Anglican Church 110 year Anniversary Celebration.
Also, congratulations to the Kilcoy Rodeo Committee who has been successful in organising another Rodeo date for this year – mark it in your calendar Saturday 6 August!

Matters of public interest – Cr Isidro

April

29 Small Business Friendly Conference, Townsville

May

4 KISC redevelopment steering committee, Kilcoy
5 Somerset Natural Environment Recovery Sun group meeting
5 Mt Glen Rock steering committee meeting
10 Esk Race Course Advisory committee meeting
11 Council meeting

Matters of public interest – Cr Wendt

I would like to congratulate and thank the community groups, schools and RSL's that organized Anzac Day celebrations over the last week. Although the celebration of the Anzacs was born out of terrible trauma, it has become a time when Australia becomes galvanized in everything that epitomizes what it means to be a true Australian. I think it is vitally important that this tradition continues through our schools to help the younger

generation tackle the ever present drive of society worldwide, to be self entitled and self centred. Here in Somerset we are quite lucky to have a rural influence that requires recognizing the needs of your neighbour often above yours to keep the community functioning. Hopefully the spirit of the Anzac lives on forever.

Conflict of Interest

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

Subject:	Development Application No. 21871 Development Application for a Development Permit for a Reconfiguring a Lot for Subdivision (Two Lot into 36 lots and two balance lots)
File No:	DA21871
Assessment No:	81416-20000-000
Action Officer:	SP – MW

1.0 APPLICATION SUMMARY

Subject Land

Location:	Hedley Drive and Settlers Rise, Woolmar
Real property description:	Lot 914 SP282074 and Lot 912 SP231462
Site area:	53.71 hectares
Current land use:	Vacant land
Easements/encumbrances:	Emt BP and BQ – Stormwater

Somerset Region Planning Scheme (Version Four)

Zone:	General residential zone
Overlays:	OM4 Bushfire hazard OM5 Catchment management OM9 Infrastructure

South East Queensland Regional Plan 2017

Land use category:	Urban Footprint
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Application

Proposal:	Reconfiguring a Lot for Subdivision (Two Lot into 36 lots and two balance lots)
Category of assessment:	Code assessment
Applicant details:	QM Prop Co No. 3 Pty Ltd c/- Saunders Havill Group 9 Thompson Street BOWEN HILLS QLD 4006
Owner details:	QM Prop Co No. 3 Pty Ltd
Date application received:	21 December 2021
Date application properly made:	10 January 2022, amended 20 January 2022

Referral Agencies	State Assessment and Referral Agency as a Concurrence agency
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Public Notification	Not applicable
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RECOMMENDED DECISION

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

Locality Plan of Lot 912 SP231462 and Lot 914 SP282074 Situated at Settlers Rise and Hedley Drive, Woolmar

2.0 PROPOSAL

This application seeks approval for a development permit for a reconfiguring a lot (Two into 36 Lots and two balance lots) on land at Hedley Drive and Settlers Rise, Woolmar, formally described as Lot 912 SP231462 and Lot 914 SP282074. The application proposes to create 36 new general residential lots ranging in size between 511m² and 1,005m². Each of the new lots will be provided with a connection to the reticulated water and sewer networks.

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

The reconfiguration comprises Stage 8 of the Hedley Park Estate. Further stages will be developed in the future.

Stage 8 comprises 36 residential lots and two balance lots. The stage is located to the northwest of existing stages of the Hedley Park Estate. This stage includes the extension of Hedley Drive, a new 20 metre wide road that services the majority of the proposed lots (described as Road A in this report), and a new 20 metre wide road (described as Road B in this report) that provides connection between Stage 8 and the approved Stage 7 to the south east. Hedley Drive and Road A provide connection to the balance lots.

The two subject lots have a total area of 51.227 hectares. Stage 8 covers 3.56 hectares of the site.

The proposed plan of subdivision is provided at Attachment 1.

Details of the proposed lots are as follows:

Existing lots	Existing area and frontage	Proposed lots	Proposed area and frontage
Lot 912	The lot has an area of 42.753ha, with 20 metre frontages to Hedley Drive and Road A, 479.613 metres to the D'Aguilar Highway and 129.75 metres to Highwood Lane.	Lot 146	The proposed lot has an area of 721m ² and a frontage of 20.8 metres to Hedley Drive.
		Lot 147	The proposed lot has an area of 554m ² and a frontage of 17.2 metres to Hedley Drive.
		Lot 148	The proposed lot has an area of 600m ² and a frontage of 14.8 metres to Hedley Drive and 22.6 metres to Road A.
		Lot 149	The proposed lot has an area of 1005m ² and a frontage of 23.0 metres to Road A.
		Lot 150	The proposed lot has an area of 840m ² and a frontage of 20.1 metres to Road A.
		Lot 151	The proposed lot has an area of 774m ² and a frontage of 19.9 metres to Road A.
		Lot 152	The proposed lot has an area of 894m ² and a frontage of 23.5 metres to Road A.
		Lot 153	The proposed lot has an area of 701m ² and a frontage of 19.7 metres to Road A.
Lot 914	The proposed balance lot	Lot 154	The proposed lot has an area of 727m ² and a frontage of 23.9 metres to Road A.

has an area of 45.98ha, with a 20 metre frontage to Hedley Drive, 77.45 metre frontage to Overlander Avenue and 646.494 metre frontage to Highwood Lane	Lot 155	The proposed lot has an area of 600m ² and a frontage of 15.7 metres to Road A.
	Lot 156	The proposed lot has an area of 601m ² and a frontage of 15.7 metres to Road A.
	Lot 157	The proposed lot has an area of 641m ² and a frontage of 27.3 metres to Road A and 13.4 metres to Road B.
	Lot 158	The proposed lot has an area of 653m ² and a frontage of 19.0 metres to Road B.
	Lot 159	The proposed lot has an area of 817m ² and a frontage of 16.2 metres to Road A and 32.4 metres to Road B.
	Lot 160	The proposed lot has an area of 803m ² and a frontage of 20.9 metres to Road A.
	Lot 161	The proposed lot has an area of 627m ² and a frontage of 15.5 metres to Road A.
	Lot 162	The proposed lot has an area of 876m ² and a frontage of 21.3 metres to Road A.
	Lot 163	The proposed lot has an area of 801m ² and a frontage of 20.5 metres to Road A.
	Lot 164	The proposed lot has an area of 725m ² and a frontage of 18.0 metres to Road A.
	Lot 165	The proposed lot has an area of 725m ² and a frontage of 18.0 metres to Road A.
	Lot 166	The proposed lot has an area of 627m ² and a frontage of 15.5 metres to Road A.
	Lot 167	The proposed lot has an area of 629m ² and a frontage of 15.5 metres to Road A.
	Lot 168	The proposed lot has an area of 970m ² and a frontage of 15.6 metres to Road A.
	Lot 169	The proposed lot has an area of 628m ² and a frontage of 15.5 metres to Road A.
	Lot 170	The proposed lot has an area of 801m ² and a frontage of 19.0 metres to Road A.
	Lot 171	The proposed lot has an area of 627m ² and a frontage of 15.5 metres to Road A.
	Lot 172	The proposed lot has an area of 800m ² and a frontage of 19.8 metres to Road A.
	Lot 173	The proposed lot has an area of 800m ² and a frontage of 19.8 metres to Road A.
	Lot 174	The proposed lot has an area of 914m ² and a frontage of 19.1 metres to Hedley Drive and 35.2 metres to Road A.
	Lot 175	The proposed lot has an area of 680m ² and a frontage of 17.5 metres to Hedley Drive.
	Lot 176	The proposed lot has an area of 869m ² and a frontage of 22.5 metres to Hedley Drive.
	Lot 177	The proposed lot has an area of 844m ² and a frontage of 22.0 metres to Hedley Drive.
	Lot 178	The proposed lot has an area of 536m ² and a frontage of 14.0 metres to Hedley Drive.
	Lot 179	The proposed lot has an area of 672m ² and a frontage of 17.9 metres to Hedley Drive.

	Lot 180	The proposed lot has an area of 511m ² and a frontage of 14.0 metres to Hedley Drive.
	Lot 181	The proposed lot has an area of 710m ² and a frontage of 20.0 metres to Hedley Drive.
	Lot 915	The proposed balance lot has an area of 42.753ha, with a 20 metre frontage to Hedley Drive, 77.45 metre frontage to Overlander Avenue and 646.494 metre frontage to Highwood Lane
	Lot 916	The proposed balance lot has an area of 4.914ha, with a 20 metre frontage to Road A, 361.613 metres to the D'Aguilar Highway and 129.75 metres to Highwood Lane.

Three of the lots are smaller than 600m², however the development includes a variety of lot sizes. The average lot size for this stage is 730m².

Easements

The existing stormwater drainage easements (Easements BP and BQ) that are located on existing Lot 913 will be retained and will form part of proposed Lots 146, 149, 150, 151 and 152. Easement BR will be retained in proposed balance Lot 915.

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

3.0 SITE DETAILS AND SURROUNDING LAND USES

The site is an irregularly shaped allotment with frontages to Hedley Drive, Road B, D'Aguilar Highway and Highwood Lane.

The subject lots were created as balance lots of earlier stages of the previously approved subdivision.

Stage 7 of the estate (Council reference DA16810) has an Operational Works approval but has not yet commenced construction.

The majority of lots to the east in which form the previous stages are General residential zoned lots and are typically over 700m² in size. The lots within Stage 7 vary between 742m² and 1337m² with the majority of lots between 800m² and 900m².

The site slopes generally to the northeast. The developer proposes to bench the individual lots to provide flat building pads.

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* (Schedules 10 and 12A).

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

4.1 STATE PLANNING POLICY

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

development against the assessment benchmarks contained within Part E of the SPP is required.

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

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN 2017

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

4.3 PLANNING REGULATION 2017 (SCHEDULE 10)

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

The site does not contain areas of vegetation mapped as being regulated vegetation or koala habitat, is not known to be on a contaminated land register, nor involves any environmentally relevant activities.

The application required referral to the State.

4.4 PLANNING REGULATION 2017 (SCHEDULE 12A)

In September 2020, the State Government introduced provisions for walkable neighbourhoods. These include street trees at 15 metre intervals, paved footpaths for all residential streets, street block sizes, and proximity to parks.

The proposal complies with the assessment benchmark of the *Planning Regulation 2017*, Schedule 12A.

The development will be conditioned with respect to street trees and landscaping, and provision of footpaths.

The street has a block length exceeding 250 metres, however pedestrian movement is improved through the provision of a mid block pathway. The pedestrian path will be constructed for the length of the proposed pathway and future adjoining stages of the estate will be required to provide connection to this pathway.

The existing park is over 400 metres from the southernmost lots in this estate, however the section of the site to the northeast of Overlander Avenue has not yet been developed. It is likely that this area will be developed as an extension of the linear park and drainage line in the future. Once this occurs, all of the lots within this stage will be within 400 metres of a park.

5.0 PLANNING ASSESSMENT – LOCAL PLANNING INSTRUMENTS

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

5.1 SOMERSET REGION PLANNING SCHEME (VERSION FOUR)

5.1.1 Strategic Framework Assessment

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

5.1.2 Code Compliance Summary

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

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

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Reconfiguring a lot code	Yes	PO1, PO11
Services, works and infrastructure code	Yes	Nil
Transport, access and parking code	Yes	Nil
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Bushfire hazard	Yes	Nil
Catchment management	Yes	Nil
Infrastructure	Yes	Nil

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

5.1.3 Performance Outcome Assessment

Reconfiguring a lot code

Performance outcome	Acceptable outcome
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (a) provide sufficient area for the siting and construction of buildings and structures; (b) provide for safe vehicular and pedestrian access; (c) respond appropriately to site characteristics including slope of the land and topography; and (d) are consistent with the intended character of the zone.	AO1.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. AO1.2 <i>Lots</i> in the General residential zone, Rural residential zone and Emerging community zone have an average slope of less than 12.5 percent.
Proposal The proposed subdivision provides a range of lot sizes between 511m ² and 1,005m ² . Within the general residential zone, minimum lot size is 600m ² or 450m ² where within an estate with a diversity of lot sizes. The proposal achieves this as it is located within an estate, however, still provides the majority of lots above 600m ² . Planning comments Three of the 36 lots are smaller in size than 600m ² , however the development includes a variety of lot sizes with an average size of 730m ² . Twelve of the 36 lots have lesser frontage than 18m, however the majority of the lots are approximately 40m in depth, resulting in them being larger than the standard minimum lot size for General residential lots. The lots are generally regular in shape.	

It is considered the development will achieve the intent of the Performance Outcome.	
Movement network and access	
PO11 Access to existing or future public transport services is provided where practicable and reasonably necessary having regard to the location of the <i>site</i> and access to public transport.	AO11 All lots are located within 500 metres (radial distance) of an existing or potential public transport route.
Proposal The proposed development is located on the existing urban fringe of the Kilcoy area. Due to the nature of the area, there is limited public transport facilities.	
Planning comments The subdivision is for a residential development within walking distance of the D'Aguilar Highway Road, a higher order road. There is currently no public transport route within 500 metres radial distance of this location, as it is not reasonably necessary for the State to provide such a service. It is considered that if practical or reasonably necessary to provide a public transport route servicing this area, that the proposed lot arrangement and street hierarchy would provide a suitable level of pedestrian connectivity to such a route, and that bus movements could be accommodated through Hedley Drive. It is recommended that the alternative solution be accepted in this instance.	

5.1.4 Overall Outcome Assessment

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

6.0 OTHER PLANNING CONSIDERATIONS

6.1 Trunk Infrastructure and Services

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

6.2 Infrastructure charges

Under the Somerset Regional Council Charges Resolution (No. 1) 2021, infrastructure charges are applicable to reconfiguring a lot in the General residential zone. The draft infrastructure charges notice is attached to this report.

6.3 Water supply and sewerage

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

The applicant proposes to connect the development to the reticulated water and sewer networks.

A Services Advice Notice has been provided from Urban Utilities regarding this development.

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

6.4 Electricity and telecommunications

The recommended conditions of approval require each lot to be connected to a reticulated electricity and telecommunications networks.

The recommended conditions of approval also require a licenced surveyor certify that all property connections are entirely within the lots that they serve.

6.5 Stormwater/drainage

The property is not located within a mapped flood hazard area, however Stage 8 is located to the southwest of some higher land and therefore may be subject to some overland flows during rain events. Given the owner also owns the balance lots there is opportunity to divert overland flows around this stage with opportunity to capture these flows in future stages in a more formal manner.

Infrastructure charges for the stormwater network are applicable as per the land is within the Urban Footprint and are as shown on the attached draft notice.

6.6 Transport network

The property gains access from Hedley Drive, which is a Collector Street in Council's road hierarchy. The site has frontage to the D'Aguilar Highway which is a state-controlled road, however no access is proposed to that road from the proposed lots as the lots being created as Stage 8 includes a balance lot backing onto the D'Aguilar Highway.

A proposed pathway will be constructed between proposed Lots 162 and 163 which will provide a link to future stages and enable additional pedestrian connectivity.

Infrastructure charges for the transport network are applicable as per the land is within the Urban Footprint and are as shown on the attached draft notice.

6.6 Parks and open space

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

Infrastructure charges for the parks and open space network are applicable as the property is located within an identified service catchment area and are as shown on the attached draft notice.

6.7 Heritage

The site is not subject to heritage listing, nor is the site adjacent to properties on heritage registers.

7.0 REFERRAL AGENCIES

7.1 Concurrence Agency - State Assessment and Referral Agency (SARA)

In accordance with the *Planning Regulation 2017*, the application required referral to SARA as a concurrence agency.

The application was referred to the State Assessment and Referral Agency (SARA) due to the parent lot having frontage to the D'Aguilar Highway which is a State-controlled road.

SARA as the concurrence agency has assessed the impact of the proposed development on the State controlled road network and requires Council to include the referral agency response

in Council's Schedules of Approval for the development application. The reference response is referenced as 2202-27134 SRA and 2203-27798 SRA and dated 11 March 2022. Refer to Attachment 4 and Schedule 3 of the recommended conditions.

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

8.0 PUBLIC NOTIFICATION

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

No comments or submissions were received.

9.0 CONCLUSION

The proposed development is for a two lot into 36 lot subdivision, plus two balance lots. The site is within the General residential zone. The development will create general residential lots that generally comply with the area and dimension requirements.

The proposed development is considered to comply with the relevant local planning instruments, State Planning Policy and Southeast Queensland Regional Plan.

Section 60(2) of the Act allows Council to approve a development application that does not comply with an assessment benchmark.

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

The proposed development, subject to the recommended conditions package, generally achieves the intended outcomes sought by the Somerset Region Planning Scheme (Version Four).

10.0 ATTACHMENTS

1. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 01, by Saunders Havill Group, dated 20 January 2022.
2. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 02, by Saunders Havill Group, dated 20 January 2022.
3. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021.
4. Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA
5. Draft Infrastructure Charges Notice.

RECOMMENDED DECISION

1. THAT Council approve the Development Application for a Development Permit for a Reconfiguring a Lot (two lots into 36 lots, new road and two balance lots) on land described as Lot 912 SP231462 and Lot 914 SP282074, situated at Hedley Drive, Woolmar, 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
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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. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C - CP 01, by Saunders Havill Group, dated 20 January 2022. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C - CP 02, by Saunders Havill Group, dated 20 January 2022. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$39 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.

SCHEDULE 2 – ENGINEERING*Assessment Manager*

No	Condition	Timing
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility	Prior to Council's

	services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	endorsement of the Plan of subdivision.
2.4	<p>It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including:</p> <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Compliance Assessment.
	LANDSCAPING	
2.5	<p>The developer must submit a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> Comply with the Somerset Development Manual and Schedule 12A of the <i>Planning Regulation 2017</i> (including street trees). To enhance the appearance of the development internally and externally. To make a positive contribution to the streetscape; To screen unsightly objects from public view; To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; To ensure common areas are useable; To provide long term erosion protection; To integrate with existing vegetation and other natural features of the site and adjoining lands; and To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; The number and size of plants; The typical planting detail including preparation, backfill, staking and mulching. The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course 	As part of Operational works for Landscaping Works.

	<p>of development works and any ensuing defects liability period.</p> <ul style="list-style-type: none"> Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work. 	
2.6	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
2.7	Plant street trees at 15 metre intervals along both sides of each street in this stage.	Prior to Council's endorsement of the Plan of subdivision.
GENERAL SERVICES		
2.8	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.
2.10	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to the applicable service, is available at a standard connection, or has a current supply agreement.	At all times.
2.11	Install hydrant and valve location indicators where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (For Water, Sewer, Electricity and Telecommunications)	Prior to Council's endorsement of the Plan of subdivision.
EARTHWORKS		
2.12	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
2.13	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.14	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without	At all times.

	providing Council with written permission from the respective property owner(s).	
	ROADWORKS	
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i> .	As part of Operational Works application.
2.16	Provide road reserve and carriageway widths to be in accordance with the <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
2.17	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of subdivision.
2.18	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision.
2.19	Provide verge and access in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
	STREET NAMES	
2.20	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.	As part of Operational Works application.
	FOOTPATHS	
2.21	Provide a concrete footpath with a width of 1.5 metres on one side of each street within Stage 8 for the full length of each street within the stage.	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 162 and 163.	As part of Operational Works.
	STREET LIGHTING	
2.23	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: i) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 ii) Collector Roads – Lighting Category P4.	Prior to Council's endorsement of the Plan of subdivision.

	<p>Install all street lighting on the same side as footpaths, where applicable.</p> <p>Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).</p>	
	VEHICLE ACCESS	
2.24	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.25	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times.
2.26	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works.
	EASEMENTS	
2.27	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property</p>	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER	
2.28	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.29	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.

2.30	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.31	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works.
2.32	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.33	Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site. <i>Note: Such consent may require supporting engineering plans and calculations.</i>	As part of Operational Works application.
2.34	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan, prepared by Inertia for QM Properties, dated 21 December 2021.	As part of Operational Works.
2.35	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER RE-USE	
2.36	The development must incorporate a stormwater re-use system utilising stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.	Prior to commencement of use.
	EROSION AND SEDIMENT CONTROL	
2.37	Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will: <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.	At all times.
2.38	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.

2.39	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of Operational Works.
2.40	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor covering all costs incurred for the receipt and management of the waste.	At all times.
2.41	Where vegetation is removed, the vegetation waste shall be disposed of by: <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching iii) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times.
2.42	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.43	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 - REFERRAL AGENCY Department of State Development, Infrastructure, Local Government and Planning Concurrence Agency Response Agency Response: Recommend Conditions Apply		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
The Department of State Development, Infrastructure, Local Government and Planning as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.		
Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA.		

Concurrence Agency response will be attached to Council's Decision Notice for DA21871.
SCHEDULE 4 – ADVICE
<i>Assessment Manager</i>
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.
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
All works shall be carried out in accordance with the <i>Workplace, Health & Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .
Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".
Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.
At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".

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

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

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

Attachments for the Decision Notice include:

- Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 01, by Saunders Havill Group, dated 20 January 2022.
- Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C -CP 02, by Saunders Havill Group, dated 20 January 2022.
- Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021
- Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA
- Draft Infrastructure Charges Notice.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

1. "THAT Council approve the Development Application for a Development Permit for a Reconfiguring a Lot (two lots into 36 lots, new road and two balance lots) on land described as Lot 912 SP231462 and Lot 914 SP282074, situated at Hedley Drive, Woolmar, 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. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C - CP 01, by Saunders Havill Group, dated 20 January 2022. Subdivision Proposal Plan, Drawing No 10703 P 02 Rev C - CP 02, by Saunders Havill Group, dated 20 January 2022. Stormwater Management Plan QM Properties Hedley Park Estate, Job Reference Number 9896 Revision 2, prepared by Inertia dated 21 December 2021.	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.

1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the endorsement of the work must be certified in writing.	Prior to request for endorsement of the Plan of Subdivision.
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to request for endorsement of the Plan of Subdivision.
1.5	Pay to Council the applicable amount at the time of request for plan of subdivision endorsement for the issue of new valuations by the Department of Resources. Currently, the amount is set at \$39 per allotment.	Prior to request for endorsement of the Plan of Subdivision.
1.6	Provide certification from a Licenced Surveyor that all services (e.g. water, drainage, electricity, telecommunications) are wholly contained within the lot that they serve.	Prior to request for endorsement of the Plan of Subdivision.
1.7	Remove any services made redundant as a result of the development and reinstate the land.	Prior to request for endorsement of the Plan of Subdivision.

SCHEDULE 2 – ENGINEERING*Assessment Manager*

No	Condition	Timing
2.1	Make an Operational Work application to Council and pay the required fees where an application involves earthworks, erosion and sediment control, roadworks, car parks, landscaping, clearing and stormwater drainage required as stated in the following conditions.	Prior to the commencement of Operational Work
2.2	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.3	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Council's endorsement of the Plan of subdivision.
2.4	It is required that the design and construction of civil components of the Operational Work are to be certified by a Registered Professional Engineer Queensland (RPEQ), including: <ul style="list-style-type: none"> Plans and specifications must be prepared and certified with the Operational Work application. Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements. 	Prior to Compliance Assessment.
LANDSCAPING		
2.5	The developer must submit a Landscape Plan for all landscaping associated with the development. The plan	As part of Operational works

	<p>must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the Somerset Development Manual and Schedule 12A of the <i>Planning Regulation 2017</i> (including street trees). • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural features of the site and adjoining lands; and • To provide adequate vehicle sightlines and road safety. <p>The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> • The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; • The number and size of plants; • The typical planting detail including preparation, backfill, staking and mulching. • The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved by Council. • All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. • Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work. 	for Landscaping Works.
2.6	All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.	At all times.
2.7	Plant street trees at 15 metre intervals along both sides of each street in this stage.	Prior to Council's endorsement of the Plan of subdivision.

	GENERAL SERVICES	
2.8	Submit development applications to the relevant Energy and Telecommunications regulatory authority to either obtain design layout plans or certification letters to Council that any existing infrastructure or wayleaves are to their satisfaction and that they can provide services when required at the cost of a normal house connection.	Prior to Council's endorsement of the Plan of subdivision.
2.9	Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.	Prior to Council's endorsement of the Plan of subdivision.
2.10	The applicant must provide written evidence (e.g. connection certificate) from each particular service provider stating either that each lot has been connected to the applicable service, is available at a standard connection, or has a current supply agreement.	At all times.
2.11	Install hydrant and valve location indicators where serviced by kerb and channel, place brass markers in the kerb line at each service crossing. (For Water, Sewer, Electricity and Telecommunications)	Prior to Council's endorsement of the Plan of subdivision.
	EARTHWORKS	
2.12	All earthworks to be constructed in accordance with AS3798. Fill material is to be placed, compacted, and tested by a suitably qualified inspection and testing organisation.	At all times.
2.13	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.14	Any fill, cut and other stored material must be contained within properties comprising the development application. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s).	At all times.
	ROADWORKS	
2.15	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel (including drainage and associated works) in accordance with <i>Planning Scheme Policy 4 – Design Standards Somerset Regional Council Design Standards</i> .	As part of Operational Works application.
2.16	Provide road reserve and carriageway widths to be in accordance with the <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
2.17	Provide 6m x 3 chord truncations on property boundaries at all road intersections.	Prior to Council's endorsement of the

	Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Plan of subdivision.
2.18	Provide a sealed vehicle turn around area with a minimum 9m radius at the end of any terminating roads that are to be constructed as part of a future stage of development.	Prior to Council's endorsement of the Plan of subdivision.
2.19	Provide verge and access in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	As part of Operational Works application.
	STREET NAMES	
2.20	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards.	As part of Operational Works application.
	FOOTPATHS	
2.21	Provide a concrete footpath with a width of 1.5 metres on one side of each street within Stage 8 for the full length of each street within the stage.	As part of Operational Works.
2.22	Provide a concrete footpath with a width of 1.5 metres for the full length of the pathway between proposed Lots 162 and 163.	As part of Operational Works.
	STREET LIGHTING	
2.23	Install street lighting in accordance with AS1158 – <i>Code of Practices for Public Lighting</i> as follows: iii) Local streets and minor collectors (1 to 50 lots) – Lighting Category P5 iv) Collector Roads – Lighting Category P4. Install all street lighting on the same side as footpaths, where applicable. Obtain certification of street lighting installation by a Registered Professional Engineer Queensland (RPEQ).	Prior to Council's endorsement of the Plan of subdivision.
	VEHICLE ACCESS	
2.24	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with <i>Planning Scheme Policy 4 – Design Standards</i> .	At all times.
2.25	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with	At all times.

	Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	
2.26	All manoeuvring areas shall enable access to a single-unit truck / bus based on a 12.5 metre Design Vehicle in accordance with <i>Austroads</i> design manual.	As part of Operational Works.
	EASEMENTS	
2.27	<p>Provide an easement over stormwater and inter-allotment drainage located within private property.</p> <p>The easement widths may vary but must extend to include top of batters of open drains and/or flood paths and provide suitable means of access for machinery around headwalls and steep batters to enable maintenance operations to occur without encroachment onto private property and are to be in accordance with Queensland Urban Drainage Manual (QUDM). The easement is to be dedicated at no cost to Council</p> <p>All easement documentation shall be prepared by the proponent in a form satisfactory to Council's Solicitor.</p> <p>Note: Easements required for the discharge of stormwater over adjacent properties must be agreed to in writing by the owner of the property</p>	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER	
2.28	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.29	Design and construction of all stormwater drainage works must comply with the relevant section/s of the Queensland Urban Drainage Manual (QUDM) and the <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.
2.30	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.31	Convey stormwater flows through the development from the upstream catchment.	As part of Operational Works.
2.32	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
2.33	<p>Submit permission for the discharge of stormwater drainage to a lawful point of discharge from the owners of properties affected by any stormwater discharge from the site.</p> <p><i>Note: Such consent may require supporting engineering</i></p>	As part of Operational Works application.

	<i>plans and calculations.</i>	
2.34	Stormwater Drainage shall be constructed in general accordance with Stormwater Management Plan, prepared by Inertia for QM Properties, dated 21 December 2021.	As part of Operational Works.
2.35	Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.	Prior to Council's endorsement of the Plan of subdivision.
	STORMWATER RE-USE	
2.36	The development must incorporate a stormwater re-use system utilising stormwater detention structures and/or tanks to ensure water is re-used throughout the site to supply amenities, facilities and landscaping areas and the like.	Prior to commencement of use.
	EROSION AND SEDIMENT CONTROL	
2.37	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.38	Measures shall be applied to prevent site vehicles tracking sediment and other pollutants onto adjoining streets during the course of the project, and to prevent dust nuisance.	At all times.
2.39	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of Operational Works.
2.40	All wastes to be managed in accordance with the relevant legislation and regulations with regulated waste to be disposed of at a licensed facility and general solid waste to be disposed of at approved landfill sites with the contractor	At all times.

	covering all costs incurred for the receipt and management of the waste.	
2.41	Where vegetation is removed, the vegetation waste shall be disposed of by: iv) Milling; v) Chipping and/or mulching vi) Disposal at an approved waste disposal facility. No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.	At all times.
2.42	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties during the course of operations.	At all times.
2.43	Apart from declared weeds and pests, areas with trees, shrubs and landscaping currently existing on the subject land must be retained where possible and action taken to minimise disturbance during construction work.	As part of Operational Works.
SCHEDULE 3 - REFERRAL AGENCY Department of State Development, Infrastructure, Local Government and Planning <i>Concurrence Agency Response</i> <i>Agency Response: Recommend Conditions Apply</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
The Department of State Development, Infrastructure, Local Government and Planning as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.		
Concurrence Agency Response dated 11 March 2022 and referenced as 2202-27134 SRA and 2203-27798 SRA.		
Concurrence Agency response will be attached to Council's Decision Notice for DA21871.		
SCHEDULE 4 – ADVICE <i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . <i>[A copy of section 71 will be enclosed with the Decision Notice]</i>		
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the plan of subdivision is not provided to the local government within the 'currency period' – being four (4) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		

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

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

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

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

Council will bond the developer for an amount equal to 5% of the operational works and the Developer is required to maintain all works for a period of 12 months for civil works and 18 months for landscaping (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.

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

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

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

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

Carried

Vote - Unanimous

**Subject: Development Application No. 21802
Development Application for a Development Permit for
Reconfiguring a Lot by Subdivision (One Lot into Two Lots by
Road Severance)**

File No:	DA21802
Assessment No:	81453-00000-000
Action Officer:	PO-MS

1.0 APPLICATION SUMMARY

Subject Land

Location	228 Yabba Road, Kingaham
Real Property Description	Lot 15 LX815
Area	564.35 hectares
Current land use	Vacant land
Easements and Encumbrances	Nil identified

Somerset Region Planning Scheme Version Four

Zone	Rural zone
Overlays	OM3 Biodiversity OM4 Bushfire Hazard OM5 Catchment Management OM7 Flood Hazard OM9 Infrastructure OM10 Landslide Hazard OM12 Scenic Amenity

Shaping SEQ: SEQ Regional Plan 2017

Land Use Category	Regional Landscape and Rural Production Area
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Application

Proposed development	Reconfiguring a lot by subdivision (one lot into two lots by road severance)
Level of Assessment	Impact assessable
Applicant/s	R Lowther C/- ONF Surveyors
Applicants contact details	PO Box 896 KINGAROY QLD 4610
Landowner/s	R and J Lowther
Date application received	2 December 2021
Date properly made	12 January 2022

Referral Agencies	Nil
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Public notification	Notification undertaken 24 February 2022 – 17 March 2022
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Public submissions	Nil received
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RECOMMENDED DECISION

Approve the Development Application No. 21802 subject to the requirements and conditions contained in the Schedules and Attachments.

Locality Plan of Lot 15 on LX815
Situated at 228 Yabba Road, Kingaham

2.0 APPLICATION

The applicant seeks a development permit for reconfiguring a lot by subdivision (one lot into two lots by road severance).

The application is made under Version Four of the Somerset Region Planning Scheme (the planning scheme). The site is located within the Rural zone.

The application is required because the planning scheme categorises the subdivision of property within the Rural zone as code assessable development, or subject to impact assessment where not achieving the minimum lot size and dimensions for this zone. In this instance, the application is subject to impact assessment.

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 PROPOSAL

The applicant proposes to subdivide the subject property, from one lot into two lots, according to the existing road severance of Yabba Road.

Details of the proposed new lots are as follows:

Proposed lot	Proposed area
Lot 1	469.8 hectares
Lot 2	94.4 hectares

The property is utilized for grazing purposes and will continue to be utilized for grazing purposes.

The subject property is contained within the Rural zone of the Somerset Region Planning Scheme, and the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan. Opportunities for subdivision within these identified areas are usually limited, however in this instance, the subdivision is permitted under the provisions of the *Planning Regulation 2017*.

The plan of proposed subdivision has been provided as per Attachment 1.

4.0 SITE DETAILS AND SURROUNDING LAND USES

The subject property is an irregular shaped lot, 564.35 hectares in size, and identified as being in the Rural zone in Kingaham. The land is situated about 5 kilometres north-west from the township of Jimna. The land has frontage to Yabba Road and Kilcoy Murgon Road.

Surrounding land is similarly located in the Rural zone. Land to the north and east is relatively cleared. Land to the west and south retains native vegetation coverage.

5.0 PLANNING ASSESSMENT – STATE PLANNING INSTRUMENTS

This application is made under the provisions 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.

5.1 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.

5.2 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.

The proposal is not prohibited development as subdivision of property according to an existing road severance is defined as an exempt subdivision under the regional plan's regulatory provisions.

5.3 PLANNING REGULATION 2017 (SCHEDULE 10)

Schedule 10 of the *Planning Regulation 2017* sets forth development assessment provisions and requirements set by the State.

The subject property contains some areas of regulated vegetation and small amounts of koala habitat area. The proposal does not involve the clearing of vegetation nor will the subdivision result in additional exempt clearing works occurring.

The land is not located in proximity to a Queensland heritage place or local heritage place, is not known to be on a contaminated land register, nor involves any environmentally relevant activities.

The subject land is contained within the Regional Landscape and Rural Production area of the South East Queensland Regional Plan. The development is identified as an *exempt subdivision* under the Regulation and is therefore not prohibited development.

The property is adjacent to a State-controlled road, being Kilcoy Murgon Road. The application has been referred to the State Assessment and Referral Agency (SARA) per the requirements of Schedule 10. SARA has provided their response with conditions in accordance with the Act.

No further component parts of Schedule 10 are identified as being relevant to the proposal.

5.4 PLANNING REGULATION 2017 (SCHEDULE 12)

The development is not captured under the provisions for Schedule 12 - Particular reconfiguring a lot requiring code assessment.

6.0 PLANNING ASSESSMENT – LOCAL PLANNING INSTRUMENTS

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

6.1 SOMERSET REGION PLANNING SCHEME (VERSION FOUR)

6.1.1 Strategic Framework Assessment

The application is subject to impact assessment and therefore requires assessment against the strategic policy intent of the planning scheme. The development remains consistent with the strategic intentions for Rural zoned land and achieves compliance with the applicable development codes of parts 6, 7, and 8 of the planning scheme. On this basis, the proposal is therefore considered to appropriately advance the strategic policy intent of the planning scheme.

6.1.2 Code Assessment

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

Code Assessment Summary

Applicable Code	Compliance with Overall Outcomes	Performance Outcomes
Reconfiguring a lot code	Yes	PO1
Services, works and infrastructure code	Yes	Nil required
Transport, access and parking code	Yes	Nil required
Applicable Overlay Code	Compliance with Overall Outcomes	Performance Outcomes
Biodiversity overlay code	Yes	Nil required
Bushfire Hazard overlay code	Yes	Nil required
Catchment Management overlay code	Yes	Nil required
Flood Hazard overlay code	Yes	Nil required
Infrastructure overlay code	Yes	Nil required
Landslide Hazard overlay code	Yes	Nil required
Scenic Amenity overlay code	Yes	Nil required

6.1.4 Performance Outcome Assessment

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

Reconfiguring a lot code

Performance outcome	Acceptable outcome
For assessable development	
Lot size and subdivision design	
PO1 <i>Lot size and dimensions:</i> (e) provide sufficient area for the siting and construction of buildings and structures; (f) provide for safe vehicular and pedestrian access; (g) respond appropriately to site characteristics including slope of the land and topography; and	A01.1 The minimum <i>lot</i> size and dimensions complies with Table 8.3.4.3.B – Minimum Lot Size and Dimensions. Extract from Table 8.3.4.3.B - Minimum lot sizes and dimensions

(h) are consistent with the intended character of the zone.	Zone/Precinct	Minimum Lot Size	Minimum frontage
	Rural zone	100 hectares	300 metres
Performance outcome assessment			
<p>Proposal</p> <p>The applicant proposes to subdivide the existing lot into two lots by gazetted road, creating the following lots:</p> <ul style="list-style-type: none"> Proposed Lot 1 – 469.8 hectares Proposed Lot 2 – 94.4 hectares <p>With proposed Lot 2 being 94.4 hectares, this is slightly less than the 100 hectares stipulated under AO1.1.</p> <p>Planning comments</p> <p>The application is to subdivide the property according to the existing gazetted road, being Yabba Road. Due to the configuration of the land, proposed Lot 2 cannot achieve the minimum 100 hectares required.</p> <p>In relation to PO1:</p> <ol style="list-style-type: none"> The new lots provide sufficient area for the siting and construction of buildings and structures. The lots are capable of providing safe vehicular access to Yabba Road. SARA has conditioned that access is not to be to Kilcoy Murgon Road (the State-controlled road). The new lots correspond to the existing lot boundaries and the existing road severance along Yabba Road. The proposal remains consistent with the intended character for the Rural zone. The land is utilized for grazing purposes and will retain this functionality. <p>It is recommended that the alternative solution be accepted in this instance.</p>			

6.1.4 Overall Outcome Assessment

The proposal is considered to comply with all of the relevant performance outcomes. As such, no assessment of the overall outcomes is required.

6.2 TRUNK INFRASTRUCTURE AND ADOPTED CHARGES

6.2.1 Local Government Infrastructure Plan

The site is not affected by a trunk infrastructure requirement of the Local Government Infrastructure Plan.

6.2.2 Transport network

The subject land is serviced by Kilcoy Murgon Road, a State-controlled road, and Yabba Road, built to gravel standard. The development is not anticipated to result in increased demand upon the local transport network.

6.2.3 Water supply and sewerage

The lot is not serviced by reticulated water supply or sewerage. The subject land is remote Rural zoned land and is located outside of the priority infrastructure area of Urban Utilities' Netserv Plan.

6.2.4 Stormwater and drainage

The subject land is not serviced with stormwater infrastructure. As the land is remote Rural zoned land, this item is not relevant to the proposal. The proposal is not considered to result in an unreasonable impact on Council's stormwater network.

6.2.5 Electricity and telecommunications

As Rural zoned land, the planning scheme does not require that the new lots be provided with connections to electricity and telecommunications networks.

6.2.6 Parks and open space

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

6.2.7 Infrastructure Charges

Infrastructure charges are applicable for the subdivision of the subject land. In accordance with Council's Charges Resolution (No. 1) 2021, infrastructure charges are applicable for Council's local road network infrastructure.

If the development is approved, the applicant will be issued with an Infrastructure Charges Notice in accordance with section 119 of the Act. A draft charges notice is provided per Attachment 4.

7.0 OTHER RELEVANT MATTERS

No other relevant matters have been identified for this proposal.

8.0 REFERRAL AGENCIES

The application required referral to the chief executive per the requirements of the *Planning Regulation 2017*, Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 – development application for reconfiguring a lot if all or part of the premises are within 25m of a State transport corridor. The State Assessment and Referral Agency has provided their response with conditions.

If the application is approved, the Referral Agency response will be attached to the Decision Notice in accordance with section 62 of the Act.

9.0 PUBLIC NOTIFICATION

The application was subject to impact assessment, public notification was required. Public notification was undertaken in accordance with the Act with a notice of compliance provided by the applicant. Public notification was undertaken from 24 February 2022 until 17 March 2022. No comments or submissions were received by Council about this application.

10.0 ATTACHMENTS

1. Proposed subdivision over Lot 15 on LX815, provided by ONF Surveyors, Drawing No. 10018P/1, Sheet 1 of 1, dated 1 December 2021
2. SARA response – 228 Yabba Road, Kingaham, issued by the Queensland Government – State Assessment and Referral Agency, SARA reference 2201-26926 SRA, dated 23 February 2022, pages 1 – 7 of 7
3. Plan referred to in REFERRAL AGENCY RESPONSE (Plan of Proposed Subdivision by ONF Surveyors), SARA reference 2201-26926 SRA, dated 23 February 2022
4. Draft Infrastructure Charges Notice for DA21802

11.0 RECOMMENDATION

THAT the Chief Executive Officer, as delegate of Council, approve the Development Application for a Development Permit for Reconfiguring a Lot by Subdivision (One Lot into Two Lots by Road Severance), on land described as Lot 15 on LX815, situated at 228 Yabba Road, Kingaham, Lowood, subject to the recommended conditions and requirements contained in the Schedules and Attachments.

THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Proposed subdivision over Lot 15 on LX815, provided by ONF Surveyors, Drawing No. 10018P/1, Sheet 1 of 1, dated 1 December 2021	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must certify in writing that: (a) any structures located over any new boundary have been removed. Relevant approvals must be gained for the removal of any structures. (b) the boundary clearances for any existing buildings that are to remain on the site comply with the relevant provisions of the planning scheme and the <i>Building Act 1975</i> (unless varied by this Decision Notice).	Prior to Plan of Subdivision Endorsement Request
1.5	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Plan of Subdivision Endorsement Request
1.6	Pay to Council the applicable amount for the issue of new valuations by the Department of Natural Resources, Mines and Energy for the new allotments. Currently, the amount is set at \$39.00 per allotment.	Prior to Plan of Subdivision Endorsement Request
1.7	Any existing roof-water conduits, electrical conduits, effluent	Prior to Plan of

	disposal areas, irrigation areas or pipes, telecommunication conduits, reticulated water conduits, and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Subdivision Endorsement Request
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
Public Utilities/Infrastructure		
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
Vehicle access		
2.4	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times
2.5	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times
Stormwater drainage		
2.6	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times
SCHEDULE 3 – REFERRAL AGENCY		
The State of Queensland – State Assessment and Referral Agency		
<i>Referral agency response given under section 56 of the Planning Act 2016</i>		
3.1	Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provides advice, comply with all referral agency's responses and include conditions exactly as stated in the response.	
3.2	The application required referral to the State Assessment and Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 of the <i>Planning Regulation 2017</i> .	
3.3	The following referral agency response has been received from the State	

	<p>Assessment and Referral Agency in relation to DA20282, and their respective conditions are applied to the development:</p> <ul style="list-style-type: none"> • SARA response – 228 Yabba Road, Kingaham, issued by the Queensland Government – State Assessment and Referral Agency, SARA reference 2201-26926 SRA, dated 23 February 2022, pages 1 – 7 of 7 • Plan referred to in REFERRAL AGENCY RESPONSE (Plan of Proposed Subdivision by ONF Surveyors), SARA reference 2201-26926 SRA, dated 23 February 2022
SCHEDULE 4 – ADVICE	
Assessment Manager	
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]	
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.	
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9, Section 69 of the <i>Planning Regulation 2017</i> .	
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .	
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.	
The form <i>Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]</i> must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.	
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.	
Any further developments of the site may require further approvals.	
All works shall be carried out in accordance with the <i>Workplace, Health & Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .	
All Operational Work is to comply with relevant codes for design and construction.	

Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the *Environmental Protection Act 1994*.

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

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

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

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

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

Attachments for the Decision Notice include:

1. Proposed subdivision over Lot 15 on LX815, provided by ONF Surveyors, Drawing No. 10018P/1, Sheet 1 of 1, dated 1 December 2021
2. SARA response – 228 Yabba Road, Kingaham, issued by the Queensland Government – State Assessment and Referral Agency, SARA reference 2201-26926 SRA, dated 23 February 2022, pages 1 – 7 of 7
3. Plan referred to in REFERRAL AGENCY RESPONSE (Plan of Proposed Subdivision by ONF Surveyors), SARA reference 2201-26926 SRA, dated 23 February 2022
4. Draft Infrastructure Charges Notice for DA21802

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

“THAT the Chief Executive Officer, as delegate of Council, approve the Development Application for a Development Permit for Reconfiguring a Lot by Subdivision (One Lot into Two Lots by Road Severance), on land described as Lot 15 on LX815, situated at 228 Yabba Road, Kingaham, Lowood, subject to the recommended conditions and requirements contained in the Schedules and Attachments.

THAT the officer report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

SCHEDULE 1 – GENERAL CONDITIONS		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Proposed subdivision over Lot 15 on LX815, provided by ONF Surveyors, Drawing No. 10018P/1, Sheet 1 of 1, dated 1 December 2021	At all times
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	A Licensed Surveyor must install new Survey Marks in their correct positions in accordance with the Survey Plan and the work must be certified in writing.	Prior to Plan of Subdivision Endorsement Request
1.4	A Licensed Surveyor must certify in writing that: (a) any structures located over any new boundary have been removed. Relevant approvals must be gained for the removal of any structures. (b) the boundary clearances for any existing buildings that are to remain on the site comply with the relevant provisions of the planning scheme and the <i>Building Act 1975</i> (unless varied by this Decision Notice).	Prior to Plan of Subdivision Endorsement Request
1.5	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to Plan of Subdivision Endorsement Request
1.6	Pay to Council the applicable amount for the issue of new valuations by the Department of Natural Resources, Mines and Energy for the new allotments. Currently, the amount is set at \$39.00 per allotment.	Prior to Plan of Subdivision Endorsement Request
1.7	Any existing roof-water conduits, electrical conduits, effluent disposal areas, irrigation areas or pipes, telecommunication conduits, reticulated water conduits, and any other utility conduits common to both proposed lots shall be terminated within each proposed lot.	Prior to Plan of Subdivision Endorsement Request
SCHEDULE 2 – ENGINEERING		
<i>Assessment Manager</i>		
No	Condition	Timing
	Public Utilities/Infrastructure	
2.1	All works are to be designed and constructed in accordance	At all times

	with the requirements of the <i>Somerset Regional Council Design Standards</i> .	
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 Plan of Subdivision Endorsement Request
2.3	Repair any damage to Council infrastructure that occurs during any works carried out in association with the approved development.	Prior to Plan of Subdivision Endorsement Request
	Vehicle access	
2.4	All vehicular access for new allotments shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Design Standards.	At all times
2.5	The landowner is responsible for construction and maintenance of vehicular access for the property, from the road carriageway to property boundary in accordance with Council's Policy and Standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	At all times
	Stormwater drainage	
2.6	Stormwater drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times

SCHEDULE 3 – REFERRAL AGENCY

The State of Queensland – State Assessment and Referral Agency

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

3.1	Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provides advice, comply with all referral agency's responses and include conditions exactly as stated in the response.
3.2	The application required referral to the State Assessment and Referral Agency in accordance with Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 of the <i>Planning Regulation 2017</i> .
3.3	<p>The following referral agency response has been received from the State Assessment and Referral Agency in relation to DA20282, and their respective conditions are applied to the development:</p> <ul style="list-style-type: none"> SARA response – 228 Yabba Road, Kingaham, issued by the Queensland Government – State Assessment and Referral Agency, SARA reference 2201-26926 SRA, dated 23 February 2022, pages 1 – 7 of 7 Plan referred to in REFERRAL AGENCY RESPONSE (Plan of Proposed Subdivision by ONF Surveyors), SARA reference 2201-26926 SRA, dated 23 February 2022

SCHEDULE 4 – ADVICE	
Assessment Manager	
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> . [A copy of section 71 will be enclosed with the Decision Notice]	
Currency Period - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being four (4) years starting the day the approval takes effect.	
This approval requires Council to approve a plan of subdivision before the plan can be registered or otherwise recorded, pursuant to Part 9, Section 69 of the <i>Planning Regulation 2017</i> .	
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .	
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.	
The form <i>Application to Approval Plan of Subdivision [version 1.0 effective 3 July 2017]</i> must be completed by the person requesting development assessment of this conditional approval. The form must be submitted to Council and must be accompanied by the relevant fees, and a compliance summary of development conditions. If there is insufficient space on the form, the person must attach extra pages outlining compliance.	
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards. Approval is to be sought from Council and the landowner must advise all potential purchasers accordingly.	
The Plan of Subdivision will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.	
Any further developments of the site may require further approvals.	
All works shall be carried out in accordance with the <i>Workplace, Health & Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .	
All Operational Work is to comply with relevant codes for design and construction.	
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the <i>Environmental Protection Act 1994</i> .	

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

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

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

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

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

Carried

Vote - Unanimous

Subject: Amendments to Charges Resolution
File Ref: Charges Resolutions
Action Officer: SP—MO

Background/Summary

Council levies infrastructure charges on development approvals in accordance with the Charges Resolution. The charges adopted in the Charges Resolution affect not only the levied charges, but also the offsets and refunds that are available for the delivery of trunk infrastructure under Council's Local Government Infrastructure Plan and Chapter 4 of the *Planning Act 2016*.

Council's planning section has undertaken a detailed review of Charges Resolution (No. 1) 2021 and has proposed several changes and improvements for the new resolution. Specifically, the proposed Charges Resolution (No. 1) 2022 includes:

- increasing the adopted charge for residential development, and long-term accommodation for relocatable home parks, where within the urban footprint of Fernvale, Kilcoy, and Lowood;
- exempting secondary dwellings (and former relative's apartments) from adopted charges;
- further alignment of use terms to align with *Planning Regulation 2017* charging categories; and
- adopting transport network adopted charge for two charge categories and amending the transport network adopted charge in two other charge categories.

It is proposed that the new charges resolution commence on 2 May 2022.

Adopted charges for residential development

Council has, since the introduction of the current capped infrastructure charging framework in 2011, adopted charges that are substantially less than the maximum adopted charge identified by the State Government for most charging categories.

This approach was intended to incentivise development within the region and did not reflect the actual cost of providing trunk infrastructure, either by Council or developers. For context, the maximum adopted charge is also not considered to be a full cost-recovery charge.

Given the anticipated cost of delivering trunk infrastructure within the three towns, it is proposed to increase the adopted charge for residential development, as well as long-term accommodation where for a relocatable home park. Currently, the combined adopted charge for the three local government networks is \$7,943.00 for new lots, dwellings, and relocatable dwelling sites.

Following a review of charges resolutions of similar local governments in South East Queensland, it is proposed to increase the adopted charge of the three local government networks for new lots and three or more-bedroom dwellings to \$14,998.00. Similarly, two or less bedroom dwellings are to be increased to \$11,999.00. These charges would apply to relocatable dwelling sites where for three or more or two or less bedrooms respectively.

It is not proposed to alter the adopted charges in areas outside of the urban footprint for Fernvale, Kilcoy, or Lowood, nor the service areas to which the adopted charges apply.

Exempting secondary dwellings from adopted charges

As part of the review of the adopted charges for residential development, it was identified that most local governments within South East Queensland have moved away from levying charges on secondary dwellings. A review of Council's infrastructure charges register identifies that whilst 24 infrastructure charges notices have been given for secondary dwellings since 1 July 2017, the total amount levied is less than \$100,000.

Given the demand placed on the local government networks from secondary dwellings is minor, and there is limited value being levied (and subsequently collected), it is considered that Council should remove the adopted charge for secondary dwellings. As secondary dwellings are included within the dwelling house use, a new provision is proposed at section 2.4 to clarify that secondary dwellings do not attract an adopted charge.

Additionally, the previous planning schemes for the former Esk and Kilcoy Shire Council's included a defined use of relative's apartment, which has the same development outcome as a secondary dwelling. It is proposed to move these use terms to the minor uses charge category, which does not attract an adopted charge.

Aligning with the *Planning Regulation 2017*

A detailed review of the use terms within each of the charge categories has been undertaken, which identified several uses that were no longer contained in the appropriate charge categories as outlined in the *Planning Regulation 2017*. The new charges resolution incorporates the following:

For the former Esk Shire Planning Scheme (Table 1A):

Land use	Former charge category	Proposed charge category
Veterinary establishment	Commercial (office)	Essential services
Cattery	Low impact rural	High impact rural
Kennel	Low impact rural	High impact rural

For the former Kilcoy Shire Planning Scheme (Table 1B):

Land use	Former charge category	Proposed charge category
Commercial facilities (medical centre)	Commercial (office)	Essential services

Veterinary establishment	Commercial (office)	Essential services
Cattery	Low impact rural	High impact rural
Kennel	Low impact rural	High impact rural

For the Somerset Region Planning Scheme (Table 1C):

Land use	Former charge category	Proposed charge category
Sales office	Residential uses	Commercial (office)
Home-based business (bed and breakfast)	Accommodation (short-term)	Minor use
Residential care facility	Accommodation (long-term)	Essential services
Crematorium	Places of assembly	Specialised uses
Warehouse	Commercial (bulk-goods)	Other industry
Wholesale nursery	Commercial (bulk-goods)	High impact rural
Market	Commercial (retail)	Minor uses
Theatre	Commercial (retail)	Entertainment
Community care centre	Commercial (office)	Educational facility
Healthcare services	Commercial (office)	Essential services
Veterinary services	Commercial (office)	Essential services
Club	Entertainment	Places of assembly
Function facility	Entertainment	Places of assembly
Indoor sport and recreation (for amusement parlours, bowling alleys etc)	Entertainment	Indoor sport and recreation
Rural industry	Specialised use	Other industry
Special industry	High impact rural	High impact industry
Intensive horticulture	Low impact rural	High impact rural
Rural workers accommodation	Low impact rural	Specialised uses
Telecommunications facility	Essential services	Minor uses
Utility installation	Essential services	Specialised uses
Cemetery	Specialised uses	Minor uses
Detention facility	Specialised uses	Essential services
Landing	Specialised uses	Minor uses
Port service	Specialised uses (unlisted)	Specialised uses
Resort complex (accommodation component)	Specialised uses	Accommodation (short-term)
Resort complex (other than accommodation component)	Specialised uses	Entertainment
Winery	Specialised uses	High impact rural
Marine industry	Specialised uses (unlisted)	Other industry
Windfarm	Specialised uses (unlisted)	Low impact rural

The revised Table 1C also clarifies:

- that animal keeping that is high impact rural is only for catteries and kennels, with other forms of animal keeping are a specialised use;
- the distinction between accommodation and non-accommodation areas of hotel, nature-based tourism, and resort complex; and
- that temporary uses are minor uses that do not attract a charge.

Adopted charges for the transport network

Council currently does not have an adopted charge for the transport network for educational establishment or essential services. It is proposed to adopt a transport charge for educational

establishment consistent with retail, bulk-goods, and entertainment, and adopt a transport charge for essential services consistent with the office charge.

It was also identified that as a result of escalation in recent years, that two adopted charges have exceeded the maximum adopted charge, when considering the split of charges between Council and Urban Utilities under the breakup agreement. These are places of assembly and indoor sport and recreation (court areas). It is proposed to:

- reduce places of assembly transport network adopted charge by \$10.00 per m² GFA, to \$40.00 per m² GFA; and
- reduce indoor sport and recreation (court areas) transport network adopted charge by \$5.00 per m² GFA of court areas to \$16.30 per m² GFA.

Indexation of adopted charges

Proposed Charges Resolution (No. 1) 2022 does not include any indexation, with indexation due in the new financial year.

Attachments

Attachment 1 – Charges Resolution (No. 1) 2022

Recommendation

THAT Council adopt Charges Resolution (No.1) 2022 as per Attachment 1, commencing 2 May 2022 and

THAT Urban Utilities be advised of Council's adoption of the charges resolution as per Attachment 1.

Resolution

Moved – Cr Wendt

Seconded – Cr Gaedtke

“THAT Council adopt Charges Resolution (No.1) 2022 as per Attachment 1, commencing 2 May 2022 and

THAT Urban Utilities be advised of Council's adoption of the charges resolution as per Attachment 1.

Carried

Vote - Unanimous

Subject:	Planning and Development Department Monthly Report – March 2022
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 March 2022 is provided for Council's information.

Planning Development Applications

A total of thirty-two (32) development applications were received in March 2022.

Assessment Type	February 2021	March 2021	February 2022	March 2022
Building Works assessable against the Planning Scheme	7	12	15	15
Material Change of Use	7	7	7	11
Reconfiguring a Lot	2	1	4	4
Operational Works	2	2	-	2
Combined Applications	-	-	-	-
Total	18	22	26	32

The list of applications received is provided in Appendix 1.

A total of twenty-three (23) development applications were decided in March 2022.

Approved/Refused	February 2021	March 2021	February 2022	March 2022
Refused - Council	-	-	-	-
Approved - Council	3	6	10	8
Approved - Delegated Authority	10	12	18	15
Total	13	18	28	23

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

Planning and Environment Court Appeals

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 Council's 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. The matter has been scheduled for review on Thursday 21 April 2022.



Building Development Approvals

A total of sixty-five (65) building approvals were issued in the region for March 2022.

Assessment Type: Building Works

Status	February 2021	March 2021	February 2022	March 2022
Accepted	130	146	72	65
Approved - Council	17	15	7	12
Approved - Private Certifier	107	110	58	53

The list of applications approved is provided in Appendix 2.

Building Compliance Matters

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

March 2022:

Unapproved building works at Crossdale, Bryden, Somerset Dam, Cooeimbardi, Scrub Creek, Gregors Creek, Mount Stanley, Avoca Vale, Moore, Colinton, Wivenhoe Pocket, Harlin, Fernvale, Ottaba, Lowood, Esk, Hazeldean, Cressbrook, Braemore and Toogoolawah.

Unlawful use of buildings at Kilcoy, Coominya and Harlin.

**Plumbing Compliance Permits and Inspections**

A total of thirty-five (35) plumbing and drainage approvals were issued in the region for March 2022.

Assessment Type: Plumbing Approval

Status	February 2021	March 2021	February 2022	March 2022
Approved	16	35	28	35
Info Request	12	11	14	7
Total	28	46	42	42
Plumbing Inspections	75	75	76	94

The list of applications approved is provided in Appendix 3.

The number of home sewerage treatment plants on Council's register is 2220 of which 257, or 11.57% are currently overdue for servicing.

Mid-Brisbane (Black Snake Creek Catchment) Wastewater Risk Mitigation Program

Council's plumbing inspectors have continued working through the next phase of the Wastewater Risk Mitigation Program within the Mid-Brisbane (Black Snake Creek Catchment). Twenty-one eligible properties in the Glamorgan Vale area were sent invitations to apply for upgrade subsidy; eight of which have volunteered for an inspection, with six inspections resulting in the allocation of funding.

Environmental Health Services**Toolbox overview**

The below figures reflect the customer sessions on Somerset Regional Council's content on Toolbox for the months of January, February and March 2022.

Visitors to Council content

	January 2022	February 2022	March 2022
Users	328	340	334
Sessions	414	411	421
Pageviews	762	794	775
Pages/Session	1.84	1.93	1.84
Avg. Session Duration	2m06s	2m08s	2m25s

Downloads	148	135	166
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Most popular content

Top content pages	Unique Pageviews		
	January 2022	February 2022	March 2022
Cats and dogs	222	212	250
Noise Pollution	93	72	78
Other Animals	58	45	51
Birds and Poultry	31	39	37
Food	19	-	19
Other business	-	36	-

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 97 users completed the training during the month of January.

Swimming Pool Water Quality Monitoring

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



Mosquito Monitoring



Officers have commenced the 2021-2022 mosquito surveillance program in the towns and villages of Fernvale, Lowood, Tarampa, Minden, Toogoolawah, Esk, Moore and Linville. The survey is being conducted in conjunction with Queensland Health which is being 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 February and March.

Invasive Animal Control

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

Wild dogs

1080 baits injected:

	February 2022	March 2022
Gregors Creek	-	47
Monsaldale	-	20
Kingaham	-	147
Jimna	-	50
Sheep Station Creek	-	20
Fernvale	-	14
Toogoolawah	-	15
Total	-	313



Dingo scalps presented:

	February 2022	March 2022
Westvale	-	3
Eskdale	-	1
Crossdale	-	4
Redbank Creek	3	-
Total	3	8

Feral pigs

1080 baits injected:

	February 2022	March 2022
Total	-	-



Feral pig scalps presented:

	February 2022	March 2022
Buaraba	85	84
Total	85	84

Feral pigs reported to be impacting on a landholder Cooeimbardi area, a trap was deployed resulting in all 6 pigs being trapped with no evidence of others when the trap was removed.

Rabbits:



- Officers have been working with landholders to control rabbit infestations in the following areas:
 - Fernvale, Fulham, Esk, Toogoolawah, Kilcoy.
- Officers are continuing to work closely with Seqwater in controlling rabbits around Somerset and Wivenhoe Dams.

Fox:



- Pest Management Officers are continuing to monitor den sites that have been found and fumigated.
- Fox reported to be impacting on a landholder at Prenzlau, a trap was deployed trapping one fox

Invasive Plant Control

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

February 2022:

- **Annual Ragweed** – Toogoolawah, Lowood, Fernvale, Linville, Moore, Coominya, Mt Tarampa, Fernvale, Eskdale.
- **Honey Locust** – Coal Creek
- **Giant rats tail grass** – Coominya, Eskdale, Wivenhoe Pocket, Kilcoy, Mt Kilcoy, Toogoolawah, Fernvale, Glamorganvale.
- **Lantana** – Linville, Gregors Creek.
- **Main Roads Element 5** – Kilcoy Murgon Road, Brisbane Valley Hwy, D'Aguilar Hwy, Coominya Connection Road, Wivenhoe-Somerset Road
- **Main Roads Element 8** – D'Aguilar Hwy East
- **Herbicide applied** – 33,705L.
- **Lantana mechanical removal** – To wet.
- **Lantana chemically treated** – 134,350M²/ 13.4Ha.
- **Lantana** – Mechanical removal of lantana was conducted Moore

March 2022:

- **Giant rats tail grass** – Fernvale, Lowood, Mt Tarampa, Lowood, Esk, Wivenhoe Pocket, Jimna, Harlin, Toogoolawah
- **Fireweed** – Fernvale, Esk, Coominya, Neurum, Kilcoy, Jimna.
- **Lantana Control** – Gregors Creek, D'Aguilar Hwy West, Emu Ck Rd, Turtle Ck Rd, Brisbane Valley highway
- **Groundsel** – Linville
- **Annual Ragweed** – Lowood, Wivenhoe Pocket, Toogoolawah, Coominya, Fernvale, Marburg, Minden, Harlin, Eskdale, Esk, Kilcoy, Neurum, Villeneuve, Eskdale, Mt Beppo, Colinton, Mt Glorious, Crossdale, Moore, Bryden, Kilcoy, Glenfern, Mt Byron
- **Leucaena** – Esk, Crows Nest Rd,
- **Main Roads Element 5** – D'Aguilar Hwy, Brisbane Valley Hwy, Gatton-Esk Rd
- **Council managed infrastructure-** Fernvale rail trail,
- **Herbicide applied** – 24,860L.
- **Lantana mechanical removal** – 40,000m² / 40Ha.
- **Lantana chemically treated** – 204,010m² / 204.01Ha.
- **Lantana** – Mechanical removal of lantana was conducted at Kangaroo Creek, Crossdale Road.

Lantana Chemical Subsidy Program

As part of the 2021/22 budget, Council has funded an ongoing Lantana Chemical Subsidy Program.

The 2021/22 program is currently on hold awaiting the finalisation of outstanding claims to assess the remaining budget allocation.

Compliance under the *Biosecurity Act 2014*:

	February 2022	March 2022
Information notices	9	-
Biosecurity Orders	-	-

Enter and Clear action

-

-

Regulatory Services

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

Natural Resource Management

Land for Wildlife

- Officer representation and the SEQLfW Regional Steering Committee 23 March 2022.

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.
- 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. An initial Draft is anticipated in May 2022. Copies will be distributed to Council information centres upon completion.

Catchment Management

- Resilient Rivers Project Updates:
- A contractor has been selected for the next stage of the Black Snake Creek Project (2 properties at Glamorgan Vale) with preparatory works underway, including preliminary site layout and fencing. Planting is anticipated in late April.
- The Twin Bridges investigation project is ongoing, with an additional consultancy piece commissioned in terms of the 2022 Flood impacts to the site. Draft project findings are anticipated in late April 2022.



Offsets – Planting



Delivery of Councils Capital Works Offsets:

- Preparatory works (spraying) have been undertaken in preparation for 850 (Koala) trees along the Brisbane Valley Rail Trail between Esk and Toogoolawah. Planting is anticipated for Late April/Early May 2022.

Collaborations

- The Recovery and Resilience teams continue to work on key sites across the region, including: Yowie Park, Kilcoy; The Condensery, Toogoolawah; Shines Road, Wivenhoe Pocket; Brisbane Valley Rail Trail, Lowood. Project sites experienced a range of impacts from the recent flood event, with most deemed repairable, and reparation works initiated immediately. The Sandy creek site however was significantly impacted and will be subject to major repairs prior to any future recovery and resilience team restoration works.
- Ongoing discussions with Seqwater regarding co-investment opportunities at the Mid -Brisbane River reserves, including Flood reparations and prioritisation.

- Ongoing preparations for a Fire information evening and follow up property workshop on the 4th and 14th of May 2022 respectively. This event will be supported by the Queensland Fire and Biodiversity Consortium, and Queensland Fire and Emergency Services.
- Officer representation on the Natural Environment Recovery Group (in respect of the 2022 Floods).
- Officer representation to the Queensland Fire and Biodiversity Consortium – 24 March 2022.
- Officer representation at the Jimna Landcare Festival, 19 March 2022.

Business Recovery Officer

March has been a very busy month for the Business Recovery Officer (BRO), including the following recovery activities and initiatives:

1. Published a Flood Recovery Newsletter –

- 445 copies emailed to businesses.
- An electronic copy on Council website - recovery section.
- Printed copies available at customer service counters.

2. Promoting Business Grants –

- Promoted purpose flood grants and loans for primary producers, small business and not for profits promoted through the recovery newsletter, face to face visits and phone calls.

As of 31 March 2022	Assessment Stage:	Approved:	Total Value To Date:
Primary Producer \$75k Grant	45	6	\$90,000
Small Business \$50k Grant	21	5	\$59,348
Not For Profit \$50k Grant	0	0	\$0

3. Promoting Business Recovery Vouchers –

- 36 flood affected applicants received BizRebuild \$2k vouchers for business plant and equipment repairs or replacement.
- 6 applicants were personally assisted by the BRO with face to face application assistance at business locations and our library.
- 11 Somerset hardware and rural supplies stores were approached and agreed to participate in the voucher program to keep funds in local circulation.

\$2k and \$500 Voucher applications as at 31 March 2022	Total Applicants:	Total Value:
Applications submitted:	36	\$74,000
Note: Somerset 36 strong result compared with other SEQ LGAs - Gympie 70, Moreton 25.		

4. Promoting Property Clean-up Services –

- 13 properties were directly referred to BlazeAid by the BRO

BlazeAid Fence Cleanup Progress: at 31 March 2022	Results:
New fencing	7.9kms
Removed broken fencing	13.1kms
Properties registered for support	34
Properties started repairs	26
Properties completed	9

5. Created Online Business Survey –

- BRO commenced building a survey monkey questionnaire to validate DESBT's high level business recovery survey.
- 30 March approval confirmed to go live.
- Survey link to be on Council website - recovery section.

6. Business Recovery Visits –

- Primary producers were most affected by flood damage to stock and plant and equipment.
- Town businesses were more affected by loss of trade due to road closures.

March 2022 Business Contacts	Business Visits	Phone Calls	Top 3 Customer Topics	Rank
Northern Region:	5	8	Loss of trade	1
			Financial Assistance	2
			Property Cleanup	3
Central Region:	4	9	Financial Assistance	1
			Loss of trade	2
			Property Cleanup	3
Southern Region:	5	12	Property Cleanup	1
			Financial Assistance	2
			Loss of trade	3
Total:	14	29		

7. Recovery Events –

- Collaboration with our SRC Tourism team to promote networking event - Experience Somerset Launch 29 March 2022.

8. Economic Development Strategy –

- Economic Development Strategy progression underway with 55 Stakeholder interviews completed.
- Planned workshop presentation to elected members is scheduled for 29 April.

Recommendation

THAT the Department of Planning and Development Monthly Report for March 2022 be received and the contents noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

“THAT the Department of Planning and Development Monthly Report for March 2022 be received and the contents noted.

Carried*Vote - Unanimous*

Subject: Contract matter – CCTV, cabling, wireless and similar services
File Ref: Council properties - security - surveillance - closed circuit TV - CCTV
Action Officer: DFIN

Background/Summary

Council officers have been relying on a 2018 decision of Council to use RDH Services Qld Pty Ltd trading as RDH Integration Services for expanding and maintaining Council's CCTV network and other security systems as well as providing cabling, wireless and other communications services without first seeking quotations. Council's endorsement is sought to continue this practice so that relevant services can be maintained on a timely basis. RDH Services have a place of business just outside Somerset LGA in Glenore Grove.

Attachments

Nil

Recommendation

THAT Council confirms in accordance with Section 235(a) that it is satisfied considering the need to ensure the operation and stability of Council's CCTV, security and other communications networks that RDH Services Qld Pty Ltd trading as RDH Integration Services are the only known supplier reasonably available who specialise in all the relevant fields of data cabling, wireless, optic fibre and other connections, CCTV and monitoring solutions and information technology and telecommunications, IP telephony and electrical solutions, who employ technology industry staff with whom Council has successfully dealt with in the past and who have a place of business that is within 33 kilometres of both Lowood and Fernvale.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT Council confirms in accordance with Section 235(a) that it is satisfied considering the need to ensure the operation and stability of Council’s CCTV, security and other communications networks that RDH Services Qld Pty Ltd trading as RDH Integration Services are the only known supplier reasonably available who specialise in all the relevant fields of data cabling, wireless, optic fibre and other connections, CCTV and monitoring solutions and information technology and telecommunications, IP telephony and electrical solutions, who employ technology industry staff with whom Council has successfully dealt with in the past and who have a place of business that is within 33 kilometres of both Lowood and Fernvale.”

Carried

Vote - Unanimous

Subject:	Local Roads and Community Infrastructure Program phase 3 extension
File Ref:	Grants – programs - Local Roads and Community Infrastructure Program
Action Officer:	DFIN

Background/Summary

The Australian Government has announced further funding for local governments under the Local Roads and Community Infrastructure Program (LRCIP).

The announcement of a LRCIP phase 3 extension is confirmed in the budget papers (Regional Ministerial Budget Statement page 238) with an allocation of non-competitive/ allocated capital funds to Somerset Regional Council of \$987,796 announced at <https://investment.infrastructure.gov.au/files/local-roads-community-infrastructure-program/lcri-program-phase-3-funding-allocations-extension.pdf>.

As per previous rounds, it is recommended that Council identify LRCI round 3 extension projects early to manage the risk of delays in obtaining final project funding confirmation.

Proposals from the draft FY2023 capital works program are included in the recommendation below totalling \$1.025M.

Conditions of funding such as project timing are not yet known however it is assumed that guidelines will be like the earlier three rounds of this funding.

Attachments

Nil

Recommendation

THAT Council endorse the nomination of the following projects to be funded under the Local Roads and Community Infrastructure Program phase 3 extension:

- Kilcoy Recreation Grounds - Construction of Ferling Way to rear of sheds - \$220,000
- Railway Park amenities, Coominya upgrade - \$200,000
- Royston Street, Kilcoy – road rehabilitation from Mary to Rose Street (220m). Replace footpaths, kerb and channel sections - \$290,000

- Colinton Street, Braemore - form and seal section along group of houses (400m) - \$175,000
- McConnell Street, Braemore - form and seal section along group of houses (450m) - \$140,000

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT Council endorse the nomination of the following projects to be funded under the Local Roads and Community Infrastructure Program phase 3 extension:

- Kilcoy Recreation Grounds - Construction of Ferling Way to rear of sheds - \$220,000
- Railway Park amenities, Coominya upgrade - \$200,000
- Royston Street, Kilcoy – road rehabilitation from Mary to Rose Street (220m). Replace footpaths, kerb and channel sections - \$290,000
- Colinton Street, Braemore - form and seal section along group of houses (400m) - \$175,000
- McConnell Street, Braemore - form and seal section along group of houses (450m) - \$140,000 .”

Carried*Vote - Unanimous*

Subject:	Contract matter – Condensery architecture services
File Ref:	Creditors
Action Officer:	DFIN

Background/Summary

Council engaged Graham Richardson Associates Architects for architectural services to develop proposals to expand the Toogoolawah Condensery in a way that would replace the concrete slab area to the south of the existing building.

Subsequently Graham Richardson Associates was also commissioned to provide 3D rendering of the expansion design for presentation to stakeholders. The additional work makes the supply a medium sized contractual arrangement consistent with section 224 Local Government Regulation 2012 (LGR) and endorsement is sought under LGR section 235 to confirm the engagement and budget allocation.

Attachments

Nil

Recommendation

THAT Council resolves that it is satisfied that there was only one supplier reasonably available sought for production of both design presentation material for the Toogoolawah Condensery expansion project given the design work previously undertaken being Graham Richardson Associates.

THAT Council endorses the use of the budget allocated for the Toogoolawah Condensery sculpture garden project for the Toogoolawah Condensery expansion project

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

“1. THAT Council resolves that it is satisfied that there was only one supplier reasonably available sought for production of both design presentation material for the Toogoolawah Condensery expansion project given the design work previously undertaken being Graham Richardson Associates.

2. THAT Council endorses the use of the budget allocated for the Toogoolawah Condensery sculpture garden project for the Toogoolawah Condensery expansion project.”

Carried*Vote - Unanimous***Subject: Somerset Garden Competition 2022****File Ref:****Action Officer: TO -BH****Background/Summary**

The fifth Somerset Garden Competition was held from July to September 2021 and encouraged Somerset garden enthusiasts to enter their gardens into an open garden display and associated competition. Council received 14 entries across the three major categories. This was a decrease from the previous year.

The event was sponsored by Searles Garden Products and is very much appreciated by all entrants and winners each year.

Feedback was received by entrants regarding that they were very impressed with the open garden weekends however they would like to have it advertised for longer.

Based on feedback of the 2021 event the following schedule is proposed for the 2022 Somerset Garden Competition:

2022 Somerset Garden Competition Recommendations

Entries Open: Saturday, 18 June 2022 at the Esk Garden and Lifestyle Fair

Entries Close: Thursday, 15 September 2022

Judging: Between: Monday, 19 September and Monday, 26 September 2022

Winners Announced: Thursday, 29 September 2021 at a morning tea event at Esk

Open Gardens Trail: Advertise dates at the Esk Garden and Lifestyle Fair
List of addresses from Monday, 27 September 2022

Open Gardens to happen on Saturday, 1 and Sunday, 2 October 2022 (9am to 2pm)

Bus Tours: Saturday, 1 and Sunday, 2 October 2022
9am – 2pm daily

- North, south and middle bus runs
Note: this will only occur if a sponsor can be secured
- Judges: Two Councillors and one garden enthusiast or a specialist garden judge from outside of the Somerset region (if within budget allocation). It is recommended we get a judge from outside of the region for the 2022 event.
- Major Categories: Best Rural Garden
Best Urban Garden
Best Business Garden
Best Community Group Garden.
- Encouragement awards:
Best Rural Garden
Best Urban Garden
Best Business Garden
Best Community Group Garden.
- Bonus categories: Bonus categories to be sponsored by sponsors
Water wise garden
Native garden
Edible garden
Children's garden
- Sponsor: One major sponsor
Additional sponsors to be sought for the encouragement and bonus categories along with the bus tours on open garden days.
- Winners Prizing: Framed winners' certificate and a \$350 cash prize for Major winners of each of the major categories as a minimum. Additional prizing will be dependent on sponsors.
- Design/Promotion: Paper copy of registration forms are to be designed and distributed throughout the region.
Esk Garden and Lifestyle Fair on Saturday, 18 June 2022.
Promotion through other garden groups in surrounding regions.

Attachments

Nil

Recommendation

THAT Council

1. Accept the 2022 Somerset Garden Competition recommendations outlined in this report.
2. Allocate two Councillors to be on the judging panel for the 2022 Somerset Garden Competition being Cr_____ and Cr_____.
3. Allocate \$5000 in the 2022/2023 budget toward the 2022 Somerset Garden Competition.

Resolution	Moved – Cr Gaedtke	Seconded – Cr Brieschke
"THAT Council		

1. Accept the 2022 Somerset Garden Competition recommendations outlined in this report.
2. Allocate two Councillors to be on the judging panel for the 2022 Somerset Garden Competition being Cr Choat and Cr Isidro.
3. Allocate \$5000 in the 2022/2023 budget toward the 2022 Somerset Garden Competition."

Carried*Vote - Unanimous*

Subject: Somerset Civic Centre - Strategic Plan
File Ref: Somerset Civic Centre
Action Officer: ACM

Background/Summary

Following discussion at previous Council and Somerset Civic Centre Advisory Committee meetings, a draft strategic plan has been prepared for the Somerset Civic Centre. The plan references and incorporates discussions and suggestions by Committee and Council members and connects to Council's corporate plan deliverables, themes and language.

The objectives are developed under the current resourcing framework but allow room for sustainable growth, enabling the Somerset Civic Centre to articulate and attract funding and grow community pride and excitement.

Attachments

Attachment 1: Somerset Civic Centre Strategic Plan 2022 - 2025

Recommendation

THAT Council adopt Somerset Civic Centre Strategic Plan 2022 – 2025.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

"THAT Council adopt Somerset Civic Centre Strategic Plan 2022 – 2025."

Carried*Vote - Unanimous*

Subject: Community Led Support Service for Seniors
File Ref: Community Services - Service Provision - Community Development
Action Officer: CDC

Background/Summary

Although in theory, there are various in-home aged care services available to support seniors in the Somerset Region, in practice this is not the case. Many services are struggling to find staff who are willing to travel into our region and often funding provided in the home care package or through the Commonwealth Home Support block funding is inadequate to meet the need. This is due to the cost of travel, either to assist people in their home or to take people to medical appointments or shopping. This leaves many of our seniors, particularly in the northern region disadvantaged and vulnerable, as there are black holes in service delivery

in the region, where there is no coverage; an example being the Toogoolawah end of Gregors Creek, where an aging farmer is unable to get assistance to upkeep his home. There are many stories of seniors missing medical appointments, not being able to partake in social activities and not being able to engage a service to keep their home environment safe, secure or clean. The community nurse at the Esk Hospital can cite many cases, where she struggles to get people support to return home after hospitalisation. This difficulty has been exacerbated over the last two years due to COVID, with many staff having left the age care industry.

In response to this problem, which is not unique to Somerset, a new model of service provision was first developed in Bell, a town of around 400 people, on the Darling Downs. It has since been rolled out in Kilkivan and is currently being considered in places like Charleville, Cunnamulla and Etheridge, where Councils are currently in discussions.

The Bell model was developed by a resident whose friend was unable to get support from Blue Care, as they had to travel too far from Dalby. Lesley Bryce realised that her friend was not alone and so looked to solve the problem for her community. She identified that there were many elderly residents who had not engaged with My Aged Care (the government portal for aged care assessment) and were struggling to manage and that there were many people in the town who were in need of work. These people may have been able bodied retirees looking for supplementary income, stay at home mums wanting work during school hours or others wanting full time employment. Examples of work could be lawn mowing, providing transport, house cleaning and the number of hours worked could be minimal (eg 3 hours/week) or full time.

Explaining the model's development in simplistic terms, through a series of public meetings and working with seniors she was able to secure \$400,000 worth of home care packages for residents in Bell. At the same time, she formed a not for profit community led organisation "Bell Cares" to coordinate the interface. The governance and compliance for this model is overseen by two organisation in partnership. The first is Trilogy Care which is a registered self managed home care package provider. They manage the funds on behalf of the participant and as part of their practice, send invoices to the clients to check, ensuring that they have received the service for which they are billed, before paying the worker. Mabel is the second partner and is a web based service, which links people searching for a worker with an appropriate worker. This organisation covers the insurance including public liability, professional indemnity and a small amount of income protect insurance. Mabel also organise the background checks on the potential workers, freeing the local not for profit from these requirements and ensuring both worker and client are protected.

There is an administrative fee for this service, (as there is with any aged care provider, such as Blue Care) with the not for profit receiving 11% of the fees for their involvement. Through these fees, they can employ a part time local coordinator, to assist in the delivery. Councils are not involved, unless they want to be involved and this could be with elected representatives being on the executive of the local organisation.

After viewing a video on the Bell model (<https://bellcares.com.au/media>) and virtually meeting Brad Grieve, community engagement officer from Mabel, at the West Moreton Older Person's Collaborative Network, Brad was invited to attend an initial meeting at Esk on 28 March, where he explained the model in more detail. Councillors Brieschke, Gaedtke and Isidro attended along with Jeanette Degruessa, community nurse from the Esk Hospital and Council's community development coordinator.

From the discussion it was evident that the model would be viable for our region and would be particularly valuable for the areas of Esk, Toogoolawah and surrounding districts where over 40% of the population are over 60 years. Once established, it could be extended to take

in a greater area. The not for profit could be created as a new entity, or the Somerset Community Support Association Inc, which has sat dormant for years, could be repurposed for this initiative. It has in the order of \$10,000 in funds which could be used to help pay for a part-time coordinator while the service develops momentum.

Brad Grieve from Mabel and James Whitelaw from Trilogy would be delighted to attend a Council meeting to explain the model and address any questions.

Attachments

Attachment 1 – Community Managed Aged Care Flyer

Recommendation

THAT Council meet with representatives from Trilogy and Mabel to learn more about the model and see how it could work in the Somerset Region, with initial development in the areas of Esk and Toogoolawah.

Resolution

Moved – Cr Brieschke

Seconded – Cr Gaedtke

“THAT Council meet with representatives from Trilogy and Mabel to learn more about the model and see how it could work in the Somerset Region, with initial development in the areas of Esk and Toogoolawah.”

Carried





Vote - Unanimous

Subject: Tourism and Promotions Report - March 2022
File Ref: Tourism – Promotions
Action Officer: A/MRT













Background/Summary


The following is the March 2022 summary of activities for Somerset Explore and Visitor Information Centres and the Tourism team members.


Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of state	Inter state	International	Total
 Esk VIC	53	63	60	26	12	4	218
 Fernvale Explore Centre	83	104	45	19	6	4	261
 Kilcoy Explore Centre	121	107	102	29	68	0	427
 The Condensery	136	65	82	11	8	2	304

Motivators

	First	Second	Third
Esk	 Maps and Directions	 Glen Rock Gallery	 Brisbane Valley Rail Trail
Fernvale	 Maps and Directions	 Outdoor Activities	 Brisbane Valley Rail Trail
Kilcoy	 Maps and Directions	 Outdoor Activities	 Caravanning and Camping
The Condensery	 The Exhibitions Condensery	 The Building Condensery	 Arts and heritage

Merchandise Sold 	
Esk	\$25.00
Fernvale	\$1.00
Kilcoy	\$21.00

Active Volunteers 	
Esk	13
Fernvale	20
Kilcoy	7
TOTAL	40

Digital Media

Facebook



2875 (-5)

Instagram



1420 (+10)

Website



New Experience Somerset website launched on Tuesday, 29 March (below statistics are for the first week of operation)

Page Views: 4330

Visitors: 100% new (1400 new users)

Peak Time: Thursday, 31 March

Most Popular Pages: Experience Somerset home page, Article: The best places to camp and Caravan in Somerset, Experiences

Device Type: 70% mobile, 23% desktop and 7% tablet

Volunteer acknowledgement and engagement

Volunteer famil tours for 2022 are currently being planned out by Tourism Officers. The next scheduled famil tour is May 2022.

Glen Rock Art Gallery (Esk Visitor Information Centre)

The March exhibition in Glen Rock Gallery featured the works of two SASI artists, Sue White and Cassandra Hodgins.

Sue White's love of landscapes, farms and old houses was showcased in a selection of watercolour works painted in France and England.

Cassandra's passion for botanicals, birds and insects using watercolours and pencil encourage the viewer to bring awareness to the small and precious things in nature and the need to protect them and the environment.

Somerset Tourism Strategy

Tourism Strategy Outcome 1.3 Completed - Develop a single online entry pint/website landing page with the release of the new and improved Experience Somerset website.

Experience Somerset Launch Event

The Tourism Team launched the new Experience Somerset Visitor Guide, Website and Destination Video at a tourism networking event held at the Kilcoy Explore Centre on Tuesday, 29 March. A total of 65 people attended the event including a range of Somerset tourism operators, volunteers and business owners, along with a representative from the Brisbane Economic Development Agency and media outlets.

All guests enjoyed an hour of networking, music, photos and meeting llamas and enjoy food served by Brisbane Valley Farm Direct and drinks from Woongooroo Estate and Exchange Hotel Kilcoy. The networking event concluded with the official proceedings including speeches from the Mayor, CEO, keynote speaker Tony Martin, General Manager of the QANTAS Founders Museum in Longreach and the launch of the Experience Somerset website and destination video by Acting Manager Recreation and Tourism.

Best of Brisbane Region Experiences Support Program

Brisbane Economic Development Agency is delivering a Best of Brisbane Region Experiences Support Program with local Councils and tourism organisations to increase the Brisbane Region's tourism experience offerings. The program will run for 11 weeks from March and cover 13 modules of training to increase tourism business's ability to become a Best of Queensland Experience. The six successful tourism businesses attended an introductory session with one of our mentors, Robbie Cornelius from DR Tourism on Tuesday, 22 March in Esk. The six tourism businesses are now working with the mentors individually to become a Best of Queensland Experience.

Due to the limited availability of mentoring spots, the Tourism Development Officer will be working with additional businesses on the manual provided by BEDA to increase the region's Best of Queensland Experiences offerings over the coming months.

Promotional activities:

- Preparing submission for QTIC 2022 Top Tourism Town Awards – Tiny Town Category – Linville
- Submissions were made to the Institute of Public Works Engineering Australasia (IPWEA) for the 2022 ANZAC Memorials Commemorative Book. Submissions were made for the Colinton War Memorial, known to be the oldest WW1 memorial in Queensland and the

Toogoolawah War Memorial, which was the second such memorial erected in Queensland, and the first outside a cemetery.

- Promotion of the new Experience Somerset Visitor Guide and website throughout the Somerset tourism operator network, accredited visitor information centre network and via a social media advertising campaign.
- An application was submitted to attend the Queensland Caravan and Camping Supershow to be held at the Brisbane RNA Showgrounds from Tuesday, 7 June to Sunday, 12 June. Confirmations will be sent in early April

Attachments

Nil

Recommendations

THAT Council receive the Tourism and Promotions Report for the month of March 2022 and that the contents be noted.

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT Council receive the Tourism and Promotions Report for the month of March 2022 and that the contents be noted.”

Carried

Vote - Unanimous

Subject: Fernvale Sports Park Advisory Committee Meeting – 23 March 2022
File Ref: Fernvale Sports Park Advisory Committee
Action Officer: A/MRT

Background/Summary

The meeting of the Fernvale Sports Park Advisory Committee (the Committee) was held on Wednesday 23 March 2022 at the Fernvale Sports Park. A report of the meeting is attached for review.

Items of note:

- Council Officers continue to liaise with users regarding operational issues with regards to the kiosk, seating and drainage. Issues to be progressed or resolved prior to following meeting scheduled for Wednesday 22 June 2022.
- Works at the Fernvale Sports Park including the repair and stabilisation of the oval boundary fence, netball courts fencing and additional car park bollards have been completed.
- The Marburg Mount Crosby Thunder Cricket Club have partially completed works to level the turf cricket wicket of the oval. Further works are to occur at the conclusion of the Australian Football season.
- The Committee discussed and provided support for the Brisbane Valley Rattlers Australian Football Club (BVRAFC) to install an ice machine at the rear of the kiosk. Previously, the Committee provided support for the BVRAFC to install the ice machine in the first aid room, but this room was not suitable due to floor waste drain not being installed in the room.

- The Committee confirmed in-principal support for the BVRAFC to install a scoreboard at the north-eastern corner of the main oval. The BVRAFC are to provide further information and obtain necessary approval prior to proceeding.
- The Somerset Storm Netball Club are seeking grant funding to undertake upgrade works to the existing netball courts and to construct a further two outdoor netball courts.

Attachments

1. Meeting Report – Fernvale Sport Park Advisory Committee – 23 March 2022
2. Operating and Project Budget Year to Date Financial Review (as at 18 March 2022)

Recommendation

THAT Council receive the report for the Fernvale Sports Park Advisory Committee meeting held on Wednesday, 23 March 2022 and the contents be noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

“THAT Council receive the report for the Fernvale Sports Park Advisory Committee meeting held on Wednesday, 23 March 2022 and the contents be noted.”

Carried

Vote - Unanimous

Subject:	Corporate and Community Services Monthly Report – March 2022
File Ref:	Corporate Service Report
Action Officer:	DCORP

Background/Summary

In delivering on Council's Operational Plan and commitment to excellent customer service, the Corporate and Community Services Department offer the following information as a representation of activities undertaken during the month of March 2022.







Records

Documentation – At a Glance – March 2022

Inward/Actioned Documents – 5114	Outward Correspondence - 2376
Customer Service Requests - 555	Councillor Requests – Twenty-Five (25)
Decision Notices/Workshop Outcomes - Decision Notices – Thirty-Nine (39) Workshop Actions – Twenty-Four (24)	Tender/Quotation – Tenders – Zero (0) Numbered Quotations – Two (2)

Total Documents Registered for the month of March 2022 – 10748 – 13% increase

Total Documents Registered for the month of March 2021 – 9351

 Emails In - 4146 Emails Out – 2170	 Customer Requests - 555 Councillor Requests - 25	 Letters In – 968 Letters Out - 206
 Invoices - 843	 Receipts - 188	 New Folders - 159

Statistics continue to reflect high numbers of documentation received. A lot of this can be attributed to correspondence received following the severe weather event at the end of February.

Information and Communication Technology (ICT)

Monthly Report – March 2022

Software and infrastructure upgrades continue in line with budgetary considerations and operational requirements, and work continues implementing audit recommendations in line with target dates.

The replacement public mapping solution is on target, with the internal solution also under development. Resourcing of GIS remains an issue with no specifically assigned staff.

Significant repairs to wireless networks and CCTV equipment have been required in the aftermath of the adverse weather at the beginning of the month.

The same weather events combined with COVID have continued to impede progression on projects while supporting a distributed workforce with many staff changing locations more than once throughout the month.

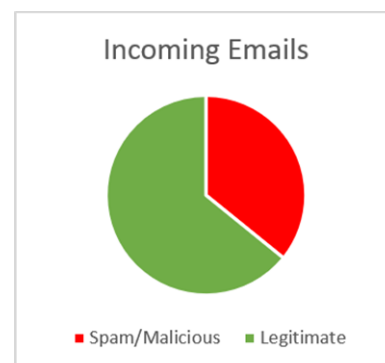
Cyber Security

Total email volumes were up with 36% of incoming emails identified as malicious. Phishing emails continue to target Office365 and videoconferencing utilities, with several incoming malicious emails received from compromised email accounts at vendors and other government entities including Councils.

Phishing testing of all corporate email users continues in line with audit requirements, with no users 'caught' from over 150 emails sent so far in the current quarterly phishing test. Phishing testing involves sending benign copies of malicious emails to staff and Councillors to increase their awareness and test their response to a potential risk and forms an important part of cyber security preparedness.

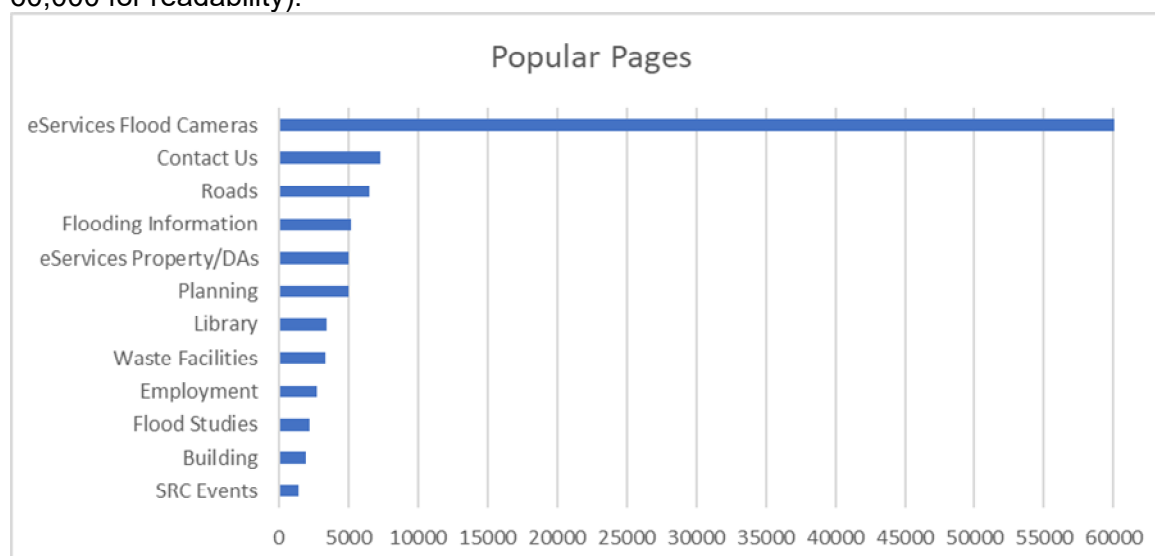
Targeted attacks continue against internet facing resources, with the Australian Cyber Security Centre (ACSC) and Queensland Government Chief Information Officer (QGCIO) continuing to warn of ongoing campaigns by foreign nations and organised hacker groups targeting Australian government and business networks. Recent attacks have focused on targeted phishing emails and leveraging newly discovered software vulnerabilities before patches to fix them are released or installed, and activity continues to attempt to take advantage of diminished ICT staff numbers and increased remote working.

Thousands of compromise attempts continue to be detected on Council firewalls and websites, mostly comprising automated script attacks and targeting known vulnerabilities or weak passwords.



Websites

The primary corporate website (somerse.qld.gov.au) received 111,894 page views for the month, while eServices (eservices.somerse.qld.gov.au) received 177,221 page views comprised primarily of flood cameras at 155,290 (note - the graph below has been capped at 60,000 for readability).



Governance and Business Improvement

Delegations

Work has commenced on the annual review of the Council to Chief Executive Officer delegations register.

The power of delegation is an element of decision making by local governments. The focus of the elected Council is on setting the strategies and policies, which is then implemented by the Chief Executive Officer and Council employees. Once policies have been adopted, routine decision making can be exercised by an appropriately skilled person.

As both Council and the Chief Executive Officer have a vast breadth of responsibilities to be undertaken, the *Local Government Act 2009* facilitates the delegation of responsibilities from both Council to the Chief Executive Officer, and from the Chief Executive Officer to other employees. This enables a local government to exercise its responsibilities in the most efficient and effective manner. The delegations made by a local government and the Chief Executive Officer must be recorded in a register of delegations and reviewed annually.

A decision made pursuant to a delegation has the same force and effect as one made by the person or body that granted the delegation. However, councillors may ask to be kept informed of decisions made under delegations as a matter of administrative practice.






State Penalties Enforcement Regulation (SPER) Codes

Work has commenced on the annual review of Council's SPER Codes.

During the course of undertaking Council's regulatory functions, it may become necessary to issue infringement notices or fines for nominated offences. SPER Codes are required when infringement notices and fines issued by Council remain unpaid, as these unpaid infringements and fines can be registered with the State Penalties Enforcement Registry (SPER) for collection and enforcement.

Arts and Culture

The Condensery – Somerset Regional Art Gallery

		
304 Visitors	12,198 Social Media Reach 1,233 Social Media Followers 48 Social Media Posts & Stories	4 Media Hits
<p>“What a wonderful contemporary gallery. The exhibition is mesmerising and an important educative experience for locals and visitors”</p> <p>“Beautifully futuristic – great if these concepts were turned into giants”</p> <p>“Mesmerizing, magic. Love the interaction”</p> <p>“Well worth the visit”</p> <p>“Completely fascinating”</p> <p>March Feedback</p>		
	1 Grant Application Successful for \$10,000	1 Exhibition Presented 12 Exhibitions in Development

The Condensery News Artistic Program

Material Sound continues at The Condensery this month and has received overwhelmingly positive feedback from visitors, including the year six class from Toogoolawah State School, who loved the interactivity of the exhibition.

The Condensery's new Learning & Engagement Officer, Prudence Osborne, ran a very successful creative workshop with the year sixers, making wind chimes in response to artist Vicky Browne's work in *Material Sound*. The Somerset newspaper ran a front-page photo of the smiling students holding their beautiful creations.

The Condensery continues to offer art making activities from the Asia Pacific Triennial (APT10) Kids on Tour program from QAGOMA. The series of artist designed kids' art making activities will be available until 3 April 2022 with a new activity featuring each month.

A postponed Mutual Making | Weed Wandering event was held on Saturday 26 March. Over 30 participants from Somerset, Brisbane, Ipswich, and the Sunshine Coast braved the rain and COVID complications to join the talk by gardening expert Kate Wall and share a walk and locally inspired refreshments by artist Caitlin Franzmann and Dhana Merritt of Mutual Making. Participants thoroughly enjoyed the afternoon with comments made on social media following

the event such as “Amazing work! Thanks Caitlin and the Condensery team. More of this please.”

Preparations are well underway for upcoming exhibition *Slow Churn*, which opens on Friday 8 April from 5pm with a live performance by artist Elizabeth Willing. Thanks to additional funding received late last year from the Regional Art Fund, a new publication, The Condensery’s first, will be launched to accompany the exhibition.

Research continues on a late career survey of work by eminent local artist Merton Chambers in July 2022. A recent application to the Cultural Tourism Accelerator Program was successful for \$10,000 which will enable The Condensery to run a targeted marketing campaign drawing tourists and visitors’ attention to the cultural contribution of Somerset’s most renowned artist. The campaign will feature large outdoor billboards across the Warrego, D’Aguilar and Brisbane Valley highways, complemented by a boosted social media campaign.

Other Activities








Prudence Osborne took up the position of Learning and Engagement Officer position in early March. The position is a result of the successful Tackling Tough Times Together grant application, and also funds an annual program of art making activities for children and young people that addresses the impact of drought, assists with recovery and builds resilience through creative opportunity and expression. Prue is busy at work building relationships with schools and organising excursions to the gallery.

The Condensery received substantial coverage in local media this month with a front-page article in The Somerset titled “Creative Critters”. The upcoming exhibition *Slow Churn* was also featured in national arts media platform, Arts Hub, as a premium exhibition and event.

An application was submitted for the upgrade of the gallery lighting through the LGSP. Outcomes are due in May.

The Condensery Advisory Committee met in early March with recommendations on the production and installation of new exterior signage in line with the gallery’s new brand, the establishment of a gallery shop, the role of volunteers at the gallery and revisions to the masterplan all put forward.

Somerset Libraries

 5203 Reach 844 Followers 55 Posts	 3078 Website visits	 9821 Physical Circulated	 20 Events and Activities
 468 Computer Bookings	 4421 Catalogue Searches	 5990 Total Interactions 50 New Members	1504 Esk 2105 Kilcoy 1950 Lowood 410 Toogoolawah 21 Outreach

Somerset Libraries News

Operations

With a large number of library staff involved in the IMT, library closures were experienced in both late February and early March due to the widespread flooding. Kilcoy Library was able to open on Tuesday, 1 March with Toogoolawah and Lowood Libraries opening on Wednesday, 2 March. Esk Library reopened on Monday, 7 March, having been utilised for IMT purposes prior.

Events





Featuring a variety of free workshops ranging from arts and crafts, such as macrame, gel press printing and painting, to webinars on video chat software, March into Mindfulness (MIM) proved to be one of Somerset Libraries' most successful programs since the start of the pandemic. The program aimed to support individual wellbeing and promote community connection, providing a brief respite from everyday challenges.

Over the span of the month, 205 Somerset residents participated in 15 different MIM activities.

Future Planning

Attention is being placed on planning for future programs, including school holiday events for later in the year. It is noted that a large number of home-schooling families are utilising library facilities and plans are underway as to potential service offerings for this demographic.

Somerset Civic Centre

 31 Community Events	 1039 Visitors	Community Partnerships and Stakeholder Engagements The Esk Community held their opening concert Sunday 20 March and have booked in a special fundraiser for Ukraine concert Sunday 10 July.	Feedback <i>'So wonderful to see that the Civic Centre has so many shows on now for locals'</i> Lynette, Esk
 1 Successful grant application for \$38 000	 2 Programs Developed	 Marketing Reach 21 Facebook Posts 243 Facebook Followers Reach – 5183	

Somerset Civic Centre News

Operations

The Civic Centre took on the role of emergency evacuation Centre during the recent flood event where twenty-five residents sort temporary shelter.

The venue was successful in receiving a grant for \$38 000 from Arts Queensland via the Independent Creation Fund grant for the 10 Stories project. Development of the project continues, to be launched in July.

The Civic Centre Strategic Plan was presented to the Civic Centre Advisory Committee for committee feedback and input, to be finalised in April. The plan includes the vision and objectives for the venue over a three-year period and takes direction from council's corporate plan.

Programming and Events

March saw the continuation of weekly bookings such as Tai Chi, Somerset Seniors Ballet, Pre-School & Toddler Dance, and After-School Dance Classes and Choir rehearsals. A local 25th Wedding Anniversary of over two hundred people attended and the Queensland Police Service held a Public Crime Forum. The Choir held their Opening Concert with over 130 people attending and have plans for a fundraiser event in July.

The 2022 Morning Melodies Program was launched with a press release, social media, mailout and direct phone marketing. The opening concert – *Mambo Italiano* has seen an overwhelming amount of ticket sales and group bookings to seniors' facilities and community organisations across the region.

Events

 <p>International Women's Day Brunch 35</p>	 <p>Planning for Mad Hatters Tea Party</p>
<p>Assisted with other Events: Set-up for:</p> <ul style="list-style-type: none"> • Somerset Civic Centre Dance Classes <ul style="list-style-type: none"> ◦ Baby/Pre School ◦ Seniors Ballet • Valley of the Lakes Garden Club Meeting • 25th Wedding Anniversary • Esk Community Choir Event • QPS Public Crime Forum 	<p>Feedback: A big thank you to Somerset Regional Council for organising the International Women's Day Brunch in Kilcoy today. Having Olympian and Commonwealth Games Gold Medalist Deborah Acason, Australian Weightlifter, as guest speaker proved to be enlightening, entertaining & inspirational! A great morning out was had by all! - Robyn Shallcross</p>







Event News





The International Women's Day brunch, set for Tuesday, 8 March, was postponed due to the local flooding event. The rescheduled event was held on Thursday, 24 March with 35 guests attending to hear guest speaker, Deborah Acason, share her journey through the male dominated sport of weightlifting at the Commonwealth and Olympic Games. The event was uplifting and encouraging for the women who attended, and plenty of positive feedback was received.

Plans are being finalised for the Lowood Mad Hatters Tea Party with Lyn Buchanan ahead of the event on Thursday, 7 April at Clock Park, as well as the Slow Churn Exhibition Opening on Friday, 8 April at the Condensery.

A meeting with the Brisbane Air Show organisers late in the month saw plans from the postponed 2021 event restored. This includes a 'Tastes of Somerset' stall by Brisbane Valley Protein alongside the Experience Somerset tourism stand. The event will run on Saturday, 2 and Sunday 3 July.

Sport and Recreation*March 2022 – Highlights***Indoor sport, gymnasium and aquatic facility operations**

Facility	Commentary Highlights /	Attendance for the Month	Comparative to Month Historical Average	Membership Change (comparative to previous month) - Total
Fernvale Indoor Sports Centre	<ul style="list-style-type: none"> The new Acting-Sargent Police Officer / Youth Club Manager is continuing in the new role. Recreational gymnastics reached record participation with 184 students. New teen and adult classes have been added. 35 students participated in Braking the Cycle program with 3 graduating the program and passing their driving test. 	1633	 -237 (1,870)	 +22 (874)
Kilcoy Indoor Sports Centre	<ul style="list-style-type: none"> Promoting both internal and external events including the 19th annual Somerset Rail Trail Fun Run or Ride. Continuous bookings for dietician, herbalist, occupational therapist, remedial massage therapist and exercise physiologist. Extra tennis lessons organised Good numbers attended first aid course. 	2,043	 +425 (1,618)	 +10 (228)
Toogoolawah Community Gym	<ul style="list-style-type: none"> Promoting services and new challenges through a range of 	292	 +46 (246)	 -6 (42)

	internal and external channels <ul style="list-style-type: none"> • Promoting both gyms as combined package. • Movement to Music had 35 new members sign up for March. • Celebrated International Women's Day with free gym entry. 			
Esk Swimming Pool	<ul style="list-style-type: none"> • Several events that were cancelled or postponed due to poor weather, flooding and impacts of COVID-19 were held in March including the Toogoolawah State High School Swimming Carnival, and Valley Championships with students from Kilcoy, Woodford and Mount Kilcoy attending. 	40	 -335 (375)	N/A
Kilcoy Aquatic Centre		1,266	 -1404 (2670)	N/A
Lowood Swimming Pool		692	 -919 (1,611)	N/A
Toogoolawah Swimming Pool		656	 +67 (589)	N/A

Sport & Recreation Highlights and Projects

- Construction of the New Toogoolawah Community Gym continued through March. The construction of the facility is due for completion in April 2022. The official opening for the gym is being finalised for May 2022.
- Planning and preparation work continued for the Lowood Swimming Pool Refurbishment. Works are scheduled to commence from mid-April 2022 following the conclusion of the current 2021-22 swimming season.

Youth Engagement

March 2022 – Highlights

School Holiday Program

The Autumn School Holiday Program branding was promoted throughout March. Activities for the program have been updated online and will take place from 2-18 April.

The Community Youth Movie Night is scheduled for 6pm on Friday, 1 April at Toogoolawah Pictures and is included as an event on the Queensland Youth Week website.

Somerset Youth Leaders' Camp

The Somerset Youth Leaders' Camp 2022 will see 22 students from Somerset secondary schools head to the Gold Coast Recreation Centre from 4-6 April. Three staff are attending the entire camp; two Councillors and three secondary school staff are set to attend on Tuesday, 5 April to support attending youth.

School Support

The Toogoolawah SHS Support Meeting for Term 1 took place on 31 March. The YEO and other stakeholders will progress actions from the meeting throughout April and support on various other projects remains ongoing. Lowood SHS are yet to set a date for their first Support Meeting for 2022; this will occur in Term 2 if possible with other supports ongoing. Support for Kilcoy SHS has included service connections, ongoing collaboration and consultation with various staff and Interagency meeting connections.

Networks and Committees

- Brisbane Valley Interagency
- Somerset Youth Mental Health Meeting

Community Development Coordination

March 2022 – Highlights

Homelessness and finding affordable rental accommodation is becoming an increasing problem in Somerset, with a number of calls being received during the month, from distressed long term residents unable to find alternative housing in the region. There are very few rentals and people are being asked to vacate former rental properties, due to the premises being sold to owner occupiers. Requests for assistance from seniors, is still notable, with many requiring help maintaining their properties.

On 15 March, Assistant Minister to the Prime Minister for Mental Health and Suicide Prevention, the honourable David Coleman, accompanied by Senator Paul Scarr, visited Somerset to attend a presentation in Fernvale, to learn more about the challenges facing the delivery of mental health services in the region. Council's community development coordinator and the CEO of the Darling Downs West Moreton Primary Health Network, put forward a compelling case to have a mental health service placed based in Somerset. This would alleviate some of the difficulties faced by residents, particularly youth, in accessing much needed support in a timely manner.

In March, Council also partnered with Lutheran Services to hold a morning tea in Toogoolawah for seniors. Toogoolawah has been identified as an area, where there was a lack of understanding about support services to assist seniors to remain in their home. Lutheran Services have been trying to address this shortfall. The morning included a talk on dementia, which created interest and discussion.

Deferred due to the severe weather event, the planned International Women's Day event was rescheduled to the 24 March and held at the Kilcoy Showgrounds. Thirty-five ladies attended and had an enjoyable morning, which included brunch and engaging talk by Deborah Acland, Olympian and Commonwealth Games medallist. Deb shared relevant stories about her weightlifting career spanning twenty years and how she maintained her motivation and dedication over that time.



Attachments

Nil

Recommendation

That the Corporate Service Report for February 2022 be received, and the contents noted.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“That the Corporate Service Report for February 2022 be received, and the contents noted.”

Carried

Vote - Unanimous

Subject: Customer Service Report
File Ref: Officers Report
Action Officer: CSC

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 March 2022 is provided for Council's information.

Summary for March 2022



6,272

**TOTAL
PHONE
CALLS**



5,887

PHONE CALLS
RECEIVED DURING
**BUSINESS
HOURS**



256

PHONE CALLS
RECEIVED
**AVERAGE
PER DAY**



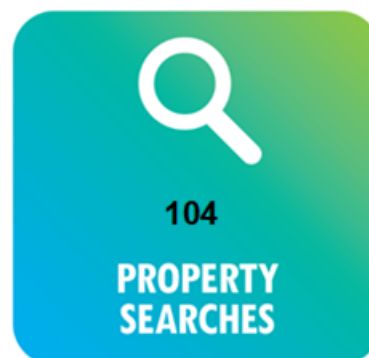
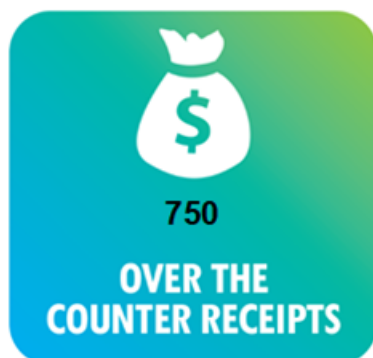
39

PHONE CALLS
RECEIVED BY
**AFTER HOURS
CALL CENTRE**

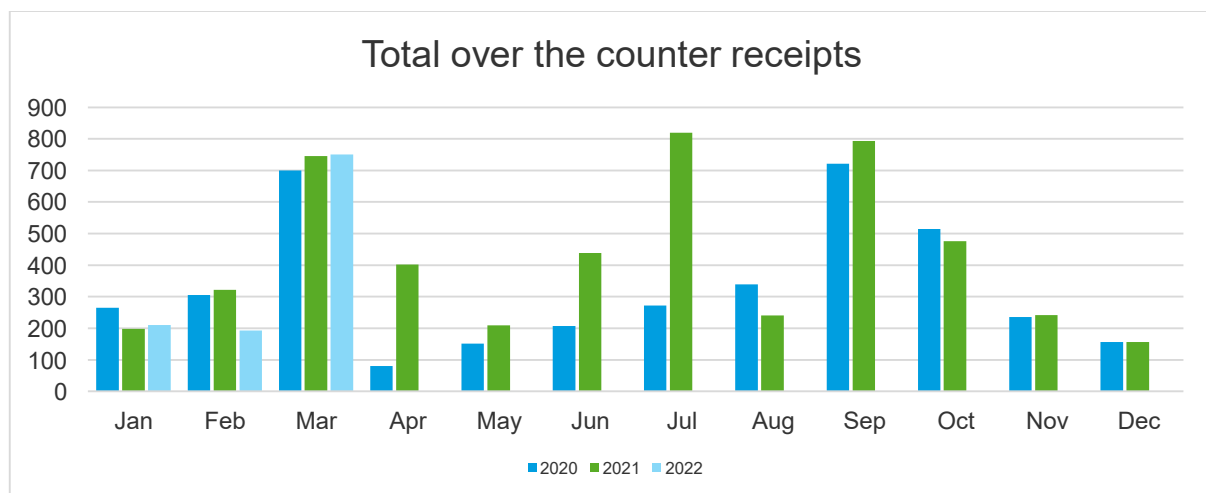
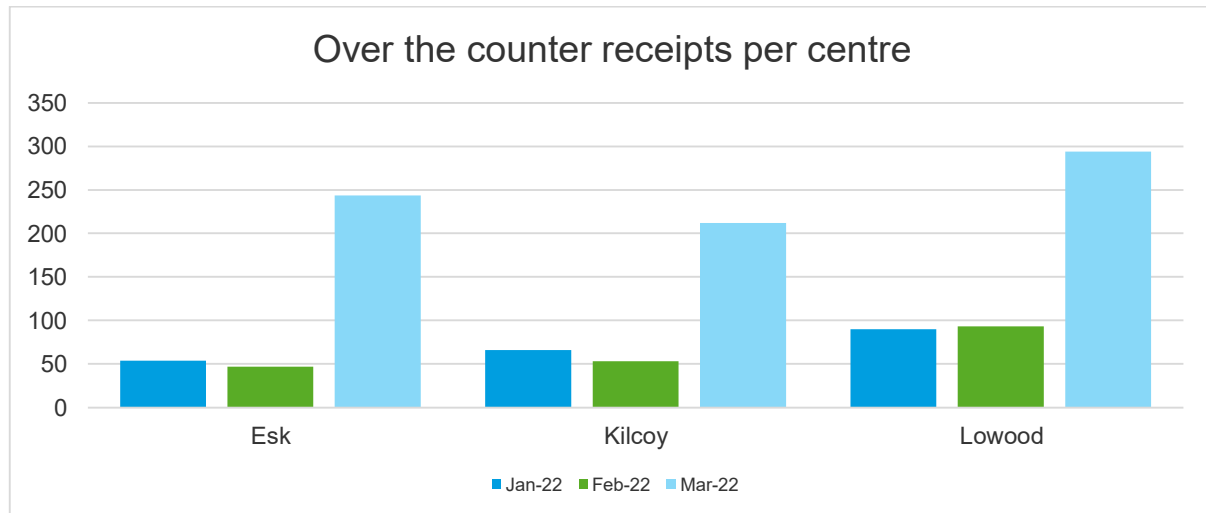


22

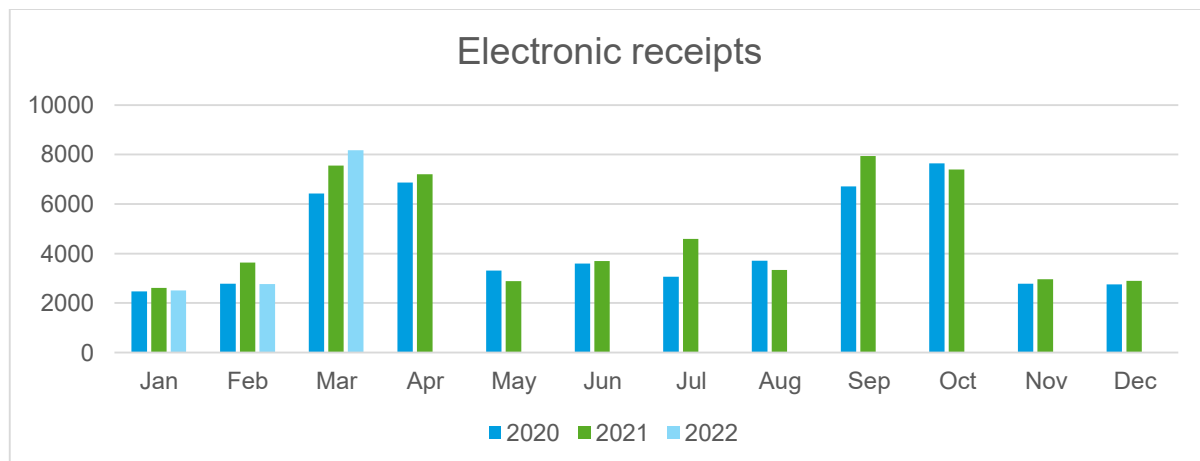
PHONE CALLS
REFERRED TO
**AFTER HOURS
DUTY OFFICER**



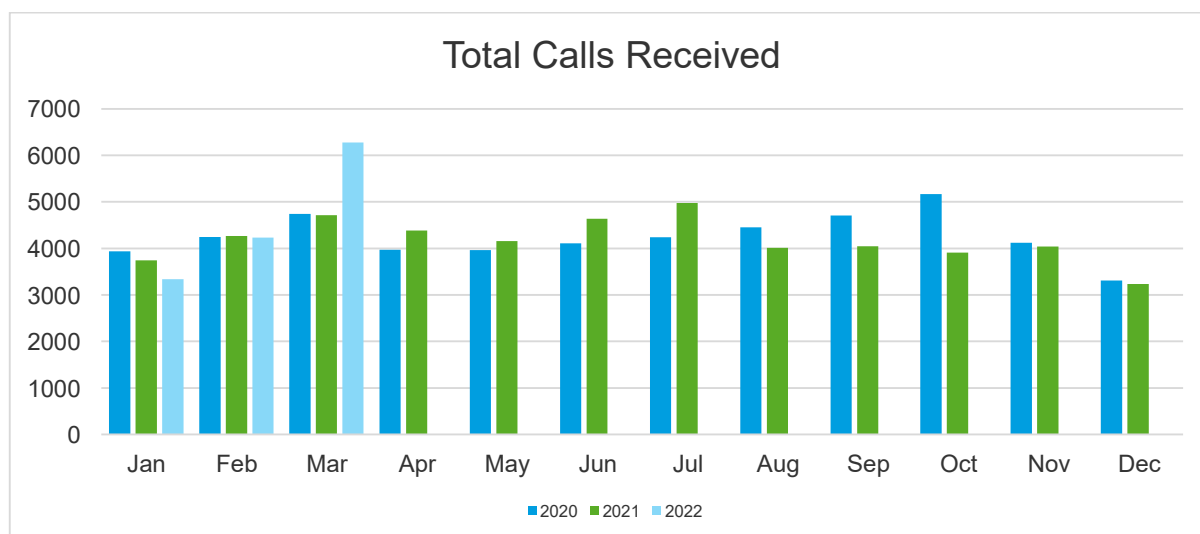
The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for March 2022. These numbers include cheques that were posted into the Council. In total there was 750 financial transactions across the three customer service centres with 244 at Esk Administration Centre, 212 at Kilcoy Customer Service Centre and 294 at Lowood Customer Service Centre for March 2022. The increase in financial transactions for March was due to rates being due on Tuesday, 5 April prior to the extension.



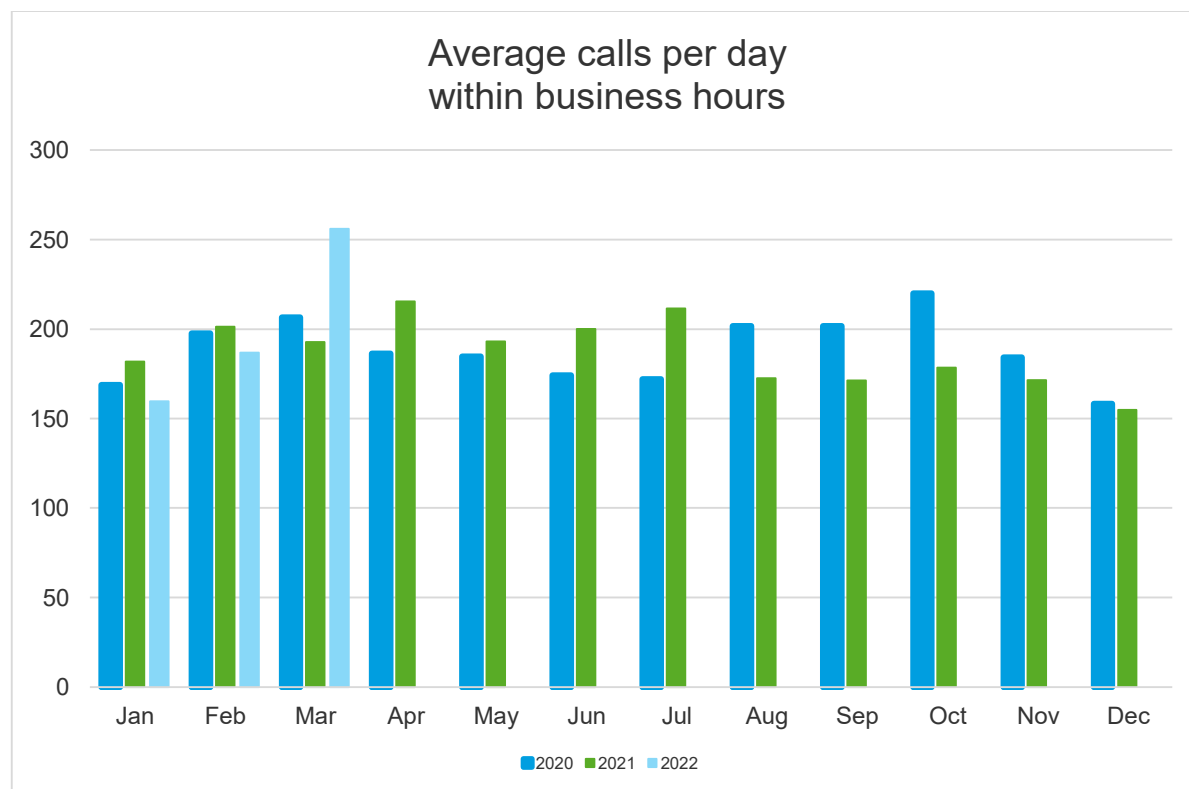
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc.



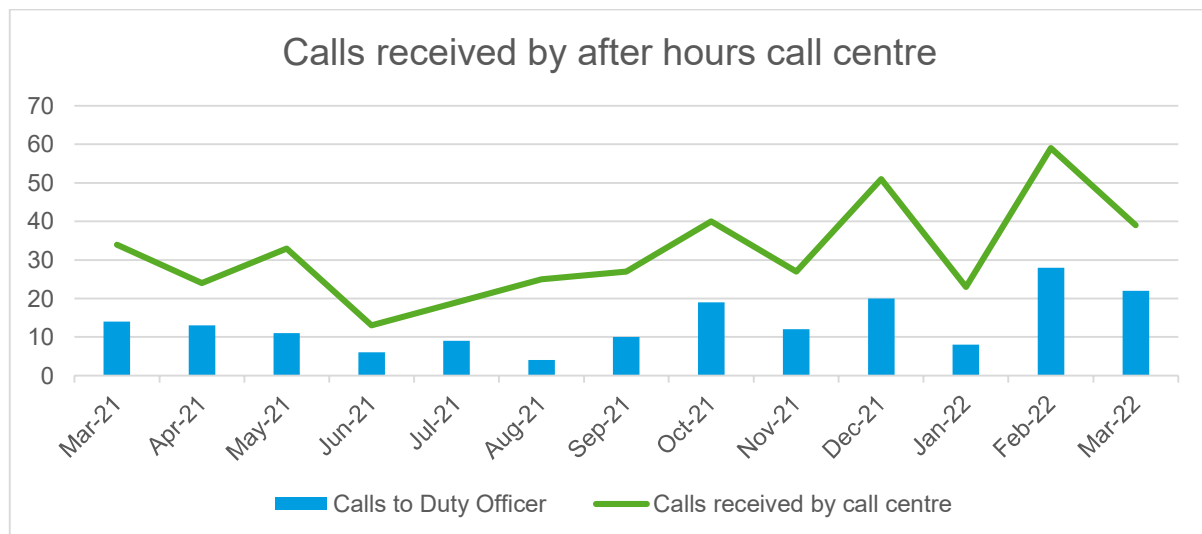
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to last calendar year. Calls received does not include internal calls made within Council, or outbound calls. There were 6,272 calls received for the month of March 2022. This is an increase of 2,040 calls compared to February 2022. During late February and early March there was a flooding event that affected the entire region with most roads reopening in the second week of March. The increase for the month is due to calls such as road condition enquiries, waste enquiries and the reporting of damage to roads/culverts/bridges etc. On Tuesday, 1 March there were 520 calls received for the day with 1,598 calls received for the first four days of March. Compared to March 2021 there was an increase of 1,557 calls for the month.



Listed below is a comparison of the average calls received per day within business hours. On average there were 256 calls received each business day for March 2022, which was an increase of 69 calls on average per day from February 2022. Compared to March 2021 there was an increase of 63 calls on average per day, with this increase due to the flooding event in February / March 2022.



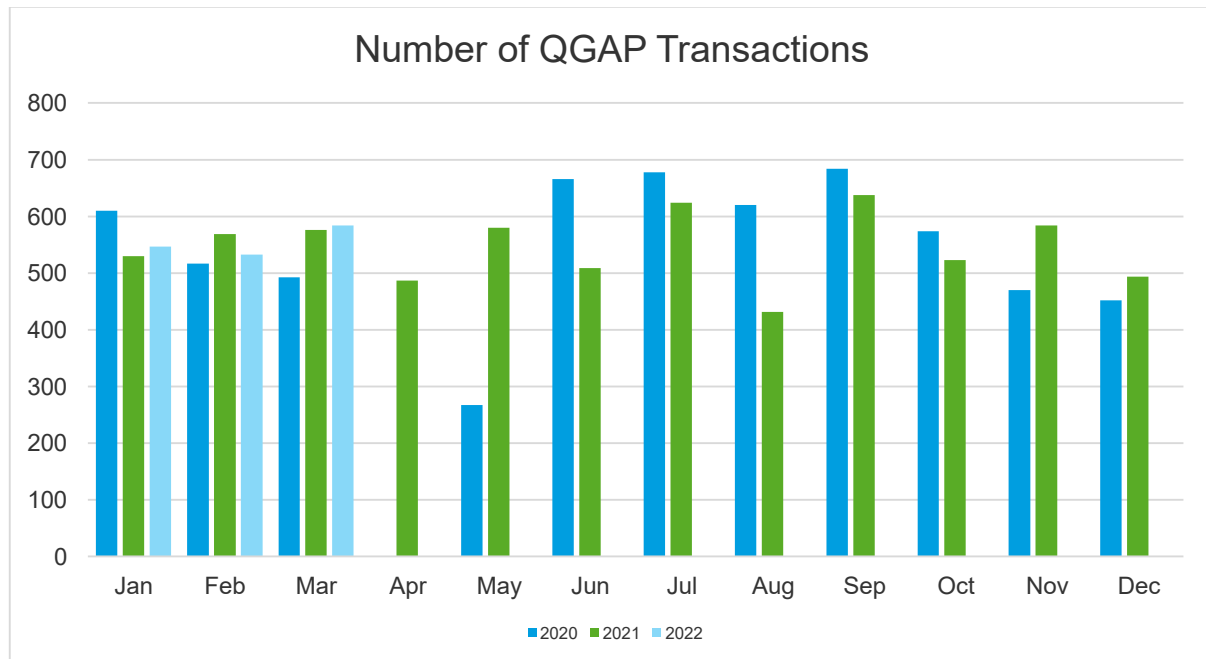
There were 6,272 calls received during business hours and 385 out of hours. Of the 385 calls received out of hours, 39 calls transferred to the afterhours call centre. There was a decrease of 20 calls to Council's afterhours provider compared to February 2022. 13 of these calls were received in the first week of March and related to the flood event.



For the month of March 2022 there were 104 property searches completed for prospective purchasers. This increased by two completed searches for the month compared to February 2022.



There were 584 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in March 2022. On average there were 24 transactions per business day in March which is a decrease of three transactions per day compared to February 2022.



Attachments

Nil

Recommendation

THAT Council receive the Customer Service Report for March 2022 and the contents be noted.

Resolution

Moved – Cr Wendt

Seconded – Cr Brieschke

“THAT Council receive the Customer Service Report for March 2022 and the contents be noted.”

Carried

Vote - Unanimous

Subject: Rescheduling of Ordinary Council Meeting Dates
File Ref: Governance – Council Meetings
Action Officer: EA to Mayor and CEO

Background/Summary

The dates for the Australian Local Government Association (ALGA) annual National General Assembly of Local Government and LGAQ Bush Council's Convention have been announced as 19 - 22 June 2022 and 26-28 July respectively.

Participation and attendance at these events are encouraged for elected representatives.

The dates of the ALGA National Assembly and LGAQ Bush Council's Convention fall on

previously approved Council Ordinary Meetings. Accordingly, Council will need to reschedule these Ordinary Meeting dates with the following proposed.

- Ordinary Meeting scheduled for Wednesday 22 June 2022, rescheduled to Wednesday 29 June 2022.
- Ordinary Meeting scheduled for Wednesday 13 July 2022, rescheduled to 20 July 2022
- The meeting scheduled for Wednesday 27 July 2022 be cancelled

The meeting dates scheduled for September have been advised incorrectly and should be listed as follows

- Ordinary Meeting scheduled for Wednesday 7 September 2022, rescheduled to Wednesday 14 September 2022
- Ordinary Meeting scheduled for Wednesday 21 September 2022, rescheduled to Wednesday 28 September 2022

Attachments

Nil

Recommendation

THAT the Council reschedule the following Ordinary Meetings:

- Ordinary Meeting scheduled for Wednesday 22 June 2022, be rescheduled to Wednesday 29 June 2022.
- Ordinary Meeting scheduled for Wednesday 13 July 2022, be rescheduled to 20 July 2022.
- The meeting scheduled for Wednesday 27 July 2022 be cancelled.
- Ordinary Meeting scheduled for Wednesday 7 September 2022, be rescheduled to Wednesday 14 September 2022
- Ordinary Meeting scheduled for Wednesday 21 September 2022, be rescheduled to Wednesday 28 September 2022

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT the Council reschedule the following Ordinary Meetings:

- Ordinary Meeting scheduled for Wednesday 22 June 2022, be rescheduled to Wednesday 29 June 2022.
- Ordinary Meeting scheduled for Wednesday 13 July 2022, be rescheduled to 20 July 2022.
- The meeting scheduled for Wednesday 27 July 2022 be cancelled.
- Ordinary Meeting scheduled for Wednesday 7 September 2022, be rescheduled to Wednesday 14 September 2022
- Ordinary Meeting scheduled for Wednesday 21 September 2022, be rescheduled to Wednesday 28 September 2022.”

Carried

Vote - Unanimous

Meetings authorised by Council

Small Business Friendly Conference

As Cr Choat is unable to attend the conference it is proposed that Cr Isidro will attend the conference.

Resolution

Moved – Cr Brieschke

Seconded – Cr Wendt

“THAT Cr Isidro be authorised to attend the Small Business Friendly Conference in Townsville on 29 April 2022.”

Carried

Vote - Unanimous

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

April

- 12 Combined Ipswich & Toowoomba District Human & Social Recovery Committee meeting via Teams
- 13 Ordinary Council Meeting
Council Workshop
Mt Glen Rock Information Evening, Somerset Civic Centre
- 19 Meeting re Mt Glen Rock Development Proposal
Meeting with manager, Lions Camp Duckadang re communication blackspot and service issues
LGAQ Policy Executive meeting via Teams
Council Debrief
Meeting re Planning Development
- 20 Meeting with investors re business proposal
- 22 Toogoolawah State High School ANZAC Ceremony
Moore Soldiers Memorial Hall Centenary Ball, Moore
- 25 ANZAC Day Dawn Service, Esk
ANZAC Day Morning Service, Toogoolawah

I would like to thank the Moore Soldiers Memorial Hall committee for the lovely evening we had at their Centenary Ball last Friday night. It was a great night to catch up and celebrate a milestone with the community.

I was privileged to attend the ANZAC Day Dawn Service in Esk and morning March and Service at Toogoolawah this year. I think everyone will agree, service attendance is growing with large crowds supporting both events and those around the Somerset Region.

I extend thanks to all our RSL committees, their dedication ensures the tradition lives on in our communities

Cr Gaedtke– Councillor Report

April

- 13 Mount Glen Rock Information Evening - Esk
- 19 Project Debrief – Teams
- 21 Kilcoy Art Society Inc monthly meeting
- 22 Toogoolawah State High School Anzac Day Commemoration
- 22 Moore Hall Centenary

- 23 Mt Tarampa State School Flood Recovery Party
- 25 Anzac Day Commemorations – Kilcoy, Linville and Esk
- 26 Kilcoy Interagency Meeting
- 26 Kilcoy State School P&C Meeting

Congratulations to the Moore Hall Centenary committee who organised a wonderful old fashion ball. I, along with many others enjoyed the evening filled with laughter, great dancing and there enough stalls providing tasty meals and coffee. Well done to the volunteers of this very small community.

Once again, Anzac Day was strongly supported at each and every commemoration held in the Somerset region. The provision of home cooked food by volunteers and the comradery was exemplary. Lest we Forget.

Cr Isidro – Councillor Report

April

- 13 Mt Glen Rock information evening
- 22 Toogoolawah State High School Anzac service
- 22 Moore Soldiers Memorial Hall centenary Ball
- 25 Anzac services, Dawn service - Linville, Dawn service - Moore, 10:30am - Kilcoy
- 27 Council meeting

Cr Wendt – Councillor Report

April

- 13 Ordinary Council Meeting – Esk
Workshop Meeting – Esk
Mt Glen Rock Information Night – Esk
- 19 Mt Glen Rock discussion – teams
Meet community representatives at Twin Bridges – Fernvale
Lowood Residents Inc - Lowood
- 20 Somerset and Wivenhoe Fish Stocking Assoc - Fernvale
- 22 Met Esk Resident – Esk
Toogoolawah High School Anzac Service – Toogoolawah
Moore Ball - Moore
- 23 Mt Tarampa School Post Flood Recovery Celebration – Mt Tarampa
- 25 Toogoolawah Dawn Service – Toogoolawah
Fernvale Anzac Service – Fernvale
Watts Bridge Anzac Service - Toogoolawah

Mayor's Report of Activities from 24 March 2022 to 27 April 2022

Ref - Governance - Reporting - Reporting - Mayor and Councillor Reports

Thursday, 24 March 2022	8am	Human Social Recovery Group meeting
	9am	Economic Recovery Group meeting
	10am	Infrastructure Recovery Group meeting
	11am	Natural Environment Social Recovery Group meeting
Friday, 25 March 2022	12pm	CoMSEQ Waste Working Group
Monday, 28 March 2022	10am	Meeting with Queensland Transport re changes to ticketing
	7pm	Lowood Lions Meeting

Tuesday, 29 March 2022	10.30am	Combine Human Social Recovery Group meeting via TEAMS
	1pm	Visit by Major Ellwood regarding reconstruction of Somerset Region after flood damage
	6pm	Experience Somerset launch
Wednesday, 30 March 2022		Departmental phone interview appraisal of Lowood State High School
Thursday, 31 March 2022	10.30am	Meeting with Annabelle Johnstone Department of Communities
	3pm	Water Collaborative meeting via Teams
Friday, 1 April 2022	6pm	Noosa Film Making Academy screening
Monday, 4 April 2022	11.30am	Meeting Member for Lockyer, CEO and Director Operations re Minden School maintenance car park area
	4pm	Teams meeting Inspector General Emergency Management (IGEM)
Tuesday, 5 April 2022	11am	Carbon offset opportunities with KBR at Esk
	2.30	Meeting with QM Properties and planning department, CEO and Deputy Mayor
Thursday, 7 April 2022	8am	Human Social Recovery Group meeting
	9am	Economic Recovery Group meeting
	10am	Mad Hatters Tea Party cooking and serve
	12pm	Lowood and District Ladies Bowls Club Carnival
	3pm	Lockyer Valley Water Collaborative at LVRC
Friday, 8 April 2022	5pm	Slow Churn Opening at The Condensery
Saturday, 9 April 2022	6.30pm	Zanows Farewell dinner Ipswich Showgrounds
Monday, 11 April 2022	7.45am	SRC infrastructure tour
	6pm	Lowood Lions AGM
Tuesday, 12 April 2022	10.30am	Combine Human Social District Recovery Group meeting via TEAMS
	3pm	Mount Glen Rock steering group via teams
Wednesday, 13 April 2022	9am	Council Meeting
	6pm	Mount Glen Rock Information Evening
Thursday, 14 April 2022	3.45pm	Food and Agribusiness (FAN) sunset Dinner with Minister Furner at Coominya
Tuesday, 19 April 2022	9.30am	Meeting with Peter Harris at Esk
	10.30am	Meeting with Lions Camp Duckadang at Esk
	12pm	Policy executive briefing with Alison Stone and Paul Tully.
	3pm	Meeting with Welco, planning department, CEO and Deputy Mayor
Wednesday, 20 April 2022	11am	meeting with Robyn Muche re Apostolic Church
	7pm	Somerset Wivenhoe Fish Stocking meeting
Thursday, 21 April 2022	10am	Healthy Land Healthy Water meeting via Teams
	12.30pm	SCCC meeting
Friday, 22 April 2022	7pm	Moore Soldiers Memorial Hall Centenary Ball
Saturday, 23 April 2022	4pm	Mount Tarampa State School Flood Recovery party
Monday, 25 April 2022	4.28am	Lowood RSL ANZAC Day service
	8am	Fernvale ANZAC Day service

	10.30am	Watts Bridge Memorial Airfield ANZAC Day service
Tuesday, 26 April 2022	1.30am	Ipswich DDMG Meeting via Teams
	6.30pm	Lowood Lions meeting
Wednesday, 27 April 2022	9am	Council meeting

Resolution

Moved – Cr Isidro

Seconded – Cr Wendt

“THAT the verbal and written reports of the Mayor, Councillors Brieschke, Gaedtke, Isidro and Wendt be received”.

Carried*Vote - Unanimous***Receipt of Petition**

Nil

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 9.41am.

Attachment 1 - Charges Resolution (No.1) 2022

Somerset Regional Council
Charges Resolution (No.1) 2022

1.0 Introduction

- 1.1 This is a charges resolution (“resolution”) made pursuant to section 113 of the *Planning Act 2016* (“PA”).
- 1.2 This resolution is attached to, but does not form part of, Somerset Regional Council’s planning schemes (the “planning schemes”) for the Somerset Region and the former Esk and Kilcoy Shires.
- 1.3 This resolution is structured as follows:

Section/ Attachment #	Name	Function
1.0	Introduction	Background, legal authorisation and timing, applicable areas and types of development that trigger charges calculation, definitions of relevant terms.
2.0	Adopted Charge	Details types of development that attract adopted charges, identifies adopted charges, and network apportionments.
3.0	Discounts	Identifies the discounts that will be taken into account in the calculation of a levied charge.
4.0	Calculation of the Levied Charge	Identifies method by which the levied charge will be calculated.
5.0	Payment Triggers	Identifies when a levied charge needs to be paid.
6.0	Automatic Increase Provision for Levied Charges	Identifies how a Levied Charge is to be increased to the date it is paid.
7.0	Conversion Applications	Identifies Council’s requirements for making a conversion application and the process of assessing and deciding the conversion application.
8.0	Offsets and Refunds for Trunk Infrastructure	Identifies method for determining the establishment cost of trunk infrastructure, the process for reconciling an offset or refund, and the timing of refunds.
9.0	Adopted Charges Reductions for Eligible Community Organisations	Identifies eligible community organisations that may be eligible for a reduction in levied charges and the process for calculating the reduction.
Attachment 1	Definitions of Trunk Infrastructure	Identifies definitions for trunk infrastructure networks used to assess conversion applications.
Attachment 2	Methodology for determining the Final Contract Value for Trunk Infrastructure Works	Outlines the default methodology for determining the establishment cost of trunk infrastructure works.
Attachment 3	Breakup Agreement	Outlines the charges breakup between Council and the Distributor-Retailer (Urban Utilities).

- 1.4 This resolution seeks to implement the requirements of the *Planning Act 2016*. The resolution has effect on and from **2 May 2022**.

- 1.5 This resolution adopts a charge (each an “adopted charge”) for particular development that is equal to or less than the maximum adopted charge prescribed within the *Planning Regulation 2017*. **Table 1(A), 1(B) and 1(C)** identify the relationship between the planning scheme use types and classes of development to which the adopted charges apply.
- 1.6 This resolution covers all of the local government area.
- 1.7 The Priority infrastructure area (“PIA”) identifies the areas which are prioritised to accommodate urban growth up to 2026 to ensure the efficient delivery of infrastructure, and is identified in the Local government infrastructure plan.
- 1.8 Trunk infrastructure items for the transport, public parks and community lands, and stormwater networks are identified in the Local government infrastructure plan and are described in Attachment 1.

The desired standards of service, plans for trunk infrastructure, and establishment costs of trunk infrastructure for the transport, public parks and community lands, and stormwater networks are identified within the Local government infrastructure plan.

- 1.9 Under the *Planning Act 2016*, an adopted charge may be levied for the trunk infrastructure that is planned to serve the premises on which development is undertaken.

The types of development that may trigger the levying of an adopted charge under this charges resolution are –

- (a) reconfiguring a lot; and
- (b) material change of use of premises; and
- (c) building work.

- 1.10 Interpretation

In this resolution:

adopted charge means the charge to be applied for the purpose of calculating the levied charge as stated in section 2.0. (Adopted charge).

bedroom for purposes of determining the charge for Accommodation (short term) and Accommodation (long term) is that part of a room containing a bed (regardless of its size), e.g. a room containing only one bed is a “bedroom” while a dormitory containing 4 separate beds is regarded as 4 “bedrooms”.

In making a determination that an Accommodation (short term) or Accommodation (long term) building falls within the category of a “1 or 2 bedroom dwelling”, the building must contain no more than 2 beds (regardless of their size) and each such building is taken to constitute a “dwelling” (Somerset Region Planning Scheme) or “dwelling unit” (Esk Shire Planning Scheme 2005 and Kilcoy Shire Council Planning Scheme 2006) for purposes of determining the applicable charge for the facility.

court area means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

discount means the assessed demand for an existing use right prior to the development application to be applied within the calculation an adopted infrastructure charge which acknowledges the existing usage of the trunk infrastructure networks by the premises and reduces the charges accordingly as stated in section 3.0 (Discounts).

distributor-retailer means the Central SEQ Distributor-retailer Authority, trading as Urban Utilities.

dwelling for purposes of determining the adopted charge for residential development has the meaning given to that term in the Somerset Region Planning Scheme.

dwelling unit for purposes of determining the adopted charge for residential development has the meaning given to that term in the respective Planning Schemes for the former Esk and Kilcoy Shires.

gross floor area (GFA) for purposes of determining Council's adopted charge has the meaning given to that term in the *Planning Regulation 2017*.

impervious area for the purposes of determining Council's adopted charge has the meaning given to that term in the *Queensland Urban Drainage Manual* (QUDM).

infrastructure charges notice see schedule 2 (Dictionary) of the *Planning Act 2016*.

lawful use see schedule 2 (Dictionary) of the *Planning Act 2016*.

levied charge means the charge levied on an applicant through an infrastructure charges notice in accordance with section 119 of the *Planning Act 2016*, worked out by applying the provisions of this Charges Resolution.

Local government infrastructure plan (LGIP) means Part 4 and Schedule 3 of the Somerset Region Planning Scheme.

maximum adopted charge see schedule 2 (Dictionary) of the *Planning Act 2016*.

offsets relate to works and land contributions concerning trunk infrastructure that is deemed to be eligible for off-set against adopted charges.

planning scheme means the Somerset Region Planning Scheme and the former Esk and Kilcoy Shire Council Planning Schemes.

producer price index (PPI) means the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge Construction index for Queensland published by the Australian Bureau of Statistics.

3-yearly PPI index average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters.

schedule of works means the schedule of works for existing and future trunk infrastructure as identified in Local government infrastructure plan.

suite means a single room or a set of connecting rooms that can operate as a single occupancy or single tenancy.

urban footprint has the meaning given to SEQ Urban Footprint as defined in the *Planning Regulation 2017*.

Table 1(A) Former Esk Shire Planning scheme use types to which adopted charges apply	
Planning scheme use types	Classes of development to which adopted charges apply
House, Multiple Dwelling, (unit, duplex, apartment), Caretaker's Residence	Residential
Hotel (residential components), Motel, Caravan Park, Host Home Accommodation	Accommodation (Short term)
Caravan Park, Multiple Dwelling (retirement village, nursing home, aged care accommodation, hostel)	Accommodation (Long term)
Community Facilities (Church)	Places of Assembly
Commercial Premises (showrooms, produce stores, retail warehouses), Plant Nursery, Warehouse	Commercial (Bulk goods)
Commercial Premises (shops, restaurants, take away food premises, kiosk), Service Station	Commercial (Retail)
Commercial Premises (offices)	Commercial (Office)
Community Facilities (education uses)	Educational Facility
Hotel (non residential component), Indoor Entertainment (entertainment facilities)	Entertainment
Indoor Entertainment (sporting facilities)	Indoor Sport and Recreation
Low & Medium Impact Industries, Transport Depot	Other Industry
High Impact Industry	High Impact Industry
Agriculture, Animal Husbandry, Forestry, Stable	Low Impact Rural
Aquaculture, Intensive Animal Husbandry, Cattery, Kennel	High Impact Rural
Commercial Premises (veterinary establishments), Community Facilities (hospital, ambulance, fire brigade, police stations & emergency services)	Essential Services
Extractive Industry, Outdoor Entertainment, Rural Industry, Utilities-local, Utilities- public	Specialised uses
Home Based Business, Advertising Sign, Relatives Apartment	Minor uses

Table 1(B) Former Kilcoy Shire Planning scheme use types to which adopted charges apply	
Planning scheme use types	Classes of development to which adopted charges apply
Caretaker's Residence, Dwelling House, Residential Premises (accommodation unit, apartment, duplex, dwelling house, multiple dwelling house, townhouse)	Residential
Residential Premises (Motel, Commercial Facilities (hotel residential component), Holiday Cabin Development, Host Premises	Accommodation (Short term)
Caravan Park, Residential Premises (hostel, boarding house)	Accommodation (Long term)
Commercial Facilities (Licensed Club, Reception Rooms), Community Activities (social, cultural, religious and community services)	Places of Assembly
Commercial Facilities (bulk store, warehouse, car hire premises, showroom), Plant Nursery	Commercial (Bulk goods)
Commercial Facilities (laundry, markets, shop, shopping centre, supermarket) Local Store, Refreshment Premises, Service Station	Commercial (Retail)
Commercial Facilities (office)	Commercial (Office)
Community Activities (educational services), Child Care Centre	Educational Facility
Commercial Facilities (hotel), Indoor Entertainment	Entertainment
Recreational Use (indoor)	Indoor Sport and Recreation
Low Impact Industry, Medium Impact Industry, Service Industry	Other Industry
High Impact Industry	High Impact Industry
Agriculture, Animal Husbandry, Stable	Low Impact Rural
Intensive Rural Use, Cattery, Kennel	High Impact Rural
Commercial Facilities (medical centre), Community Activities (hospital, ambulance, fire brigade, police stations and emergency services and the like), Public Utility, Veterinary Premises	Essential Services
Extractive Industry, Tourist Attraction, Recreational Use (outdoor), Rural Industry	Specialised uses
Home Business, Relatives Apartment	Minor uses

Table 1(C) Somerset Region Planning scheme use types to which adopted charges apply	
Planning scheme use types	Classes of development to which adopted charges apply
Caretaker's accommodation, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling	Residential
Hotel (accommodation components), Nature based tourism (accommodation components), Party house, Resort complex (accommodation components), Short-term accommodation, Tourist park	Accommodation (Short term)
Community residence, Relocatable home park, Retirement facility, Rooming accommodation	Accommodation (Long term)
Club, Community use, Function facility, Funeral parlour, Place of worship	Places of Assembly
Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom	Commercial (Bulk goods)
Adult store, Car wash, Food and drink outlet, Service industry, Service station, Shop, Shopping centre	Commercial (Retail)
Office, Sales office	Commercial (Office)
Childcare centre, Community care centre, Educational establishment	Educational Facility
Bar, Brothel, Hotel (other than accommodation component), Nightclub entertainment facility, Resort complex (other than accommodation component), Theatre	Entertainment
Indoor sport and recreation	Indoor Sport and Recreation
Low impact industry, Marine industry, Medium impact industry, Research and technology industry, Rural industry, Transport depot, Warehouse	Other Industry
High impact industry, Special industry	High Impact Industry
Animal husbandry, Cropping, Permanent plantation, Wind farm	Low Impact Rural
Animal keeping (for a cattery or kennel), Aquaculture, Intensive animal industry, Intensive horticulture, Wholesale nursery, Winery	High Impact Rural
Detention facility, Emergency services, Health care services, Hospital, Residential care facility, Substation, Veterinary services	Essential Services

Air services, Animal keeping (other than for cattery or kennel), Crematorium, Environment facility, Extractive industry, Major electricity infrastructure, Major sport, recreation and entertainment facility, Motorsport facility, Nature based tourism (other than accommodation component), Non-resident workers accommodation, Outdoor sport and recreation, Outstation, Parking station, Port service, Renewable energy facility, Rural workers accommodation, Tourist attraction, Utility installation	Specialised uses
Cemetery, Home based business, Landing, Market, Park, Roadside stall, Telecommunications facility, Temporary use	Minor uses

2.0 Adopted Charge

- 2.1 **Table 2** identifies Council's adopted charges for stormwater, public parks and community land, and transport networks for each of the types of development that may trigger the levying of an adopted charge under this charges resolution.
- 2.2 The distributor-retailer may levy adopted charges for the water supply and sewerage networks under the distributor-retailer's Netserv Plan. The proportional allocation of the maximum adopted charges under the *Planning Regulation 2017* between Council and the distributor-retailer (the charges break-up) is specified in Attachment 3.
- 2.3 Reconfiguring a lot
 - 2.3.1 For the purpose of determining a charge for Reconfiguring a Lot, each lot within a Town Zone (Residential Precinct), Town Zone (Park Residential Precinct), Village Zone, Park Residential Zone, Residential Zone, General Residential Zone, General Residential Zone (Park Residential Precinct), Township Zone, Rural Residential Zone, and each lot approved for residential purposes in an Emerging Community Zone or Rural Zone (other than a lot which is intended to be transferred to Council, the distributor-retailer, or the Crown for community purposes), is taken to be equivalent to residential development for a 3 or more bedroom dwelling.
- 2.4 Secondary dwelling
 - 2.4.1 Development that is for a secondary dwelling will not be levied an adopted charge.
- 2.5 Specialised and undefined uses
 - 2.5.1 Upon receiving a development application for a specialised use or an undefined use, Council will determine the most appropriate equivalent use charging category from **Table 1(A), 1(B), and 1(C)** to apply to the development to calculate the adopted charge in accordance with **Table 2**.
- 2.6 Stormwater network
 - 2.6.1 An adopted charge for the stormwater network will only apply to land within the Urban Footprint.
- 2.7 Public parks and community land network
 - 2.7.1 An adopted charge for the public parks and community land network will not apply to land within the Remainder of shire public parks and community land catchment (PPCL6) as shown on the Local government infrastructure plan maps.

Table 2: Adopted Charge

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Residential uses 3 or more bedroom dwelling	\$30,677.65 for each dwelling with 3 or more bedrooms	\$4,205.00 per dwelling or dwelling unit	\$6,348.00 per dwelling or dwelling unit	\$4,445.00 per dwelling or dwelling unit	Where within the urban footprint of Fernvale, Kilcoy, and Lowood
		\$2,227.00 per dwelling or dwelling unit	\$3,362.00 per dwelling or dwelling unit	\$2,354.00 per dwelling or dwelling unit	Where not within the urban footprint of Fernvale, Kilcoy, and Lowood
Residential uses 2 or less bedroom dwelling	\$21,912.60 for each dwelling with 2 or less bedrooms	\$3,364.00 per dwelling or dwelling unit	\$5,079.00 per dwelling or dwelling unit	\$3,556.00 per dwelling or dwelling unit	Where within the urban footprint of Fernvale, Kilcoy, and Lowood
		\$2,227.00 per dwelling or dwelling unit	\$3,362.00 per dwelling or dwelling unit	\$2,354.00 per dwelling or dwelling unit	Where not within the urban footprint of Fernvale, Kilcoy, and Lowood
Accommodation (short term) Tourist park	If the tourist park has tent or caravan sites – (a) \$10,956.25 for each group of 2 sites or less (b) \$15,338.75 for each group of 3 sites	\$221.00 per site	N/A	\$777.00 per site	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
	If the tourist park has cabins – (a) \$10,956.25 for each cabin with 2 or less bedrooms (b) \$15,338.75 for each cabin with 3 or more bedrooms	\$221.00 per cabin	N/A	\$777.00 per site	Across entire Somerset Region
Accommodation (short term) bedroom that is not part of a suite.	\$10,956.25 for each bedroom that is not part of a suite	\$221.00 per bedroom	N/A	\$777.00 per bedroom	Across entire Somerset Region
Accommodation (short term) suite with 2 or less bedrooms	\$10,956.25 for each suite with 2 or less bedrooms	\$221.00 per dwelling or dwelling unit, hotel suite/motel suite, tent/caravan site /cabin in a caravan park	N/A	\$777.00 per dwelling or dwelling unit, hotel suite/motel suite, tent/caravan site /cabin in a caravan park	Across entire Somerset Region
Accommodation (short-term) suite with 3 or more bedrooms	\$15,338.75 for each suite with 3 or more bedrooms	\$221.00 per dwelling or dwelling unit, hotel suite/motel suite, tent/caravan site/cabin in a caravan park	N/A	\$777.00 per dwelling or dwelling unit, hotel suite/motel suite, tent/caravan site/cabin in a caravan park	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Accommodation (long term) Relocatable Home Park for a dwelling site with 2 or less bedrooms	\$21,912.60 for each relocatable dwelling site for 2 or less bedrooms	\$3,364.00 per dwelling site	\$5,079.00 per dwelling site	\$3,556.00 per dwelling site	Where within the urban footprint of Fernvale, Kilcoy, and Lowood
		\$2,227.00 per dwelling site	\$3,362.00 per dwelling site	\$2,354.00 per dwelling site	Where not within the urban footprint of Fernvale, Kilcoy, and Lowood
Accommodation (long term) Relocatable Home Park for a dwelling site with 3 or more bedrooms	\$30,677.65 for each relocatable dwelling site for 3 or more bedrooms	\$4,205.00 per dwelling site	\$6,348.00 per dwelling site	\$4,445.00 per dwelling site	Where within the urban footprint of Fernvale, Kilcoy, and Lowood
		\$2,227.00 per dwelling site	\$3,362.00 per dwelling site	\$2,354.00 per dwelling site	Where not within the urban footprint of Fernvale, Kilcoy, and Lowood
Accommodation (long term) bedroom that is not part of a suite.	\$21,912.60 for each bedroom that is not part of a suite	\$221.00 per bedroom	\$2,354.00 per bedroom	\$2,354.00 per bedroom	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Accommodation (long term) suite with 2 or less bedrooms	\$21,912.60 for each suite with 2 or less bedrooms	\$221.00 per dwelling or dwelling unit or suite in a community residence/ residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	\$2,354.00 per dwelling or dwelling unit or suite in a community residence /residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	\$2,354.00 per dwelling or dwelling unit or suite in a community residence/ residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	Across entire Somerset Region
Accommodation (long-term) suite with 3 or more bedrooms	\$30,677.65 for each suite with 3 or more bedrooms	\$221.00 per dwelling or dwelling unit or suite in a community residence/ residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	\$2,354.00 per dwelling or dwelling unit or suite in a community residence/ residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	\$2,354.00 per dwelling or dwelling unit or suite in a community residence/ residential care facility/retirement facility/rooming accommodation, or site/cabin in a caravan park	Across entire Somerset Region
Places of Assembly	\$76.75 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$40.00 per m ² of GFA	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Commercial (Bulk goods)	\$153.40 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$50.00 per m ² of GFA	Across entire Somerset Region
Commercial (Retail)	\$197.20 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$50.00 per m ² of GFA	Across entire Somerset Region
Commercial (Office)	\$153.40 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$12.20 per m ² of GFA	Across entire Somerset Region
Educational Facility	\$153.40 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$50.00 per m ² of GFA	Across entire Somerset Region
Entertainment	\$219.10 per m ² of GFA, other than areas for providing accommodation, plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$50.00 per m ² of GFA	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Indoor Sport and Recreation	\$219.10 per m ² of GFA (other than court areas), \$21.85 per m ² of GFA (that is a court area), plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$27.40 per m ² of GFA, court areas at \$16.30 per m ² of GFA	Across entire Somerset Region
Other Industry	\$54.80 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$16.60 per m ² of GFA	Across entire Somerset Region
High Impact Industry	\$76.75 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 per impervious m ²	N/A	\$16.60 per m ² of GFA	Across entire Somerset Region
Low Impact Rural	Nil Charge	N/A	N/A	N/A	Across entire Somerset Region
High Impact Rural	\$21.85 per m ² of GFA	N/A	N/A	\$7.50 per m ² of GFA	Across entire Somerset Region
Essential Services	\$153.40 per m ² of GFA plus \$10.95 per impervious m ² for stormwater	\$10.95 impervious m ²	N/A	\$12.20 per m ² of GFA	Across entire Somerset Region

Development for which an adopted infrastructure charge may apply	Maximum adopted charges as identified in the <i>Planning Regulation 2017</i> (Schedule 16)	Local government adopted infrastructure charges for stormwater network	Local government adopted infrastructure charges for public parks and community land	Local government adopted infrastructure charges for transport network	Part of Local Government Area applicable
Specialised Uses	The prescribed amount for another similar that the local government decides to apply to the use	The prescribed amount for another similar that the local government decides to apply to the use	The prescribed amount for another similar that the local government decides to apply to the use	The prescribed amount for another similar that the local government decides to apply to the use	Across entire Somerset Region
Minor Uses	Nil Charge	N/A	N/A	N/A	Across entire Somerset Region

3.0 Discounts

- 3.1 In accordance with section 120 of the *Planning Act 2016*, a levied charge may be only for additional demand placed upon trunk infrastructure that will be generated by the development. Council has set out the discounts that may be applied for charges calculated in **Table 2**, based on the higher value of:
- (a) Where an adopted charge has been paid for the development of the premises, the adopted charge paid; or
 - (b) Where the premises is subject to an existing lawful use or a past existing lawful use for which evidence can be provided, the adopted charge based on the existing or past existing lawful use of the premises on which the development is to be carried out; or
 - (c) For residential lots, where no premises have been lawfully constructed or vacant land exists, the adopted charge for each of the lots to which the development relates (to the equivalent of the charge for a 3 or more bedroom dwelling); or
 - (d) Where an infrastructure contribution was provided for the development of the premises under previous infrastructure charging policies, the charge paid at the time of payment subject to indexation¹ and evidence of payment made.
- 3.2 Discounts in Section 3.1 (a) – (c) will be calculated in the same manner in which the relevant demand and charge is calculated under Section 4.0. To avoid doubt, Council is only charging for the additional demand caused by the proposed development.
- 3.3 A discount calculated under Section 3.1 and Section 3.2 will not be higher than the required adopted charge. To avoid doubt, surplus discounts, if any, will not be refunded.
- 3.4 Despite Section 3.3, Council may in its absolute discretion, enter into an infrastructure agreement to attach any surplus discounts to the land and these discounts may be offset against any future required infrastructure charge.
- 3.5 Any discount calculated in accordance with Section 3.1 – 3.4 is to be allocated to the trunk infrastructure network to which the discount was accrued, unless otherwise determined under a separate infrastructure agreement between Council and the applicant.
- 3.6 No discount will be applied in those instances where the right to establish the use has been secured but the use has not been established, or the existing use does not actually place a demand on the network for which credit is sought. The only exception to this is in relation to residential lots on which no dwelling unit has been constructed. In such exceptional cases, a demand credit equivalent to a three bedroom dwelling for each lot that is proposed to be further developed will be allowed as in accordance with Section 3.1(c).

¹ To be calculated by indexing the infrastructure contributions previously paid based on the difference between the Producer Price Index (PPI) applicable at the time the infrastructure contribution was paid, and the PPI Index applicable at the time this resolution took effect, adjusted by reference to the 3-yearly PPI Index average.

4.0 Calculation of the Levied Charge

- 4.1 The following steps identify the process to calculate the levied charge for a development application:

Step 1 Determine the definition of the proposed development based upon the translation of Planning Scheme land use types – refer to **Table 1(A), 1(B)** and **1(C)**.

Step 2 Determine the development demand unit (e.g. m² GFA) and associated charge rate (i.e. \$/ demand unit) that may be levied for the proposed development – refer to **Table 2**.

Should the area within which the site is located not be serviced, or is not planned to be serviced by a particular network(s) then such separate components of the charge shall be deducted from the total adopted charge payable.

Step 3 Determine any existing discount amount for each trunk infrastructure network currently servicing the premises as stated in Section 3.0

Step 4 Calculate the charge to be levied by subtracting the applicable discount amount from the proposed development charge amount for each trunk infrastructure network (in monetary value).

- 4.2 A development proposal that includes more than one use (mixed use development) may involve uses or development with different assessable demands under Table 2. The following rules will apply to the calculation of the demand and associated charge for a mixed use development:

- (a) if more than one use is proposed to occur in any given area the subject of the approval, the levied charge will be the sum of the individual charge for each use calculated in accordance with Table 2; and
- (b) if an approved development includes an area which is common to two or more uses identified in Table 2, the assessable demand for the common area will be based on the use or development with the highest charge amount.

- 4.3 If an adopted charge is intended to be levied pursuant to a building works approval and the building may be used for more than one use under Table 2, the levied charge will be the sum of the individual adopted charge for each use calculated in accordance with Table 2.

- 4.4 Where an adopted charge is levied on a building works approval extra care must be taken to ensure discounts are properly considered and that only the unanticipated impacts of the use are reasonably captured by the charge.

5.0 Payment Triggers

This section states when a levied charge is to be paid.

5.1 A levied charge is payable at the following time:

- (a) if the charge applies to reconfiguring a lot– when the local government approves the plan of subdivision for the reconfiguration;
- (b) if the charge applies to a material change of use – when the change happens;
- (c) if the charge applied to building work – when at the time specified for the giving of the following:
 - i. a final inspection certificate for a single detached class 1a building or a class 10 building or structure;
 - ii. a certificate of occupancy for a building or structure of another class;
- (d) if paragraphs (a), (b) and (c) do not apply, on the day stated in the infrastructure charges notice.

6.0 Automatic increase provision for levied charges

- 6.1 A levied charge is to be increased by the difference between the producer price index (PPI) applicable at the time the charge was levied, and the producer price index applicable at the time of payment of the levied charge², adjusted by reference to the 3-yearly PPI Index Average³.
- 6.2 The amount of the levied charge increase in accordance with section 6.1 is not to exceed the maximum adopted charge the Council could have levied for the development at the time the charge is paid.
- 6.3 If the levied charge is increased in accordance with sections 6.1 and 6.2, the levied charge payable is the amount equal to the sum of the charge as levied and the amount of the increase.

² To be clear, the charge to be paid is the greater of the charge as levied by Council and the levied charge indexed using the Producer Price Index (adjusted by reference to the 3-yearly PPI Index Average) for the period starting on the day the charge is levied and ending on the day the charge is paid.

³ 3-yearly PPI index average is defined in section 114 of the *Planning Act 2016* and means the PPI index smoothed in accordance with the 3-year moving average quarterly percentage change between quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

7.0 Conversion Applications

7.1 Purpose

7.1.1 This section applies where:

- a) A condition of a development approval under section 145 of PA requires non-trunk infrastructure to be provided; and
- b) The construction of the non-trunk infrastructure has not started; and
- c) The applicant for the development approval is seeking to apply to Council to convert the non-trunk infrastructure to trunk infrastructure (a conversion application).

7.1.2 Council's requirements for making an application and the process of assessing and deciding the conversion application is identified below.

7.2 Process for making a conversion application

7.2.1 A conversion application must:

- a) be in writing;
- b) be accompanied by the completed Council prescribed form for conversion applications (if applicable);
- c) relate to non-trunk infrastructure conditioned under section 145 of PA;
- d) be lodged with Council before construction of the relevant non-trunk infrastructure commences;
- e) be accompanied by supporting information including:
 - (i) Details of the relevant development approval including application number, property address and real property description;
 - (ii) The applicant's contact details;
 - (iii) The relevant condition(s) for non-trunk infrastructure imposed to which the conversion application relates;
 - (iv) A written statement that construction of the infrastructure had not commenced prior to the making of the conversion application;
 - (v) A description of the circumstances giving rise to the conversion application including supporting commentary and rationale that addresses Council's trunk infrastructure criteria;
 - (vi) Other relevant supporting information where available including:
 - Engineering estimates of works;
 - Preliminary design plans;
 - Network servicing analysis.
 - Details of special considerations (e.g. geographical context).

7.3 Assessing and deciding a conversion application

7.3.1 The process of assessing and deciding a conversion application is as follows:

- a) Council will assess the application having regard to its trunk infrastructure criteria (outlined below);
- b) Council must consider and decide the application within the required period being 30 business days after:
 - (i) Generally – the making of the application; or
 - (ii) If an information requirement is made – the requirement is complied with.
- c) Before making its decision, Council may give notice to the applicant requiring additional information for making the decision.
- d) The notice must detail:
 - (i) The information required;
 - (ii) A period of at least 10 business days for giving the information;
 - (iii) That the application will lapse if the applicant does not comply with the notice within the specified period, or any later period as agreed between Council and the applicant within the specified period.
- e) Council must, as soon as practicable after deciding the conversion application, give the applicant notice of its decision.
- f) If the decision is to convert the non-trunk infrastructure to trunk infrastructure, the notice

- must state whether an offset or refund applies and if so, the details of an offset or refund.
- g) If the decision is to not convert the non-trunk infrastructure to trunk infrastructure, the notice must be an information notice that states:
 - (i) The decision and the reasons for it;
 - (ii) That its recipient may appeal against the decision; and
 - (iii) How the recipient may appeal.

7.4 Effect of conversion

- 7.4.1 If Council's decision is to convert the non-trunk infrastructure to trunk infrastructure:
- a) the condition of the relevant development approval requiring non-trunk infrastructure to be provided no longer has effect;
 - b) Council may, within 20 business days after making the decision, amend the development approval by imposing a necessary infrastructure condition for the trunk infrastructure; and
 - c) if the necessary infrastructure condition is imposed, Council will, within 10 business days after imposing the condition, give an infrastructure charges notice or amend, by notice to the applicant, any existing infrastructure charges notice for the development approval for the purposes of determining offset or refund requirements.

7.5 Trunk infrastructure criteria

- 7.5.1 The identified trunk infrastructure criteria for deciding whether or not to convert non-trunk infrastructure to trunk infrastructure are the following:
- 1. The infrastructure is consistent with Council's Desired Standards of Service (DSS); and
 - 2. The infrastructure is identified in Council's plans for trunk infrastructure and schedule of works but is required in a different geographical location; or
 - 3. The infrastructure is consistent with Council's **Definitions of trunk infrastructure** identified in Attachment 1; or
 - 4. For infrastructure that is not consistent with Council's definitions of trunk infrastructure, the infrastructure is consistent with all of the following **trunk infrastructure principles**:
 - a) Facilitates development of other premises by enabling increased development or overcoming deficiencies in service through its provision; and
 - b) Reduces or eliminates unnecessary and interim staged infrastructure; and
 - c) Provides a critical shared link between multiple development sites and the defined and mapped trunk network; and
 - d) Would have been identified as 'trunk' infrastructure had the ultimate demand and development pattern been known in more detail at the time of developing the infrastructure plan; and
 - e) The type, size and location of the infrastructure is the *most cost effective option* for servicing multiple users in the area. The most effective option means the least cost option based upon the life cycle cost of the infrastructure required to service existing and future development in the area at the desired standards of service.

8.0 Offsets and Refunds for Trunk Infrastructure

8.1 Application of an offset and refund

- 8.1.1 Unless otherwise provided for in an infrastructure agreement, this section applies where:
- a) a development application has been conditioned to provide necessary trunk infrastructure; or
 - b) non-trunk infrastructure has been converted to trunk infrastructure through a conversion application; and
 - c) an adopted charge applies to the development.
- 8.1.2 Where the establishment cost for the trunk infrastructure is equal to or less than the levied charge, the cost will be offset against the levied charges (an **offset**).
- 8.1.3 Where the establishment cost for the trunk infrastructure is more than the levied charge and the trunk infrastructure has been provided:
- a) there is no amount payable for the development approval; and
 - b) Council will provide a refund to the applicant for the difference between the establishment cost of the trunk infrastructure and the levied charge (a **refund**), in accordance with the provisions of this charges resolution.
- 8.1.4 The value, timing and reconciliation of payments may also be managed by an infrastructure agreement which may further specify or alter the provisions in this resolution including for staged development.

8.2 Determining the establishment cost of trunk infrastructure

- 8.2.1 The Infrastructure Charges Notice for a development approval may specify an establishment cost for trunk infrastructure that is the subject of a necessary trunk infrastructure condition.
- 8.2.2 The establishment cost in the Infrastructure Charges Notice is an indicative preliminary establishment cost only and will not be used as the basis for determining the value of an offset or refund unless agreed to under clause 8.2.6.
- 8.2.3 The establishment cost for trunk infrastructure works will be recalculated following detailed design and quantification of trunk infrastructure requirements to determine the Final Contract Value, in accordance with the processes outlined in Attachment2.
- 8.2.4 The establishment cost for trunk infrastructure that is land will be recalculated following confirmation of the land area to be dedicated based on the Council's nominal planned value of land identified in Table 3. The land value is to be indexed in line with the 3-yearly PPI Index Average, from the June 2014 to the date the levied charge becomes payable.
- 8.2.5 A final determination of whether a refund applies can only be made upon confirmation of the Final Contract Value and/or Land Value (as applicable).
- 8.2.6 Despite Clauses 8.2.3 to 8.2.5 Council, at its absolute discretion, may agree with the applicant to use an alternative establishment cost as the basis for determining the value of an offset or refund (**Agreed Value**). The agreed value may be specified in an ICN, Negotiated ICN, or Infrastructure Agreement.

Table 3 – Land Values

Location	Land Value \$/m² (June 2014)
Fernvale	\$63
Esk	\$38
Banks Creek	\$13
Lowood	\$63
Vernor	\$13
Toogoolawah	\$38
Coominya	\$13
Somerset Dam	\$38
Moore	\$13
Minden	\$13
Glamorgan Vale	\$13
Borallon	\$13
Wivenhoe Pocket	\$13
Colinton	\$13
Linville	\$13
Ottaba	\$13
Harlin	\$13
Woolmar	\$38
Kilcoy	\$38
Sheep Station Creek	\$38
Jimna	\$13
Winya	\$38

8.3 Reconciliation an offset or refund

8.3.1 An applicant entitled to an offset or refund for the trunk infrastructure contribution is to give to Council a notice in the prescribed form which states:

- a) The date the fully completed trunk infrastructure was accepted 'On Maintenance'; or
- b) The date Council accepted an Uncompleted Works Deed for uncompleted works.

8.3.2 Council will as soon as reasonably practicable after receiving a notice under section 8.3.1 confirm if the establishment cost is:

- a) For an offset, less than the levied charge; or
- b) For a refund, greater than the levied charge.

8.3.3 For the purposes of determining if an offset or refund applies, the levied charge is to be indexed from the date it was levied to date that the establishment cost was determined by Council, using the 3-yearly PPI Index average.

8.3.4 If an offset applies, Council is to set off the establishment cost against the levied charge when the levied charge stated in the infrastructure charges notice is payable.

8.3.5 If a refund applies, Council is to:

- a) determine the value of the refund by subtracting the levied charge⁴ from the establishment cost; and

⁴ Indexed from the date it was levied to date that the establishment cost of the trunk infrastructure was confirmed by Council using the 3-yearly PPI Index average.

- b) give the refund to the applicant.

8.3.6 Council has adopted a policy position in relation to the form of the refund to be given to the applicant. Council's policy position is that the refund will be provided as either an:

- a) Infrastructure demand credit, in the first instance and where agreed to with the applicant; or
- b) Cash payment refund.

8.4 Infrastructure demand credits

8.4.1 In the first instance, Council will seek to provide a refund in the form of an Infrastructure demand credit through written agreement with the applicant. The following methods for assigning the demand credits will be applied in order of preference:

- a) Where future stages are to be developed under the approval and the future stages will be subject to a levied charge; the refund is to be held as a demand credit on the land that is the subject of the future stages of development;
- b) Where (a) does not apply, and the applicant or related entities of the applicant hold development approvals over other land in the Local Government Area that will be subject to a levied charge, the refund is to be held as a credit against the parcels of land the subject of the development approval(s);
- c) Where (a) or (b) do not apply and the applicant or related entities of the applicant:
 - (i) have development applications currently being assessed by Council in the Local Government Area that, if approved, would be subject to a levied charge; and
 - (ii) is the current owner of the land;

the refund is to be held as a credit against the land that is the subject of the development applications upon the application(s) being approved.

8.4.2 Demand credits are determined by dividing the monetary value of the refund by the total adopted charge rate for a 3-bedroom dwelling (for applicable networks only) in the charge area in which the demand credits are to be assigned. The value of one demand credit is the total adopted charge (for applicable networks) for a 3-bedroom dwelling in the charge area in which the credit is assigned.

Example:

- A refund of \$100,000 has been calculated for an approved development in the Esk Township.
- The refund is to be held on the land to be used in future stages of the same development.
- The adopted charge for a 3-bedroom dwelling in the Esk Township is \$5,085 (for Council networks).
- The demand credit is 19.6 3-bedroom dwellings equivalent in the Esk Township ($\$100,000 / \$5,085$) for Council networks.

8.4.3 Claiming Demand Credit – The demand credits calculated in 8.4.2 are to be multiplied by the current adopted charge rate for a 3-bedroom dwelling in the charge area in which the demand credit was assigned. This amount can be used to reduce the amount of the levied charge that is payable for other development that is subject to the agreement.

8.5 Timing of refund

8.5.1 Where infrastructure demand credits do not apply, a cash payment refund will be paid in accordance with the following payment triggers:

- a) for a refund which is an amount that is \$150,000 or less – the refund may be given by 30 June in the financial year following the date the trunk infrastructure contribution was completed;
- b) for a refund which is an amount that is more than \$150,000 but not more than \$300,000 – the refund may be given in installments by 30 June of each financial year

for up to 3 years following the date the trunk infrastructure contribution was completed;

- c) for a refund which is more than \$300,000 – the refund may be given in installments by 30 June of each financial year for up to 5 years following the date the trunk infrastructure contribution was completed.

8.5.2 Where the refund or part of the refund is not given in the same financial year that it was calculated, the refund or part of the refund provided in the subsequent financial year(s) is to be indexed to the time that it is refunded in accordance with the 3-yearly PPI Index average.

8.6 Infrastructure Agreements

8.6.1 Council, at its absolute discretion, may enter into an Infrastructure Agreement where alternatives to the above processes are being sought by an applicant or to address other matters including (but not limited to):

- the method for determining the establishment cost of trunk infrastructure;
- the required charges or trunk infrastructure to be contributed for each component or hierarchy of the network;
- the timing of payment of levied charges;
- the nature and timing of offsets and refunds;
- the nature of any security to be lodged and the details of the use and release of such security;
- details of the trunk infrastructure to be provided and the provision program;
- details of the responsible entity for the funding, design and construction of the trunk infrastructure including land acquisition (if applicable);
- Limited novation, assignment and rescission provisions to allow an alternate party to construct the same trunk infrastructure detailed in the agreement;
- Provisions for unforeseen delays and redundancy provisions where a development approval and trunk infrastructure construction activities are held in abeyance;
- Any other details considered appropriate by the Council.

9.0 Adopted Charges Reductions for Eligible Community Organisations

9.1 What are eligible community organisations

9.1.1 The following community organisations are eligible community organisations:

- (a) a charitable organisation which is a charitable not-for-profit organisation registered with the Australian Charities and Not-for-profits Commission or Fair Trading Queensland and uses a volunteer or paid workforce;

Examples of a charitable organisation – Meals on Wheels, Australian Red Cross

- (b) a community-based organisation which is an incorporated not-for-profit association that relies primarily on membership fees, fundraising activities, volunteer labour and government grants;

Examples of a community-based organisation—welfare organisations, cultural organisations, indigenous organisations, environmental organisations, rescue organisations, scouts and guides, youth organisations, senior citizens clubs, public halls and men's sheds which may have a restricted liquor or gaming licence.

- (c) a sporting or recreation organisation which is an incorporated not-for-profit association that:
 - (i) is constituted to undertake a community-based sporting or recreation activity;
 - (ii) primarily relies on membership fees, games fees, fundraising activities and government grants;
 - (iii) depends mainly on unpaid volunteer labour; and
 - (iv) may have a restricted liquor or gaming licence;

Examples of a sporting or recreation organisation—Junior and senior sports clubs

- (d) a religious organisation which is recognised by the Australian Tax Office as being eligible for a charity tax concession;
- (e) a school which is recognised by the Queensland Department of Education and Training including a parents and citizens association associated with the school;
- (f) another not-for-profit organisation approved by the local government which:
 - (i) provides a service to the community; and
 - (ii) does not normally have an income stream or is otherwise able to demonstrate its status as non-profit through an external source such as the Australian Taxation Office.

9.2 Eligibility criteria

9.2.1 A charges reduction is available to eligible community organisations for developments that meet the following criteria:

- (a) There is no profit or gain by individual members of the group;
- (b) The organisations' constitution or governing documents prevent it from distributing profits or assets for the benefit of particular persons, both while it is operating and on winding up;
- (c) Profits can still be incurred, but are used to carry out the purpose of the organisation or group;
- (d) The organisation makes a vital contribution to the wider Somerset Region, through the provision of community programs and services;
- (e) The applicant is the owner or approved user (with owner consent) of the premises that are the subject of the application.

9.2.2 A charges reduction is only available for the transport, public parks and community land, and stormwater networks.

9.3 Amount of reduction

9.3.1 The amount of the eligible community organisation charges reduction is as follows:

Purpose of development	Reduction
Construct new or extended community service, sporting, or recreation facilities (including sport/recreation amenities), but not including any liquor or gaming spaces	100%
Construct new or extended educational or religious facilities	50%
Construct new or extended facilities for the consumption of liquor or gaming	30%

9.4 Timing of charges reduction

9.4.1 A charges reduction will be calculated prior to the giving of the infrastructure charges notice.

9.4.2 An approved reduction to the levied charge is to apply at the time the payment of the levied charge is required.

Attachment 1 – Definitions of Trunk Infrastructure

Network	System	Items
Stormwater management	Quantity	<ul style="list-style-type: none"> - Natural waterways - Overland flow paths/channels (natural and constructed) - Piped drainage (including pipes, culverts, manholes, inlets and outlets) Exclude items that have been included in the road network. - Detention and retention facilities <p>Trunk infrastructure excludes development infrastructure internal to a development or to connect a development to the external infrastructure network.</p>
	Quality	<ul style="list-style-type: none"> - Stormwater Quality Infrastructure Devices (SQIDs) - Gross Pollutant Traps (GPTs) - Wetlands - Riparian corridors - Bio-retention facilities - Bank stabilisation, erosion protection and revegetation <p>Trunk infrastructure excludes development infrastructure internal to a development or to connect a development to the external infrastructure network.</p>
Transport	Local government and state controlled roads (separately identified)	<ul style="list-style-type: none"> - Arterial, sub-arterial and major collector roads - State controlled roads - Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local road drainage, pedestrian footpaths and cycleways (within the road reserve), on road cycleways, and basic revegetation on trunk roads. <p>Trunk infrastructure excludes development infrastructure internal to a development or to connect a development to the external infrastructure network.</p>
Public parks and land for community facilities	Public parks	<ul style="list-style-type: none"> - Land, works and embellishments for local, district and local government-wide parks for formal and informal recreation and sporting purposes.
	Other community facilities	<ul style="list-style-type: none"> - Land and basic works associated with the clearing of land and connection to services

Attachment 2 – Methodology for Determining Final Contract Value for Trunk Infrastructure Works

1. Notice of Design with Operational Works

- a) Upon lodgement of the development application for Operational Works, the applicant is to provide Council a formal Notice of Trunk Infrastructure Design (the **Notice of Design**), including a plan which clearly depicts the trunk infrastructure items that is the subject of the necessary trunk infrastructure condition. The plan may be in the same format as the operational works plan; however it must clearly distinguish the trunk infrastructure from any non-trunk infrastructure.

Note: The intent of the Notice of Design process is to attain early agreement as to the scope and nature of the trunk works generally described in the Development Approval.

- b) Council will assess the Notice of Design in conjunction with the Operation Works application and will advise the applicant if Council:
- (i) agrees; or
 - (ii) agrees with conditions, or
 - (iii) disagrees with the Applicant's Notice of Design.
- c) Once a Design Approval is given which forms part of the Operational Works Approval and Permit, the applicant may then seek to tender the construction of the trunk works.

2. Call for Tender Notification

- a) At the time that the applicant calls for public tenders for the trunk infrastructure works, a notice (a **Notice to Tender**) containing the following information is to be submitted to Council. :
- (i) Final detailed design documents;
 - (ii) A Bill of Quantities* for the Trunk Works (no costs required) that matches the Trunk Works identified in the Operational Works Approval including the Notice of Design.
 - (iii) Notification of any prospective tenderers that the tender documents have been sent to specifically as part of the open public tender.
 - (iv) The criteria and process for tender assessment that the Applicant and the RPEQ will undergo.

***Note:** The bill of quantities should be presented as a 'separable portion' from the rest of the non-trunk (internal) development works, and in the same format it would be presented to tenderers as part of a tender process. Providing the information in this manner will ensure Council's assessment of the trunk infrastructure design, bill of quantities and costs is seamless and expedited.

3. Tender Assessment of Trunk Works

- a) In procuring the Trunk Works, the following costs can be included in the offset/refund value:
- (i) the cost of planning and designing the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) the cost of relocation of services which are considered necessary to deliver the works in accordance with Council standards;
 - (iv) a cost (fixed or provisional) under a construction contract for the work;
 - (v) contract administration;
 - (vi) construction/engineering supervision;
 - (vii) a portable long service leave payment for a construction contract;
 - (viii) an insurance premium for the work;

- (ix) Council's inspection fee for the commencement and end of the maintenance period for the work;
 - (x) the cost of an approval for the work;
 - (xi) any variations agreed to by Council as a result of agreed site directions including the superintendent of works and the Council officer.
- b) The following is to be excluded from the offset/refund value of the trunk works:
- (i) the cost of carrying out temporary infrastructure;
 - (ii) the cost of carrying out non-trunk infrastructure;
 - (iii) the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (i) and (ii) above;
 - (iv) the part of the trunk infrastructure contribution provided by Council or a person other than the person seeking the infrastructure offset;
 - (v) a cost to the extent that GST is payable and an input tax credit can be claimed for the work;
 - (vi) the cost of carrying out relocation or rehabilitation works for existing infrastructure not directly associated with the supply of trunk works.
- c) In procuring the trunk works, the applicant is to provide to Council a Notice (**Notice of Tender Assessment**) which identifies:
- (i) the tender process conducted;
 - (ii) the tenders received including separable portions and contract values for trunk works within the bill of quantities;
 - (iii) the applicant's preferred tenderer;
 - (iv) the applicant's reason(s) for the preferred tenderer in a tender evaluation report;
 - (v) the terms of the proposed work contract;
 - (vi) a plan for each infrastructure network clearly showing the extent of the works or land for which the infrastructure offset is sought.
- d) Within 10 business days of receiving a Notice of Tender Assessment, Council is to provide a Notice confirming the Contract Value, having regard to matters outlined in this section only.

4. Reconciliation of Final Contract Value

A Reconciliation of Final Contract Value is to occur following lodgment of the earlier of:

- a) an application for 'On Maintenance' with Council for the Trunk Works; or
- b) Lodgment of an Uncompleted Works Bond.

If the Applicant has fully completed the Trunk Works and is seeking an 'On Maintenance' certificate from Council for the Trunk Works, the Applicant is to provide to Council a **Notice of Final Contract Value**. The Notice is to include the following:

- a) Copy of RPEQ Certificate(s) of Payment for each Progress Claim for the Trunk Works and any agreed variations;
- b) A reasonable amount of evidence to support any claimed and agreed variations (e.g. consultant reports, weigh bills, meeting minutes with Council officers, design details etc.)
- c) A consolidated Final Bill of Quantities in the same general format as was included in the Notice to Tender, but having regard for (a) and (b) above.

Within five (5) business days of Council's satisfaction that:

- 1. (a) and (b) above are consistent with the Design Approval and Notice of Tender Assessment; and
- 2. 'On Maintenance' being given by Council for the Trunk Works;

the Council is to confirm the Final Contract Value.

In certain circumstances, and at Council's full discretion, Council may accept a bond for Uncompleted Works prior to the Trunk Works being accepted as 'On Maintenance'. In this circumstance, the following will apply:

If the Applicant has **not** fully completed the Trunk Works and is seeking early Plan Sealing or compliance with Conditions from Council through the signing of an Uncompleted Works Deed, the Applicant is to provide a **Notice of Final Contract Value**. The Notice is to include the following:

- (a) Copy of an RPEQ Certificate of Payment for each Progress Claim for the Trunk Works and any agreed variations to the date of the calculation of remaining works for the purpose of the Uncompleted Works Bond;
- (b) A reasonable amount of evidence to support any claimed and agreed variations (e.g. consultant reports, weigh bills, meeting minutes with Council officers, design details etc.)
- (c) An RPEQ certified assessment in line with the quantities and costs of remaining works specified for the Trunk Works component in the Uncompleted Works Deed submitted to Council;
- (d) A consolidated Final Bill of Quantities in the same general format as was included in the Notice to Tender, but having regard for (a) and (b) above, and including the estimated amount in line with (c) above.

Within 5 business days of Council's satisfaction that:

- 1. (a) and (b) above are consistent with the Design Approval and Notice of Procurement;
and
- 2. The acceptance of an Uncompleted Works Deed by Council for the Trunk Works;

the Council is to confirm the Final Contract Value.

Attachment 3 – Breakup Agreement

[Refer to attached Breakup Agreement between Council and the Distributor-retailer Authority (Urban Utilities)]



**Queensland
Government**

Department of
Local Government and Planning

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Somerset Regional Council	
- 5 SEP 2011	
DOC ID	
ASSOC	
BOX NO	R

Our ref: MC11/2562
LG/11/2167

- 2 SEP 2011

Mr Robert Bain
Chief Executive Officer
Somerset Regional Council
PO Box 117
Esk QLD 4312

Dear Mr Bain

Re: Agreement on the split of infrastructure charges

Thank you for your letter of 15 June 2011.

I wish to confirm that the Department of Local Government and Planning has noted the agreement reached between Somerset Regional Council and Queensland Urban Utilities. As a result of the agreement, the default proportional split in the draft State planning regulatory provision released on 1 July 2011 does not apply to Somerset Regional Council and Queensland Urban Utilities.

If you require any further information, please contact Ms Natalie Wilde, Director, on 3239 6370 or by email at natalie.wilde@dlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jack Noye
Director-General
Department of Local Government and Planning

Executive Building
100 George Street
PO Box 15009
City East Queensland 4002
Telephone +61 7 3227 8548
Facsimile +61 7 3224 4683
Website www.dlgp.qld.gov.au

ABN 25 166 523 889



15th June 2011

The Hon. Paul Lucas MP
Department of Local Government & Planning
PO Box 15009
CITY EAST QLD 4002

Dear Sir

Subject: Maximum Infrastructure Charges Framework – Water and Sewerage Infrastructure Standard Charge

Our Ref: LAND USE AND PLANNING - PLANNING - Services Infrastructure - Doc Id. 567397

Your Ref:

I advise that Somerset Regional Council officers and Queensland Urban Utilities (QUU) have agreed to the infrastructure charges as per the attached table.

Council has not formerly adopted the charges, however they are aware of the negotiated amounts. It is intended that Council will adopt the infrastructure charges at the next Council meeting on 29th June 2011.

I trust this is sufficient for your purposes.

Yours sincerely

A handwritten signature in black ink, appearing to be 'RB' followed by a flourish.

Robert Bain

Chief Executive Officer

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Somerset - Proposed QUU Charges Under Standard Charge Regime

Residential

Type of development (Dwelling)	2011/2012			2012/2013		
	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

Non-Residential - Accommodation

Type of development (Dwelling)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
Short Term 3+ Bedroom Dwelling	900	4,100	5,000	900	5,225	6,125
Short Term 1-2 Bedroom Dwelling	650	3,850	4,500	650	3,850	4,500
Long Term 3+ Bedroom Dwelling	1,800	8,200	10,000	1,800	10,450	12,250
Long Term 1-2 Bedroom Dwelling	1,300	7,700	9,000	1,300	7,700	9,000

Non-Residential - Other

Type of development (m2 GFA)	Proposed QUU Component Charge			Proposed QUU Component Charge		
	Water	Sewerage	Total	Water	Sewerage	Total
Assembly	4	21	25	4	21	25
Commercial (Bulk Goods)	9	54	63	9	54	63
Commercial (Retail)	9	54	63	9	54	63
Commercial (Office)	9	54	63	9	54	63
Education	9	54	63	9	54	63
Entertainment	9	54	63	9	54	63
Indoor Sport & Rec (non-court areas)	9	54	63	9	54	63
Indoor Sport & Rec (court areas)	1	4	5	1	4	5
Industry	4	21	25	4	21	25
High Impact Industry	6	34	40	6	34	40
Low Impact Rural	0	0	0	0	0	0
High Impact Rural	NA	NA	NA	NA	NA	NA
Essential Services	4	21	25	4	21	25
Specialist Uses	individual	individual	individual	individual	individual	individual
Minor Uses	0	0	0	0	0	0

Assumed no water or sewerage connection