



# Somerset

REGIONAL COUNCIL

## Minutes of Ordinary Meeting Held Wednesday 12 October 2022

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*Held at Kilcoy Explore Centre  
41 Hope Street  
Kilcoy*

### **Present**

Cr Helen Brieschke	(Deputy Mayor)
Cr Sean Choat	(Councillor)
Cr Cheryl Gaedtke	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Jason Wendt	(Councillor)
Cr Bob Whalley	(Councillor)
Mr A Johnson	(Chief Executive Officer)
Mr M McGoldrick	(Director Corporate and Community Services)
Mr C Young	(Director Operations)
Mr 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)

<b>Absent</b>	Cr Graeme Lehmann	(Mayor)
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## C O N T E N T S

Appointment of Chair .....	102	Endorsement sought for a contract exceeding \$15,000 .....	78
Business arising out of minutes of previous meeting .....	3	Experience Somerset Marketing Plan and Events Review Update.....	81
Calendar of Event Change – SEQ Junior Motocross – National Event .....	80	Finance report.....	70
Closure of Meeting .....	106	Items for reports for future meetings ...	106
Community Assistance Grants 2022 – 2023 .....	100	Leave of Absence .....	3
Community Assistance Grants 2022 – 2023 – Esk Men’s Shed Inc. ....	101	Matters of Public Interest .....	3
Community Assistance Grants 2022 – 2023 – Toogoolawah and District Progress Association Inc. ....	102	Matters of public interest – Cr Brieschke .	4
Confirmation of Minutes .....	3	Matters of public interest – Cr Choat.....	4
Consideration of notified motions .....	106	Matters of public interest – Cr Gaedtke ...	3
Container deposit scheme refund – Anuha .....	77	Matters of public interest – Cr Isidro.....	4
Cr Brieschke – Councillor Report .....	104	Mayor and Councillor Reports.....	103
Cr Gaedtke– Councillor Report .....	104	Mayor’s Report .....	105
Cr Isidro – Councillor Report.....	104	Meetings authorised by Council .....	103
Cr Wendt – Councillor Report .....	104	Opening of Meeting.....	3
Declarable Conflict of Interest – Cr Brieschke – Agenda Item 24 .....	102	Operations Report for September 2022	86
Declarable Conflict of interest Cr Isidro – Agenda Item 9 – DA20663.....	24	Queensland Remembers – Community Grants Program .....	78
Declaration of Interest .....	4	Realignment of Somerset Regional Council’s Regional Tourism ‘Home’ Organisation .....	85
Development Application No. DA2066325		Receipt of Petition.....	106
Development Application No. 22454 .....	4	Reception of notices of motion for next meeting.....	106
Donation of Old Lowood Swimming Pool Electric Pumps and Blanket Roller to Royal Life Saving Queensland .....	83	Regional Arts Development Fund Out of Rounds Application.....	79
		Reuse of Stored Timber at Kilcoy Depot98	
		State Government land valuation consultation .....	76

**Opening of Meeting**

The Deputy Mayor, Cr Helen Brieschke, opened the meeting at 9.00 am.

**Leave of Absence**

Mayor Lehmann has sought a leave of absence from attending today's Council meeting.

**Resolution:**

Moved –Cr Gaedtke

Seconded – Cr Choat

"THAT Mayor Lehmann be granted leave of absence from attending today's Council meeting."

Carried

*Vote - Unanimous*

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

Moved – Cr Isidro

Seconded – Cr Choat

"THAT the Minutes of the Ordinary Meeting held 28 September 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 Gaedtke**

Anglicare SQ Kilcoy Community Services is holding a Free multicultural event on 25 of October 2022 in celebration of Seniors month. The event is a traditional Pilipino Festival called Mass Kara. Mass Kara festival is celebrated to bring back the smiles on people's faces. Celebrated in the Philippines the Mass Kara Festival was created to lift the spirits of the people and is a declaration that they will survive challenges that are faced and that smiles will return. Celebrations include a Parade of smiling masks, dancing and music, culturally diverse range of food stalls and video presentations. The event is happening on the grassed area outside of Kilcoy Explore Centre, Kilcoy Yowie Park from 10.00am to 2.00pm. Parade at 10.00am – See you all there!

The Lowood 'APRA' Rodeo is being held on Saturday 22 October 2022 at 10:00am at the Lowood Showgrounds. The event is also known as the Cuttin Loose Utes 'n' Chutes Rodeo.

Congratulations to One Tree Canoe Adventures Fernvale, finalist for the Ipswich Chamber of Commerce and Industry - CPC Production Services Tourism Business/Event of the Year Award.

Kilcoy Tennis Club is holding its Club's Junior and Senior Championships on Sunday 13 November 2022. A nomination sheet will be on the club house notice board.

**Matters of public interest – Cr Isidro**

October

13 BV Interagency meeting, via Teams  
13 Esk Show Society AGM  
15 BV Landcare tree planting Harvey Road  
15 Civic Centre 10 Year celebration  
16-19 LGAQ Conference, Cairns  
20 Toogoolawah State High School Awards night  
21 Leveraging 2032 Working Group  
22 One Tree Canoe open day  
24 Meeting Esk Golf club  
25 KISC Committee Meeting  
25 Agriculture evening, Kilcoy

**Matters of public interest – Cr Choat**

October is a significant month for commemorating wellbeing in Australia. At the last meeting Mayor Lehmann and myself sported a pink beard and fairy-floss locks for 'Pinktober' to promote Breast Cancer awareness. Whilst people are encouraged to have fun and go pink for the cause this month, there is a sombre aspect to its purpose.

There is not a family which hasn't been touched in some way by this serious and very common disease. I have several victims and one incredible very young survivor among my own close family.

In 2022, it is estimated that almost 21,000 new cases of breast cancer will be diagnosed in Australia with statistics highlighting a person has a 6.7% risk of being diagnosed with breast cancer by the age of 85, that's 1 in every 8 women and about 1 in every 650 men.

Fortunately, there are effective treatments, but early detection is the key. All women should talk to their doctor about self-examination and about breast screening.

This 'Pinktober' I want to encourage all residents to think about the risk and do something about it.

**Matters of public interest – Cr Brieschke**

Thursday 14 October, Esk Show Society AGM, 7.00 pm., Esk Showgrounds  
Saturday 15 October, Queens Jubilee project launch – Greening the Brisbane Valley Rail Trail. 10.00 am., Harvey Road, Toogoolawah. RSVP required.  
Wednesday 19 October BV Kilcoy Landcare General Meeting and Guest speaker.

The Brisbane Valley Kilcoy Landcare group will launch their 'Greening the Brisbane Valley Rail Trail' project this Saturday, Yimbin, Toogoolawah. The project has been graciously funded by the Australia Government's Planting Trees for the Queen's Jubilee Program and commemorates the Jubilee, 70 years of service of her Majesty Queen Elizabeth II. The launch commences at 10.00 am and an RSVP is essential.

**Declaration of Interest**

Cr Isidro stated that she will be declaring a conflict of interest in agenda item 9.

Cr Brieschke stated that she will be declaring a conflict of interest in agenda item 24.

**Subject: Development Application No. 22454**



<b>Development Application for a Development Permit for Material Change of Use for Nature Based Tourism and Caretakers Accommodation</b>	
<b>File No:</b>	<b>DA22454</b>
<b>Assessment No:</b>	<b>81138-00000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

## 1.0 APPLICATION SUMMARY

### Subject Land

Location:	68 Myleema Road, Mount Archer
Real property description:	Lot 2 RP160651
Site area:	9.309ha
Current land use:	Environment centre
Easements/encumbrances:	Nil identified

### South East Queensland Regional Plan 2017

Land use category:	Regional Landscape and Rural Production
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### Somerset Region Planning Scheme (Version Four)

Zone:	Rural zone
Precinct:	Not applicable
Overlays:	Agricultural land overlay Biodiversity overlay Bushfire hazard overlay High impact activities management area overlay Landslide hazard overlay Scenic amenity overlay

### Application

Proposal:	Nature based tourism and Caretakers residence
Category of assessment:	Code assessment
Applicant details:	Trustees of Christian Brothers Pty Ltd c/- Reel Planning Pty Ltd Unit 1/9 Camford Street MILTON QLD 4064
Owner details:	Trustees of Christian Brothers Pty Ltd
Date application received:	26 May 2022
Date application properly made:	24 June 2022

<b>Referral agencies</b>	Nil
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<b>Public notification</b>	Not applicable
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## RECOMMENDED DECISION

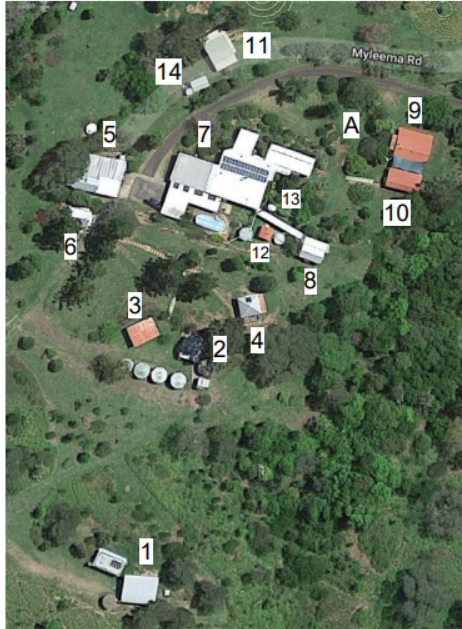
Approve the development application DA22454 subject to the conditions and requirements contained in the schedules and attachments of this report.

## 2.0 PROPOSAL

This development application seeks Council's approval for a development permit for material change of use for nature based tourism and a caretakers dwelling on land at 68 Myleema Road, Mount Archer on land formally described as Lot 2 RP160651.

The application has been made for reuse of five of the existing buildings on the site in the northern half of the site. No new buildings are proposed as a part of this application, however a number of the buildings do not possess the relevant building approvals.

Proposal plans are provided in the attachments to this report.



Sheet List		
Sheet Number	Sheet Name	Current Revision
A0.1	Cover Page	B
A0.2	Sheet List & Notes	B
A0.3	Site Information	B
A1.1	Building 1 - Julian - Plan & Elevations	B
A2.1	Building 2 - Meriton	B
A2.2	Building 2 - Meriton - Elevations	B
A4.1	Building 4 - Sanctuary	B
A5.1	Building 5 - Eamonlea	B
A6.1	Building 6 - Arts	B
A7.1	Building 7 - Main Guest House	B
A7.2	Building 7 - Carport	B
A7.3	Building 7 - Elevations	B
A8.1	Building 8 - Mackillop	B
A9.1	Building 9 - Potters House	B
A10.1	Building 10 - Offices	B
A11.1	Building 11 - Shed 1	B
A12.1	Building 12 - Laundry	A

### 3.0 SITE DETAILS

The subject site is irregular but generally rectangular in shape and is currently improved by a number of existing habitable and non-habitable buildings. A number of these buildings do not have relevant planning, building or plumbing approvals.

Surrounding uses are also generally rural and residential in nature with the exception of the southern boundary which borders the D'Aguilar National Park.

### 4.0 PLANNING LEGISLATION

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*.

### 5.0 ASSESSMENT BENCHMARKS

#### 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 application has been assessed against the provisions of the regional plan and the associated regulatory requirements and was considered to comply.

#### 5.3 Schedule 10 of the *Planning Regulation 2017*

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

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

#### **5.4 Somerset Region Planning Scheme (Version Four)**

##### **5.4.1 Strategic framework assessment**

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

##### **5.4.2 Code compliance summary**

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

<b>Applicable code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Rural zone code	Yes	PO15
Caretakers accommodation code	Yes	No alternative outcomes proposed
Short-term accommodation code	Yes	PO4, PO9
Services works and infrastructure code	Yes	PO2
Transport access and parking code	Yes	No alternative outcomes proposed
<b>Applicable overlay code</b>	<b>Compliance with overall outcomes</b>	<b>Performance outcomes</b>
Agricultural land overlay code	Yes	No alternative outcomes proposed.
Bushfire hazard overlay code	Yes	No alternative outcomes proposed.
Landslide hazard overlay code	Yes	PO1
Scenic amenity overlay code	Yes	No alternative outcomes proposed.

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

The part of the site where the use is proposed is not affected by the Biodiversity overlay, and is not assessable against the High impact activities management area overlay code.

##### **5.4.3 Performance outcome assessment**

###### **Rural zone code**

<b>Performance outcome</b>	<b>Acceptable outcome</b>
<b>Tourism Development</b>	
<b>PO15</b>	<b>AO15</b>

<p>Tourism development is separated from rural activities so that it does not result in:</p> <ul style="list-style-type: none"> <li>(a) adverse impacts on the ongoing operation of existing rural activities or the potential operation of future rural activities;</li> <li>(b) adverse impacts on rural amenity; and</li> <li>(c) inability for a tourism development to operate as intended having regard to the nature of rural activities.</li> </ul> <p>Note – Tourism development in the Rural zone includes any use that attracts visitors for entertainment, functions, recreation or short-term stays, including <i>nature based tourism, short-term accommodation, tourist park, winery, tourist attraction or function facility</i>.</p>	<p><i>Buildings and structures</i> associated with tourism development are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 50 metres from a public <i>road</i>.</li> <li>100 metres from the boundary of the site.</li> </ul>
<p><b>Applicant comment</b></p> <p>The buildings and structures on the site are existing and have large setbacks to all boundaries of the property. The site is well vegetated and separated from neighbouring properties so as to maintain a buffer and preserve the rural amenity.</p> <p><b>Performance outcome assessment</b></p> <p>The lot varies in width between approximately 130 metres and 185 metres. As such it is impossible for buildings to be over 100 metres from property boundaries.</p> <p>The accommodation buildings associated with this proposed use are located relatively centrally on the site.</p> <p>Building 1 – Julian is over 55 metres from both side boundaries. Building 2 - Meriton and its carport are over 60 metres from both side boundaries.</p> <p>Building 7, the main building on the site, is an approximately 40 year old house, over 60 metres from the eastern boundary and 65 metres from the western boundary. The extension to Building 7 is 50 metres from the eastern boundary.</p> <p>Building 8 - Mackillop, the caretakers residence, is over 40 metres from the eastern boundary.</p> <p>The property to the east comprises a house on a 1 hectare lot.</p> <p>The activities associated with this use are low intensity, focused predominantly on quiet contemplation of nature in relatively modest accommodation. As such it is considered the development results in minimal impact on surrounding properties.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	

#### Short term accommodation code

Performance outcome	Acceptable outcome
<p><b>PO4</b></p> <p>The use must provide a reasonable level of convenience for guests.</p>	<p><b>AO4.3</b></p> <p>Where not in a sewerage area, the <i>short-term accommodation</i> is to be serviced by an on-site effluent disposal system which complies</p>

	<p>with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.</p> <p>Note—The on-site wastewater is to be verified by a competent person and verification submitted to Council with the development and plumbing application.</p> <p>Editor's note – A system treating sewerage from equal to or greater than 21 EP requires a licence from the Department of Environment and Heritage Protection.</p>
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**Applicant comment**

The development is serviced by on-site effluent disposal.

**Performance outcome assessment**

The development is serviced by on-site effluent disposal systems, however it is not clear that the systems on site comply with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.

A condition has been included to address this matter.

It is recommended that that alternative outcome be accepted in this instance.

**Location****Where for nature-based tourism or resource based tourism:****PO9**

For *nature-based tourism* or *resource based tourism* the siting of buildings and access *roads* and the extent of works is sympathetic to the character of the *site* and the locality.

**Where for nature-based tourism or resource based tourism:****AO9.1**

The *site* area is not less than 10 hectares.

**Applicant comment**

The subject site is 9.3 hectares however it accommodates the buildings and associated infrastructure required for the development. The layout is sympathetic to the natural setting and the site is not over developed

**Performance outcome assessment**

The activities associated with this use are low intensity, focused predominantly on quiet contemplation of nature in relatively modest accommodation. As such it is considered the development results in minimal impact on surrounding properties.

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

**Service, works and infrastructure code**

<b>Performance outcome</b>	<b>Acceptable outcome</b>
<b>PO2</b> Provision is made for the treatment and disposal of sewage and effluent to protect public health and prevent contamination of	<b>AO2.2</b> Where the <i>site</i> is not located in a reticulated sewerage <i>service catchment</i> area, the development is connected to an on-site and efficient on-site waste water disposal system

soils, ground water or surface water or adversely impact on water quality.	in accordance with <i>Queensland, Plumbing and Wastewater Code</i> and <i>Australian Standard A3500</i> .
<b>Applicant comment</b> The development is serviced by on-site effluent disposal.	
<b>Performance outcome assessment</b> The development is serviced by on-site effluent disposal systems, however it is not clear that the systems on site comply with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code.  A condition has been included to address this matter.  It is recommended that that alternative outcome be accepted in this instance.	

### Landslide hazard overlay code

Performance outcome	Acceptable outcome
<b>Risk of harm to people and property</b>	
<b>PO1</b> <i>Development</i> does not cause an unacceptable increase in the level of risk to people and property as a result of landslide or potential landslide.  Note - A site-specific geotechnical investigation must be undertaken to demonstrate that although the development site is located within a landslide hazard area as identified on the <b>Landslide hazard overlay maps OM0010a-b</b> , the landslide hazard risk is acceptable.	<b>AO1</b> <i>Buildings</i> are not located in a landslide hazard area as identified on the <b>Landslide hazard overlay maps OM0010a-b</b> .
<b>Performance outcome assessment</b> Buildings are located within the landslide hazard area. The existing buildings are located on benched pads. Any buildings that do not currently possess the appropriate approvals will be required to gain approvals. The building approval process will require assessment of the structural design to ensure it is appropriate for the slope of the land.  It is recommended that the alternative solution be accepted in this instance.	

#### 5.4.4 Overall outcome assessment

The proposal is considered to comply with all the relevant overall outcomes, noting compliance with each of the relevant performance outcomes.

### 5.5 Local government infrastructure plan

#### 5.5.1 Priority infrastructure area

The development land is located outside of the priority infrastructure area as shown in the Local government infrastructure plan mapping.

#### 5.5.2 Infrastructure charges

Under Somerset Regional Council Charges Resolution (No. 1) 2022, the proposal involves the following:

Planning scheme use	Charge category
Nature based tourism	Accommodation (Short term)
Caretakers residence and Dwelling house	Residential

With respect to the accommodation, Julian – Building 1 and Meriton – Building 2, and the Portable accommodation adjacent to the Main house – Building 7 are separate stand alone accommodation buildings, while Bedrooms 2 to 4 of the Main house building are available for use as accommodation. Building 8 – Mackillop is also a separate standalone building used as the Caretakers residence. The Main house is accepted as the recipient of the infrastructure charge credit for the property.

The Tourist Accommodation Development Incentivisation (Infrastructure Charges) Policy may be applicable for this application, however applications associated with this policy are to be made following the development taking effect but before commencing the use.

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

### **5.5.3 Trunk infrastructure requirements**

#### **5.5.3.1 Water and sewerage networks**

The site is located outside of the connections area or future connections area for both the water and sewerage networks as shown in Urban Utilities' Netserv Plan.

Connection to internal water reticulation and effluent disposal systems are subject to plumbing approval.

#### **5.5.3.2 Public parks and community land network**

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

Infrastructure charges for the public parks and community land network are not applicable to the proposal.

#### **5.5.3.3 Stormwater network**

There are no known issues with the existing drainage of the site. Standard development conditions are recommended to ensure no actionable nuisance for other properties and discharge to a lawful point of discharge.

An adopted charge for the stormwater network does not apply as the site is outside of the Urban footprint.

#### **5.5.3.4 Transport network**

The proposal is not considered to result in adverse impacts to the safety and efficiency of the road network. Myleema Road is not considered a trunk road under the local government infrastructure plan.

An adopted charge for the transport network applies.

## **6.0 REFERRAL AGENCIES**

In accordance with the *Planning Regulation 2017*, the application did not trigger referrals to any referral agencies.

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

## 7.0 OTHER RELEVANT MATTERS

No other relevant matters have been considered as part of this application.

## 8.0 CONCLUSION

The application seeks Council's approval for a nature based tourism development on land in the Rural zone within Mount Archer. The proposal has been assessed against the relevant parts of the Somerset Region Planning Scheme (Version Four) and state planning instruments and has been found to align with the planning intent for the site.

It is recommended that the application be approved, subject to the imposition of reasonable and relevant conditions, as outlined in the schedules and attachments.

## 9.0 ATTACHMENT

1. Proposal plans, drawn by TDP Services.
2. Bushfire Attack Level Assessment
3. Draft Infrastructure Charges Notice

## RECOMMENDED DECISION

1. THAT Council approve Development Application No. 22454 for a Development Permit for Material Change of Use for Nature based tourism and Caretakers residence on land situated at 68 Myleema Road, Mount Archer, formally described as Lot 2 RP160651, subject to the recommended conditions and requirements contained in the schedules and 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*.

<b>SCHEDULE 1 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Site Information, drawn by TDP Services, reference OS2102-01, Sheet A0.3, Issue B, dated 7 September 2022.	
	Building 1 – Julian – Plan and Elevations, drawn by TDP Services, reference OS2102-01, Sheet A1.1, Issue B, dated 7 September 2022.	
	Building 2 – Meriton, drawn by TDP Services, reference OS2102-01, Sheet A2.1, Issue B, dated 7 September 2022.	
	Building 2 – Meriton - Elevations, drawn by TDP Services, reference OS2102-01, Sheet A2.2, Issue B, dated 7 September 2022.	
	Building 4 – Sanctuary, drawn by TDP Services, reference OS2102-01, Sheet A4.1, Issue B, dated 7 September 2022.	
	Building 5 – Eamonlea, drawn by TDP Services, reference OS2102-01, Sheet A5.1, Issue B, dated 7 September 2022.	
	Building 6 – Arts, drawn by TDP Services, reference OS2102-01, Sheet A6.1, Issue B, dated 7 September 2022.	
	Building 7 – Main House, drawn by TDP Services, reference	



	OS2102-01, Sheet A7.1, Issue B, dated 7 September 2022.	
	Building 7 – Carport, drawn by TDP Services, reference OS2102-01, Sheet A7.2, Issue B, dated 7 September 2022.	
	Building 7 – Elevations, drawn by TDP Services, reference OS2102-01, Sheet A7.3, Issue B, dated 7 September 2022.	
	Building 8 – Mackillop, drawn by TDP Services, reference OS2102-01, Sheet A8.1, Issue B, dated 7 September 2022.	
	Buildings 9 – Potters House, drawn by TDP Services, reference OS2102-01, Sheet A9.1, Issue B, dated 7 September 2022.	
	Building 10 – Offices, drawn by TDP Services, reference OS2102-01, Sheet A10.1, Issue B, dated 7 September 2022.	
	Building 11 – Shed 1, drawn by TDP Services, reference OS2102-01, Sheet A11.1, Issue B, dated 7 September 2022.	
	Building 12 – Laundry, drawn by TDP Services, reference OS2102-01, Sheet A12.1, Issue A, dated 7 September 2022.	
	Bushfire Attack Level Assessment at 68 Myleema Road, prepared by Land and Environment Consultants Pty Ltd, dated 29 May 2020.	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to the commencement of the use
	<b>Limitation of Use</b>	
1.5	The Nature based tourism use approval is for a maximum of seven bedrooms.	At all times
1.6	Accommodation relating to the Nature based tourism is limited to the Building 1 - Julian and Building 2 - Meriton, and Building 7 - Portable accommodation (Bedrooms 5 and 6) adjacent to the Building 7 - Main house and Bedrooms 2, 3 and 4 of the Main house building.	At all times
1.7	Accommodation relating to the Nature based tourism is provided for a maximum of three consecutive months.	At all times
1.8	Building 8 – Mackillop is only to be used as the Caretakers' accommodation.	At all times
	<b>Bushfire Hazard</b>	
1.9	Carry out the development in accordance with the outcomes of the Bushfire attack level assessment at 68 Myleema Road, Mount Archer Queensland by Land and Environment Consultants dated 29 May 2020.	Prior to commencement of use and at all times

	<b>Visual Amenity</b>	
1.10	All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations and adjoining premises.	At all times
1.11	Open storage areas, loading areas, bin storage areas and other unsightly areas, must be screened from view from all street frontages and public places.	Prior to commencement of use and maintained at all times
1.12	Any development and hard landscaping must not comprise highly reflective materials that create slippery or otherwise hazardous conditions.	At all times
	<b>Servicing</b>	
1.13	A minimum potable water supply of 45,000 litres is to be provided to service the development.	Prior to commencement of use and maintained at all times
1.14	On site effluent disposal system/s must comply with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code, or as amended.  Evidence of compliance must be provided to Council.	Evidence of compliance to be provided prior to commencement of use and system compliance at all times
	<b>Building and plumbing approvals</b>	
1.15	All buildings utilised as part of the development must possess the relevant building and plumbing approvals.  Evidence of the approvals is to be provided to Council.	Evidence of approvals to be provided prior to commencement of use and system compliance at all times
<b>SCHEDULE 2 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
2.1	All works are to be designed and constructed in accordance with the requirements of the Planning Scheme Policy 4 – Design Standards.	At all times
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times
	<b>Vehicle Access</b>	
2.3	All vehicular access shall provide convenient and safe access	At all times

	and egress from the site in accordance with Planning Scheme Policy 4 – Design Standards.	
2.4	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.	At all times
2.5	All vehicles shall enter and leave the site in a forward gear	At all times
<b>Car Parking</b>		
2.6	Provide on-site car parking for six (6) vehicles for the nature based tourism use, including one (1) space for disabled persons in accordance with Council Planning Scheme.  All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Planning Scheme Policy 4 – Design Standards.	Prior to commencement of use and maintained at all times
<b>Stormwater</b>		
2.7	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times
2.8	Stormwater Drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>• Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>• Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>• Stockpile any waste on the development site.</li> </ul>	At all times

3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> <li>• Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>• Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
	<b>Nuisance</b>	
3.5	Notwithstanding any other condition of this development approval, this approval does not authorise any release of contaminants which causes or is likely to cause an environmental nuisance beyond the boundaries of the approved place.	At all times
3.6	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to increase the risk of causing environmental nuisance beyond the boundaries of the approved place.	At all times
	<b>Waste Management</b>	
3.7	<p>All general waste produced as part of the operation must be disposed of through either:</p> <ul style="list-style-type: none"> <li>a. The number of standard waste services as determined by Council; or</li> <li>b. A private agreement with a licensed waste disposal contractor through an exemption granted by Council.</li> </ul>	At all times
3.8	The approval holder must provide an impervious, screened area which is drained as require by Council, where all waste containers are placed.	At all times
3.9	Where waste bins are to be serviced on site; the area must be designed and constructed so that waste collection vehicles enter the leave the site in a forward gear.	At all times
<b>SCHEDULE 4 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <b>Planning Act 2016</b> . <i>[A copy of section 71 will be enclosed with the Decision Notice].</i>		
<b>Currency Period</b> - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		

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

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

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

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

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

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

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

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

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

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

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

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

The current Aboriginal Cultural Heritage Act 2003 should be adhered to.

The Act is administered by the Department of Environment and Resource Management (DSDSATSIP).

The Aboriginal Cultural Heritage Act establishes a Duty of Care for Indigenous Cultural Heritage. This applies on all land and water, including freehold land. The Cultural Heritage

Duty of Care lies with the person or entity conducting an activity.

Penalty proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Cultural Heritage Duty of Care requirement.

Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.

Council strongly advises that you contact DSDSATSIP's Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act

**Attachments for the Decision Notice include:**

- Site Information, drawn by TDP Services, reference OS2102-01, Sheet A0.3, Issue B, dated 7 September 2022.
- Building 1 – Julian – Plan and Elevations, drawn by TDP Services, reference OS2102-01, Sheet A1.1, Issue B, dated 7 September 2022.
- Building 2 – Meriton, drawn by TDP Services, reference OS2102-01, Sheet A2.1, Issue B, dated 7 September 2022.
- Building 2 – Meriton - Elevations, drawn by TDP Services, reference OS2102-01, Sheet A2.2, Issue B, dated 7 September 2022.
- Building 4 – Sanctuary, drawn by TDP Services, reference OS2102-01, Sheet A4.1, Issue B, dated 7 September 2022.
- Building 5 – Eamonlea, drawn by TDP Services, reference OS2102-01, Sheet A5.1, Issue B, dated 7 September 2022
- Building 6 – Arts, drawn by TDP Services, reference OS2102-01, Sheet A6.1, Issue B, dated 7 September 2022.
- Building 7 – Main House, drawn by TDP Services, reference OS2102-01, Sheet A7.1, Issue B, dated 7 September 2022.
- Building 7 – Carport, drawn by TDP Services, reference OS2102-01, Sheet A7.2, Issue B, dated 7 September 2022.
- Building 7 – Elevations, drawn by TDP Services, reference OS2102-01, Sheet A7.3, Issue B, dated 7 September 2022.
- Building 8 – Mackillop, drawn by TDP Services, reference OS2102-01, Sheet A8.1, Issue B, dated 7 September 2022.
- Buildings 9 – Potters House, drawn by TDP Services, reference OS2102-01, Sheet A9.1, Issue B, dated 7 September 2022.
- Building 10 – Offices, drawn by TDP Services, reference OS2102-01, Sheet A10.1, Issue B, dated 7 September 2022.
- Building 11 – Shed 1, drawn by TDP Services, reference OS2102-01, Sheet A11.1, Issue B, dated 7 September 2022.
- Building 12 – Laundry, drawn by TDP Services, reference OS2102-01, Sheet A12.1, Issue A, dated 7 September 2022.
- Bushfire Attack Level Assessment at 68 Myleema Road, prepared by Land and Environment Consultants Pty Ltd, dated 29 May 2020.

**Resolution**

Moved – Cr Gaedtke

Seconded – Cr Choat

1. "THAT Council approve Development Application No. 22454 for a Development Permit for Material Change of Use for Nature based tourism and Caretakers residence on land situated at 68

Myleema Road, Mount Archer, formally described as Lot 2 RP160651, subject to the recommended conditions and requirements contained in the schedules and 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*

<b>No</b>	<b>Condition</b>	<b>Timing</b>
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times
	Site Information, drawn by TDP Services, reference OS2102-01, Sheet A0.3, Issue B, dated 7 September 2022.	
	Building 1 – Julian – Plan and Elevations, drawn by TDP Services, reference OS2102-01, Sheet A1.1, Issue B, dated 7 September 2022.	
	Building 2 – Meriton, drawn by TDP Services, reference OS2102-01, Sheet A2.1, Issue B, dated 7 September 2022.	
	Building 2 – Meriton - Elevations, drawn by TDP Services, reference OS2102-01, Sheet A2.2, Issue B, dated 7 September 2022.	
	Building 4 – Sanctuary, drawn by TDP Services, reference OS2102-01, Sheet A4.1, Issue B, dated 7 September 2022.	
	Building 5 – Eamonlea, drawn by TDP Services, reference OS2102-01, Sheet A5.1, Issue B, dated 7 September 2022.	
	Building 6 – Arts, drawn by TDP Services, reference OS2102-01, Sheet A6.1, Issue B, dated 7 September 2022.	
	Building 7 – Main House, drawn by TDP Services, reference OS2102-01, Sheet A7.1, Issue B, dated 7 September 2022.	
	Building 7 – Carport, drawn by TDP Services, reference OS2102-01, Sheet A7.2, Issue B, dated 7 September 2022.	
	Building 7 – Elevations, drawn by TDP Services, reference OS2102-01, Sheet A7.3, Issue B, dated 7 September 2022.	
	Building 8 – Mackillop, drawn by TDP Services, reference OS2102-01, Sheet A8.1, Issue B, dated 7 September 2022.	
	Buildings 9 – Potters House, drawn by TDP Services, reference OS2102-01, Sheet A9.1, Issue B, dated 7 September 2022.	
	Building 10 – Offices, drawn by TDP Services, reference OS2102-01, Sheet A10.1, Issue B, dated 7 September 2022.	
	Building 11 – Shed 1, drawn by TDP Services, reference OS2102-01, Sheet A11.1, Issue B, dated 7 September 2022.	
	Building 12 – Laundry, drawn by TDP Services, reference OS2102-01, Sheet A12.1, Issue A, dated 7 September 2022.	
	Bushfire Attack Level Assessment at 68 Myleema Road, prepared by Land and Environment Consultants Pty Ltd, dated 29 May 2020.	
1.2	Comply with the relevant provisions of the Somerset Region	At all times

	Planning Scheme, Planning Scheme Policies and Local Laws.	
1.3	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase
1.4	Pay to Council any outstanding rates or charges or expenses that are a charge over the subject land levied by Council; and/or levied but not fully paid over the subject land.	Prior to the commencement of the use
	<b>Limitation of Use</b>	
1.5	The Nature based tourism use approval is for a maximum of seven bedrooms.	At all times
1.6	Accommodation relating to the Nature based tourism is limited to the Building 1 - Julian and Building 2 - Meriton, and Building 7 - Portable accommodation (Bedrooms 5 and 6) adjacent to the Building 7 - Main house and Bedrooms 2, 3 and 4 of the Main house building.	At all times
1.7	Accommodation relating to the Nature based tourism is provided for a maximum of three consecutive months.	At all times
1.8	Building 8 – Mackillop is only to be used as the Caretakers' accommodation.	At all times
	<b>Bushfire Hazard</b>	
1.9	Carry out the development in accordance with the outcomes of the Bushfire attack level assessment at 68 Myleema Road, Mount Archer Queensland by Land and Environment Consultants dated 29 May 2020.	Prior to commencement of use and at all times
	<b>Visual Amenity</b>	
1.10	All fixed mechanical plant must be contained within the building or visually screened to all street frontages, public viewing locations and adjoining premises.	At all times
1.11	Open storage areas, loading areas, bin storage areas and other unsightly areas, must be screened from view from all street frontages and public places.	Prior to commencement of use and maintained at all times
1.12	Any development and hard landscaping must not comprise highly reflective materials that create slippery or otherwise hazardous conditions.	At all times
	<b>Servicing</b>	
1.13	A minimum potable water supply of 45,000 litres is to be provided to service the development.	Prior to commencement of use and maintained at all times



1.14	On site effluent disposal system/s must comply with AS/NZ 1546:2001; AS/NZ1547:2000; Plumbing and Drainage Act 2002 and Queensland plumbing and wastewater code, or as amended.  Evidence of compliance must be provided to Council.	Evidence of compliance to be provided prior to commencement of use and system compliance at all times
<b>Building and plumbing approvals</b>		
1.15	All buildings utilised as part of the development must possess the relevant building and plumbing approvals.  Evidence of the approvals is to be provided to Council.	Evidence of approvals to be provided prior to commencement of use and system compliance at all times
<b>SCHEDULE 2 – GENERAL CONDITIONS</b>		
<i>Assessment Manager</i>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
2.1	All works are to be designed and constructed in accordance with the requirements of the Planning Scheme Policy 4 – Design Standards.	At all times
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times
<b>Vehicle Access</b>		
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Planning Scheme Policy 4 – Design Standards.	At all times
2.4	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.	At all times
2.5	All vehicles shall enter and leave the site in a forward gear	At all times
<b>Car Parking</b>		
2.6	Provide on-site car parking for six (6) vehicles for the nature based tourism use, including one (1) space for disabled persons in accordance with Council Planning Scheme.  All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Planning Scheme Policy 4 – Design Standards.	Prior to commencement of use and maintained at all times

	<b>Stormwater</b>	
2.7	Ensure Stormwater drainage is delivered to a lawful point of discharge	At all times
2.8	Stormwater Drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
<i>Assessment Manager</i>		
<b>No</b>	<b>Condition</b>	<b>Timing</b>
3.1	All solid, semi-solid and liquid waste generated from the construction and occupation of this approved development must be collected and disposed of by Council's contractor or other Council approved waste collector unless otherwise approved by Council.	At all times
3.2	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Somerset Regional Council unless otherwise authorised by Council.	During construction phase
3.3	The holder of this development approval must not: <ul style="list-style-type: none"> <li>Burn or bury waste generated in association with this development approval at or on the development site; nor</li> <li>Allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; nor</li> <li>Stockpile any waste on the development site.</li> </ul>	At all times
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> <li>Release stormwater runoff into a roadside gutter/swale, stormwater drain or water that results in a build-up of sand, silt or mud in the gutter, drain or water; or</li> <li>Deposit sand, silt or mud in a roadside gutter, stormwater drain or water; or in a place where it could reasonably be expected to move or be washed into a roadside gutter/swale, stormwater drain or water and result in a build-up of sand, silt or mud in the gutter, drain or water.</li> </ul>	During construction phase
	<b>Nuisance</b>	
3.5	Notwithstanding any other condition of this development approval, this approval does not authorise any release of contaminants which causes or is likely to cause an environmental nuisance beyond the boundaries of the approved place.	At all times
3.6	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or	At all times

	operation of the plant or equipment increases, or is likely to increase the risk of causing environmental nuisance beyond the boundaries of the approved place.	
	<b>Waste Management</b>	
3.7	All general waste produced as part of the operation must be disposed of through either:  a. The number of standard waste services as determined by Council; or b. A private agreement with a licensed waste disposal contractor through an exemption granted by Council.	At all times
3.8	The approval holder must provide an impervious, screened area which is drained as require by Council, where all waste containers are placed.	At all times
3.9	Where waste bins are to be serviced on site; the area must be designed and constructed so that waste collection vehicles enter the leave the site in a forward gear.	At all times
<b>SCHEDULE 4 – ADVICE</b>		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <b>Planning Act 2016</b> . <i>[A copy of section 71 will be enclosed with the Decision Notice].</i>		
<b>Currency Period</b> - Pursuant to section 85 of the <i>Planning Act 2016</i> the approval will lapse if the first change of the use under the approval does not start within the 'currency period' – being six (6) years starting the day the approval takes effect.		
The applicant may make representations ( <b>change representations</b> ) about a matter in this development application within the <b>applicant's appeal period</b> under the process established in chapter 3, part 5, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, subdivision 2 of the Act.		
Separate development approval is required for any building work and plumbing/drainage work necessitated by the conditions contained in this approval.		
The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the <i>Planning Act 2016</i> . For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the <i>Planning Act 2016</i> ).		
Landowners are responsible for the construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Council's standards.		
All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .		

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

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The Act is administered by the Department of Environment and Resource Management (DSDSATSIP).

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Details on how to fulfil the Cultural Heritage Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.

Council strongly advises that you contact DSDSATSIP's Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of proponents under the terms of the current Aboriginal Cultural Heritage Act."

Carried

Vote - Unanimous

### **Declarable Conflict of interest Cr Isidro – Agenda Item 9 – DA20663**

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

The nature of my interest is as follows -

This declarable conflict of interest arises because peoples who are a related party of mine

have an interest in this matter.

*Particulars -*

- (i) Name of related parties: David and Peter Lukritz
- (ii) The nature of my relationship with this related party is that David and Peter Lukritz are my brothers.
- (iii) The nature of the related party's interest in this matter is that my brothers are employed by Sword Agribusiness Pty Ltd.

I wish to participate in the decision in relation to this matter for the following reason:

The interest is considered to be sufficiently remote so as not to unduly influence my impartiality.

I acknowledge that eligible Councillors must now determine, pursuant to section 150ES of the Local Government Act 2009 whether I:

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

<b>Resolution</b>	Moved – Cr Choat	Seconded – Cr Whalley
	<p>“THAT Cr Isidro is not required to leave the meeting and may remain and participate and vote on this matter by reason of the interest is considered to be sufficiently remote as to unduly influence her impartiality allowing her to exercise her vote in the public interest.”</p>	
	<p><i>Vote - Unanimous</i></p>	
	<p style="text-align: right;"><u><i>Carried</i></u></p>	

<b>Subject:</b>	<b>Development Application No. DA20663</b>
	<b>Application for a Development Permit for a Material Change</b>
	<b>of Use for an Intensive Animal Industry (Poultry Farm – Eight</b>
	<b>Sheds, 400,000 birds)</b>
<b>File No:</b>	<b>DA20663</b>
<b>Assessment No:</b>	<b>05491-10000-000</b>
<b>Action Officer:</b>	<b>SP-MW</b>

**Subject Land**

Location	8321 Brisbane Valley Highway, Harlin
	Ivory Creek Road, Ivory Creek
Real Property Description	Lot 1 SP205056
	Lot 2 SP205056
	Lot 5 CA31538
	Lot 118 CA31824
	Lot 75 CA31745
	Lot 84 CA31756
	Lot 2 RP7769
	Lot 1 RP7769
	Lot 3 RP7769
	Lot 210 CA311007
	Lot 85 CA31760

Lot 177 SP274881  
 Part Lot 4 SP205056  
 Area 650.573 hectares  
 Current land use Farming  
 Easements/Encumbrances: Emt A RP884531

### **Somerset Region Planning Scheme Version Four**

Zone Rural zone

### **SEQ Regional Plan**

Land Use Category Regional Landscape and Rural Production Area

### **Application**

Proposal: Intensive Animal Industry (Poultry Farm – Eight Sheds, 400,000 birds)  
 Category of Assessment IMPACT  
 Applicant/s details: Sword Agribusiness Pty Ltd  
 Contact details: C/- Planning Initiatives  
 PO Box 1774  
 NEW FARM QLD 4005  
 Landowners: Sword Agribusiness Pty Ltd  
 Date application properly made: 18 May 2021

### **Referral Agencies**

Concurrence Agencies State Assessment and Referral Agency  
 Department of State Transport (Access to a State-controlled road)  
 Department of Agriculture and Fisheries  
 Advice Agencies Nil  
 Third Party Advice Agencies Seqwater

### **Public Notification**

Submissions received 2365  
 Properly made: 2002  
 Not properly made: 363  
 10 late submissions  
 353 incomplete names / addresses etc.

### **RECOMMENDED DECISION**

Approve the Development Application No. 20663 subject to the requirements and conditions contained in the Schedules and Attachments.

## **1.0 PROPOSAL**

The application proposes to establish a free range capable poultry farm at Ashvale Farm, Harlin which is to contain eight tunnel ventilated sheds and a maximum of 400,000 birds, equating to 50,000 birds being housed in each shed.

The sheds proposed will be 168.5m long and 18.3m wide, providing a total gross floor area of 24,670 square metres. Each shed contains a free range area on each of the longer sides, resulting in the area between the sheds being used for free range purposes. The development will have a cumulative free range area of approximately 35,000 square metres.

The development includes a number of ancillary buildings including a machinery/storage shed with staff amenities with a gross floor area of 496 square metres.

Each shed is provided with an 8.6 metre high grain silo.

Access to the sheds is provided via an existing access to the Brisbane Valley Highway. An additional internal driveway is proposed to connect the poultry farm site with the existing internal road network on the site. Four permanent and four temporary car parking spaces will be provided for staff and visitors.

The buildings are proposed 63.07 metres from the northern boundary of the site, 314.28 metres from the nearest western boundary of Lot 1 (being the subject lot), 351.25 metres from the southern boundary of Lot 1 and over 500 metres from Ivory Creek.

The farm will receive day old chicks supplied under contract and grow them out to market weight birds. On average the proposed farm will receive about 6.2 batches per year based on a 59 day cycle, with up to 400,000 birds total in each batch. To allow the birds space to continue growing, a thin out occurs after 35 days. The remainder of the birds that continue to reside in the sheds are removed for processing at about 48 days. A 10 day clean out process involving cleaning, disinfection and spreading of new litter occurs within the brood area of the shed prior to the next batch of chicks being received. It is intended to utilise multi batch litter with the previous litter in the brood area moved into the other half of the shed and subsequently removed after that batch. In effect the litter is cycled through the shed across two batches of chickens in the shed.

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

The poultry farm is located approximately 5 km to the southwest of the township of Harlin, and approximately 13.5 kilometres northwest of Toogoolawah. While the application includes a number of lots, the proposed poultry farm development is on Lot 1 SP205056. Lot 1 is proposed to wholly contain the poultry farm and has an area of 101.1 hectares and is located within the Rural zone.

The subject land includes frontage to Ivory Creek Road, which is constructed to a gravelled standard. Access to the proposed poultry farm is however proposed from Brisbane Valley Highway via the internal farm access through a number of other properties within the same ownership.

An existing easement runs generally north-south through Lot 1 to the east of the proposed development. This easement is in favour of Stanwell Corporation Pty Ltd and contains a below ground water main.

## **3.0 ASSESSMENT – STATE LEGISLATION**

### **3.1 STATE PLANNING POLICY**

Since the Somerset Region Planning Scheme was adopted by Council, the State Planning Policy (SPP) mapping has been updated. In terms of the subject land, the Bushfire hazard mapping has been updated. Overall, the amendments to the SPP do not impact on the development and an assessment against the relevant SPP assessment benchmarks was not required.

### **3.2 VEGETATION MANAGEMENT ACT 1999**

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

### 3.3 ENVIRONMENTAL PROTECTION ACT 1994

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

### 4.0 COUNCIL ASSESSMENT

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

#### Assessment Against Strategic Framework

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

#### 3.7.4 Element - Rural production

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

##### 3.7.4.1 Specific outcomes

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

From a land use planning perspective, the proposed development of an Intensive animal industry use on the site is appropriately located on a site identified as Class B Agricultural Land on Strategic Framework Map 4 and will contribute towards the ongoing productive capacity of these lands. This is assessed in further detail throughout this report.



An assessment of the proposed Intensive animal industry's location regarding the specific outcomes and land use strategies described in section 3.3.10—Element— High impact activities, as referenced in section 3.7.4.1(d) is also provided below (It is noted that *High impact activities* as defined within schedule 1 of the planning scheme includes intensive animal industry where accommodating over 1000 birds (among other things)).

The site is not located within the Coominya Food Production Investigation Area identified on Strategic Framework Map 4.

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

**3.3.10 Element - High impact activities**

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

**3.3.10.1 Specific outcomes**

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

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

**3.3.10.2 Land use strategies**

- (a) The effects of high impact activities are designed to minimise the impact on adjacent and surrounding sensitive land uses. This may have the effect of restricting larger-scale high impact activities to very large sites. Smaller-scale high impact activities may form part of rural diversification where appropriately located and managed, and where detailed analysis confirms that the site is suitable for the use in terms of access, ecological impacts, landscape**

***character, and effective buffering from sensitive uses;***

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

Based on the information provided by the Application, an assessment of the proposed Intensive animal industry use on the site reveals that it has little potential to impact on surrounding sensitive land uses (dwellings), specifically as a result of odour emissions. Further, the High impact activity has adequately demonstrated through the odour calculations submitted, that it is capable of being appropriately located to manage the health and amenity of existing surrounding sensitive land uses from the impacts of odour emissions.

As such, the proposal for 400,000 birds, has demonstrated effective buffering from existing sensitive land uses. The site is remote from the nearest towns and sensitive receptors.

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

**3.4.4 Element - Air and noise environment**

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

**3.4.4.1 Specific outcomes**

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

The Application has adequately demonstrated through the K-Factor odour calculations submitted, that it is capable of being appropriately located, designed and constructed to avoid or minimise odour emissions in respect of the potential impacts on surrounding sensitive land uses.

Based on the proposal being able to satisfactorily demonstrate compliance with the above key provisions of the Strategic Framework, the Development Application should be approved.

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

**Code Compliance Summary**

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

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

Assessment Benchmarks	Compliance with Overall outcomes	Performance Outcomes
Rural zone code	No	Yes PO7
Intensive animal industry code	No	Yes PO1
Services, works and infrastructure code	Yes	No alternative solutions proposed.
Transport access and parking code	Yes	Yes PO5, PO10, PO17
Agricultural Land Overlay Code	Yes	No alternative solutions proposed.
Biodiversity Overlay Code	Yes	No alternative solutions proposed.
Bushfire hazard overlay code	Yes	No alternative solutions proposed.
Catchment Management Overlay Code	Yes	No alternative solutions proposed.
Flood hazard overlay code	Yes	No alternative solutions proposed.

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

### Performance Outcome Assessment

#### Rural zone code

#### Overall outcome assessment

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

#### Officer comment

The development is approximately 5km south of Harlin and approximately 13.5 km north of Toogoolawah. The Application has adequately demonstrated through the K-Factor odour calculations submitted that it is capable of being appropriately located, designed and constructed to avoid or minimise odour emissions in respect of the potential impacts on surrounding sensitive land uses.

#### Intensive Animal Industry Code

#### Overall outcomes

- (c) does not cause environmental harm or nuisance by way of air quality, noise, traffic, water quality, liquid and solid waste or any other operational aspects;

- (f) avoids any potential adverse effects on the amenity and character of the locality or nearby sensitive uses; and

### Officer comment

The applicant has provided odour calculations utilising the K-Factor as per the Development of Meat Chicken Farms in QLD guidelines. These calculations have been peer reviewed and are considered to be satisfactory.

Performance Outcomes	Acceptable Outcomes
<b>Scale and intensity</b>	
<b>PO1</b> The development incorporates a site layout, scale, and intensity that does not cause environmental nuisance or environmental harm and maintains: <ul style="list-style-type: none"> <li>(a) the character, landscape and scenic and visual amenity values of the locality;</li> <li>(b) the amenity and environmental health of <i>sensitive land uses</i>;</li> <li>(c) water quality in the catchments of the major drinking water storages</li> <li>(d) amenity and image of a tourism or recreation focus area</li> <li>(e) areas of ecological significance; and</li> <li>(f) the operation of lawfully existing <i>rural activities</i>.</li> </ul>	<b>AO1.4</b> <b>Where for a poultry farm:</b> All buildings and operational elements or a new or expanded facility are setback in accordance with <b>Table 8.2.10.3.D</b> .  <b>AO1.5</b> <b>Where for a poultry farm:</b> Separation distances between the poultry farm building complex and a <i>sensitive land use</i> (not on the site of the poultry farm) are determined on a site-by-site basis using odour dispersion modelling.  Where involving over 1,000 birds the modelling levels must be assessed against the following criteria: <ul style="list-style-type: none"> <li>(a) 2.5 OU, 99.5%, 1 hour average for a sensitive land use site in a Rural zone</li> <li>(b) 1.0 OU, 99.5%, 1 hour average for the boundary of a non-Rural zone.</li> </ul>
<b>Performance Outcome Assessment</b>	
The proposed broiler poultry farm is to be located 60 metres from the northern boundary of the site. While this is closer than the 100 metre setback in Table 8.2.10.3.D, the use is not close to sensitive land uses. It is noted the adjoining owner did not lodge a submission	

### High Impact Activities Management Area Overlay Code

While a poultry farm would typically be subject to the above overlay, the site is sufficiently remote from townships, settlements and major road corridors that the site is not subject to the overlay. The overlay extends predominantly across the southern half of the Council area, but also addresses areas within two kilometres of Harlin and up to 4.5 kilometres north of Toogoolawah. The proposed poultry sheds are approximately 5.5 kilometres southwest of Harlin and approximately 13.5 kilometres northwest of Toogoolawah. No further assessment is required against this code.

### Services, Works and Infrastructure Code

The development will utilise existing alluvial bores and irrigation wells. The applicant has advised that the water requirement for the 400,000 chickens is approximately 36 mgl/yr. which includes water for drinking as well as all necessary environmental cooling water for the proposed eight sheds. Storage in large tanks is necessary to meet peaks in demand and to ensure continuity of supply in the event of a pump malfunction. It is a requirement of the processor that a minimum of 1 litre per bird be stored. The 'water well' proposed to be used will have back up power supplied by a generator so reliability of the water supply to the farm is considered to be satisfactory.

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

Electricity and telecommunications supply are available to the site.

No clearing of native vegetation is proposed as a result of the development.

### Traffic, Access and Parking Code

Performance Outcomes	Acceptable Outcomes
<b>Site access</b>	
<b>PO5</b> Vehicular access points are positioned along the frontage where they do not impact on the safety, capacity and operation of the existing <i>road</i> network having regard to: (a) the amount and type of vehicular traffic; (b) the type of use and traffic generation; (c) the current and future on-street parking arrangements; (d) proximity to intersections; and (e) available sight distances.	<b>AO5.1</b> Where the <i>site</i> has two street frontages, vehicular access is provided from the minor street.  <b>AO5.2</b> Direct access is not provided to an arterial or higher order <i>road</i> .
<b>Performance Outcome Assessment</b>	
The access to the site is ultimately via Brisbane Valley Highway which is a State-controlled arterial road. Conditions have been applied by SARA.	
<b>Vehicle standing and manoeuvring areas</b>	
<b>PO10</b> Vehicle standing and manoeuvring areas are of suitable standard for the intended use and the areas are constructed to a standard that avoids <i>environmental nuisance</i> .	<b>AO10</b> Internal manoeuvring and standing areas of the <i>site</i> are sealed.
<b>Performance Outcome Assessment</b>	
The internal manoeuvring areas are proposed to be gravelled, consistent with other poultry farms.	
<b>Road design standards and associated works</b>	
<b>PO17</b> <i>Development</i> provides for a safe, legible and efficient <i>road</i> network.	<b>AO17</b> No acceptable outcome provided.
<b>Performance Outcome Assessment</b>	
The access to the site is ultimately via Brisbane Valley Highway which is a State-controlled arterial road. Conditions have been applied by SARA.	

Conditions have been applied by Council with respect to use of Josey Road within the bounds of the site, noting the poultry farm is one lot of numerous rural lots.

#### **4.0 OTHER PLANNING CONSIDERATIONS**

##### **Trunk Infrastructure and Services**

##### **4.1 Water Supply/Sewerage**

The site is outside water and sewer network areas. Water supply and effluent disposal issues have been addressed above in the Services, works and infrastructure code.

##### **4.2 Stormwater/Drainage**

A stormwater management plan was provided as a part of the application. This is designed to accommodate the stormwater generated by the poultry farm sheds.

When the application was lodged the State mapping indicated the site contains a drainage line that had been designated under the Queensland waterways for waterway barrier works as Class 1 Low. Based on a site inspection, the area designated drainage line contained no evidence of function as a watercourse, apart from slight discoloration in aerial imagery. As such, it is considered the rerouting of this drainage line would have no detrimental impact upon movement of animals.

The State mapping has deleted the drainage line from its designation against the Queensland waterways for waterway barrier works.

##### **4.3 Roads**

The proposed haul route for removal of the processor's chickens will be via an internal road network within the farm, with an access and egress onto the Brisbane Valley Highway via an existing access point approximately 750 metres south of Sinnamons Lane, then to Brisbane where the chicken processing plant is located.

The access arrangements to the external road network have been addressed and conditioned by the State Assessment and Referral Agency.

The internal road network follows a similar alignment to the Josey Road, road reserve. Conditions have been proposed with respect to the internal road where it follows the road reserve.

##### **4.4 Odour, Dust and Noise assessment**

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

The odour assessment confirmed that the development would not result in adverse odour impacts to surrounding properties.

Council engaged a suitably qualified professional to undertake a peer review of the odour assessment provided by the applicant. Council's peer review confirmed that the model had been undertaken within the requirements of the *Development of Meat Chicken Farms in Queensland* (DAF, 2016).

#### **5.0 PUBLIC CONSULTATION**

The proposed development is categorised as impact assessable development under the Somerset Region Planning Scheme (Version Four).

During the consultation period Council received a total of 2,355 submissions of which 2,002 were deemed to be properly made submissions. These were overwhelmingly generated via a pro-forma submission accessed from Animal Liberation Queensland's website.

Of the 2,355 submissions, Council received pro-forma objections from the following countries, broken down into continents.

### **Europe**

United Kingdom (227), Northern Ireland (2), Scotland (4), Wales (3), Austria (6), Belgium (21), Cyprus, Czech Republic (2), Denmark (9), France (75), Finland (5), Germany (30), Greece (6), Hungary (1), Ireland (10), Italy (22), Luxembourg, Moldova, Netherlands (23), Norway (7), Poland (1), Portugal (8), Romania (4), Russia (2), Serbia (1), Slovakia (2), Slovenia, Spain (13), Sweden (11), Switzerland (14)

Note – the submissions allocated to Northern Ireland, Scotland and Wales did not reference the UK.

### **Asia**

Hong Kong (1), India (7), Indonesia (6), Israel (2), Japan (1), Lebanon (2), Malaysia (3), Philippines (3), Sri Lanka (1)

### **Africa**

South Africa (7)

### **North America**

Canada (59), Mexico (2), USA (585) comprising submissions from 43 states – Alaska (1), Arizona (18), Arkansas (3), California (85), Colorado (15), Connecticut (7), Delaware (2), Florida (57), Georgia (13), Hawaii (2), Idaho (3), Illinois (31), Indiana (11), Kentucky (5), Maine (7), Maryland (11), Massachusetts (18), Michigan (14), Minnesota (11), Mississippi (3), Missouri (8), Nebraska (3), Nevada (5), New Mexico (6), New Jersey (24), New Hampshire (3), New York (46), North Carolina (12), Ohio (17), Oklahoma, Oregon (10), Pennsylvania (26), Rhode Island (2), South Carolina (4), Tennessee (6), Texas (30), Utah (3), Vermont (2), Virginia (15), Washington (15), West Virginia (4), Wisconsin (13) Wyoming (3)

### **South America**

Argentina (3), Brazil (6), Chile (1), Colombia (3), Peru (2), Uruguay (1)

### **Oceania**

New Zealand (5), French Polynesia (1).

Within Australia, submissions were received from New South Wales, South Australia, Western Australia, ACT, Northern Territory, Tasmania and Victoria, as well as numerous objections from varied locations within Queensland. Apart from one submission from Toogoolawah no other submissions from within the Somerset Regional Council area. The nearest other submissions were received from Neurum, Dayboro, Ipswich, Highvale and Gatton, over 45 kilometres in a straight line from the subject site.

Apart from the more detailed Animal Liberation Queensland submission, very few non-standard format submissions were received.

Ten additional submissions were received outside the consultation period, which were also considered to be not properly made.

The key issues from the submissions are outlined as follows:

**1. Submitter's comment –**

*The location of this development over minor watercourses is poorly planned and highly concerning. Two existing overland surface streams are proposed to be redirected, however these streams may be habitat for ephemeral freshwater species. These species may utilise temporary streams when they are flowing. These streams only flow during storm events but may still be important habitat for species relying on movement/reproduction at these times. Riparian habitats are vital for healthy ecosystems, are usually more diverse and have more plants and animals than adjacent upland areas. The flow of water through riparian soils regenerates ground water and riparian vegetation can remove excess nutrients and sediment from surface runoff and shallow ground water. These watercourses have ecological significance, and the applicant has failed to meet acceptable outcomes relating to minimum setback distances. Furthermore, the sheds are only 150 metres from a water supply dam. The applicant implies that the existence of a strip of vegetation reduces the chance of stormwater runoff into the dam, however the vegetation does not eliminate the risk and the proximity to watercourses is far too precarious. We also have concerns that the diversion drainage channels may not be able to sustain high volumes of storm water, which would result in polluted and contaminated water from the poultry site flowing into the waterways. This would be both an ecological and human health disaster, as this area is in a drinking water catchment.*

**Officer Comment**

The existing drainage lines have been modified in that these areas primarily comprise pasture grasses, similar to the surrounding grazing area.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**2. Submitter's comment – Threat to local koalas due to proximity to primary koala habitat.**

*The applicant continually insinuate in their application that this development will not impact koalas. We believe that it would be impossible for the local koala population not to be adversely impacted, should this development be approved. Firstly, the development is going to require a substantial amount of earthmoving and construction in the building phase. The development site is surrounded by core koala habitat on the west, south east and north east. Koalas have been found to become hypersensitive to anthropogenic noise and studies have found that 1 koala behaviour is more dramatically altered by disturbance in disturbed areas such as agricultural land. Furthermore, the access road to the sheds cuts through the koala habitat area to the south east of the sheds. The application states that the proposed development will generate in excess of 2,215 vehicle trips each year. They also mention that the majority of the trucks that transport the chickens off the farm will operate at night, when koalas are most active. The applicant has not offered any mitigation measures for the risks to koalas beyond 'caution' being taken. This implies that they are unaware of, or indifferent to the significant risk that developments such as this have on wildlife such as koalas. Koala populations have been decimated as a result of urban and agricultural development, and if development applications don't demonstrate that they understand and can mitigate impacts to koalas, then they must be rejected by councils.*



*The applicant claims that this development 'will not impact' koalas and other significant species, however the proposed location for sheds is close to primary koala habitat on the west, south east and north east.*

*It is extremely concerning to me that the applicant is either unaware of, or is denying the consequences that the construction and ongoing management of intensive farms such as this has on ecosystems and wildlife.*

*Koalas are sensitive to changes in their environment, so the sound and the vibrations associated with the earthmoving and machinery that will be required in this development will undoubtedly impact the local koalas and the other wildlife. The applicant has not offered any mitigation measures other than to say that 'caution will be taken during construction phases to not increase the risk of injury or death to koalas.'*

*Furthermore, the access road cuts straight through the koala habitat to the south east of the sheds. The increase in vehicles will, again, have an impact on koalas. However, the applicant has offered no mitigation measures, only to state "where traffic will be required near koala habitat it will be done to reduce the risk of injury or death to koalas". Not only does this not make sense, it demonstrates that the protection of koalas is nothing more than an afterthought for the applicant.*

*Quite simply, this is not good enough. Koala populations have been decimated as a result of urban and agricultural development, and if development applications don't demonstrate that they understand and can mitigate impacts to koalas, then they must be rejected by councils.*

#### **Applicant response**

It should be noted that the farm site was chosen so that no impacts would occur within the area where existing important food trees exist for the local koala population.

The Ashvale Station has been allowing the tipping of the Koala food trees on the property for about 10 years. This resource is collected by operators of koala sanctuaries in Southeast Queensland. Attached to this response is a letter of 15th March 2022 from Australia Zoo attesting to this arrangement.

It is considered that Ashvale Station in supporting those organisations in the preservation of koalas along with planning of the location of this broiler farm site to maintain this koala food source. The Applicant has taken every reasonable step to cater to the koala habitat and demonstrates the intent of caring for the species.

It is also relevant that the access location for the proposed broiler farm is to operate along an accessway which has been established and used for many years within Ashvale Farm. On the basis that the access road will be trafficked by contractors that can be managed in terms of speed and driving style. It is hoped that by not introducing any major change to the current road locations this issue of disturbance can be managed to ensure the risk to these animals is low.

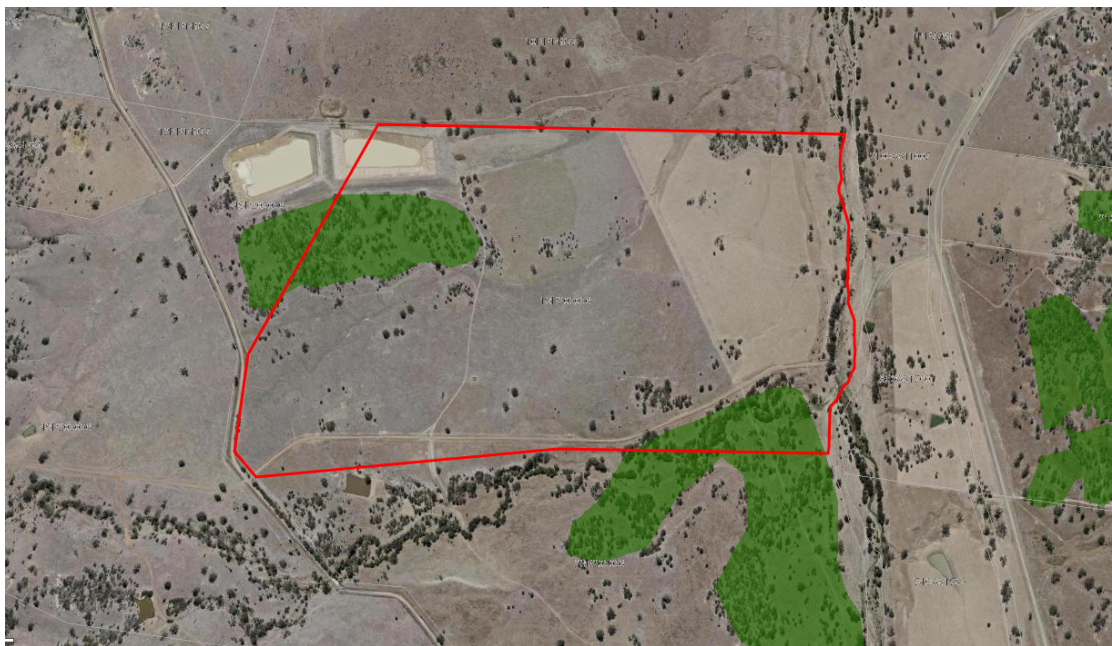
#### **Officer comment**

The subject site contains parts of two areas of core koala habitat, however these comprise a relatively small part of the site. The area of core koala habitat that straddles the western boundary has an area of approximately 10 hectares and an east-west dimension of approximately 550 metres. Where the northern edge of the core koala habitat crosses the western property boundary of the subject site, the habitat has a north-south dimension of approximately 200 metres.

The triangular area of core koala habitat at the southeast corner of the site and is part of a larger approximate 39ha area of core koala habitat. The core koala area extends along approximately 450 metres of the southern boundary and extends into the site a maximum of approximately 150 metres and comprises approximately 4 ha of the site. The core koala habitat extends a further kilometre south of the boundary of Lot 1.

No koala habitat is proposed to be removed as a part of this application.

The submitters comment that the access road cuts through the koala habitat to the south east reflects Council's koala mapping, however this has been superseded by the State's Core koala habitat mapping. The mapped koala habitat is to the south of the internal access, as shown on the image below. The State's koala habitat mapping covers a larger area of the site than Council's koala conservation mapping.



As per any development, there will be noise impacts associated with development of the site and then impacts with the ongoing management of the poultry farm, however post development, noise impacts will be limited primarily to the fans which are located at the eastern end of the sheds, away from the koala habitat to the west.

The proposed development does not require the removal of any koala habitat.

While there are two areas of core koala habitat on the site, the broader area is accommodated with large areas of koala habitat covering many square kilometres as per the image below. The subject site is highlighted in red, while the core koala habitat is in green and the locally refined koala habitat area in light green.



**Location of koala habitat in broader context. Subject site highlighted in red.**

### 3. Submitter's comment - Location of sheds over minor watercourses

*The proposed site contains two overland stream paths that may be habitat for ephemeral freshwater species. These species may utilise temporary streams when they are flowing. These streams only flow during storm events but may still be important habitat for species relying on movement/reproduction at these times.*

*Riparian habitats are vital for healthy ecosystems, are usually more diverse and have more plants and animals than adjacent upland areas. The flow of water through riparian soils regenerates ground water and riparian vegetation can remove excess nutrients and sediment from surface runoff and shallow ground water.*

*These watercourses have ecological significance, and furthermore, the applicant has failed to meet acceptable outcomes relating to minimum setback distances regarding the watercourses.*

#### **Officer comment**

The existing overland stream paths are extensively modified, being part of a broader homogenous sown pasture. There is no defined bank to either stream path.

The applicant would have been required to address the Operational works issues associated with works within a Queensland waterways for waterway barrier works, however as referenced above, the State government no longer recognises these stream paths as triggering Queensland waterways for waterway barrier works.

The applicant's realigned flow path would be designed to enable species to move along the stream path.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

### 4. Submitters comment - Animal welfare concerns

*With the accelerated intensification of animal agriculture, has come the acceptance of crowding, confinement, cruel breeding practices and poor welfare outcomes for farmed animals. The applicant wants to confine 50,000 chickens into each shed for the majority of their short 5-7 week lives. Considering the shed space alone, with a total area of 26,400, 400,000 chickens would have just 1/16th of a square meter of space each for the first 5 weeks. If the applicant decides to utilise the free range area (and we note that there is no commitment as yet to do so), the space is only increased to 1/6th of a square metre. The rapid growth that broiler chickens experience, as a result of selective breeding, also comes with extreme animal welfare issues. Normally, it would take a chicken around 96 days to reach 2kg in weight. However, selective breeding, along with artificial lighting means that chickens grow at 3x the natural rate. Many chickens experience skeletal and metabolic disorders which cause suffering, pain and death. 90% of chickens have a detectable abnormal gait at the age they are slaughtered. Accelerated growth can also lead to sudden death syndrome through acute heart failure. The applicant has estimated a 4% mortality rate for their proposed operation. This means, on an annual basis, around 99,200 chickens will die in these sheds.*

### **Applicant response**

Animal welfare refers to 'the physical and mental state of an animal in relation to the conditions in which it lives and dies' (OIE World Organisation for Animal Health 2018). A report undertaken in the United Kingdom by (Brambell 1965) provided initial guidance on criteria for animal welfare within a freedoms framework where an animal should have the freedom to 'stand up, lie down, turn around, groom themselves, and stretch their limbs'.

Leg health is an important welfare consideration for the meat chicken industry. In Australia, accreditation schemes, such as the RSPCA Approved Farming Scheme, are designed to ensure the conditions in which birds are grown, including farm management practices and enrichment of the housing environment, meet a minimum welfare standard. The increased popularity of chicken meat products produced within accredited welfare friendly schemes for Australian consumers has been reinforced by the relatively low price of chicken meat.

Opportunities to improve chicken leg health are being actively pursued through farm management and different forms of environmental enrichment, including perches. Within Australia, individual state and territory governments have brought legislation into effect, which include a broad outline of the minimum welfare standards that must be met for meat chicken production, transport and processing (Animal Health Australia 2019).

At a federal level, the Model Code of Practice for the Welfare of Animals (Primary Industries Standing Committee 2001) exists also as a best practice guideline. There are also several optional accreditation programs that producers can elect to follow; however, this proposal chooses to cater for the RSPCA Approved Farming Scheme (RSPCA Australia 2020).

The RSPCA Australia scheme is designed to increase the minimum welfare standards in all areas of meat chicken management including provision of feed and water, environmental and housing conditions, stocking density, bird health, and procedures for bird euthanasia, catching, transport and slaughter (RSPCA Australia 2020).

The significant uptake of the RSPCA standard by the Australian Meat Chicken Industry is undoubtably the biggest achievement for animal welfare. In 2020 more than 579 million birds were raised under the RSPCA detailed animal welfare standard out of more than 660 million birds that were farmed in that year alone.

While the RSPCA standard goes above what is legally required in Australia the applicant's intention is to develop a farm that demonstrates an operation that incorporates the overall improvement in animal welfare in this intensive animal husbandry pursuit. On the basis that this application has approached the proposed design to cater for RSPCA standards animal welfare has been considered, in our opinion.

The dimension of internal space for the accommodation of the bird population in each shed is 18.4m width x 168.5m length, a floor area amounting to 3100m<sup>2</sup>. At the outset of each batch of chicks being placed in a shed there will be 50,000 birds per shed, a floor area of 0.062m<sup>2</sup> for each bird. At 35 days within the shed 50% of the birds will be removed for processing. The remaining birds (approximately 25,000 birds,) will be removed at day 53 or 54. From day 36 to day 54 the floor area space will be 0.125m<sup>2</sup> per bird.

The comments by the submitter have not taken into account the removal of 50% of the bird stock at day 35, and therefore overstate the density of birds in sheds at the extended growth phase. It is also relevant in considering stocking densities of birds that the broiler farm is designed as a free range capable farm. A range area is provided next to each side of the shed, the dimensions of each are approx. 25m width x 168.5m length, amounting to 4,212m<sup>2</sup> area for free range occupation for the birds.

The mortality rate of 4% is considered the maximum death rate acceptable for this animal before it is raised as an issue with a grower. Stock mortality is something akin to any animal husbandry pursuit this percentage is not considered high given the comparison with cattle which can range between 2-12% (MLA 2013). It is important to consider broiler chicken farming within sheds in an overall context in comparison with open range chicken farming there are much better outcomes in relation to disease control, protection from predation by raptors and other birds of prey, better climate control for the broiler birds in periods of hot weather, heavy rain and other weather events.

#### **Officer comment**

This is taken as a fundamental objection to poultry farming in general.

The methods of housing poultry have improved over the past three decades. This includes but is not limited to:

- Reductions in the stocking rate for chickens from 19 chickens to 16 chickens per square metre;
- Introduction of ventilated sheds where the air is forced through the shed by fans, including computer managed temperature and humidity control rather than the former process of cross flow sheds where air flow was enabled largely through the opening of the sides of the buildings to enable breezes to enter;
- Improved litter management has occurred through improved management of water, such as raised feeders; and impervious floors has resulted in a drier environment;
- The development enables the chickens to free range outside of the sheds, however not all chickens choose to exit the sheds.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**5. Submitters comment - Water quality, supply and excessive requirements**

*The applicant has proposed that existing bores on the site will be utilised to service the significant water requirements for the operation of this chicken farm. No information has been provided regarding any extraction licenses or allocations from either the bores or groundwater/surface water, so we have concerns about the applicant's ability to access the 240-560L of clean, fresh water required on a daily basis.*

*The quality of bore water can be impacted by runoff, so we also have concerns about the water quality being impacted by surface runoff, especially given the bores' location downstream of the sheds. If the water is contaminated, this would impact animal welfare, and potentially become a biosecurity issue. Furthermore, the water requirements to service this development are astronomical, being somewhere in the range of 88 - 204ML per year. Australia has, in recent years experienced our driest period on record, triggering a water crisis. Water supply has long been one of the major constraints of the Australian poultry industry. A recent report published by AgriFutures confirmed that the poultry industry has been facing "unprecedented water shortages" due to extreme droughts. As such, it represents "a long-term risk" for the sector.*

**Applicant response**

Bores are preferred sources of water for these uses due to the chances of ecoli entering the water system from surface water sources (dams) being greater than the use of groundwater for supply to stock. Any application lodged is also scrutinised to ensure a high percentile proof that sufficient water can be maintained for all the needs for the broiler farm at all times.

This proposed development will have water sources from both below and above ground which is also preferred due to the ability to manage the water needs for this use both from a water quality and water supply perspective. The applicant enjoys the right under the relevant legislation relating to water management to extract groundwater for this proposed broiler farm and does not require a licence for this extraction.

It is noted that the amount of water required to be extracted for this proposed development is significantly lower than what would be required for other agricultural activities, such as surface irrigation of crops.

**Officer comment**

The application included general information regarding bores and water supply for the poultry farm. The use is to be serviced by four bores with a combined sustainable capacity of 102,375 litres per hour, in excess of the 560,000 litres/day required on a worst case day. The bores are located at least 450 metres from the poultry sheds. The worst case day situation would result in use of less than 25% of the capacity of the bores, and an average day just over 10% of the capacity of the bores.

The applicant will be required to provide the birds with water. In the event of drought years, this may require external provision of water, or in worst case scenarios may require a reduction in stocking rates in order reduce water use. This is an operational factor the operators have to consider however it is not a reason to refuse the application.



The development complies with State requirements, and the State Assessment and Referral Agency has provided a concurrence agency response that incorporates recommendations and conditions from the Department of Agriculture and Fisheries.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**6. Submitter's comment - Odour and air pollution impacts on neighbouring properties**

*The presence of a 400,000 chicken factory farm, even those maintained at 'best practise', has a huge impact on any community. The application has failed to reveal the distances between the proposed sheds and the sensitive receptors, however, it seems as though the closest home (on Townsend Road) is around 1.5kms from the location of the sheds, and the home on Glenmaurie Road being around 2.7kms west of the sheds, downwind of the ventilation systems. There appears to be at least twelve receptors within a 5km radius of the proposed sheds.*

*Chickens and their wastes in large scale farms such as this generate different forms of air pollution, including ammonia, carbon dioxide, methane, hydrogen sulphide and nitrous oxide gases, as well as dust. Odours from waste are carried away from farm areas on dust and other air particles and can be smelled from as far as 5 or 6 miles away, although 3 miles (4.8kms) is a more common distance (State Environmental Resource Center, 2004). These odours can cause severe lifestyle changes for individuals in the surrounding communities and can alter many daily activities. When odours are severe, people may choose to keep their windows closed, which is less than ideal in Queensland's warm climate.*

*There is also consistent evidence suggesting that factory farms can increase asthma in neighbouring communities, as indicated by children having higher rates of asthma (Sigurdarson and Kline, 2006; Mirabelli et al., 2006). Factory farms emit particulate matter and suspended dust, which is linked to asthma and bronchitis. Smaller particles can actually be absorbed by the body and can have systemic effects, including cardiac arrest. If people are exposed to particulate matter over a long time, it can lead to decreased lung function (Michigan Department of Environmental Quality [MDEQ] Toxics Steering Group [TSG], 2006). Factory farms also emit ammonia, which is rapidly absorbed by the upper airways in the body. This can cause severe coughing and mucus build-up, and if severe enough, scarring of the airways.*

*The applicant has not clarified how often waste will be removed from the property, has not outlined the location of the 'cold room' where the dead chickens will be stored, or what would happen in the event of a power outage. These factors are all critical when assessing the potential for odour and air quality impacts to neighbouring properties.*

*The applicant's statement on page 8 of their planning report that "no sensitive receptors will be adversely impacted by the proposed farm" is unrealistic and ignorant of the risks associated with developments such as this. Business and industry interests should not outweigh the importance of protecting community amenity and health.*

**Applicant response**

This submission makes broad statements as to the alleged detrimental effects of various environmental aspects of this proposed land use.

The applicant has provided a detailed plume analysis as part of the appropriate locational criteria to manage amenity for a land use of this nature. The plume analysis is part of the common material submitted with the application and was an important component in the selection of the site location for the proposal as well as the orientation of the sheds.

The analysis was prepared by Astute Environmental Consultants who have a wealth of experience in preparing odour assessments. It is noted that the plume modelling criteria is based on odour detection by humans.

It is considered that the levels of the various airborne elements at the sensitive receptors would likely not trigger any health concerns given that they are required to be maintained under current legislation at certain concentrations before any action is required.

If the modelling exercise is set at the level of concentration for detection by a human, one could assume this level of concentration would be less than a concentration that would trigger longer term health concerns.

The applicant has relied on the odour assessment process set out by the State to ensure that the overall health for all in the locale is mitigated to a responsible level.

**Officer comment**

The development is located within a rural area. The subject site is remote from towns and other sensitive receptors.

None of the surrounding landowners made submissions with respect to this application.

The nearest submitter was based in Toogoolawah, approximately 13km from the site. The next nearest submitters were in Neurum, Ocean View, Highvale, Karalee and Gatton; between 30km and 60km from the site.

With respect to power outages, the applicant has advised the use of a backup generator. The operator cannot afford a loss of power that may shut down computer systems or fans, and potentially impact on the health of the birds.

A cold room for the storage of dead chickens is a sealed structure, away from the main sheds. Based on the other cold rooms within the Somerset region, the cold room is typically a fully self-contained structure, remote from the with an area of approximately 18m<sup>2</sup>, that remains sealed at all times the building is not in use. As such, the opportunity for escape of odour is limited.

The applicant submitted an odour report as part of the planning application. The odour report has been peer reviewed with respect to State odour guidelines. The outcome of the peer review was that:

*No sensitive receptors were subject to odour impacts that exceeded 2.5 odour units.* As such, the applicant's advice that "no sensitive receptor will be adversely impacted" by the proposed farm is correct.

The development complies with State requirements, and the State Assessment and Referral Agency has provided a concurrence agency response that incorporates recommendations and conditions from the Department of Agriculture and Fisheries.



This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**7. Submitter's comment - Development does not meet various planning requirements.**

*The applicant has failed to meet the Somerset Regional Council's acceptable outcomes on numerous scheme codes. Firstly, on use code 8.2.10.3 AO1.4, the development does not meet the acceptable outcome, as the farm shed is 150m from the dam, where the minimum distance is 250m. The development would also have numerous buildings within the 100m required from the property boundary. Again, this fails to meet the acceptable outcomes that are in place to ensure that harmful developments don't impact neighbouring properties or become an environmental nuisance. The Seqwater Guidelines 2017 AO1.1 and Table 5 also require the sheds to maintain a minimum 50m setback from the stream order 1 watercourse, which again cannot be met through this development. It's clear from the above failures that this site is completely unsuitable for this development.*

**Applicant response**

Acceptable outcomes in relation to codes are nominated as being one means of compliance with the provisions of codes. Another means of compliance with a code is by compliance with the relevant performance criteria within a code.

In relation to separation distances, the reprofiling of the site and associated works provide for a suitably designed diversion to remove any issue relating to flooding and thereby represents a separation distance from the proposed sheds. In addition, there is provision of a water polishing grassed area to the north of the proposed sheds to deal with any water quality issues.

The distance of 150m for the proposed sheds from the water storage tanks is, once again, a performance outcome under the Planning Scheme.

Contact was made and a meeting held with the neighbours of the adjoining land to the north, where the sheds are within the required setback. The intention of the meeting was to confirm the understanding of their future intentions for their landholding. They advised they were "in principle" in support of the proposed use as long as it was managed properly and to our knowledge, they have not made any submission to the contrary.

**Officer comment**

An acceptable outcome is one means of achieving the Specific outcome within an assessment benchmark.

As previously indicated, the adjoining owners did not make a submission as part of the public notification process.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**8. Submitter's comment - Factory farming does not align with the broader values of the community.**

*There is increasing anxiety within the community about climate change, and younger generations are starting to take action against the human rights breaches made by governments approving environmentally destructive developments. A landmark judgment earlier this year ruled that the Federal Environment Minister has a duty of care to protect young people from the physical harm resulting from climate change.*

*The Lowy Institute's Climate Poll 2021 found that the majority of Australians believe that global warming is a serious and pressing problem and that we should begin taking steps now, even if this involves significant costs.*

*In 2018, a Futureye Report revealed the expectations of farm animal welfare from the community. The report found that the Australian public's view on how farm animals should be treated has advanced to the point where they expect to see more effective regulation. In Australia, 95% of people view farm animal welfare as a concern with 91% wanting at least some reform to address this.*

*60% of respondents either agreed or strongly agreed with the statement 'Factory (or intensive) farming is indefensible', 77% of the respondents either agreed or strongly agreed that 'Animals should have freedom to express normal behaviour' and 81% said that they were concerned about factory farming.*

*The Somerset Regional Council has a responsibility to seriously consider these broader public concerns when making decisions that will impact many Australians, not just those within the Somerset Regional Council area.*

*Thank you for reading and considering my objection to the Ashvale Chicken Factory Farm, ref DA20663. For the reasons outlined above, I request that Council, as consent authority, refuse the application.*

### **Applicant response**

Chicken meat is now the most popular protein source in Australia and to meet the demand more than 660 million birds were farmed in 2020 alone. This is evidence of community need for this type of meat. The consumption of chicken meat within Australia as a proportion of total meat consumption continues to increase.

According to the RSPCA, the welfare standards of RSPCA approved products are transparent, well recognised and trusted by 95% of Australian consumers (RSPCA Australia 2011). For example, in 2014, two major Australian supermarket chains introduced RSPCA approved products into their stores and by 2018, 78% of Australia's meat chickens were produced under the scheme, an increase from 13% back in 2013 (RSPCA Australia 2018).

The design and operation of this proposed broiler farm will be consistent with the animal welfare outcomes sought by the RSPCA. The site based environmental management plan, which is part of the common material for this application, explains the management protocols which are designed to comply with these increased animal welfare outcomes.

### **Officer comment**

It is noted that of the many thousands of submissions received with respect to this application, only one submission has been received from a resident within the Somerset Regional Council area.

Apart from the Animal Liberation Queensland submission itself, almost every submission is based on a pro-forma taken from the Animal Liberation Queensland website. Approximately 2% of the submissions included any additional comments. None of the submissions referenced any site-based context apart from what was in the pro-forma submission.

The use of properties for intensive animal husbandry purposes are subject to Impact assessment. Poultry farms are a lawful use that can be accommodated within the Somerset Regional Council area subject to assessment and the inclusion of reasonable and relevant conditions.

The operation of poultry farms has changed considerably over time, including the following:

- The use of temperature-controlled sheds which minimises temperature stress on the birds.
- The density of chicken numbers has decreased through regulation.
- Some poultry operations include free range components where the chickens can go outside.

The operation of poultry farms is also managed by the State through the Department of Agriculture and Fisheries.

The Somerset Region Planning Scheme has identified the subject area as being outside the High Impact Activity Management Area, which demonstrates the relative remoteness of the site with respect to areas of greater population or rural settlements.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**9. Submitter's comment - Lack of consultation with Traditional Land Owners**

*The proposed development falls within the traditional lands of the Jagera people. It is disappointing that there appears to have been no consultation with traditional land owners about this development, and in fact the Planning Report does not mention First Nations people at all. At the very least, the Jagera People should be recognised as a key stakeholder and be offered the opportunity to conduct a cultural survey to protect their native lands and waters from environmental destruction.*

**Applicant response**

Based on information currently available there is no land claim by the Jagera people over the subject land.

**Officer comment**

The application is occurring on private property not on crown land. Conditions can however be included with respect to carrying out an aboriginal cultural heritage survey over the part of the site subject to the proposed development.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**10. Submitter's comment - Summary and conclusion:**

*Factory farming has detrimental impacts on animal welfare, the environment and people. Approving intensive animal agriculture applications threatens Indigenous cultural heritage, threatens vulnerable wildlife, contributes to rapid decline in biodiversity, soil erosion and contamination, puts pressure on freshwater resources, pollutes surface and groundwater, damages air quality, increases greenhouse gas emissions caused by animal agriculture, and results in appalling animal cruelty — all of which are broadly held and valid public concerns. Rather than approving more environmentally destructive, huge intensive factory farms, we urge the Somerset Regional Council to look at encouraging and approving sustainable ventures that work in harmony with the environment and align with social expectations, enrich the region, and thereby improve the health and wellbeing of all community members.*

### **Applicant response**

The above statement by the submitter relates to “factory farming” which is a generic term for all types of intensive animal husbandry. In relation to animal welfare and the environmental effects outcomes, broiler chicken farms have been extensively studied and some observations arising from some of the research undertaken are extracted below.

Studies do show there is an increasing awareness by consumers of the conditions in which animals destined for human consumption are grown (Boogaard et al. 2006; Cornish et al. 2018; van Asselt et al. 2019).

In particular, Australians show an affinity for animal products produced under welfare friendly conditions (Taylor and Signal 2009; Cornish et al. 2018).

As a consequence of the high efficiency of Australian chicken meat production, the retail price of chicken meat has not increased in recent years (Australian Chicken Meat Federation 2020a), despite the increase of welfare friendly production systems.

In 2013 when only 13% of meat chickens were grown under the RSPCA approved farming scheme the average consumer retail price across all chicken meat products was AU\$5.56/kg. In 2018, 78% of chicken meat was produced within the RSPCA approved farming scheme, and at a similar time the 2017 average consumer retail price was AU\$5.34/kg (Australian Chicken Meat Federation 2020a).

However, the dilemma for consumers is that when the products produced by the more welfare friendly systems tend to be higher priced than products from the conventional systems; consumers are often reluctant to pay for the higher welfare product (Taylor and Signal 2009; Clark et al. 2017; Erian and Phillips 2017). Schröder and McEachern (2004) identified this as the consumer two-persona theory; consumers may support the production of meat with high welfare standards but are not prepared to pay the higher price for that product.

Hence a balance between the cost associated with achieving a higher level of welfare throughout production is critical for the overall success of welfare focused schemes (Carrigan and Attalla 2001), as has been experienced in Australia.

This application has included the relatively recent innovation within this industry for the adoption to have “free range capable” shed configuration as distinct from the earlier “commercial” shed arrangement whereby there is no breakout facility into adjacent range open to the sky enclosures.

The proposal has been designed and provides management parameters are consistent with the Queensland Meat Chicken Guidelines which have been produced by the Queensland Department of Agriculture, Fisheries and Forestry. This application represents the current benchmarks for the design and operation of broiler farms and given the increasing demand for this food resource, this application should be approved.

**Officer comment**

Intensive animal husbandry uses, including poultry farms, feedlots and the like, are legal uses that have a place within a rural council area. There is a place for both more intensive uses such as this as well as more organic farming ventures.

It is recognised that some persons and groups may have a distaste for this type of use, however the use is not illegal and is subject to scrutiny from state agencies as well as Council.

The proposed poultry farm development is located on a large rural farm, remote from towns and settlements, and is an appropriate use within a rural area.

This is not a reason for refusal. A suite of conditions have been proposed for the recommendation.

**6.0 STATE AGENCY REFERRALS**

The application triggered referral to SARA, in accordance with the *Planning Act 2016 and Planning Regulation 2017*.

The site entry from the Brisbane Valley Highway is proposed to be upgraded.

A Concurrence Agency Response dated 14 January 2022, Ref 2106-22897 SRA set out conditions for an approval.

**7.0 CONCLUSION**

The proposed development involves the establishment of a poultry farm that will operate as either a free range or conventional broiler farm. The proposed design of the poultry farm is consistent with the overall outcomes of the Somerset Region Planning Scheme 2016. Supporting information has been provided as part of the application material which has identified the development can be undertaken without causing nuisance to sensitive receptors. As such, it is recommended the development is approved.

**8.0 ATTACHMENTS**

1. Site Layout, Drawing No ACS-170023-PAD-03, Revision A, Sheet 03 of 21, dated 11 November 2021.
2. General Layout Plan Sheet 1 of 2, Drawing No ACS-170023-PAD-04, Revision A, Sheet 04 of 21, dated 11 November 2021.
3. General Layout Plan Sheet 2 of 2, Drawing No ACS-170023-PAD-05, Revision A, Sheet 05 of 21, dated 11 November 2021.
4. Bulk Earthworks Layout Plan, Sheet 1 of 2, Drawing No ACS-170023-PAD-06, Revision A, Sheet 06 of 21, dated 11 November 2021.
5. Bulk Earthworks Layout Plan, Sheet 2 of 2, Drawing No ACS-170023-PAD-07, Revision A, Sheet 07 of 21, dated 11 November 2021.
6. Stormwater Management, Drawing No ACS-170023-PAD-13, Revision A, Sheet 13 of 21, dated 11 November 2021.
7. Erosion and Sediment Control Layout, Drawing No ACS-170023-PAD-15, Revision A, Sheet 15 of 21, dated 11 November 2021.

8. Landscape Plan, Drawing No ACS-170023-PAD-16, Revision A, Sheet 16 of 21, dated 11 November 2021.
9. Sheds Typical Detail, Drawing No ACS-170023-PAD-21, Revision A, Sheet 21 of 21, dated 11 November 2021.
10. Site Stormwater Management Report – Ashvale Poultry Farm, prepared by ACS Engineers - Reference 170023 Revision 3, dated 11 November 2021
11. Site Based Environmental Management Plan, prepared by Planning Initiatives for Sword Agribusiness Pty Ltd, dated November 2021
12. Site and Soil Evaluation Report – Ashvale Station Poultry, prepared by Stav's Hydraulic Services, dated 27 October 2021
13. SARA Concurrence Agency Response dated 14 January 2022 and referenced as 2106-22897 SRA
14. Decision Notice – Permitted Road Access Location dated 11 January 2022 and referenced as TMR21-033196
15. Environmental authority 2022-02 for ERA4 – Poultry Farming (farming more than 200,000 birds) dated 11 January 2022
16. Draft Infrastructure Charges Notice

### RECOMMENDED DECISION

1. That Council approve the Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – eight sheds, 400,000 birds) on land described as Lot 1 SP205056, Lot 2 SP205056, Lot 5 CA31538, Lot 118 CA31824, Lot 75 CA31745, Lot 84 CA31756, Lot 2 RP7769, Lot 1 RP7769, Lot 3 RP7769, Lot 210 CA311007, Lot 85 CA31760, Lot 177 SP274881 and Part Lot 4 SP205056 and situated at Ivory Creek Road, Ivory Creek and 8321 Brisbane Valley Highway, Harlin, subject to the recommended conditions and requirements contained in the schedules and 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		
No	Condition	Timing
	<b>General</b>	
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>• Site Layout, Drawing No ACS-170023-PAD-03, Revision A, Sheet 03 of 21, dated 11 November 2021.</li> <li>• General Layout Plan Sheet 1 of 2, Drawing No ACS-170023-PAD-04, Revision A, Sheet 04 of 21, dated 11 November 2021.</li> <li>• General Layout Plan Sheet 2 of 2, Drawing No ACS-170023-PAD-05, Revision A, Sheet 05 of 21, dated 11 November 2021.</li> <li>• Bulk Earthworks Layout Plan, Sheet 1 of 2, Drawing No ACS-170023-PAD-06, Revision A, Sheet 06 of 21, dated 11 November 2021.</li> <li>• Bulk Earthworks Layout Plan, Sheet 2 of 2, Drawing No ACS-170023-PAD-07, Revision A, Sheet 07 of 21, dated 11 November 2021.</li> </ul>	At all times.

	<ul style="list-style-type: none"> <li>Stormwater Management, Drawing No ACS-170023-PAD-13, Revision A, Sheet 13 of 21, dated 11 November 2021.</li> <li>Erosion and Sediment Control Layout, Drawing No ACS-170023-PAD-15, Revision A, Sheet 15 of 21, dated 11 November 2021.</li> <li>Landscape Plan, Drawing No ACS-170023-PAD-16, Revision A, Sheet 16 of 21, dated 11 November 2021.</li> <li>Sheds Typical Detail, Drawing No ACS-170023-PAD-21, Revision A, Sheet 21 of 21, dated 11 November 2021.</li> <li>Site Stormwater Management Report – Ashvale Poultry Farm, prepared by ACS Engineers - Reference 170023 Revision 3, dated 11 November 2021</li> <li>Site Based Environmental Management Plan, prepared by Planning Initiatives for Sword Agribusiness Pty Ltd, dated November 2021</li> <li>Site and Soil Evaluation Report – Ashvale Station Poultry, prepared by Stav's Hydraulic Services, dated 27 October 2021</li> </ul>	
1.2	The maximum number of birds to be housed at any one time is 400,000 birds, with a maximum of 50,000 birds permitted in each shed.	At all times.
1.3	A maximum of eight sheds are to be constructed on the subject land, with such sheds to be constructed and located in accordance with the approved plans.	At all times.
1.4	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.5	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.6	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Before the change happens.
1.7	<p>Unless otherwise approved in writing by the Council, hours of construction shall be:</p> <ul style="list-style-type: none"> <li>Monday to Saturday: 7:00 am to 6.00 pm</li> </ul> <p>Construction work shall not occur on the premises outside the above hours. Noise levels from construction work must comply with the requirements of the <i>Environmental Protection Act 1994</i>.</p>	At all times.
1.8	All trade materials, products and plant shall be neatly stored within the confines of the building and/or approved storage areas.	At all times.
1.9	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.

1.10	All buildings, structures, fittings, fixtures and grounds associated with this development must be maintained: <ul style="list-style-type: none"> <li>▪ in a serviceable condition, and</li> <li>▪ in a state of good repair and efficient action, and</li> <li>▪ in a clean, sanitary condition, and</li> <li>▪ free of accumulated disused materials, and</li> <li>▪ free of vermin and pest infestations.</li> </ul>	At all times.
1.11	Advertising, security and flood lighting shall be designed, constructed, installed and maintained in accordance with <i>Australian Standard AS4282-1997</i> (Control of the obtrusive effects of outdoor lighting) and so as not to cause nuisance to the occupants of nearby properties or passing traffic.	At all times.
1.12	Undertake tree plantings to the northern end of the sheds. This buffer is to be dense enough to minimise any adverse environmental impacts from dust, light and noise emitted from the site.	Effective within six (6) months of the operation of the sheds.
1.13	Ensure all exhaust fans on all sheds kept cleaned to ensure minimal pollutants are being dispersed externally to the sheds. The resultant waste product is to be disposed of appropriately.	At all times.
1.14	Portable toilet facilities are to be provided for the additional staff that will be on site during the construction phase.	During the construction phase.
	<b>Farm operation</b>	
1.15	The poultry farm is to operate as either a free range or conventional broiler farm.	At all times.
<b>SCHEDULE 2 – Engineering</b>		
<i>Assessment Manager</i>		
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.	At all times.
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"> <li>• Plans and specifications must be prepared and certified with the Operational Work application.</li> </ul>	Prior to Compliance Assessment.



	<ul style="list-style-type: none"> <li>• Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	
	<b>EARTHWORKS</b>	
2.5	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.
2.6	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.7	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.
	<b>ROADWORKS</b>	
2.8	Design and construct all new roads, verges and access, in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.
2.9	Where unformed road reserve title Josey Road is crossed and/or utilised for access to proposed farm Lot 1 SP205056, it is to be constructed to provide an 8 metre width gravel road with a 4 metre seal in accordance with <i>Somerset Regional Council Planning Scheme V4.2 Table SC6.5.8.1.2.2</i> .	As part of Operational Works.
	<b>VEHICLE ACCESS</b>	
2.10	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	At all times.
2.11	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, Department of Transport and Main Roads and the landowner must advise all potential purchasers accordingly.	At all times.
	<b>STORMWATER</b>	
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.13	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.
2.14	Stormwater Drainage shall be constructed in general accordance with ACS Engineers, Site Stormwater Management Plan dated 11 November 2021.	As part of Operational Works.
2.15	Attenuate the difference between pre and post developed flows.	As part of Operational

		Works.
2.16	Convey stormwater flows around the development from the upstream catchment.	As part of Operational Works.
2.17	Vegetation cover must be maintained at all stormwater discharge points and along all drainage lines on the site to assist in minimising erosion and sediment movement.	At all times.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.18	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.19	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.
2.20	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application.
2.21	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.
2.22	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	At all times.
2.23	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.
2.24	A gravel hardstand area 35 metres wide is to be provided at both	At all times.

	ends of the eight sheds, for internal chicken pick up areas for semi-trailers and equipment.	
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
	<b>General</b>	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or amendment would result in a contravention of any condition of this development approval.	At all times.
	<b>Site Based Environmental Management Plan</b>	
3.5	<p>A Site Based Environmental Management Plan (SBEMP) must be prepared and submitted to Council for their approval.</p> <p>The SBEMP must address the following matters:</p> <ul style="list-style-type: none"> <li>• Environmental commitments – a commitment by senior management to achieve environmental goals.</li> <li>• Identification of environmental issues and potential impacts covering at least air quality, water quality, land degradation and contamination as well as waste management.</li> <li>• Control measures for design, construction and routine operations to minimise the likelihood of causing environmental harm.</li> </ul> <p><b>Note - These should include:</b></p> <ul style="list-style-type: none"> <li>• References to the location and extent of the area affected by site activities as shown on the plan of development;</li> <li>• Procedures to be implemented to effect environmental management such as shed washing/ disinfecting and collection of waste water and so on;</li> <li>• Facilities for the storage of fuels, chemicals, and other potential contaminants</li> <li>• Contingency plans and emergency procedures for non-routine situations.</li> </ul>	Prior to the commencement of the use.

	<ul style="list-style-type: none"> <li>• Organisational structure and responsibility.</li> <li>• Effective communication.</li> <li>• The monitoring of releases of contaminants into the environment.</li> <li>• Conducting environmental impact assessment of any releases.</li> <li>• Staff training, in particular, the promotion of awareness of environmental issues and the prevention of adverse environmental impacts from the operations of the approved development.</li> <li>• Record keeping.</li> <li>• The periodic review of environmental performance and continual improvement</li> </ul> <p>A copy of the Site Based Environmental Management Plan approved pursuant to this condition must be kept at the approved place and be made available to all employees and an authorised officer of Council, upon request by an employee or that officer.</p>	
3.6	The development is to comply with the Site Based Environmental Management Plan.	At all times.
3.7	<p><b>Review of Site Based Environmental Management Plan</b> The approved Site-Based Management Plan must provide provisions for a review of this Plan to be carried out at least:</p> <ul style="list-style-type: none"> <li>a) Immediately after a potential or actual source of environmental contamination, that is not already identified in the Plan, is realised, or otherwise;</li> <li>b) Every two years after the commencement of the use.</li> </ul> <p>Changes, to procedures and operations for carrying out the approved development realised by any review process, must be implemented immediately.</p>	At all times.
	<b>Lighting</b>	
3.8	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
	<b>Noise</b>	
3.9	<p>The approval holder must ensure:</p> <ul style="list-style-type: none"> <li>a) Vehicle and forklift manoeuvring areas and access roads are to be well maintained with minimal obstacles which may cause loads to react (i.e. speed bumps, pot holes and grates);</li> <li>b) Care is taken during loading and unloading of trucks during catch out to reduce the impacts on surrounding properties;</li> <li>c) Regular and effective maintenance of stationary and mobile equipment is to be undertaken to ensure acoustic outputs are maintained.</li> </ul>	At all times.
3.10	All onsite roads must be well maintained to minimise truck	At all times.

	bounce as they move around the site. Vehicles using internal roads must be limited to 20km/hr.																	
3.11	Mechanical plant must be designed and installed to comply with the noise criterion presented in condition 3.12.	At all times.																
3.12	Noise Levels at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj, T}$ <table><tr><td></td><td>Period</td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>7 am – 6 pm</td></tr><tr><td>Background noise level plus 5 dB(A)</td><td>6 pm – 10 pm</td></tr><tr><td>Background noise level plus 3 dB(A)</td><td>10 pm – 7 am</td></tr></table> Noise Levels at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level $L_{Amax\ adj, T}$ <table><tr><td></td><td>Period</td></tr><tr><td>Background noise level plus 10 dB(A)</td><td>7 am – 6 pm</td></tr><tr><td>Background noise level plus 10 dB(A)</td><td>6 pm – 10 pm</td></tr><tr><td>Background noise level plus 8 dB(A)</td><td>10 pm – 7 am</td></tr></table>		Period	Background noise level plus 5 dB(A)	7 am – 6 pm	Background noise level plus 5 dB(A)	6 pm – 10 pm	Background noise level plus 3 dB(A)	10 pm – 7 am		Period	Background noise level plus 10 dB(A)	7 am – 6 pm	Background noise level plus 10 dB(A)	6 pm – 10 pm	Background noise level plus 8 dB(A)	10 pm – 7 am	At all times.
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3.13	<b>Noise levels – monitoring and recording</b> When requested by Council, monitoring and recording of noise levels must be undertaken to investigate any non-vexatious or frivolous complaint caused by noise emissions from operations at the premises. Such monitoring must be undertaken within a reasonable and practicable timeframe nominated by the Council and be carried out by a suitably qualified and experienced person. Once completed, the results of such monitoring must be submitted to the Council for review and any recommendations made in the report implemented.	At all times.																
	<b>Deceased Birds</b>																	
3.14	All deceased birds from the poultry farm shall be: <ul style="list-style-type: none"><li>• where required to be stored on site, held under refrigeration at a temperature of no greater than 5 Degrees Celsius.</li><li>• Not be stored on site for greater than 7 days;</li><li>• Transported from site by an approved waste transporter;</li><li>• Disposed of at an approved disposal or treatment facility.</li></ul>	At all times.																
	<b>Dust</b>																	
3.15	Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely –  Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition;  OR	At all times.																

	<p>A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM<sub>2.5</sub>) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM<sub>2.5</sub> low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition)</p> <p>OR</p> <p>“Ambient air – Particulate matter - Determination of suspended particulate matter – Dichotomous sampler (PM<sub>10</sub> and PM<sub>2.5</sub>) – Gravimetric method.</p> <p>OR</p> <p>Any alternative method of monitoring PM<sub>10</sub> which may be permitted by the “Air Quality Sampling Manual” as published from time to time by the Department of Environment and Heritage Protection.</p>	
	<b>Waste</b>	
3.16	<p>Waste must not be:</p> <ul style="list-style-type: none"> <li>• burnt or buried at or on the development site; nor</li> <li>• allowed to be burnt or buried at or on the development site; nor</li> <li>• removed from the development site and burnt elsewhere</li> <li>• stockpiled on the development site; nor processed on the development site unless permitted under an approved management plan under a condition of this approval.</li> </ul>	At all times.
	<b>Contaminants</b>	
3.17	Contaminants must not be directly or indirectly released from the development site to surface waters or the bed and banks of any surface waters except as permitted under an approved management plan under a condition of this approval.	At all times.
<b>SCHEDULE 4</b> <b>Department of State Development, Infrastructure, Local Government and Planning</b> <b>Concurrence Agency response</b> 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. Concurrence Agency Response dated 14 January 2022 and referenced as 2106-22897 SRA. Concurrence Agency response will be attached to Council's Decision Notice for DA20663.		
<b>SCHEDULE 5</b> <b>ADVISORY NOTES</b> All works shall be carried out in accordance with the <i>Workplace, Health and Safety Act (as amended)</i> and the <i>workplace Health and Safety Regulation (as amended)</i> .		

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.
Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the operational 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 (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.  At the end of the maintenance period the works shall be inspected and if satisfactory, shall be placed "Off Maintenance". Bonds or other securities will be released after the works have been placed "Off Maintenance".
Separate development approval is required for any building work and plumbing/drainage works necessitated by the conditions contained in this approval.
All building work is to comply with the provisions contained in the <i>Building Act</i> ; the <i>Building Regulation</i> , the <i>Building Code of Australia</i> , the <i>Queensland Development Code</i> and relevant <i>Australian Standards</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 <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a>
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:**

- Site Layout, Drawing No ACS-170023-PAD-03, Revision A, Sheet 03 of 21, dated 11 November 2021.
- General Layout Plan Sheet 1 of 2, Drawing No ACS-170023-PAD-04, Revision A, Sheet 04 of 21, dated 11 November 2021.
- General Layout Plan Sheet 2 of 2, Drawing No ACS-170023-PAD-05, Revision A,

- Sheet 05 of 21, dated 11 November 2021.
- Bulk Earthworks Layout Plan, Sheet 1 of 2, Drawing No ACS-170023-PAD-06, Revision A, Sheet 06 of 21, dated 11 November 2021.
- Bulk Earthworks Layout Plan, Sheet 2 of 2, Drawing No ACS-170023-PAD-07, Revision A, Sheet 07 of 21, dated 11 November 2021.
- Stormwater Management, Drawing No ACS-170023-PAD-13, Revision A, Sheet 13 of 21, dated 11 November 2021.
- Erosion and Sediment Control Layout, Drawing No ACS-170023-PAD-15, Revision A, Sheet 15 of 21, dated 11 November 2021.
- Landscape Plan, Drawing No ACS-170023-PAD-16, Revision A, Sheet 16 of 21, dated 11 November 2021.
- Sheds Typical Detail, Drawing No ACS-170023-PAD-21, Revision A, Sheet 21 of 21, dated 11 November 2021.
- Site Stormwater Management Report – Ashvale Poultry Farm, prepared by ACS Engineers - Reference 170023 Revision 3, dated 11 November 2021
- Site Based Environmental Management Plan, prepared by Planning Initiatives for Sword Agribusiness Pty Ltd, dated November 2021 Site and Soil Evaluation Report – Ashvale Station Poultry, prepared by Stav's Hydraulic Services, dated 27 October 2021
- SARA Concurrence Agency Response dated 14 January 2022 and referenced as 2106-22897 SRA

**Resolution**

Moved – Cr Wendt

Seconded – Cr Choat

1. “THAT Council approve the Application for a Development Permit for a Material Change of Use for an Intensive Animal Industry (Poultry Farm – eight sheds, 400,000 birds) on land described as Lot 1 SP205056, Lot 2 SP205056, Lot 5 CA31538, Lot 118 CA31824, Lot 75 CA31745, Lot 84 CA31756, Lot 2 RP7769, Lot 1 RP7769, Lot 3 RP7769, Lot 210 CA311007, Lot 85 CA31760, Lot 177 SP274881 and Part Lot 4 SP205056 and situated at Ivory Creek Road, Ivory Creek and 8321 Brisbane Valley Highway, Harlin, subject to the recommended conditions and requirements contained in the schedules and 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**

No	Condition	Timing
	<b>General</b>	
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> <li>Site Layout, Drawing No ACS-170023-PAD-03, Revision A, Sheet 03 of 21, dated 11 November 2021.</li> <li>General Layout Plan Sheet 1 of 2, Drawing No ACS-170023-PAD-04, Revision A, Sheet 04 of 21, dated 11 November 2021.</li> <li>General Layout Plan Sheet 2 of 2, Drawing No ACS-170023-PAD-05, Revision A, Sheet 05 of 21, dated 11</li> </ul>	At all times.



	<p>November 2021.</p> <ul style="list-style-type: none"> <li>• Bulk Earthworks Layout Plan, Sheet 1 of 2, Drawing No ACS-170023-PAD-06, Revision A, Sheet 06 of 21, dated 11 November 2021.</li> <li>• Bulk Earthworks Layout Plan, Sheet 2 of 2, Drawing No ACS-170023-PAD-07, Revision A, Sheet 07 of 21, dated 11 November 2021.</li> <li>• Stormwater Management, Drawing No ACS-170023-PAD-13, Revision A, Sheet 13 of 21, dated 11 November 2021.</li> <li>• Erosion and Sediment Control Layout, Drawing No ACS-170023-PAD-15, Revision A, Sheet 15 of 21, dated 11 November 2021.</li> <li>• Landscape Plan, Drawing No ACS-170023-PAD-16, Revision A, Sheet 16 of 21, dated 11 November 2021.</li> <li>• Sheds Typical Detail, Drawing No ACS-170023-PAD-21, Revision A, Sheet 21 of 21, dated 11 November 2021.</li> <li>• Site Stormwater Management Report – Ashvale Poultry Farm, prepared by ACS Engineers - Reference 170023 Revision 3, dated 11 November 2021</li> <li>• Site Based Environmental Management Plan, prepared by Planning Initiatives for Sword Agribusiness Pty Ltd, dated November 2021</li> <li>• Site and Soil Evaluation Report – Ashvale Station Poultry, prepared by Stav's Hydraulic Services, dated 27 October 2021</li> </ul>	
1.2	The maximum number of birds to be housed at any one time is 400,000 birds, with a maximum of 50,000 birds permitted in each shed.	At all times.
1.3	A maximum of eight sheds are to be constructed on the subject land, with such sheds to be constructed and located in accordance with the approved plans.	At all times.
1.4	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.5	A legible copy of this development approval package is to be available on the premises at all times during construction.	At all times during the construction phase.
1.6	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Before the change happens.
1.7	<p>Unless otherwise approved in writing by the Council, hours of construction shall be:</p> <ul style="list-style-type: none"> <li>▪ Monday to Saturday: 7:00 am to 6.00 pm</li> </ul> <p>Construction work shall not occur on the premises outside the above hours. Noise levels from construction work must comply with the requirements of the <i>Environmental Protection Act 1994</i>.</p>	At all times.
1.8	All trade materials, products and plant shall be neatly stored	At all times.

	within the confines of the building and/or approved storage areas.	
1.9	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
1.10	All buildings, structures, fittings, fixtures and grounds associated with this development must be maintained: <ul style="list-style-type: none"> <li>▪ in a serviceable condition, and</li> <li>▪ in a state of good repair and efficient action, and</li> <li>▪ in a clean, sanitary condition, and</li> <li>▪ free of accumulated disused materials, and</li> <li>▪ free of vermin and pest infestations.</li> </ul>	At all times.
1.11	Advertising, security and flood lighting shall be designed, constructed, installed and maintained in accordance with <i>Australian Standard AS4282-1997</i> (Control of the obtrusive effects of outdoor lighting) and so as not to cause nuisance to the occupants of nearby properties or passing traffic.	At all times.
1.12	Undertake tree plantings to the northern end of the sheds. This buffer is to be dense enough to minimise any adverse environmental impacts from dust, light and noise emitted from the site.	Effective within six (6) months of the operation of the sheds.
1.13	Ensure all exhaust fans on all sheds kept cleaned to ensure minimal pollutants are being dispersed externally to the sheds. The resultant waste product is to be disposed of appropriately.	At all times.
1.14	Portable toilet facilities are to be provided for the additional staff that will be on site during the construction phase.	During the construction phase.
	<b>Farm operation</b>	
1.15	The poultry farm is to operate as either a free range or conventional broiler farm.	At all times.

**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	At all times.

	resulting from compliance with these conditions.	
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"> <li>Plans and specifications must be prepared and certified with the Operational Work application.</li> <li>Certification that the works have been undertaken in accordance with the approved plans, specifications and to Council's requirements.</li> </ul>	Prior to Compliance Assessment.
	<b>EARTHWORKS</b>	
2.5	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.
2.6	Contaminated material must not be used as fill on the site. Any filling must be undertaken using inert materials only.	At all times.
2.7	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.
	<b>ROADWORKS</b>	
2.8	Design and construct all new roads, verges and access, in accordance with <i>Somerset Regional Council Design Standards</i> .	As part of Operational Works.
2.9	Where unformed road reserve title Josey Road is crossed and/or utilised for access to proposed farm Lot 1 SP205056, it is to be constructed to provide an 8 metre width gravel road with a 4 metre seal in accordance with <i>Somerset Regional Council Planning Scheme V4.2 Table SC6.5.8.1.2.2</i> .	As part of Operational Works.
	<b>VEHICLE ACCESS</b>	
2.10	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	At all times.
2.11	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, Department of Transport and Main Roads and the landowner must advise all potential purchasers accordingly.	At all times.
	<b>STORMWATER</b>	
2.12	Stormwater Drainage and flows are to have a no worsening effect on adjoining, upstream, or downstream landholders.	At all times.
2.13	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</i>	As part of Operational Works.

	<i>Design Standards.</i>	
2.14	Stormwater Drainage shall be constructed in general accordance with ACS Engineers, Site Stormwater Management Plan dated 11 November 2021.	As part of Operational Works.
2.15	Attenuate the difference between pre and post developed flows.	As part of Operational Works.
2.16	Convey stormwater flows around the development from the upstream catchment.	As part of Operational Works.
2.17	Vegetation cover must be maintained at all stormwater discharge points and along all drainage lines on the site to assist in minimising erosion and sediment movement.	At all times.
	<b>EROSION AND SEDIMENT CONTROL</b>	
2.18	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> <li>• Be required to install additional measures.</li> <li>• Be responsible for the restoration work.</li> </ul> <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
2.19	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.
2.20	Prepare an Erosion and Sediment Control Plan designed by a Registered Professional Engineer Queensland (RPEQ). Implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings as part of the operational works. All sediment control devices and sediment collection points shall be regularly monitored, sediment removed as necessary and devices maintained responsibly during construction and maintenance period of the development works.	As part of the lodgement of the Operational Works application.
2.21	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.
2.22	All declared weeds and pests are to be removed from the subject land and kept clear of such nuisance varieties.	At all times.

2.23	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.
2.24	A gravel hardstand area 35 metres wide is to be provided at both ends of the eight sheds, for internal chicken pick up areas for semi-trailers and equipment.	At all times.
<b>SCHEDULE 3 – ENVIRONMENTAL</b>		
	<b>General</b>	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or amendment would result in a contravention of any condition of this development approval.	At all times.
	<b>Site Based Environmental Management Plan</b>	
3.5	<p>A Site Based Environmental Management Plan (SBEMP) must be prepared and submitted to Council for their approval.</p> <p>The SBEMP must address the following matters:</p> <ul style="list-style-type: none"> <li>• Environmental commitments – a commitment by senior management to achieve environmental goals.</li> <li>• Identification of environmental issues and potential impacts covering at least air quality, water quality, land degradation and contamination as well as waste management.</li> <li>• Control measures for design, construction and routine operations to minimise the likelihood of causing environmental harm.</li> </ul> <p><b>Note - These should include:</b></p> <ul style="list-style-type: none"> <li>• References to the location and extent of the area affected by site activities as shown on the plan of development;</li> </ul>	Prior to the commencement of the use.

	<ul style="list-style-type: none"> <li>Procedures to be implemented to effect environmental management such as shed washing/ disinfecting and collection of waste water and so on;</li> <li>Facilities for the storage of fuels, chemicals, and other potential contaminants</li> <li>Contingency plans and emergency procedures for non-routine situations.</li> <li>Organisational structure and responsibility.</li> <li>Effective communication.</li> <li>The monitoring of releases of contaminants into the environment.</li> <li>Conducting environmental impact assessment of any releases.</li> <li>Staff training, in particular, the promotion of awareness of environmental issues and the prevention of adverse environmental impacts from the operations of the approved development.</li> <li>Record keeping.</li> <li>The periodic review of environmental performance and continual improvement</li> </ul> <p>A copy of the Site Based Environmental Management Plan approved pursuant to this condition must be kept at the approved place and be made available to all employees and an authorised officer of Council, upon request by an employee or that officer.</p>	
3.6	The development is to comply with the Site Based Environmental Management Plan.	At all times.
3.7	<p><b>Review of Site Based Environmental Management Plan</b></p> <p>The approved Site-Based Management Plan must provide provisions for a review of this Plan to be carried out at least:</p> <ul style="list-style-type: none"> <li>a) Immediately after a potential or actual source of environmental contamination, that is not already identified in the Plan, is realised, or otherwise;</li> <li>b) Every two years after the commencement of the use.</li> </ul> <p>Changes, to procedures and operations for carrying out the approved development realised by any review process, must be implemented immediately.</p>	At all times.
	<b>Lighting</b>	
3.8	Light sources must be positioned and shielded, when necessary, to prevent light spillage causing a nuisance to any other premises outside the boundaries of the property to which this development permit relates.	At all times.
	<b>Noise</b>	
3.9	<p>The approval holder must ensure:</p> <ul style="list-style-type: none"> <li>d) Vehicle and forklift manoeuvring areas and access roads are to be well maintained with minimal obstacles which may cause loads to react (i.e. speed bumps, pot holes and grates);</li> </ul>	At all times.

	<div>e) Care is taken during loading and unloading of trucks during catch out to reduce the impacts on surrounding properties;</div> <div>f) Regular and effective maintenance of stationary and mobile equipment is to be undertaken to ensure acoustic outputs are maintained.</div>	
3.10	All onsite roads must be well maintained to minimise truck bounce as they move around the site. Vehicles using internal roads must be limited to 20km/hr.	At all times.
3.11	Mechanical plant must be designed and installed to comply with the noise criterion presented in condition 3.12.	At all times.
3.12	<div>Noise Levels at a Noise Sensitive Place Measured as the Adjusted Maximum Sound Pressure Level <math>L_{Amax\ adj, T}</math></div> <div>Period</div> <div>Background noise level plus 5 dB(A)7 am – 6 pm</div> <div>Background noise level plus 5 dB(A)6 pm – 10 pm</div> <div>Background noise level plus 3 dB(A)10 pm – 7 am</div> <div>Noise Levels at a Commercial Place Measured as the Adjusted Maximum Sound Pressure Level <math>L_{Amax\ adj, T}</math></div> <div>Period</div> <div>Background noise level plus 10 dB(A)7 am – 6 pm</div> <div>Background noise level plus 10 dB(A)6 pm – 10 pm</div> <div>Background noise level plus 8 dB(A)10 pm – 7 am</div>	At all times.
3.13	<b>Noise levels – monitoring and recording</b> When requested by Council, monitoring and recording of noise levels must be undertaken to investigate any non-vexatious or frivolous complaint caused by noise emissions from operations at the premises. Such monitoring must be undertaken within a reasonable and practicable timeframe nominated by the Council and be carried out by a suitably qualified and experienced person. Once completed, the results of such monitoring must be submitted to the Council for review and any recommendations made in the report implemented.	At all times.
	<b>Deceased Birds</b>	
3.14	All deceased birds from the poultry farm shall be: <ul style="list-style-type: none"><li>• where required to be stored on site, held under refrigeration at a temperature of no greater than 5 Degrees Celsius.</li><li>• Not be stored on site for greater than 7 days;</li><li>• Transported from site by an approved waste transporter;</li><li>• Disposed of at an approved disposal or treatment facility.</li></ul>	At all times.
	<b>Dust</b>	
3.15	Dust and particulate matter must not exceed the following levels when measured at any nuisance sensitive or commercial place, namely –	At all times.

	<p>Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard 3580.10.1 – 2003 or more recent edition;</p> <p>OR</p> <p>A concentration of particulate matter with an aerodynamic diameter of less than 2.5 micrometres (PM<sub>2.5</sub>) suspended in the atmosphere of 25 micrograms per cubic metre over a 24 hour averaging time each year, at a nuisance sensitive or commercial place downwind of the site, when monitored in accordance with Australian Standard 3580.9.10 – 2006 (or more recent edition) “Ambient air – Particulate matter – Determination of suspended particulate PM<sub>2.5</sub> low-volume sampler with size selective inlet – Gravimetric method” or Australian Standard 3580.9.7 – 2009 (or more recent edition)</p> <p>OR</p> <p>“Ambient air – Particulate matter - Determination of suspended particulate matter – Dichotomous sampler (PM<sub>10</sub> and PM<sub>2.5</sub>) – Gravimetric method.</p> <p>OR</p> <p>Any alternative method of monitoring PM<sub>10</sub> which may be permitted by the “Air Quality Sampling Manual” as published from time to time by the Department of Environment and Heritage Protection.</p>	
	<b>Waste</b>	
3.16	<p>Waste must not be:</p> <ul style="list-style-type: none"> <li>• burnt or buried at or on the development site; nor</li> <li>• allowed to be burnt or buried at or on the development site; nor</li> <li>• removed from the development site and burnt elsewhere</li> <li>• stockpiled on the development site; nor processed on the development site unless permitted under an approved management plan under a condition of this approval.</li> </ul>	At all times.
	<b>Contaminants</b>	
3.17	Contaminants must not be directly or indirectly released from the development site to surface waters or the bed and banks of any surface waters except as permitted under an approved management plan under a condition of this approval.	At all times.
<b>SCHEDULE 4</b> <b>Department of State Development, Infrastructure, Local Government and Planning</b> <b>Concurrence Agency response</b>		
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.		
Concurrence Agency Response dated 14 January 2022 and referenced as 2106-22897 SRA.		



Concurrence Agency response will be attached to Council's Decision Notice for DA20663.

## **SCHEDULE 5 ADVISORY NOTES**

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

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.

Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the operational 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 (maintenance period) from the date of "On Maintenance". Any defective works must be rectified within the maintenance period.

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

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

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

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

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

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

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:** Finance report  
**File Ref:** Monthly reporting/ finance  
**Action Officer:** DFIN

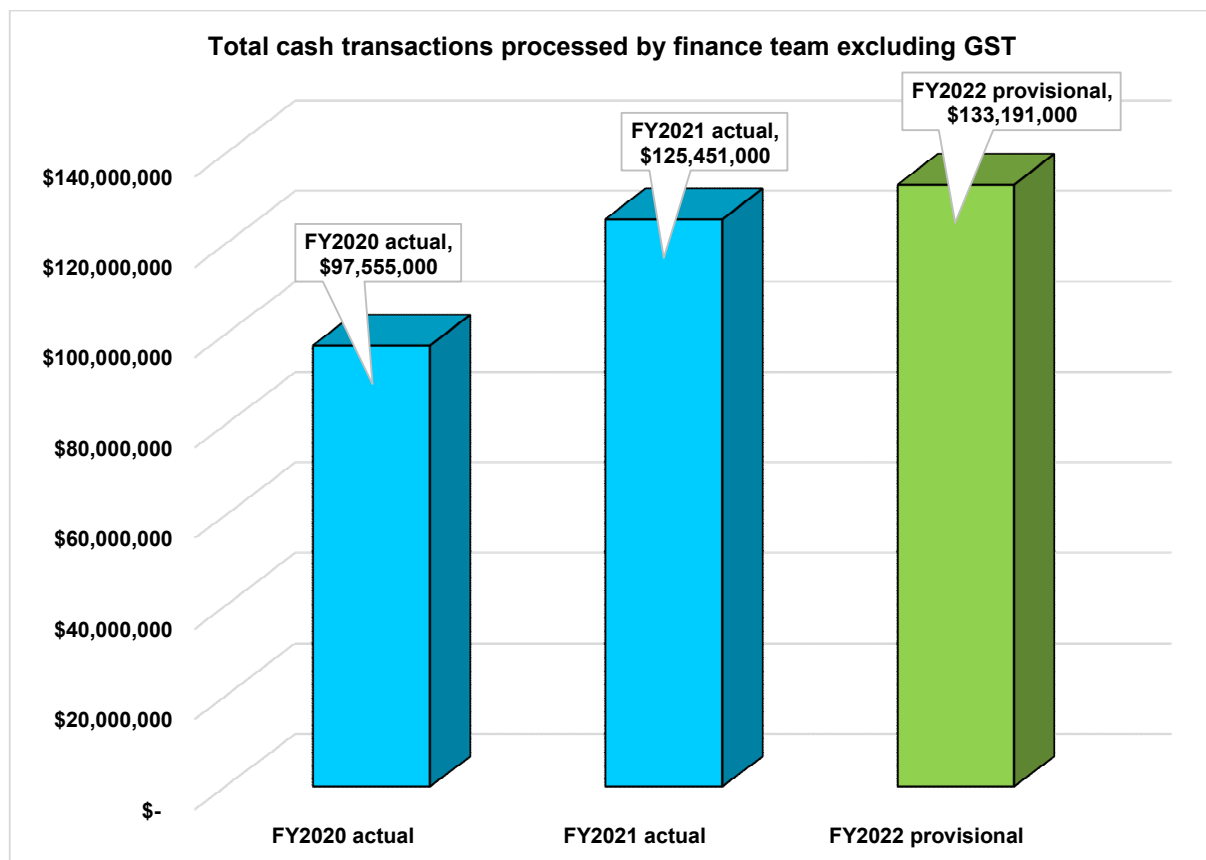
### Background/Summary

#### Financial reports

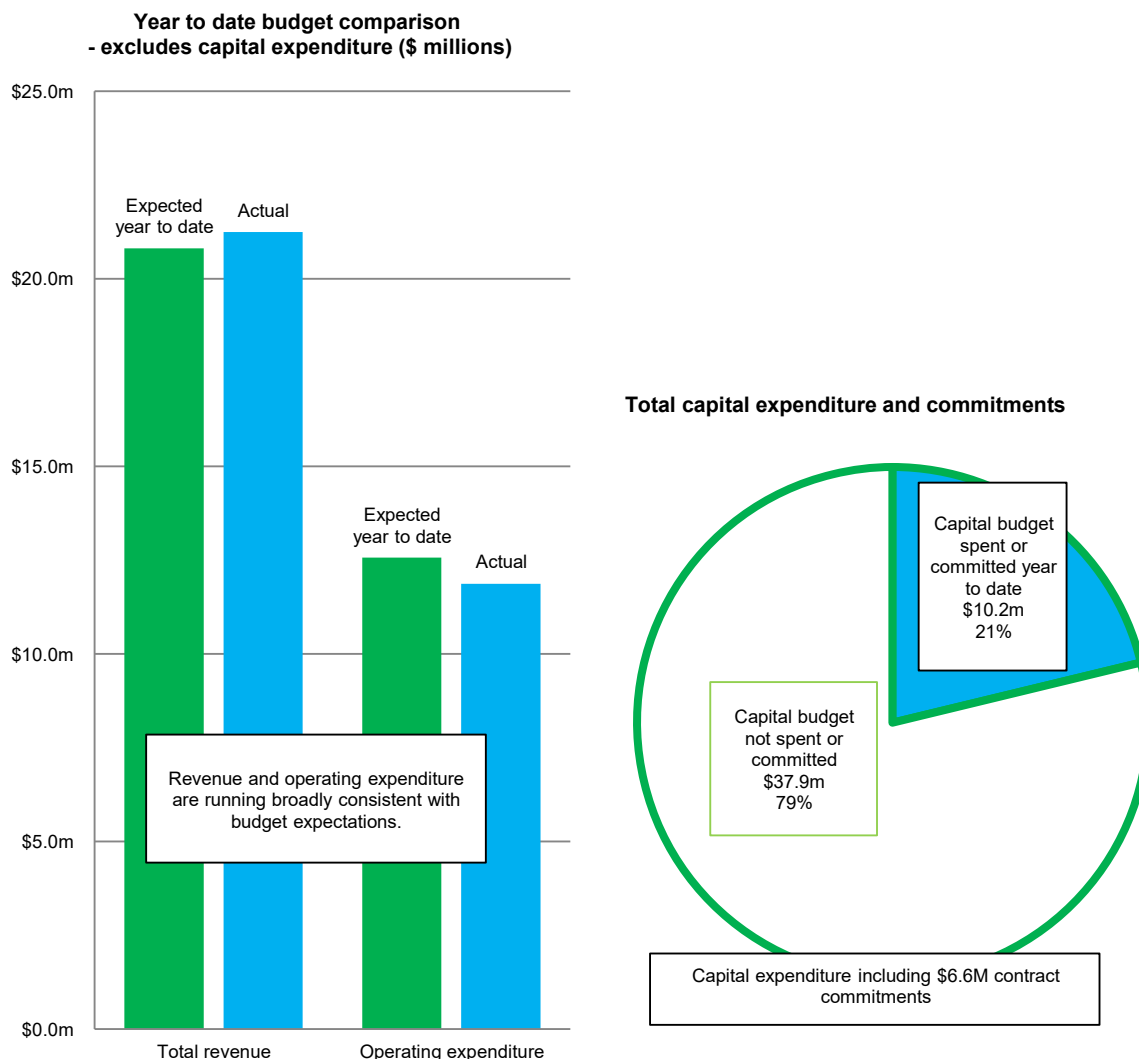
Reports for the period 1 July 2022 to 4 October 2022 are attached detailing the progress that has been made in relation to Council's FY2023 budget as required by Local Government Regulation 2012 s204.

Draft FY2022 year-end financial statements were provided to audit on 29 August 2022. Audit certification for these statements is expected by 11 October 2022.

The finance team processed cash transactions for the FY2022 financial year versus prior years as below with transactions increasing with larger capital and recoverable works programs. The below figures exclude GST:



Provisional results for the financial year to date with 26% of the year completed are summarised as follows:



## Grants

- Council officers have been preparing and lodging submissions under Disaster Recovery Funding Arrangements (DRFA) to the Queensland Reconstruction Authority. Significant detail is required for these submissions under relevant funding guidelines. Repairs to some assets that were damaged by the declared disasters earlier in 2022 have been necessarily carried out prior to DRFA approvals being obtained and after the emergency works period for the February 2022 declared flood. Officers are seeking to manage the risk that these costs will not be recoverable under DRFA.
- Council is awaiting the outcome of an application made under the Australian Government's Bridges Renewal Program on 27 July 2022 as follows:

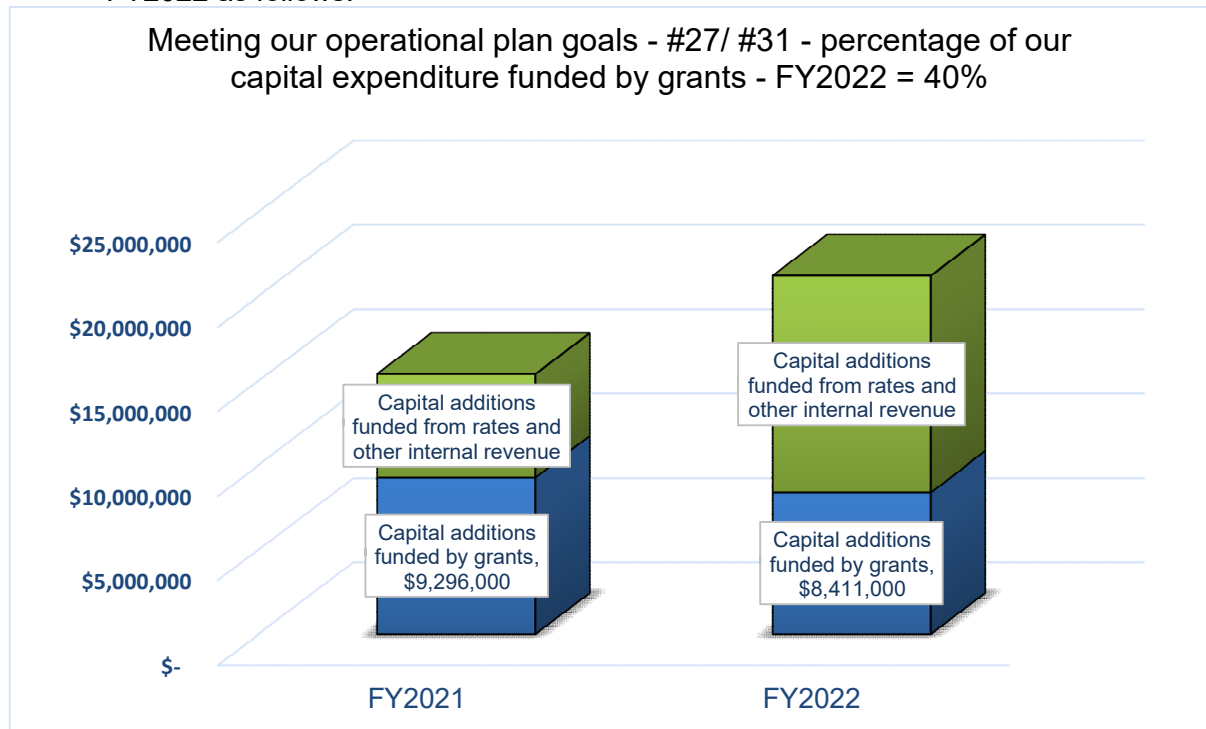
	Project value	Funds sought
Replace Lester Kropp bridge on Neurum Road which is in "very poor" condition (Instrada) on a 552-vehicle per day road with a new in situ two-lane concrete bridge.	\$7,272,576	\$5,000,000

- Council is awaiting the outcome of applications made under the Australian Government's Building Better Regions Fund on 7 and 9 February 2022

Building Better Regions Fund round 6 application	Project value	Funds sought
Brisbane Valley Rail Trail Mountain Bike Park, Mount Glen Rock, Esk. This project aims to increase	\$5,031,818	\$2,515,909

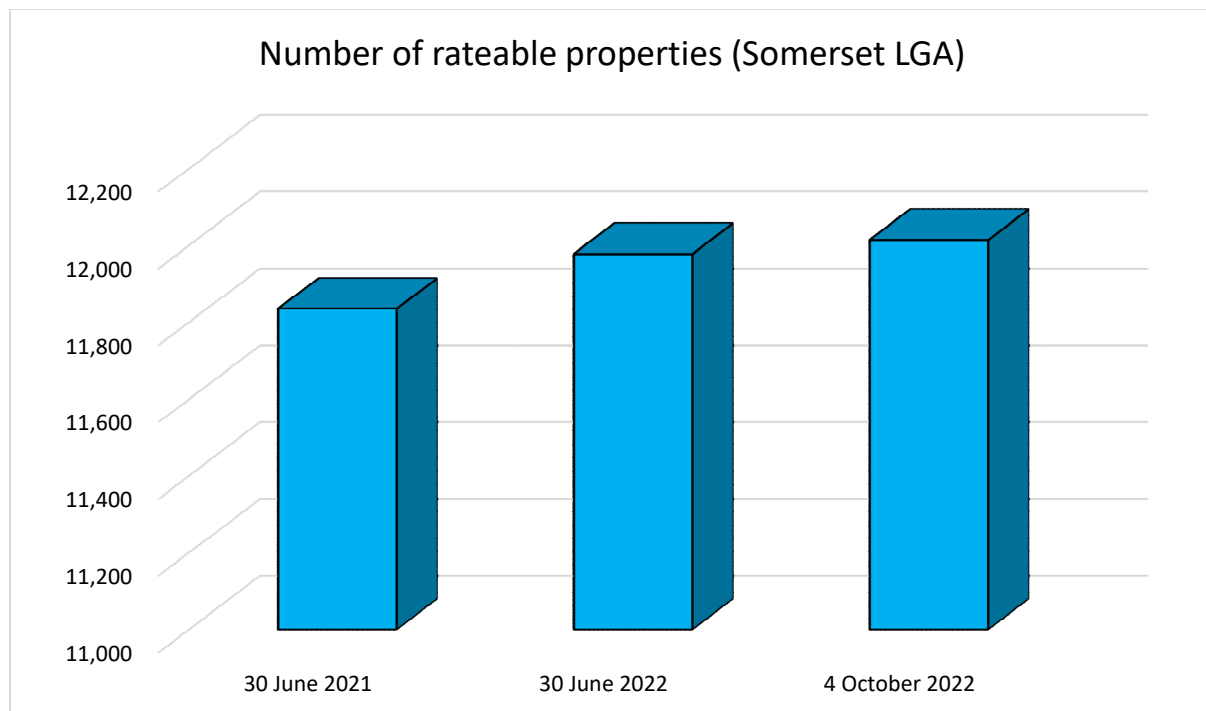
employment in the region by 15 people during construction and 8 people on an ongoing basis.		
Toogoolawah Gateway Centre incorporating a new Toogoolawah library and rooms for visiting health professionals.	\$2,500,000	\$1,250,000

- Provisional financial statements show that Council met its capital funding goal for FY2022 as follows:



### Growth

Rateable property data provides an indication of regional growth. The total number of rateable properties has increased above 12,000 for the first time as follows:



### Rates

On 23 June 2022, Council issued 25 notices of intention to sell land for overdue rates or charges consistent with a May Council resolution. These notices were prepared in-house to avoid incurring legal costs which would be recoverable from relevant landowners in addition to the overdue rates. Seven of the notices have now been referred to Council's solicitors however for finalisation. Total rate debtors immediately before the issue of six-monthly rate notices in August 2022 have been reduced over 12 months as follows:



### Investments

Council relies on interest revenue to keep rates at the lowest possible level. Interest rates have been at historic lows and are rapidly increasing including increases in the Reserve Bank of Australia cash rate from 0.10% at 2 March 2022 to 2.60% announced on 4 October 2022.

An investment summary is attached detailing interest earnings from Queensland Treasury Corporation (QTC) cash fund and other sources.

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

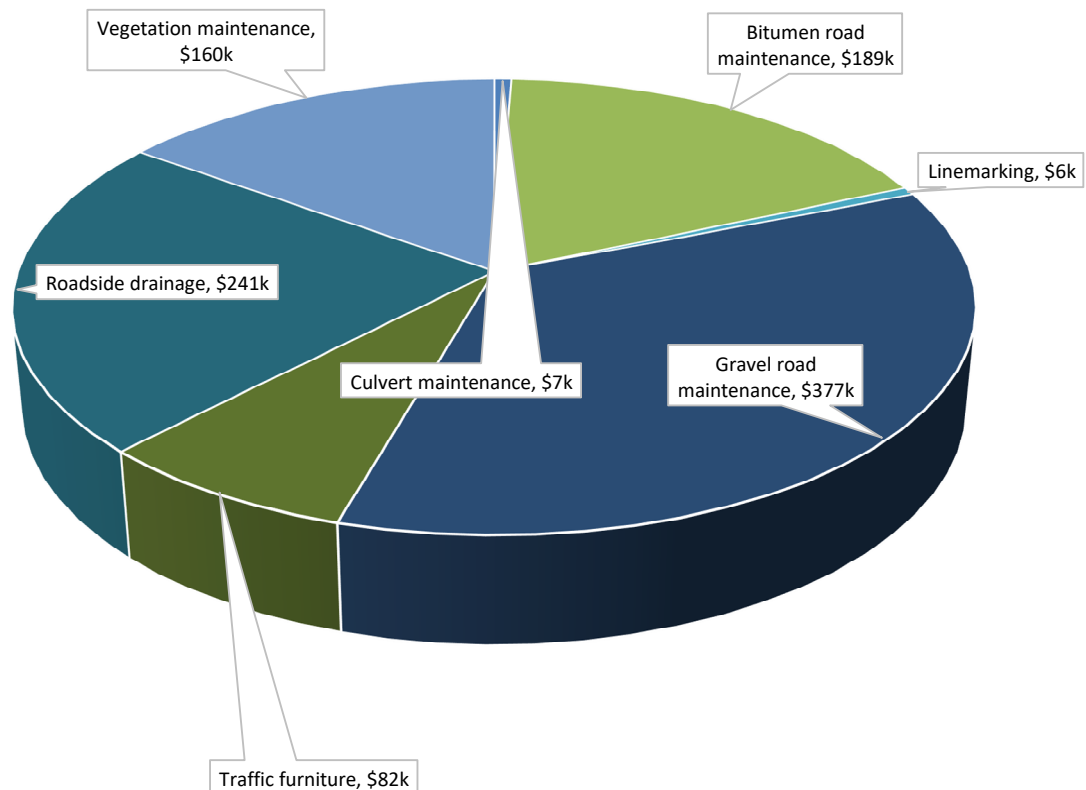
Council is currently working with Urban Utilities and state authorities to establish a third credit facility of \$10 million. This is expected to be in place in 2022/2023.

### Ordinary road maintenance detail

Ordinary road maintenance costs are as below. These exclude approved and unapproved repairs charged to flood damage ledger numbers:

Maintenance type	Total (\$000's)
Bitumen road maintenance	189
Gravel road maintenance	377
Roadside drainage	241
Culvert maintenance	7
Vegetation maintenance	160
Traffic furniture	82
Linemarking	6
Total actual year to date	1,062
Expected pro-rata budget year to date	1,819

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



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

Road segment	Cost (\$000's)	Cost per linear metre (\$)
Scrub Creek Rd	130	
Linville Rd	105	
West Brnch RdXing35Ch19065-19070	77	
Kangaroo Creek R (gravel) Ch3190-Ch7830	51	11
Clarendon Rd (bitumen) Ch1630-Ch5750	45	11
Spring Creek Rd (gravel) Ch60-Ch4210	41	10
Monsildale Rd (gravel) Ch1630-Ch10200	40	5
Scrub Creek RdCulvCh1.6REPA	33	
Monsildale Rd	28	
Rohlmanns Rd (gravel) Ch170-Ch3260	28	9
Rasmussen Mt Arc (bitumen) Ch2380-Ch4300	27	14
Spring Creek Rd (gravel) Ch4210-Ch7200	25	8
Twin Lakes Rd (bitumen) Ch0-Ch1210	23	19
Brightview Rd	22	
Kangaroo Creek (gravel) Ch11000-Ch11570	21	37
E Summervilles Rd	20	
Sandy Creek Rd (gravel) Ch0-Ch3010	20	7
Larkhill Boundary Rd	20	
Kangaroo Creek (gravel) Ch8010-Ch10100	18	8
Monsildale Creek (gravel) Ch890-Ch1440	17	30
Gregors Creek Rd	13	
Rifle Range Rd	12	
Brennan Rd (gravel) Ch4080-Ch4610	11	22
Monsildale Rd (gravel) Ch300-Ch1510	11	9
Lukritzs Rd	11	
Esk Crows Nest Rd	11	
Larsens Rd	10	
BY Rd	10	
Carseldine St	10	
Barretts Rd	9	
Subtotal (\$000's)	899	

### Special road maintenance/ renewal

In addition to ordinary bitumen road maintenance, expenditure on special road maintenance including resealing of bitumen roads was budgeted for FY2023 of \$1.928M.

### Attachments

Financial reports and payment listings

### Recommendation

THAT Council receive the financial reports for 1 July 2022 to 4 October 2022 and payments processed during the period 2 September 2022 to 30 September 2022 totalling \$9,980,815.03 and that the contents be noted.

### Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council receive the financial reports for 1 July 2022 to 4 October 2022 and payments processed during the period 2 September 2022 to 30 September 2022 totalling \$9,980,815.03 and that the contents be noted.”

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>State Government land valuation consultation</b>
<b>File Ref:</b>	<b>Shire valuation</b>
<b>Action Officer:</b>	<b>DFIN</b>

### Background/Summary

The Department of Resources (DoR) has written requesting Council's opinion by 14 October 2022 as to whether an annual valuation of rateable land in Somerset should be undertaken effective 30 June 2023.

DoR are not required to undertake an “annual” revaluation every year and charge an annual valuation levy even when no new annual valuation is provided. Council paid \$127,261 in valuation levies for FY2022 (FY2021, \$117,484).

It is considered that if DoR undertook valuations every year instead of every two years (as is the case in many local government areas), then this would help to moderate future changes in official State land values.

DoR have provided Somerset LGA land valuation market survey data with their letter which they have marked confidential however there are many available indicators that land values are changing rapidly including:

- independent valuations of Council owned freehold land on 30 June 2021 and 30 June 2022 which showed a 16% increase
- Council property search fee revenue increased by 18% during FY2022 compared to FY2021
- Queensland Government Statistician's Office report that the median value of Somerset residential dwelling sales as at 31 March 2022 was \$399,000 compared to 31 March 2021 of \$340,000 (a 17% increase)

Department of Resources (State Valuation Services) publishes all State land valuations at <https://www.resources.qld.gov.au/qld/environment/land/title/valuation/search>.

Council rates, State Government land tax and State Government land rentals are based on official State land valuations.

### Attachments

Nil

### Recommendation

THAT the Department of Resources be advised that Council requests an annual revaluation to moderate future changes to valuations, because there may be a community benefit in property owners receiving updated information about official property values after recent flood impacts and other economic changes and because Council pays for an annual revaluation.



**Resolution**

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT the Department of Resources be advised that Council requests an annual revaluation to moderate future changes to valuations, because there may be a community benefit in property owners receiving updated information about official property values after recent flood impacts and other economic changes and because Council pays for an annual revaluation.”

Carried*Vote - Unanimous*

<b>Subject:</b>	<b>Container deposit scheme refund – Anuha</b>
<b>File Ref:</b>	<b>Waste management/ services provision/ container deposit scheme</b>
<b>Action Officer:</b>	<b>DFIN</b>

**Background/Summary**

Council and Anuha entered into a 12-month trial agreement for the provision of container refund scheme at Council-controlled sites on 9 October 2018 which was extended for three years by Council resolution on 9 October 2019.

It is understood that the service has been well-received in the community and the relevant Council sites are being left in a tidy condition. However, Council Officers will meet with Anuha representatives to review the suitability and potential addition of collection sites. Notwithstanding, any modifications is likely to be subject to State Government approval.

Planning Regulation exemptions were introduced by the State Government in 2018 for the establishment of container refund points.

A further three-year extension to the existing trial agreement is sought.

**Attachments**

Agreement of 10 October 2019

**Recommendation**

THAT Council endorse a further trial agreement with Anuha for container refund services for a period of up to three years with terms similar to the current trial agreement with an increase in the required amount of public liability insurance coverage from \$10 million to \$20 million.

**Resolution**

Moved – Cr Choat

Seconded – Cr Gaedtke

“THAT Council endorse a further trial agreement with Anuha for container refund services for a period of up to three years with terms similar to the current trial agreement with an increase in the required amount of public liability insurance coverage from \$10 million to \$20 million.”

Carried*Vote - Unanimous*

<b>Subject:</b>	<b>Endorsement sought for a contract exceeding \$15,000 – Daniel Banditt Constructions Pty Ltd</b>
<b>File Ref:</b>	<b>Creditors</b>
<b>Action Officer:</b>	<b>DFIN</b>

### Background/Summary

Council has engaged Daniel Banditt Constructions to repair the wash down area and horse tie up stalls adjacent to the arena at the Kilcoy Showgrounds. The significant amount of water, from the February 2022 flood event, has broken and washed away timber rails and posts at the wash down area and tie up stalls, leaving the structure unsafe.

Due to the specialised nature of the services, time restraints and limited number of suppliers available to conduct these works, Daniel Banditt Constructions was the most suitable supplier to complete these works, to meet safety requirements, within a timely manner.

Endorsement is sought for Daniel Banditt to repair wash down and tie up stalls at the Kilcoy Showgrounds, to make site safe

### Attachments

Nil

### Recommendation

THAT to remove any doubt, Council resolves Daniel Banditt Constructions Pty Ltd was the only supplier reasonably available to conduct repairs at the Kilcoy Showgrounds, tie up stalls and wash down area, within the timeframe given, to meet safety standards.

#### Resolution

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT to remove any doubt, Council resolves Daniel Banditt Constructions Pty Ltd was the only supplier reasonably available to conduct repairs at the Kilcoy Showgrounds, tie up stalls and wash down area, within the timeframe given, to meet safety standards.”

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Queensland Remembers – Community Grants Program</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services - Programs</b>
<b>Action Officer:</b>	<b>ACM</b>

### Background/Summary

Somerset Regional Council has the opportunity to apply for grant funding through the *Queensland Remembers – Community Grants Program*.

The Community grants stream is aimed at assisting communities in delivering commemorative activities and events and refurbishing or creating avenues of honour, war memorials and memorial gardens.

If successful, funding will be used to develop a heritage guide dedicated to remembrance and memorials within the Somerset region. The *Somerset Remembers - Commemorative*

*Memorial Guide* will be printed as a hardcopy publication and available online as a digital interactive guide.

The Somerset region is geographically large and boasts a number of distinct and unique communities. They each boast a long history and are proud of the service records of their former serving members. This project will allow residents and visitors to learn of the stories from across the region and provide an opportunity to visit the various memorials.

This will complement the Brisbane Valley Rail Trail, which brings tourists and recreational users to the region. This project will provide another trail, connecting the memorials and generating pride in the region and enhanced community spirit.

It is hoped that the project will encourage visitation to these monuments and spaces including the Somerset towns of Esk, Kilcoy, Toogoolawah, Lowood and Linville, which offer quality tourism experiences and will also form the foundation of a larger heritage guide to be built upon in the near future which will encompass historic homesteads, industries and sites.

The project will be developed over 2023 with the guide to be launched prior to ANZAC Day 2024. The amount of \$25 000 will be applied for with applicants notified of the outcome in early 2023.

#### Attachments

Nil

#### Recommendation

THAT Council apply for Queensland Remembers -Community Grants Program for the development of a heritage guide dedicated to remembrance and memorials within the Somerset region.

#### Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT Council apply for Queensland Remembers -Community Grants Program for the development of a heritage guide dedicated to remembrance and memorials within the Somerset region.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Regional Arts Development Fund Out of Rounds Application</b>
<b>File Ref:</b>	<b>Recreation and Cultural Services - Programs</b>
<b>Action Officer:</b>	<b>ACM</b>

#### Background/Summary

Council received an out-of-rounds RADF (Regional Arts Development Fund) application – *2022 Linville Heritage and Arts Festival “Under The Stars Revisited” Chamber Music Performance*, from the Linville Progress Association.

The Linville Heritage and Arts Committee has programmed a major musical event to celebrate its third annual festival. Featuring pastoral music, English and Australian compositions and a specially written Bush Poem interlude by Linville resident, Damian Bathersby, the Under the Stars Revisited concert will attract music lovers from throughout the Somerset region.

Each year Linville Progress, in partnership with its members and residents of Linville and District, refreshes its “strategic plan on a page”, in order that residents, businesses and supporters have a voice in shaping the events, activities and evolution of Linville.

Consistently the feedback is to incorporate a broad range of arts related events and activities into the annual offerings. Specifically, the Heritage Festival has been broadened this year to become the Heritage and Arts Festival and will include a cornerstone event – Music Under the Stars, as well as fine artists and painters and a Bush Poetry competition.

This application responds to RADF categories; Somerset Stories, Placemaking and Person and Places Activation and was unanimously supported by RADF committee members.

#### Attachments

Nil

#### Recommendation

THAT Council approve the amount of \$5269 for the 2022 Linville Heritage and Arts Festival – “Under The Stars Revisited” Chamber Music Performance application received out-of-rounds.

#### Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council approve the amount of \$5269 for the 2022 Linville Heritage and Arts Festival – “Under The Stars Revisited” Chamber Music Performance application received out-of-rounds.”

Carried

*Vote - Unanimous*

<b>Subject:</b>	<b>Calendar of Event Change – SEQ Junior Motocross – National Event</b>
<b>File Ref:</b>	<b>SRC/Council Properties – Usage</b>
<b>Action Officer:</b>	<b>DCORP</b>

#### Background/Summary

Motorcycling Queensland have written to the Kilcoy Motocross Club and Council requesting consideration of an event date change from 3 and 4<sup>th</sup> September 2022 to 19 and 20 November 2022. The request has been submitted because the event was washed out in September. The Kilcoy Motocross club have confirmed that the event was a wash out.

As stated in the letter from MQ the club had a practice day booked in on that day and this request is to change it to the National Event and add 19 November, 2022.

A practice day would be a significantly smaller event and a less busy day as compared to a National Event.

#### Attachments

Attachment 1 – Letter from Motocross Queensland requesting Event date change  
Attachment 2 – Modified Calendar of Events approved by Council  
Attachment 3 – E-mail from Kilcoy MX confirming wash outs and MQ Request

### Recommendation

THAT Council approve the request from Motorcycling Queensland and the Kilcoy Motocross club to amend the event calendar to accommodate a SEQ Junior Motocross Series - National Event on 19 and 20 November 2022.

#### Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

“THAT Council approve the request from Motorcycling Queensland and the Kilcoy Motocross club to amend the event calendar to accommodate a SEQ Junior Motocross Series - National Event on 19 and 20 November 2022.”

Carried

Vote - Unanimous

<b>Subject:</b>	<b>Experience Somerset Marketing Plan and Events Review Update</b>
<b>File Ref:</b>	<b>Tourism – Promotions</b>
<b>Action Officer:</b>	<b>PO</b>

### Background/Summary

#### Executive Summary:

Officers are progressing the following action items as outlined in the Somerset Tourism Strategy 2021-2025.

1. Experience Somerset Marketing Plan and Promotional Campaign, relating to;
  - Theme 1.1: *Prepare a Somerset Region Tourism Marketing Plan.*
2. Regional Events Review – Taking a Strategic Approach to Events Planning and Promotion, relating to;
  - Theme 4.1: *Promote and Leverage the Brisbane Air Show, and;*
  - Theme 4.2: *Explore a More Strategic and Coordinated Approach to Events Planning and Promotion.*

This report seeks to provide an update and progress report on these action items.

#### 1. Experience Somerset Marketing Plan and Promotional Campaign

##### Objective:

This is a two-part project involving the development of a tourism marketing plan, and a targeted multi-platform promotional campaign for the Experience Somerset brand. At project completion, Council will have:

- A Marketing Plan that will act as an action plan for implementation over two years.
- A Campaign Planner that will allow for the practical rollout and tracking of promotional campaigns over two years.

##### Rationale:

Theme One of the Somerset Tourism Strategy 2021-2025 addresses the way in which Council should approach Tourism Marketing, Visitor Information and Destination Management. The strategy suggests that Council prepare a Tourism Marketing Plan, that identifies an appropriate approach to developing a targeted multi-platform tourism advertising campaign. The marketing plan and associated promotional campaign, should

ensure branding clearly articulates Somerset's point of difference (or unique selling proposition) while connecting and promoting the local tourism offering's place in the wider South East Queensland branding and destination management framework.

This project is further supported by the draft Somerset Economic Development Strategy, Our Next Horizon. Noting that this document is yet to be finalised, the draft strategy references several intentions, listed below, which support the validity for an Experience Somerset Marketing Plan and promotional campaign:

- *Clearly define and articulate the identity of the region*
- *Proactive promotion of (tourism) opportunities will maximise future potential economic growth.*
- *Marketing and promotion of the specific (tourism) opportunities is required.*
- *Clearly defining and promoting the region's identity and brand will support overall messaging and promotional efforts.*

**Progress of Actions:**

<b>Estimated Time frame</b>	<b>Action Item</b>	<b>Progress</b>
June - August 2022	Consultation with Scenic Rim and BEDA for provision of advice on potential consultants and course of action.	Complete
	Scope document prepared for prospective consultants.	Complete
	Quotations sought and reviewed by CEO.	Complete
	Consultant selected by CEO and services engaged.	Complete
<b>Project time frame from engagement to completion</b>		
September - October 2022	-Geofence data and profiling -Sentiments surveying of operators -Review of supplied materials from Council	In progress
November 2022	-Site tour and workshop of findings -Workshop discussion with Economic Development and Tourism Advisory Committee meeting of 15 November 2022.	
December 2022 - February 2023	-Compilation of tourism strategy and plan -Draft campaigns established and costed	
Late February - Early March 2023	-Plan signed off -Campaign planners delivered	

## **2. Regional Events Review – Taking a Strategic Approach to Events Planning and Promotion**

**Objective:**

To perform a review of existing regional events that will inform the Experience Somerset Marketing Plan and Promotional Campaign project.

**Rationale:**

Theme Four of the Somerset Tourism Strategy 2021-2025 addresses the way in which Council should approach the design and delivery of festivals and events. The strategy suggests that Council explore a more strategic and coordinated approach to events planning and promotion and recommends a review of existing festivals and events be undertaken.

Events to be considered in the review include but are not limited to; water events (sailing, fishing, rowing, water-skiing); sporting events (trail runs / rides utilising the Brisbane Valley Rail Trail); country race days, rodeos, skydiving events, motorsports, food and wine events and more. Such a review should identify opportunities for existing and emerging events throughout Somerset to become part of a wider, coordinated calendar of events.

*Progress of Actions:*

<b>Time frame</b>	<b>Action Item</b>	<b>Progress</b>
June – July 2022	Internal review of regional events in Somerset.	Complete
August 2022	Submission of internal review to Council for consideration - 10 August 2022.	Complete
September 2022	Submission of internal review to consultant undertaking the development of the Marketing Plan and Promotional Campaign project.	Complete

*Consideration for Further Action:*

Regional events are a proven and critical component to the fabric of Somerset tourism. It is recommended that further to the development of the Experience Somerset Marketing Plan and pending the annual Tourism Strategy Review, Council consider developing a Regional Events Action Plan. This will complement the Experience Somerset Marketing Plan and provide a practical roadmap to develop Somerset's events economy. Council does not have the resources to create this plan internally, and as such external resources would be required.

**Attachments**

Nil

**Recommendation**

THAT Council

1. Receive the Experience Somerset Marketing Plan and Events Review Update and the contents be noted.
2. Following the adoption of the Experience Somerset Marketing Plan, Council prepares a Regional Events Action Plan with funding to be made available as part of a budget review.

**Resolution**

Moved – Cr Whalley

Seconded – Cr Wendt

“THAT Council

1. Receive the Experience Somerset Marketing Plan and Events Review Update and the contents be noted.
2. Following the adoption of the Experience Somerset Marketing Plan, Council prepares a Regional Events Action Plan with funding to be made available as part of a budget review”

*Carried*

*Vote - Unanimous*

**Subject:**

**Donation of Old Lowood Swimming Pool Electric Pumps and Blanket Roller to Royal Life Saving Queensland**

<b>File Ref:</b>	<b>Recreation and Cultural Services – Service Provision – Swimming Pools – Recreation Centre</b>
<b>Action Officer:</b>	<b>A/MRT</b>

### Background/Summary

Stage 1 of the Lowood Swimming Pool Refurbishments are scheduled for completion in late November 2022. Included in the scope of works for the refurbishment is the supply and installation of new electric heat pumps and pool blankets with rollers.

The current electric heat pumps and pool blanket roller on site were installed in 2013. There are four heat pumps on site that have been decommissioned, two 60 kilowatt and two 50 kilowatt units, and one pool blanket roller. An engineer's assessment of the electric heat pumps in July 2019 found that the heat pumps were suitable for re-use. Since this report one of the 60 kilowatt units has been found to be faulty and in need of repair.

In September 2022, Council received written correspondence from Royal Life Saving Queensland (RLSQ) requesting to take possession of the electric heat pumps and pool blanket roller, should Council wish to donate them to the organisation (see attachment).

The heaters are surplus to Council's needs and not suitable for re-use at another facility within Somerset due to facility capacity (i.e. space).

Due to the age of the units, their estimated value is below \$5,000.

RLSQ's request is made on the provision that RLSQ would arrange the collection and transfer of all units at cost to RLSQ. RLSQ are also aware that Council cannot guarantee the items are in working condition following their decommission and are prepared to accept all risks as such.

RLSQ is a registered charity and not-for-profit organisation.

An extract from the Council 2020/2021 Procurement Policy, F/008 is as follows:

#### *H. DISPOSAL OF LAND AND NON-CURRENT ASSETS AND VALUABLE NON-CURRENT ASSET*

*The Regulation obliges Council to define "valuable non-current assets" for the purposes of contracting by reference to their apparent value. Council confirms that the limits set are as follows for the indicated asset classes:*

- for land—\$1
- for plant or equipment—\$5000
- for another type of non-current asset—\$10000

Therefore, per Council Procurement Policy, the heat pumps and pool blanket roller are not considered a valuable non-current asset and Council does not need to invite written tenders or offer for sale by auction as per Section 227 in the Local Government Regulation 2012.

### Attachments

1. Correspondence – Lowood Swimming Pool Heaters and Blanket Roller (RLSQ) -  
**CONFIDENTIAL**

### Recommendation



THAT Council approve the donation of four decommissioned electric heat pumps and one pool blanket roller to Royal Life Saving Queensland under the stipulation that Royal Life Saving Queensland is responsible for all relocation costs.

**Resolution**

Moved – Cr Gaedtke

Seconded – Cr Whalley

“THAT Council approve the donation of four decommissioned electric heat pumps and one pool blanket roller to Royal Life Saving Queensland under the stipulation that Royal Life Saving Queensland is responsible for all relocation costs and Council does not provide warranty of any kind and the RLSQ accept all risk associated with the items.”

**Carried***Vote - Unanimous*

<b>Subject:</b>	<b>Realignment of Somerset Regional Council's Regional Tourism 'Home' Organisation</b>
<b>File Ref:</b>	<b>Tourism / Promotions</b>
<b>Action Officer:</b>	<b>A/MRT</b>

**Background / Context**

Somerset Regional Council has recently been approached by Tourism and Events Queensland with regards to its new Tourism Network Approach (please refer to the attached correspondence). The new model has been developed to contemporise historic Regional Tourism Organisation (RTO) models, specifically with consideration to COVID-19 recovery and the recommendation of the Queensland Government's Action Plan for Tourism Recovery. It is metrics-driven and designed to recognise the two core roles of an RTO being stakeholder engagement and driving demand through marketing, experience development and event support activities for growth in overnight visitor expenditure and market share.

As part of the new Tourism Network Approach, Somerset Regional Council has been invited to review its RTO alignment (i.e. which RTO it is a member of).

Historically, Somerset has aligned with the Brisbane Economic Development Agency (BEDA), formerly known as Brisbane Marketing. BEDA is a wholly owned subsidiary of Brisbane City Council and is the city's official economic development board. BEDA also acts as the Brisbane Region's RTO, servicing the Brisbane, Logan, Ipswich, Scenic Rim, Moreton Bay, Redlands and Somerset Local Government Areas (LGAs).

Another potential RTO Somerset may wish to align with is Southern Queensland Country Tourism (SQCT). SQCT is a not-for-profit organisation focussed on promoting Southern Queensland and aiming to build awareness and preference for the destination to grow visitor numbers and increase visitor expenditure. SQCT is the RTO for Southern Queensland, servicing the Toowoomba, Lockyer Valley, Southern Downs and Granite Belt, South Burnett, Goondiwindi and Western Downs LGAs.

SQCT is currently reviewing its member LGAs, with potential for an increased LGA membership and re-branding.

The two RTOs offer contrasting membership structures and marketing opportunities for Somerset. A confidential comparison of these structures and opportunities is attached for review.

Should Council choose to withdraw from the Brisbane RTO and realign with the Southern Queensland RTO, the transition would commence from 1 January 2023, with financial investment into SQCT to commence from 1 July 2023.

It is important to note that a change in RTO alignment would result in SQCT being Somerset's home RTO. It would not preclude Council from partnering with BEDA in future projects, programs or campaigns. Likewise, it would not preclude Tourism Operators from within the Somerset LGA being members of BEDA.

#### Attachments

1. Correspondence – New Network Tourism Approach, Tourism and Events Queensland - **CONFIDENTIAL**
2. Comparison of the Brisbane Economic Development Agency and Southern Queensland Country Tourism membership structures and marketing opportunities – **CONFIDENTIAL**

#### Recommendation

THAT Council:

1. Endorse Southern Queensland Country Tourism, including any re-branded name change, as the Regional Tourism Organisation for the Somerset Local Government Area, transitioning from 1 January 2023 and taking effect from 1 July 2023.
2. Authorise the Chief Executive Officer to negotiate and approve a 12-month service delivery agreement with Southern Queensland Country Tourism, commencing 1 July 2023 and concluding 30 June 2024

#### Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

“THAT Council:

1. Endorse Southern Queensland Country Tourism, including any re-branded name change, as the Regional Tourism Organisation for the Somerset Local Government Area, transitioning from 1 January 2023 and taking effect from 1 July 2023.
2. Authorise the Chief Executive Officer to negotiate and approve a 12-month service delivery agreement with Southern Queensland Country Tourism, commencing 1 July 2023 and concluding 30 June 2024 ”

*Carried*

*Vote - Unanimous*

**Subject: Operations Report for September 2022**  
**File Ref: Governance – Reporting – Officer Reports**  
**Action Officer: CSSA**

#### Background/Summary

#### Technical Design Team

This month, the technical team continue the detailed design of the 2022-2023 capital works program. The team provides engineering support to the works department on numerous projects. They also provide engineering development advice to the planning department. The team has also continued to oversee operations in the parks and facilities area.

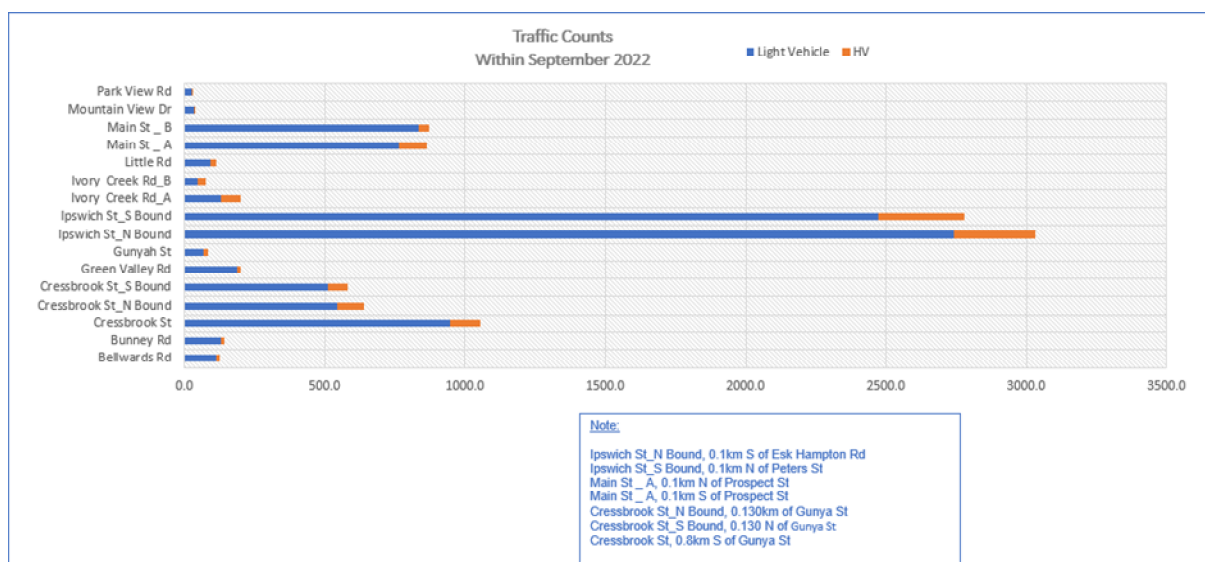
The Technical Design team continues to set out traffic counters within the region and provide continual assessment of Council infrastructure to ensure our information remains current with in our asset system.

This month the design team is working on several internal projects as well as project managing externally outsourced design projects of the 2022-2023 capital projects.

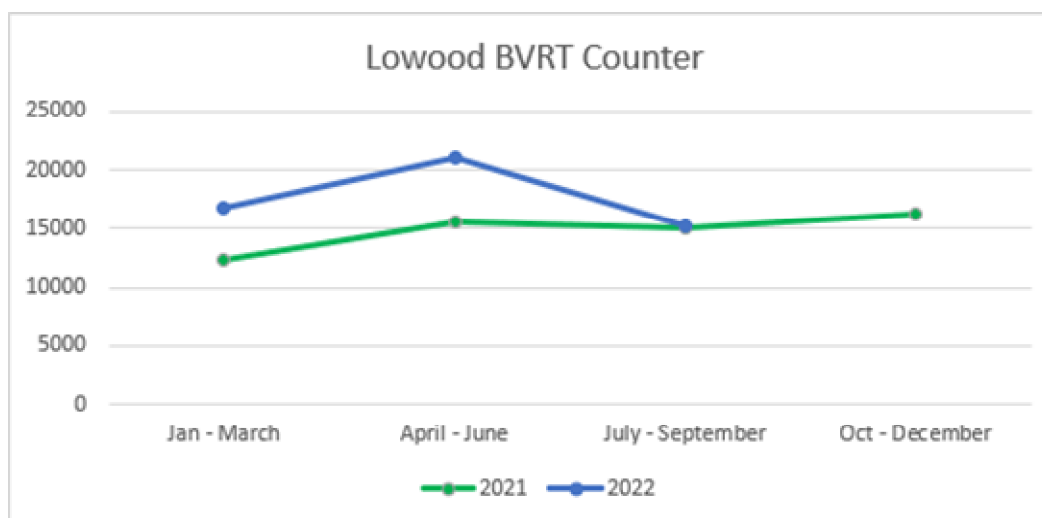
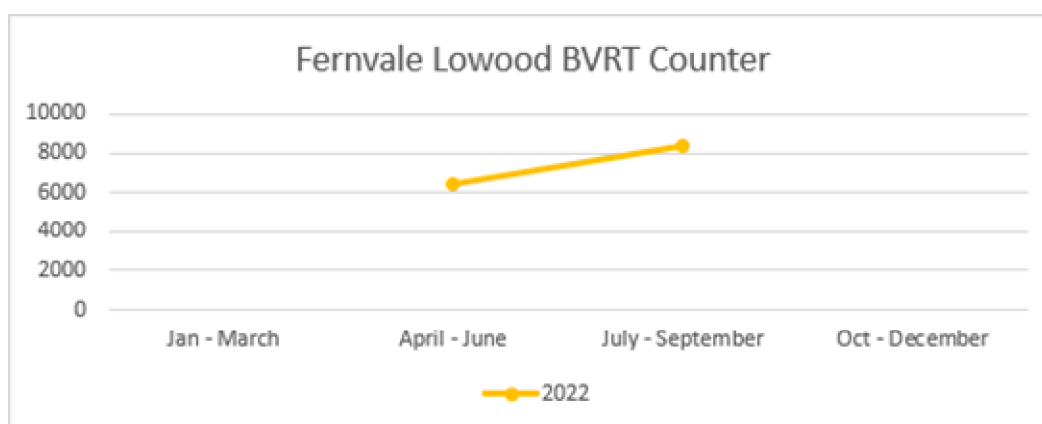
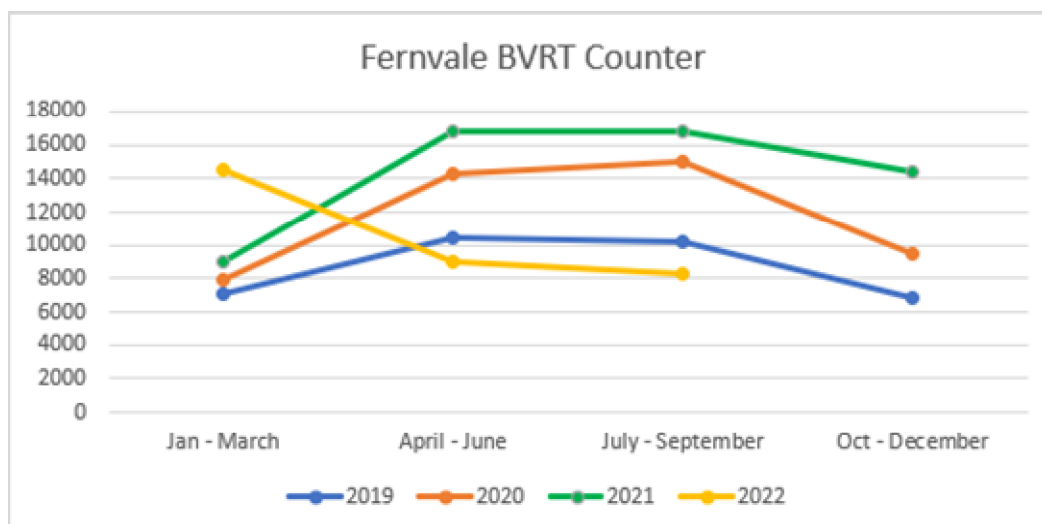
## Permits

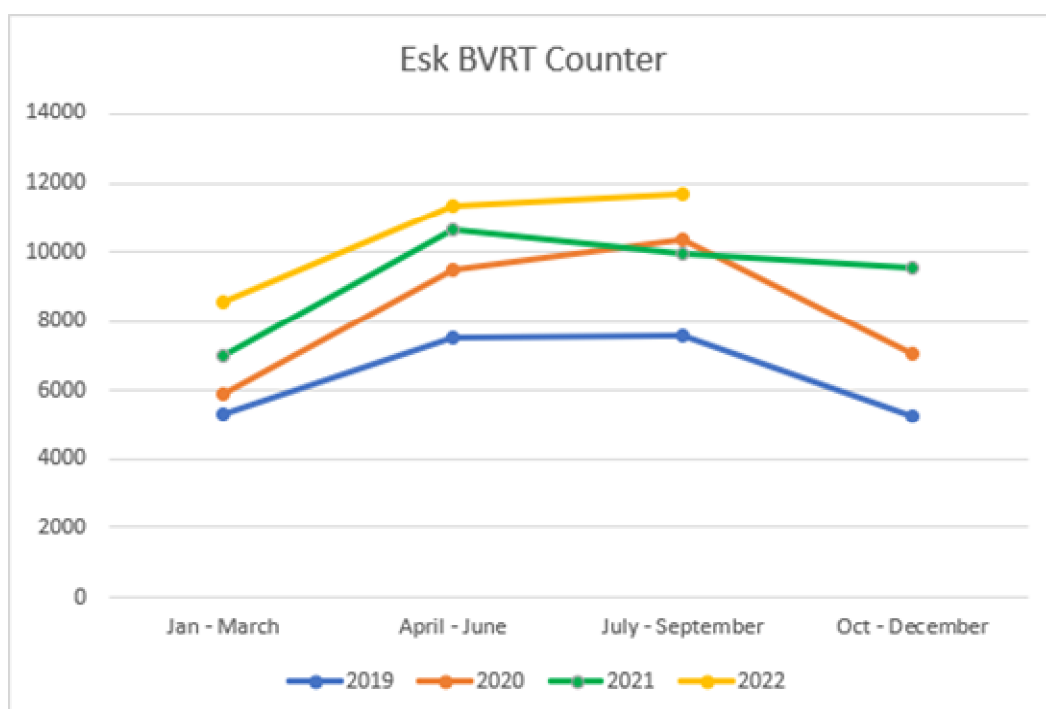
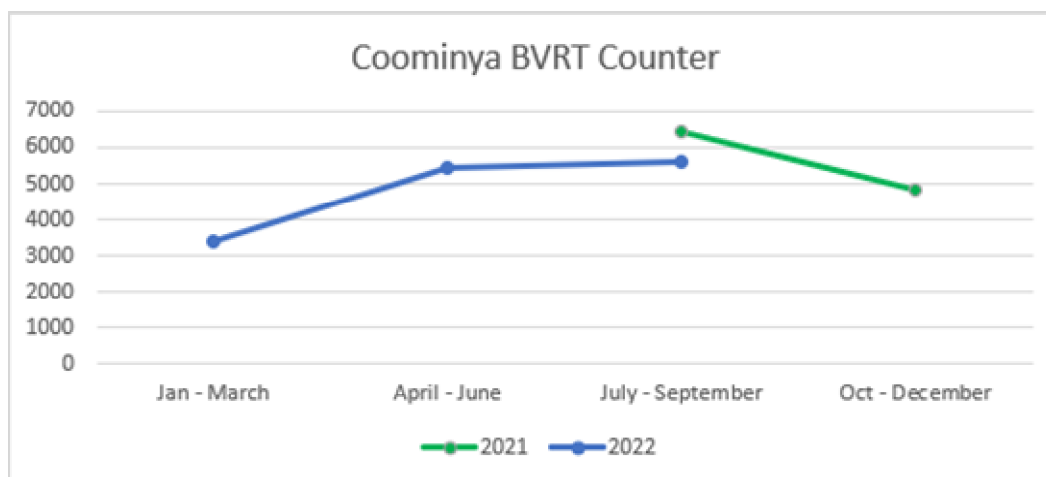
	Sept-21	Sept-22
Land Access Permit	40	58
Property Access Applications	39	22
National Heavy Vehicle Regulator Permits Processed	14	22

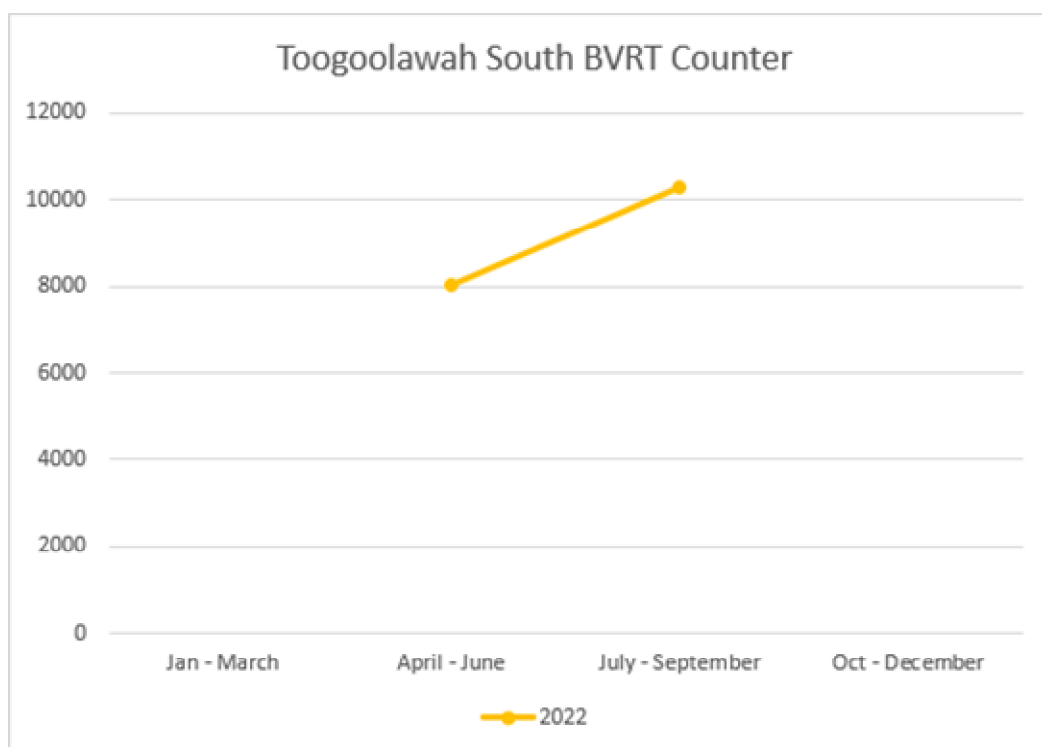
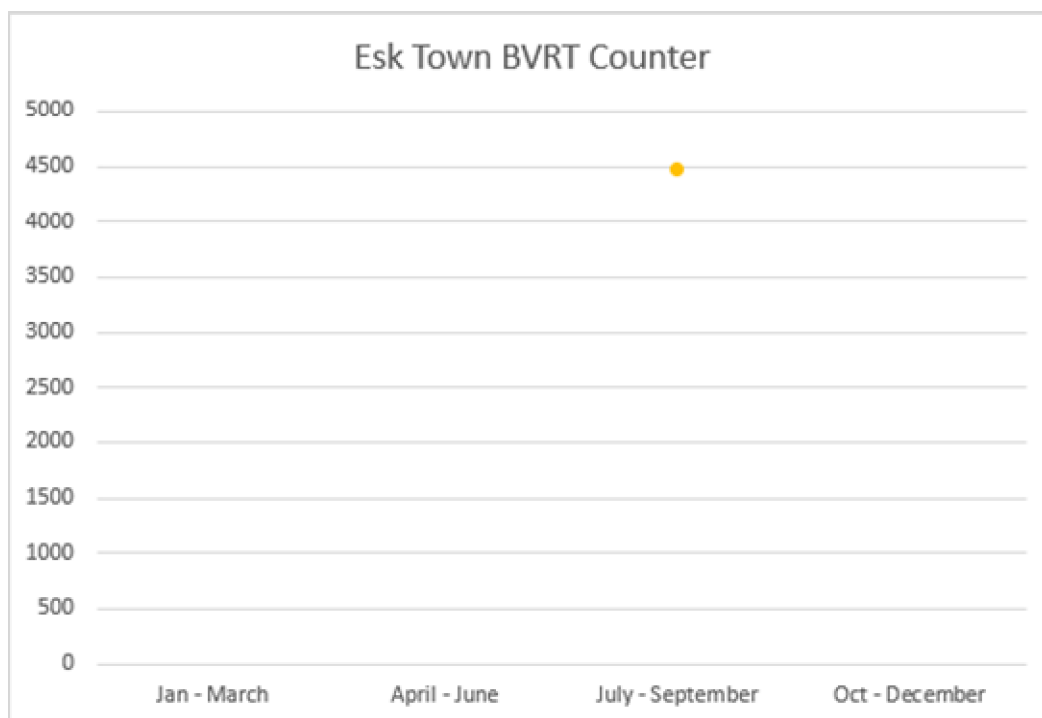
## Traffic Chart for September



## Brisbane Valley Rail Trail Counts







## **Works Department**

### **Day Labour Works**

- Patrick Street, Lowood - Construction works – kerb and channel poured and roadworks underway.
- Esk Crows Nest Road – Completed.
- Mack Street, Esk stage 2 – kerb and channel poured and roadworks underway.
- Copley Lane Bridge - RCP and headwalls installed and deck work ongoing.
- Wade Street, Kilcoy - road awaiting asphalt.

- William Street, Kilcoy - car park started
- Mowing and slashing works on Council and DTMR occurring.
- Crews continue to complete CSR's.
- Note with the recent flooding a lot of roads have been inspected and damages logged to submit a claim through to DRFA.
- Maintenance to flood affected roads continues throughout the region.

### **Workshop-Mechanical**

- Completed repairs, services, and scheduled maintenance of Council fleet.
- Quarterly test and tag of cloth lifting slings has been completed.
- One new replacement lease vehicle has arrived.
- One new replacement twin reel Quick Spray unit has arrived and has been installed onto a 4wd ute for the Lantana Crew 1 based at Kilcoy.
- Monthly check and start test on emergency gensets were carried out at Esk Civic Centre, Esk Administration office, Fernvale Futures and Kilcoy depot.
- Two mechanics positions that became vacant in August are not yet filled, so the workshop still very short staffed. Workshop has been prioritising the most important jobs and is outsourcing some work on our fleet and small plant. Recruitment is well underway but the market is very tight at the moment. Failure to fill these positions will prove challenging with mowing season about to start.

### **Workshop – Welding Bay**

- Welding bay has been carrying out various repairs to council fleet as well as repairs to other various council assets around the region, such as hand rail, park furniture, etc.
- Welding bay staff have assembled new bin enclosures for various parks in the southern end of the region and have install a few where there was existing concrete slabs, awaiting the rest of the concrete slabs to be poured so we can complete the first round of installs.
- Welding bay has fabricated several new picnic table and chair sets.

### **Department of Transport and Main Roads (TMR) Works**

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

- Repairing potholes, edge breaks and sealing of patches on pavement repairs over the TMR network
- Stage 2 stabilising works on DTMR Roads continues on Forest Hill Fernvale Road and Wivenhoe Somerset Road.
- Grading of Kilcoy Murgon Road started.
- Drainage works on Coominya Connection Road.
- Resealing and line marking of Wivenhoe Somerset Road has started.
- Vegetation spraying on various TMR roads continue.
- Ongoing signage and guidepost repairs continue throughout TMR network.

### **Works carried out by Contractors**

- AandM Civil Contractors continuing with stabilising works on Forest Hill Fernvale Road
- RPQ sealing program on various roads throughout council and TMR network
- BVRT works in Esk ongoing - AandM Civil Contractors.
- Various other contractors continue to assist with maintenance and flood damage.

### **Weather Outlook**

**Wetter than average October to December likely for eastern half of Australia**

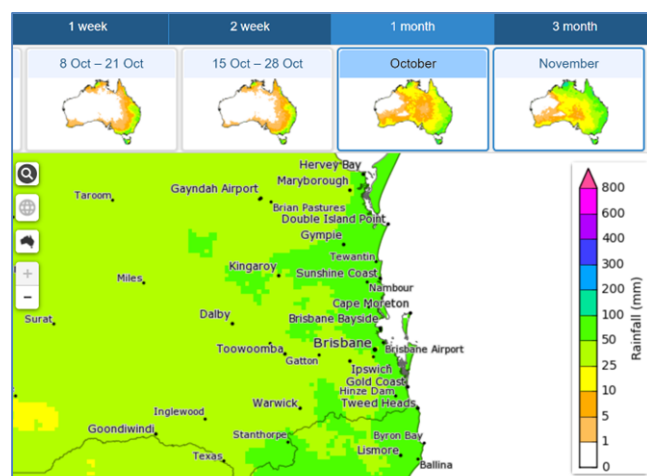
For the fortnight 3 to 16 October, there is a very likely (greater than 80%) chance of above median rainfall for much of the eastern half of Australia.

Above median October to December rainfall is likely for much of the eastern half of Australia with chances being greater than 80% for large parts of Queensland. The pattern of above median rainfall for eastern Australia is generally consistent throughout each of the three months in the outlook period, and strongest in October and November.

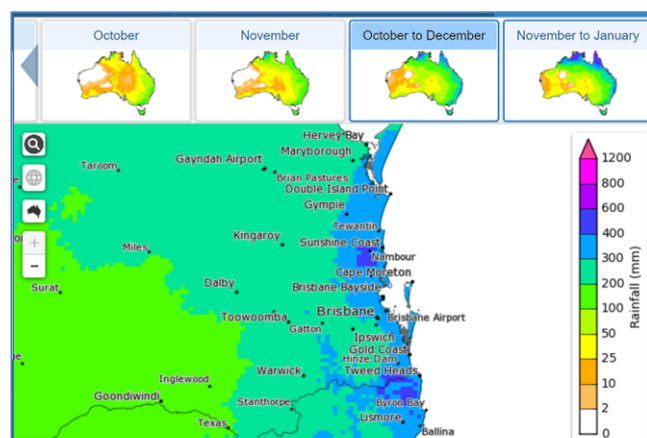
Much of the eastern half of Australia has more than twice the average chance of unusually high October to December rainfall (in the wettest 20% of all such periods over 1981–2018), especially around north-eastern Queensland.

Past accuracy for October to December chance of above median rainfall outlooks is moderate to very high for most of Australia, including the Southeast Coast region.

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



**Outlook for October to December (these are the most likely totals – i.e. 75% chance)**



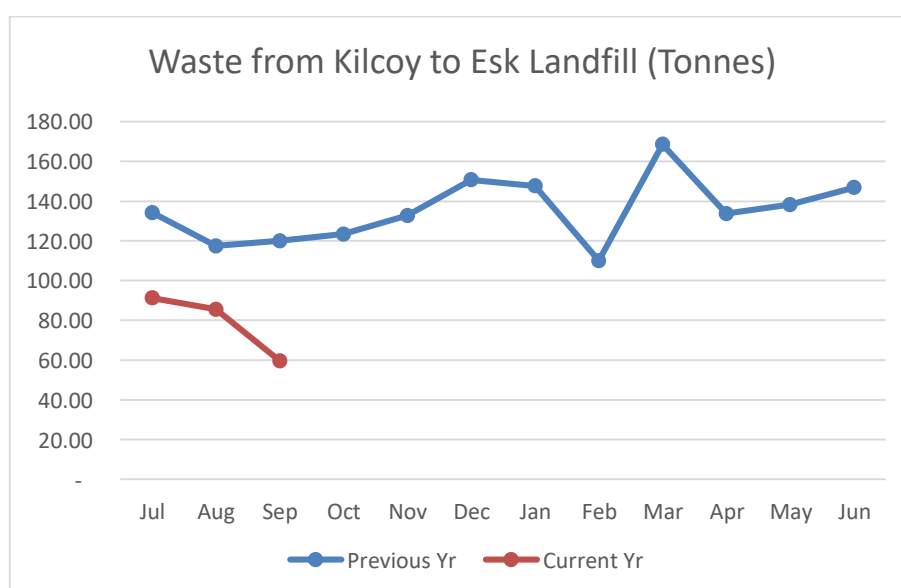
## Disaster Management

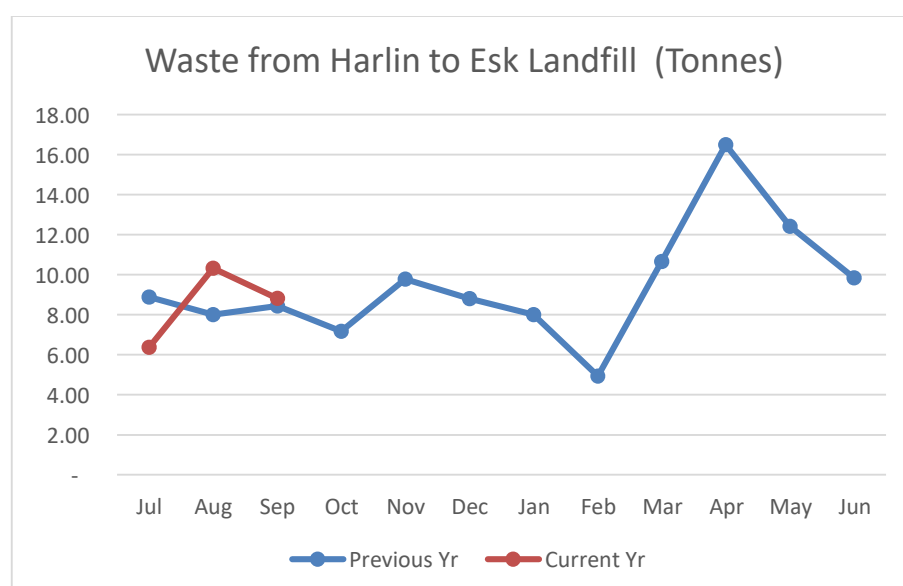
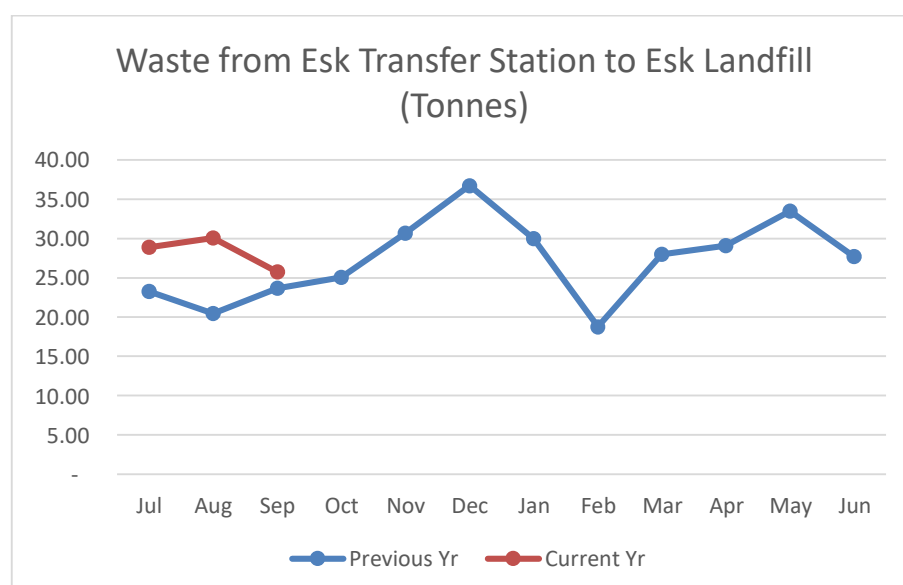
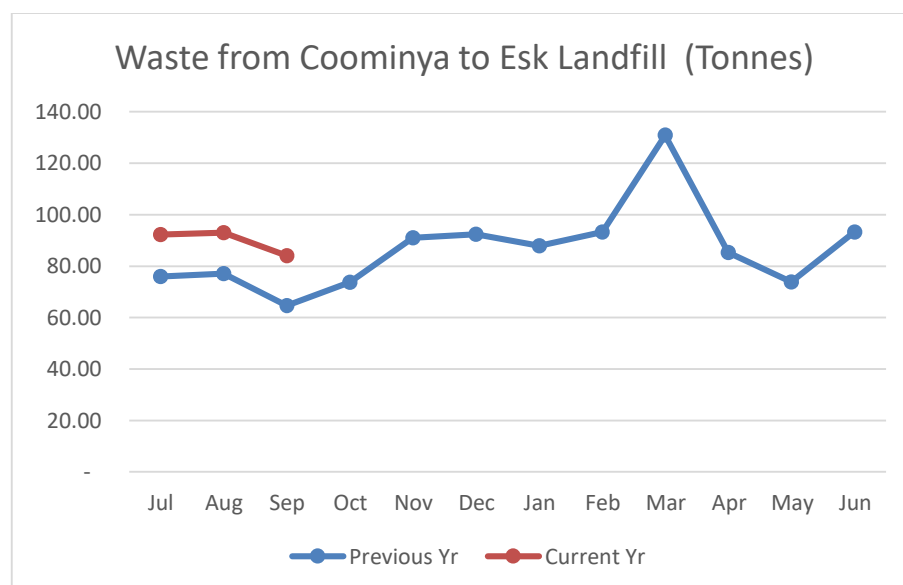
- Training has been organised for Local Disaster Coordination Staff (10-11 October), and Evacuation Centre Management (31 October). A number of staff have also completed the online QDMA course.

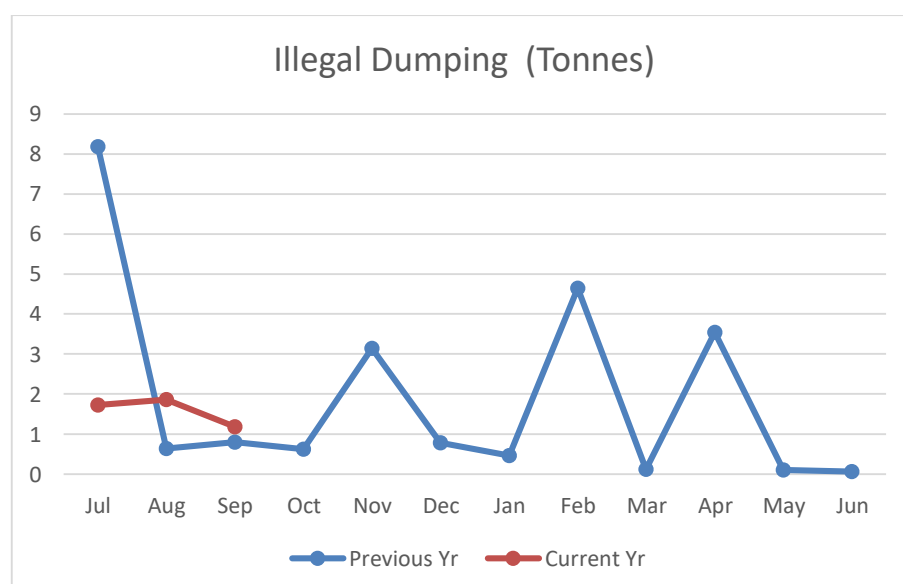
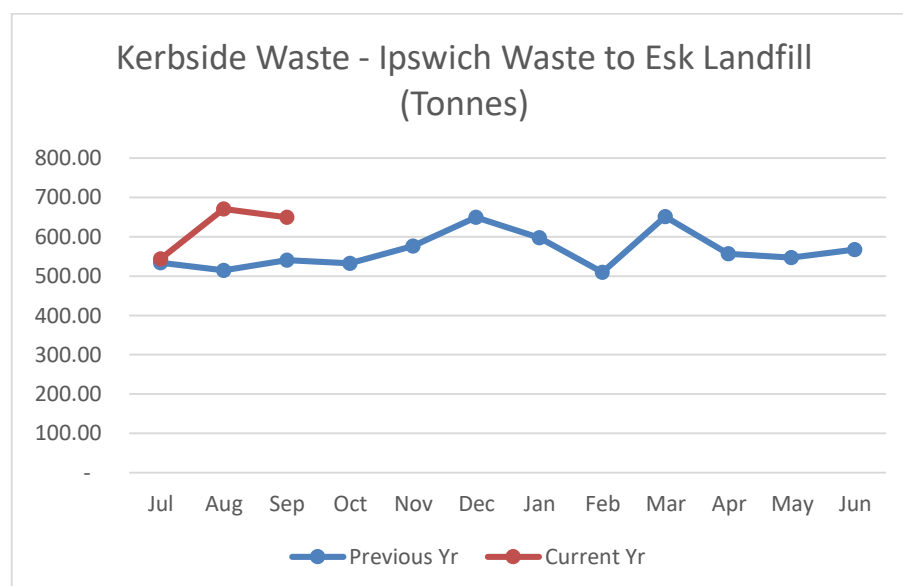


- Additional Stretchers have been ordered to be used in an Evacuation Centre should it be required. Additional items also ordered such as generators, and gas barbeques.
- Council's workshop are designing and constructing boom gates to be used on Winya Road should flooding occur in Kilcoy Creek.
- Memorandum of Understanding has been entered into with the Tzu-Chi Foundation for assistance with bedding during the establishment of Evacuation Centres.
- Council has gone Live with a property specific Flood Certificate system, powered by WaterRide and Council's existing flood models. Models for recently completed Linville and Moore townships have been included in the system
- WaterRide health check conducted by Advisian to ensure systems are working as they should. Some minor enhancements have also been performed at this time.
- Council's updated Local Disaster Management Plan has been published to Council's website
- New VMS Trailers have arrived that can be used for community messaging. These will largely be used by the Corporate and Community team, but available during disasters if needed.
- Flood Cameras have been installed at Twin Bridges and Savages Crossing , replacing those damaged in the Feb/March 2022 event. They have better flood immunity than previous, with higher resolution day/night images available.
- Council staff met with QFES in the Moore/Linville region to inspect bushfire risk and mitigation options.
- Council have been successful in its EOI for a Community Recovery and Resilience Officer as a response to the Feb/March flooding event. This resource will sit within the Corporate and Community Services department.
- Discussions held with Fernvale Lions for use of building in Clive Street should temporary accommodation be required.
- Workshop held with Toowoomba Regional Council and GHD (Consultants) with regards to a study being performed for Cressbrook Dam.

### **Waste Management**

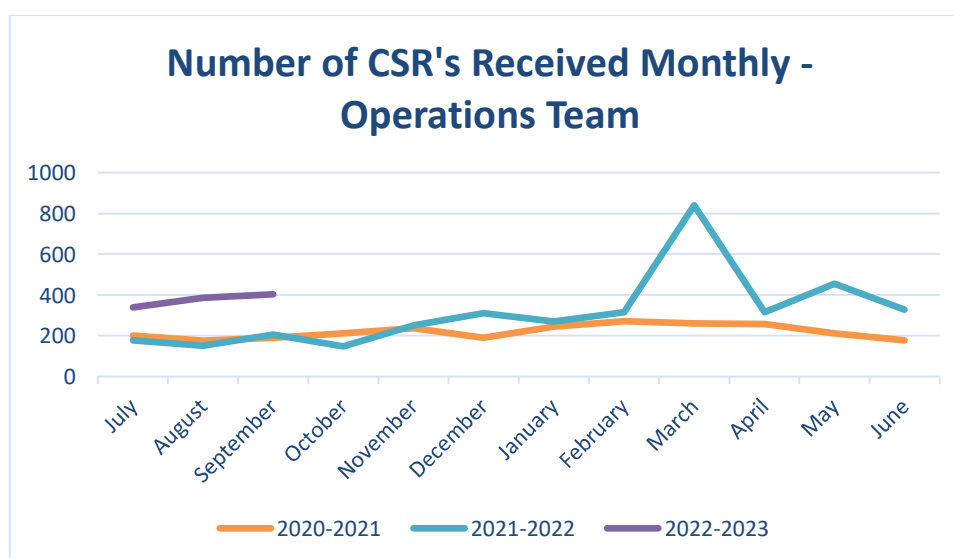
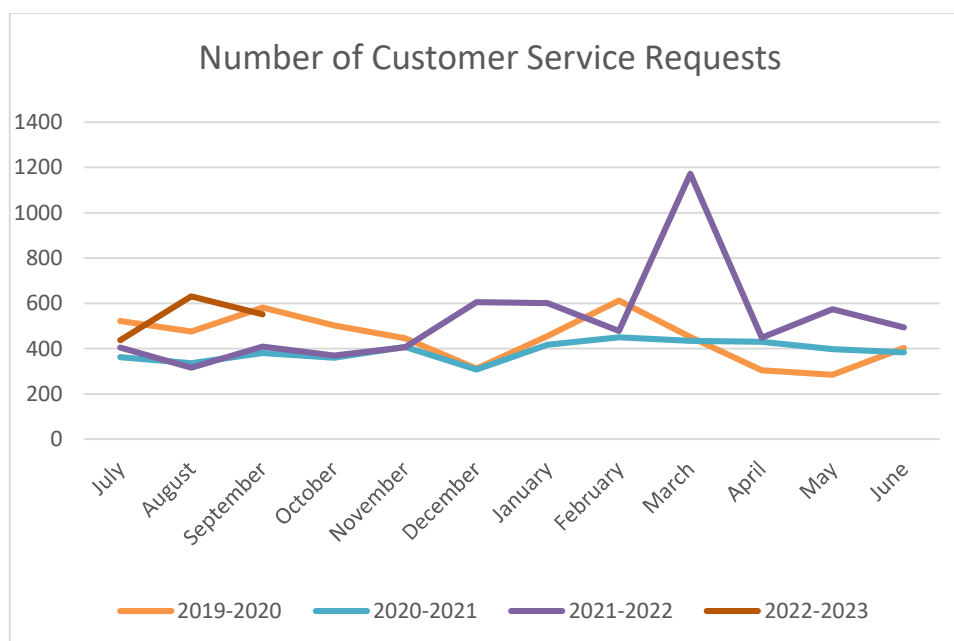






### **Customer Service Requests**

Council received 552 customer service requests for the month of September 2022 on Council's corporate customer service system. A copy of the report is attached for your information.



	Jul-22	Aug-22	Sep-22
Cemeteries	3	1	3
Disaster Management	1	0	0
Departmental reviews	2	0	1
Fences on roadways	0	0	0
Illegal dumping clean ups	13	5	10
Overgrown Council land	0	0	2

Parks including mowing, cleaning/maintenance park equipment including public toilets, tables and chairs, shade shelters etc.	4	6	6
Roads - bitumen	69	56	49
Roads - gravel	40	31	46
Roads - drainage	10	13	6
Roads - culverts	3	4	2
Roads - vegetation	31	16	9
Roads - footpaths	6	5	4
Roads - linemarking	1	1	0
Roads - bridgework	1	0	0
Roads - traffic furniture	18	23	9
Rural Property Number	12	5	1
Stormwater issues within private properties	3	2	4
Waste management	2	6	0
<b>Wheelie bins</b>			
Cancellation of extra services	1	22	30
Damaged lids and wheels	10	29	16
Replacement Split Bins	19	41	27
New Services	28	19	13
Extra services	7	7	8
Stolen/Non Delivery of New Bins	7	65	99
Missed services	4	3	13
Contractor requests/complaints	1	1	9
<b>Facilities</b>			
Air conditioning	1	0	2
Carpentry, painting, tiling and flooring	2	1	4
Electrical	5	4	4
Equipment, furniture and fixtures	9	7	3
Grounds maintenance	1	1	2
Pest Control	0	0	0
Plumbing	14	11	11
Roofing and guttering	1	0	1
Security, locks and CCTV	5	0	1
Signage	0	0	2

Vandalism	4	0	4
Cleaning	1	0	2
	339	385	403

### Attachments

Customer service report for September 2022 – attachment 1

### Recommendation

THAT Council receive the Operations Report for September 2022 and the contents noted.

#### Resolution

Moved – Cr Isidro

Seconded – Cr Whalley

“THAT Council receive the Operations Report for September 2022 and the contents noted.”

Carried

Vote - Unanimous

**Subject:** Reuse of Stored Timber at Kilcoy Depot  
**File Ref:** Governance – Reporting – Officer Reports  
**Action Officer:** DOPER

### Background/Summary

At Council Ordinary Meeting on 10 April 2019, Council resolved

*“THAT Council construct interpretative signage to recognise the site of Sheep Station Creek Hall.*

*And THAT Council engage with local community members and the Kilcoy Historical Society to ensure appropriate wording for signage on the site.*

*Further THAT Council secure materials from the contractor for future possible use on Sheep Station Creek Hall site, should Council decide on further construction.”*

At the time Council did secure materials from the contractor and this material has been stored at the Kilcoy depot. The total material secured included:

- 40 lengths of 120mm x 50mm x 7200mm
- 15 lengths of 140mm x 70mm x 7200mm
- 500 lengths of 90mm x 17mm tough and groove floorboards – various lengths from 1000mm to 5000mm

Since this time, there has been no further construction considered on the site.



April 2019



October 2022

This material has had to be moved around the depot several times since May 2019 for operational efficiencies. Following a recent inspection and subsequent tidy up of the depot it was identified that these timbers were surplus to Council need and is starting to show signs of degrading. To continue to store this timber in the yard will only result in the timber degrading to point of having no future value and continue to take up valuable real estate in a working depot.

Council officers have sought to determine the interest of the market to purchase these timbers and have contacted three (3) commercial companies who expressed no interest. This would indicate that the timbers no longer have any commercial value.

Two (2) Kilcoy community groups were then contacted to determine if they could make use of these timbers if they were donated. Unfortunately, there was no interest from these groups either.

Council then contacted the Toogoolawah Men's Shed, who have expressed a keen interest in the timbers, to be reused at the shed for projects. However, they have limited resources to collect and transport the material.

Given the negative impact to depot operations in keeping this material at the depot and the positive impact the donation could make to the Toogoolawah Men's Shed community group, it would be value for money for Council to deliver the timbers as a back load or when a truck is available.

#### Attachments

Nil

#### Recommendation

THAT Council donate and deliver the timber stored at the Kilcoy Depot to the Toogoolawah Men's Shed.

**Resolution**

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT Council donate and deliver the timber stored at the Kilcoy Depot to the Toogoolawah Men’s Shed”

Carried*Vote - Unanimous*

<b>Subject:</b>	<b>Community Assistance Grants 2022 – 2023 Summary of Applications - Funding Round One (1) 2022 – 2023</b>
<b>File Ref:</b>	<b>Community Relations – Sponsorships – Donations</b>
<b>Action Officer:</b>	<b>DHRCS</b>

**Background/Summary**

A total of 19 applications were received for community assistance grants (not including rates remission) for Round One (1) of the 2022 - 2023 financial year.

Three applications (St Vincent de Paul Society, Lions Club of Lowood and Toogoolawah Men’s Shed) have been held over for consideration at a future meeting due to further information being required.

Two applications (Esk Men’s Shed and Toogoolawah and District Progress Association Inc.) will be considered separately due to conflicts of interest.

The budget allocation for 2022 - 2023 financial year is \$173,825.00

Available funds as of 29 September 2022 are approximately \$136,164.28. There would a remaining available balance of approximately \$110,000 for Round Two (2) 2022-2023 and the remainder of the financial year should all recommendations be approved.

Community assistance grants applications for round one (1) of 2022-2023 financial year are summarised below for decision purposes. Individual officers reports are attached for information only.

<b>Doc #</b>	<b>Applicant</b>	<b>Amount requested</b>	<b>Amount recommended for approval</b>
1429459	Brisbane Valley Soccer Club Inc.	\$ 4,053.20	\$ 2,026.60
1429439	Esk and District Kindergarten Association Inc	\$ 3,200.00	\$ 2,391.98
1428770	Fernvale Community Church	\$ 3,350.00	\$ 1,000.00
1420233	Kilcoy District Football Club Inc.	\$ 8,645.00	\$ 4,322.50
1429047	Kilcoy District Historical Society Inc.	\$ 600.00	\$ 600.00
1415223	Kilcoy Gymnastics Club Inc.	\$ 10,479.50	\$ 5,000.00
1427445	Kilcoy Residents Special Events Assoc.	\$ 8,000.00	\$ 2,500.00
1428637	Linville Progress Association	\$ 2,523.50	\$ 1,761.75
1428133	Lions Camp Duckadang	\$ 1,972.00	\$ 986.00



1427782	Lowood Recreational Complex	\$ 15,000.00	<i>In-kind Support</i>
1425641	Lowood Show Society Inc.	\$ 1,500.00	\$ 1,000.00
1428773	Mount Kilcoy Progress Association Inc.	\$ 5,000.00	\$ 3,250.00
1427916	Mount Kilcoy State School P and C Association	\$ 7,200.00	\$ 0.00
1409815	Trustees of the Christian Brothers	\$ 4,821.25	\$ 0.00
<b>Total</b>		<b>\$76,344.45</b>	<b>\$24,838.83</b>

### Attachments

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

### Recommendation

THAT Community assistance grants applications for round one (1) of the 2022 - 2023 financial year as summarised in this report and set out in the attached officers reports be approved for funding and \$24,838.83, plus GST if applicable, be granted through the Community Assistance Grants budget allocation.

### Resolution

Moved – Cr Choat

Seconded – Cr Whalley

“THAT Community assistance grants applications for round one (1) of the 2022 - 2023 financial year as summarised in this report and set out in the attached officers reports be approved for funding and \$24,838.83, plus GST if applicable, be granted through the Community Assistance Grants budget allocation.”

Carried

*Vote - Unanimous*

**Subject: Community Assistance Grants 2022 - 2023 – Esk Men’s Shed Inc.**  
**File Ref: Community Relations – Sponsorships – Donations - Doc Id 1429469**  
**Action Officer: DHRCS**

### Background/Summary

To assist with the costs associated with improvements to the Esk Men’s Shed including installation of electricity and signage to attract new members.

Amount requested:	\$3,000.00
Total cost of project:	\$3,002.35
Amount recommended to be granted:	\$1,500.00 (50% contribution)

### Assessor’s Summary

The applicant states:

- The committee of the Esk Men’s Shed Inc. had been striving for five years to build a permanent home to house the activities and equipment for an Esk based Men’s Shed.
- The group have requested funding to install electricity to the 6m x 4m shed adjacent to the main building of the Esk Men’s Shed including a sub-switch board, two double power points and two LED fluorescent lights.

- The group have also proposed to install signage to the roof of the shed to promote their existence and attract new members.

### Attachments

Nil

### Recommendation

THAT the application as summarised in this report be approved for funding and \$1,500 be granted to the Esk Men's Shed Inc. through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated with improvements to the Esk Men's Shed including installation of electricity and signage.

#### Resolution

Moved – Cr Gaedtke

Seconded – Cr Wendt

“THAT the application as summarised in this report be approved for funding and \$1,500 be granted to the Esk Men's Shed Inc. through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated with improvements to the Esk Men's Shed including installation of electricity and signage.”

Carried

*Vote - Unanimous*

### Declarable Conflict of Interest – Cr Brieschke – Agenda Item 24

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

This declarable conflict of interest arises because I hold the position of Secretary on the Executive Committee of the Toogoolawah and District Progress Association Inc. I intend to leave the meeting during the discussion and voting on this matter.

Cr Brieschke left the meeting at 9.59 am.

### Appointment of Chair

The CEO informed the meeting that as the Mayor is absent from today's meeting and the Deputy Mayor has left the meeting due to a declared conflict of interest, as per section 2.3 of Somerset Regional Council's Standing Order it is necessary for the remaining Councillors to appoint a chair for this item of the meeting

#### Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

“THAT Cr Whalley be appointed to preside over the Council meeting during the absence of the Mayor and Deputy Mayor”

Carried

*Vote - Unanimous*

Cr Whalley took the chair at 10.00 am

#### Subject:

**Community Assistance Grants 2022 - 2023 – Toogoolawah and District Progress Association Inc.**

**File Ref:** Community Relations – Sponsorships – Donations - Doc Id 1429227  
**Action Officer:** DHRCS

### Background/Summary

To assist with the costs associated with purchasing two branded 6m x 3m marquees for the Annual Christmas Tree Carnival being held on Saturday, 10 December 2022.

Amount requested: \$2,500  
 Total cost of project: \$4,395  
 Amount recommended to be granted: \$2,500

### Assessor's Summary

The applicant states:

- The group is seeking support to purchase two 6m x 3m branded marquees for the annual Christmas Tree Carnival, borrowed marquees were used for previous events.
- A storage space has recently been acquired to store assets used for the Christmas Tree Carnival.
- The annual event is a highlight for the community and the addition of marquees will provide a fresh identity for the carnival and undercover seating and can be used for future fundraising initiatives.

### Attachments

Nil

### Recommendation

THAT the application as summarised in this report be approved for funding and \$2,500 be granted to the Toogoolawah and District Progress Association Inc. through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated with purchasing two branded 6m x 3m marquees for the Annual Toogoolawah Christmas Tree Carnival being held on Saturday, 10 December 2022.

### Resolution

Moved – Cr Choat

Seconded – Cr Isidro

“THAT the application as summarised in this report be approved for funding and \$2,500 be granted to the Toogoolawah and District Progress Association Inc. through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with the costs associated with purchasing two branded 6m x 3m marquees for the Annual Toogoolawah Christmas Tree Carnival being held on Saturday, 10 December 2022”

Carried

*Vote - Unanimous*

Cr Whalley vacated the chair at 10.01am.

Cr Brieschke returned to the meeting at 10.01am and resumed the chair.

### Meetings authorised by Council

Nil

### Mayor and Councillor Reports

**Cr Gaedtke– Councillor Report**

September

- 28 Ordinary Council Meeting
- 28 Council Workshop
- 29 Teddy Bears Picnic – Somerset Civic Centre
- 29 The Condensery – Special Advisory Committee Meeting – Teams

October

- 05 Somerset Tourism Strategy 2022 Annual Review - Esk
- 06 Esk Hospital Auxiliary AGM – Esk
- 11 Kilcoy Hospital Auxiliary monthly meeting
- 11 Kilcoy State High School monthly meeting

Congratulations to the Esk Hospital Auxiliary on a very successful AGM. All executive positions have been filled. Both hospital auxiliaries (Kilcoy and Esk Hospitals) are now looking forward to the future.

**Cr Isidro – Councillor Report**

September

- 28 Teddy Bears Picnic, Esk
- 28 Garden competition winner announcement

October

- 12 Council meeting
- 12 Kilcoy mental health week event, Kilcoy

**Cr Wendt – Councillor Report**

September

- 28 Ordinary Council Meeting – Kilcoy  
Workshop Meeting – Kilcoy
- 29 Teddy Bear Picnic – Esk

October

- 12 Esk Fire Group – Esk

**Cr Brieschke – Councillor Report**

September

- 28 Ordinary Council Meeting  
Council Workshop Meeting
- 29 Teddy Bears Picnic, Somerset Civic Centre, Esk  
Somerset Garden Competition presentations, Esk VIC  
The Condensery Advisory Committee Special meeting, Teams

October

- 05 Queensland Media Club Presentation Mr Andrew Liveris AO –  
Olympic Games, Brisbane 2032.  
Meeting with Mr Andrew Liveris AO and SEQ Council of Mayors
- 06 Esk Hospital Auxiliary Annual General Meeting, Somerset Civic Centre
- 08 Council Free Tree Day, Esk

The Teddy Bears Picnic was well received in Esk during the holidays, with many parents expressing their gratitude for the morning filled with activities for children and information provided by visiting services to the region.

Congratulation to the winners of the Somerset Garden Competition announced on 29 September. The gardens presented this year were inspirational and I hope visitors to the open gardens 1 and 2 October were just as impressed as the judges.

Also, congratulations to Brisbane Valley Kilcoy Landcare and the Esk Hospital Auxiliary who have recently held their AGM's, filling their executive committees for the coming year. I wish both associations all the best with their endeavours.

I attended the Qld Media Club's address by keynote speaker Mr Andrew Liveris AO, President of the Brisbane 2032 Olympic and Paralympic Games Organizing Committee on behalf of Cr Isidro last week.

Mr Liveris referred to successful aspects of the 2012 London and 2028 Los Angeles games in his vision and proposed a 3-3-3-1 year planning model for the 2032 Games.

While not identifying specific projects, Mr Liveris's intention is to deliver sustainable infrastructure, efficient transport and a well executed Games.

Council's second Free Tree Day held in Esk last weekend was popular with hundreds of happy residents collecting their bucket of shrubs and trees. The process was seamless thanks to our staff, and many enjoyed a free sausage from the Esk Men Shed on the way out.

A reminder to residents of Kilcoy and surrounding areas, Council's last free day will be held in Aston Park, Saturday 22 October.

### **Mayor's Report of Activities from 25 August 2022 to 29 September 2022**

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

<b>August</b>	
Thursday, 25 August 2022	SEQCMA Board Meeting in Brisbane SCCC Meeting via Zoom
Friday, 26 August 2022	COMSEQ Waste Working Group
Wednesday, 31 August 2022	Planning meeting for the Somerset Civic Centre 10 <sup>th</sup> Birthday Celebration.
<b>September</b>	
Friday, 2 September 2022	Interview with River 94.9 regarding Lowood Pool Employee Farewell Presentation at Esk Meeting with CEO
Monday, 5 September 2022	Catchup with DAFF Regional Director The Condensery Special Committee Meeting
Wednesday, 7 September 2022	Somerset Regional Council Audit Committee Meeting COMSEQ Delegation to Canberra
Thursday, 8 September 2022	Brisbane Valley Interagency Meeting via Zoom
Friday, 9 September 2022	COMSEQ Board, General and Resilient Rivers Meeting at City Hall Ipswich Child Protection Gala Ball
Saturday, 10 September 2022	Lowood Kindy Fete and Skate Workshops
Monday, 12 September 2022	Discussion on processes following the passing of Queen Elizabeth II
Tuesday, 13 September 2022	Preliminary discussion onsite regarding the Lowood Lions Railway Tea Room Project
Thursday, 15 September 2022	Water Steering Group meeting via Teams

	Lockyer Valley and Somerset Water Collaborative Meeting
Friday, 16 September 2022	Queens Jubilee Planting Ceremony with West Moreton Landcare
	Somerset Cup Presentations at Toogoolawah State High School
Monday, 19 September 2022	YCC Mentoring
Wednesday, 21 September 2022	Council meeting at Kilcoy Explore Centre including one minutes silence in honour of Queen Elizabeth II
	Key Partner update with West Moreton Health Service
Friday, 23 September 2022	Toogoolawah Swimming Pool Splash Pad Opening
Saturday, 24 September 2022	Free Tree Day at Fernvale
Monday, 26 September 2022	Lockyer Valley and Somerset Water Collaborative unlocking opportunities workshop
	QRA Resilient Homes Fund Meeting
Tuesday, 27 September 2022	QFES Seasonal Briefing
Wednesday, 28 September 2022	Council meeting at Kilcoy Explore Centre
Thursday, 29 September 2022	Teddy Bears Picnic
	Somerset Garden Competition Presentations at the Glenrock Gallery, Esk Information Centre
	The Condensery Special Advisory Committee Meeting
	Teleconference with Deputy Premier regarding the QLD Jobs and Energy Plan

**Resolution**

Moved – Cr Whalley

Seconded – Cr Isidro

“THAT the verbal and written reports of Cr Lehmann, Gaedtke, Isidro, Wendt and Brieschke 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 Deputy Mayor, Cr Helen Brieschke closed the meeting at 10.05 am.

