



**Minutes of Ordinary Meeting
Held Wednesday, 23 November 2022**

*Held in the Kilcoy Explore Centre
41 Hope Street
Kilcoy*

Present

Cr Graeme Lehmann	(Mayor)
Cr Helen Brieschke	(Deputy Mayor)
Cr Sean Choat	(Councillor)
Cr Cheryl Gaedtke	(Councillor)
Cr Kylee Isidro	(Councillor)
Cr Jason Wendt	(Councillor)
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)
Mrs K Jones	(Director HR and Customer Service)
Mrs H Golinski	(Minute Secretary / Executive Assistant)
Ms M Maeseele	(Communications and Marketing Manager)

Absent

Cr Bob Whalley	(Councillor)
Mr G Smith	(Director Finance)

Observer

Mrs Madeline Jelf	(Senior Planner)
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Opening of Meeting

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

Leave of Absence

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

Resolution:

Moved –Cr Brieschke

Seconded – Cr Gaedtke

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

Carried
Vote - Unanimous

Confirmation of Minutes**Resolution**

Moved – Cr Choat

Seconded – Cr Isidro

"THAT the Minutes of the Ordinary Meeting held 9 November 2022 as circulated to all Members of Council be confirmed".

Carried
Vote - Unanimous

Business arising out of minutes of previous meeting

Nil

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

Saturday, 26 November - Land for Wildlife Free Tree Day, Esk Library carpark, 8am.

A new exhibition 'Natural State' by artist Caitlin Franzmann will open at The Condensery Somerset Regional Art Gallery commencing at 4.00 pm. with a talk and walk, followed by the official opening at 5pm. 'Natural State' will also feature work by First Nations artists Libby Harward and Dominique Chen. A new exhibition by Jinibara artist Jason Murphy and sculptor Gabe Parker, in the 'Bomb Shelter'. Bookings are required.

Matters of public interest – Cr Gaedtke

According to data from booking site Stayz, demand for rustic getaways has increased by up to 90% in the past year, with demand for locations close to mountains, lakes and rivers increasing by 50%. Queensland is ticking all the boxes. Expedia Australia general manager Daniel Finch agrees that Aussies love the beach, but they are also craving private holiday homes with lots of space – think converted regional barns and rural farmhouses. Our region, Somerset, definitely has all of the abovementioned attractions.

Many thanks to Somerset and Wivenhoe Fish Stocking Association volunteers who released 67,000 bass fingerlings into Somerset Dam, resulting in a boost to the Somerset Dam ecosystem.

The Lowood APRA Rodeo postponed from October is now happening on Saturday 26 November at 5:00pm at the Lowood showgrounds.

Saturday 19 November was International Men's Day (IMD), which presented an opportunity to celebrate men and boys and ask what it means to be a positive male role model in modern society. It's about showing respect, being kind and empathetic, acting as genuine role models for young boys to aspire to and acknowledge male diversity. It was also a time to openly discuss positive masculinity and challenge rigid cultural standards, male stereotypes and gender roles.

Matters of public interest – Cr Isidro

November

26 Exhibition opening at the Condensery
26 BV Kilcoy Landcare frogging workshop, Kilcoy
28 Civic Centre Advisory meeting, Esk
29 EDTAC meeting, Kilcoy

December

02 COMSEQ 2032 Games leveraging group meeting, Brisbane
05 Cyber Security training
05 Christmas Famil Dinner
07 Esk state school Awards night
09 SRC school holiday program roller skate disco
10 Toogoolawah Christmas tree
13 Meeting with SEQWater, Esk
15 council meeting

Matters of public interest – Cr Choat

The recent accident in Somerset Region brings to mind the forgotten victims of the road tragedy's - the first responders. There needs to be consideration of the first responders and what they are confronted with at these scenes. We need to remember that this will effect not only the victim and their families but also the responders for the rest of their lives.

Conflict of Interest

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

Subject:	Development Application No. 00926 Change Application to Development Approval – Minor Change under section 81 of the <i>Planning Act 2016</i>
File No:	DA00926
Assessment No:	01893-20000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Subject Land

Location	George Street, Toogoolawah
Real Property Description	Lots 11-13, 16-53 RP7754 and Lot 1 SP339129
Area	63,474m ²
Current land use	Toogoolawah Saleyards
Easements and Encumbrances	Nil

Original Planning Scheme Information

Planning scheme	1992 Esk Planning Scheme
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Zone	Residential
Planning Scheme	
Planning Scheme	Somerset Region Planning Scheme Version Four
Zone	Industry
Overlays	OM8 HIA management area
ShapingSEQ	
Land Use Category	Urban footprint
Application	
Original Category of Assessment	Code Assessable
Original Date of Approval	24 May 2000
Applicants contact details	S and B Administration Pty Ltd c/- Grummitt Town Planning 34 Evans Drive BENOWA QLD 4217
Land Owner	S and B Administration Pty Ltd
Date application received	14 September 2022
Date properly made	13 October 2022
State Agency Referrals	
Concurrence	Nil
Advice	Nil
Third Party Advice	Nil

RECOMMENDED DECISION

Approve the request to change the development approval for Development Application No. DA00926 subject to the amended conditions and requirements contained in the Schedules.

2.0 BACKGROUND TO APPROVAL

The Toogoolawah saleyards have been operational on site since before 1992.

Council at its Ordinary Meeting of 24 May 2000 approved a development permit for a Material change of use (additions to existing stockyards) at Lots 11 to 53 RP7754 at George Street, Toogoolawah.

The owner separately made application to the Department of Resources to amalgamate Lots 14 and 15 on 4 October 2022. The two properties were amalgamated and the new title has been registered as Lot 1 SP339129.

The amalgamation of the two titles created a larger developable area in terms of the building not encroaching on property boundaries or requiring additional fire separation from property boundaries.

3.0 REQUESTED CHANGE

This 'Request to Change an Existing Approval' relates to changing the approved plans and Condition 1 of Schedule 1 of the approval.

Condition 1

- 1. The development, the subject of this approval, must generally comply with the facts and circumstances set out in the application and in the proposal plan (Site Plan) received on 17 March 2000, and the drainage Plan 3800-1 (as amended by Condition 4) prepared by Lockyer Designs.*

Applicant representations

The site has operated for a significant period of time as a livestock sales yard. The approval was granted in 2000 for additions to the existing stockyards. The stockyards are still in existence and operating as per the original approval, although this proposed minor change proposes the installation of a new office building and refurbishment of an existing amenities building.

The majority of the stockyards are located across a number of individual lots, which is a historic arrangement. The applicant does not intend to alter this arrangement, as there are no changes to the operational requirements since the original approval, other than Lots 14 and 15 which are intended to be amalgamated to create a new separate lot. The reason for this amalgamation is the fact that the office building and the existing amenities building actually span across Lots 14 and 15, and due to fire regulations within the Building Act, such buildings need to be located 3m from the boundary of another lot.

Whilst the two lots are still within the ownership of the applicant and operations of the stockyards, the amalgamation seeks to address this issue and ensure that the buildings are positioned more than 3m from the boundary of a lot and hence, meets Building Code requirements insofar as fire regulations are concerned.

During the recent meeting with Council, it was advised by Council that this element need not be incorporated into the current application in relation to a reconfiguring of a lot, but could merely be treated as a condition of approval for this current Change to the Approval. For clarity, the remainder of the development will remain as originally approved, with no change to the operational requirements or staff etc. The layout of the stockyards will remain as previously approved, as does associated car parking etc.

It is submitted therefore, that the proposed changes result in a very minor change to the development per se, which will essentially operate identically to the previously approved scheme, albeit with enhanced office and amenity buildings. This proposal does not change the approval, such that it will result in a substantially different approval and therefore should be assessed as a 'minor change'.

The site already has a long-standing approval for a livestock sales yard, with existing office and amenity buildings. The proposed new office building will merely enhance the accommodation for existing staff, whilst the refurbishment of the amenities building will upgrade existing facilities both for staff and visitors to the saleyard. The remainder of the development remains as originally approved, with no further changes proposed.

Planning comments

On 24 April 2012, a previous minor extension to the saleyards of 484.78m² to the existing 9,857m² of the Toogoolawah Cattle Saleyards was considered by Council and resolved that the proposed extension did not constitute a Material change of use. However it was resolved at that time that any future extension (beyond 10,342.28m²) would require an approval for a Material change of use.

On 12 November 2014, a minor extension was considered by Council. This request involved the construction of a B-Double loading ramp and race to connect to the existing holding yards which would have a number of benefits in terms of improving traffic safety and reducing impacts on the neighbouring surrounding properties.

While this resulted in an increase in the physical scale of the facility, the expansion was intended to improve the handling characteristics and would not facilitate an increase in the number of cattle the facility could hold and hence would not be a material change.

The proposed office and amenity buildings result in no change to the scale of the stockyards and no impact on adjoining properties.

The proposed office and amenity buildings have additional plans that would require inclusion in the approved suite of plans.

It is proposed to amend Condition 1 in the following manner:

1. The development, the subject of this approval, must generally comply with the facts and circumstances set out in the application and in the proposal plan (Site Plan) received on 17 March 2000, Site Plan, Sheet SK1_1, prepared by RH Frankland, received by Council 26 October 2022; Floor Plan, Sheet SK1_2, prepared by RH Frankland, received by Council 26 October 2022; Elevations-Section, Sheet SK1_3, prepared by RH Frankland, received by Council 26 October 2022; Verandah Details, Sheet SK1_5, prepared by RH Frankland, received by Council 26 October 2022; and Proposed 12.040 x 3.000 Office for Shepherdson and Boyd, Project 8832, Sheet 1 of 2, drawn by Robert Eyres, dated 10 July 2021, and the drainage Plan 3800-1 (as amended by Condition 4) prepared by Lockyer Designs.

Other conditions within the approval are proposed to be updated to reference current legislation and the current planning scheme. Condition 2 of Schedule 3 is proposed to be deleted as the original approval has been actioned.

4.0 PLANNING CONSIDERATIONS

The applicant has made a Change Application in accordance with s78 and s79 of the *Planning Act 2016*.

It is considered the proposed development satisfies with the requirements and represents a minor change that can be assessed under the provisions of s81 of the *Planning Act 2016*.

5.0 OTHER PLANNING CONSIDERATIONS

5.1 Referral Agencies

No formal referral was required for this change application.

5.2 Public awareness of the proposed development

The original application was subject to code assessment under the 1992 Esk Planning Scheme.

The proposed buildings have a combined gross floor area of 55.16m². The proposed buildings do not result in the increase in the number of animals kept at the stockyard.

6.0 CONCLUSION

The proposed minor change to the development approval proposes to provide an improved office building and toilet on the site. As such, in this instance it is considered that the proposed changes should be approved.

7.0 ATTACHMENT

1. DA00926 – Decision Notice dated 25 May 2000
2. Site Plan, Sheet SK1_1, prepared by RH Frankland, received by Council 26 October 2022;
3. Floor Plan, Sheet SK1_2, prepared by RH Frankland, received by Council 26 October 2022;
4. Elevations-Section, Sheet SK1_3, prepared by RH Frankland, received by Council 26 October 2022;
5. Verandah Details, Sheet SK1_5, prepared by RH Frankland, received by Council 26 October 2022; and
6. Proposed 12.040 x 3.000 Office for Shepherdson and Boyd, Project 8832, Sheet 1 of 2, drawn by Robert Eyres, dated 10 July 2021
7. Draft infrastructure charges notice

RECOMMENDED DECISION

1. That Council approves the Change Application under section 81 of the *Planning Act 2016* for DA00926 for a Development Permit for (additions to existing stockyards) on land described as Lots 11-13, 16-53 and Lot 1 SP339129, situated at George Street, Toogoolawah subject to the conditions contained in the Schedules and Attachments.
2. That Council's report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the *Planning Act 2016*.

Schedule 1

- ~~1. The development, the subject of this approval, must generally comply with the facts and circumstances set out in the application and in the proposal plan (Site Plan) received on 17 March 2000, and the drainage Plan 3800-1 (as amended by Condition 4) prepared by Lockyer Designs.~~
1. The development, the subject of this approval, must generally comply with the facts and circumstances set out in the application and in the proposal plan (Site Plan) received on 17 March 2000, Site Plan, Sheet SK1_1, prepared by RH Frankland, received by Council 26 October 2022; Floor Plan, Sheet SK1_2, prepared by RH Frankland, received by Council 26 October 2022; Elevations-Section, Sheet SK1_3, prepared by RH Frankland, received by Council 26 October 2022; Verandah Details, Sheet SK1_5, prepared by RH Frankland, received by Council 26 October 2022; and Proposed 12.040 x 3.000 Office for Shepherdson and Boyd, Project 8832, Sheet 1 of 2, drawn by Robert Eyres, dated 10 July 2021, and the drainage Plan 3800-1 (as amended by Condition 4) prepared by Lockyer Designs.
2. The use of the premises for the purpose of Additions to Existing Stockyards may not commence until the developer has complied with the conditions in Schedule.
3. The diversion drain to redirect overland flow, as shown on Plan 3800-1 by Lockyer Designs, will need to be:
 - (a) Relocated to discharge from the property directly to the culvert at Mary Street; or
 - (b) The table drain in George Street will need to be widened and/or deepened to accommodate the discharge from the diversion drain illustrated on the Plan and discharged directly to the culvert at Mary Street.

4. A concrete pipe is to be installed in the diversion drain (Drain 'A' Section on Plan 3800-1) to form access to the on-site parking area.

Schedule 2

1. All contaminants generated on site are to be contained on site.
2. Dust suppression measures are to be implemented within the seven (7) holding yards, being the Additions to the Existing Stockyards, at all times when cattle are concentrated within these yards and/or the resultant conditions warrant dust control.
3. All solid wastes (including all animal waste) are to be collected and removed from the holding yards as necessary, but not less than four times a year.
- ~~4. Approval of any assessable building works under the Integrated Planning Act will be required prior to commencement of works.~~
4. Approval of any assessable building works under the *Planning Act 2016* will be required prior to the commencement of works.

Schedule 3

Furthermore, the developer is advised that:

- ~~1. The development, the subject of this approval, must comply with the Esk Shire Planning Scheme, Planning Scheme Policies, Local Laws and Local Law Policies.~~
1. The development, the subject of this approval, must comply with the Somerset Region Planning Scheme 2016, Planning Scheme Policies, Local Laws and Local Law Policies.
- ~~2. The Integrated Planning Act provides that, if this approval is not acted upon within a period of four (4) years from 24 May 2000, the approval will lapse.~~
3. The developer will bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.
4. Signs may be displayed only following an approval from Council.
- ~~5. Integrated Planning Act provides that any changes to the use, or the scale or intensity of the use, will require a new development application. This approval is granted on the basis of a maximum of seven (7) smaller holding yards to be erected within the existing holding yard.~~
5. The *Planning Act 2016* provides that any changes to the use, or the scale or intensity of the use, will require a new development application. This approval is granted on the basis of a maximum of seven (7) smaller holding yards to be erected within the existing holding yard.
6. The area on which vehicles will be parked or driven must be designed and constructed in such a way that vehicles may enter and leave the premises by driving forward.
7. All loading and unloading must be carried out on site.

8. Noise levels associated with the use of vehicles and machinery on the premises may not cause nuisance.
9. All work is to comply with the latest editions of the Queensland Building Act, the Standard Building Regulation, the Building Code of Australia and the relevant Australian Standards.
10. Normal workplace health and safety standards should be observed.

Attachments for Decision Notice include:

1. Site Plan, Sheet SK1_1, prepared by RH Frankland, received by Council 26 October 2022;
2. Floor Plan, Sheet SK1_2, prepared by RH Frankland, received by Council 26 October 2022;
3. Elevations-Section, Sheet SK1_3, prepared by RH Frankland, received by Council 26 October 2022;
4. Verandah Details, Sheet SK1_5, prepared by RH Frankland, received by Council 26 October 2022; and
5. Proposed 12.040 x 3.000 Office for Shepherdson and Boyd, Project 8832, Sheet 1 of 2, drawn by Robert Eyres, dated 10 July 2021

Resolution	Moved – Cr Brieschke	Seconded – Cr Wendt
	<ol style="list-style-type: none"> 1. "That Council approves the Change Application under section 81 of the <i>Planning Act 2016</i> for DA00926 for a Development Permit for (additions to existing stockyards) on land described as Lots 11-13, 16-53 and Lot 1 SP339129, situated at George Street, Toogoolawah subject to the conditions contained in the Schedules and Attachments. 2. That Council's report for this application be published to the website as Council's Statement of Reasons in accordance with s63(5) of the <i>Planning Act 2016</i>. 	

Schedule 1

1. The development, the subject of this approval, must generally comply with the facts and circumstances set out in the application and in the proposal plan (Site Plan) received on 17 March 2000, Site Plan, Sheet SK1_1, prepared by RH Frankland, received by Council 26 October 2022; Floor Plan, Sheet SK1_2, prepared by RH Frankland, received by Council 26 October 2022; Elevations-Section, Sheet SK1_3, prepared by RH Frankland, received by Council 26 October 2022; Verandah Details, Sheet SK1_5, prepared by RH Frankland, received by Council 26 October 2022; and Proposed 12.040 x 3.000 Office for Shepherdson and Boyd, Project 8832, Sheet 1 of 2, drawn by Robert Eyres, dated 10 July 2021, and the drainage Plan 3800-1 (as amended by Condition 4) prepared by Lockyer Designs.
2. The use of the premises for the purpose of Additions to Existing Stockyards may not commence until the developer has complied with the conditions in Schedule.
3. The diversion drain to redirect overland flow, as shown on Plan 3800-1 by Lockyer Designs, will need to be:
 - (a) Relocated to discharge from the property directly to the culvert at Mary Street; or

- (b) The table drain in George Street will need to be widened and/or deepened to accommodate the discharge from the diversion drain illustrated on the Plan and discharged directly to the culvert at Mary Street.
- 4. A concrete pipe is to be installed in the diversion drain (Drain 'A' Section on Plan 3800-1) to form access to the on-site parking area.

Schedule 2

- 1. All contaminants generated on site are to be contained on site.
- 2. Dust suppression measures are to be implemented within the seven (7) holding yards, being the Additions to the Existing Stockyards, at all times when cattle are concentrated within these yards and/or the resultant conditions warrant dust control.
- 3. All solid wastes (including all animal waste) are to be collected and removed from the holding yards as necessary, but not less than four times a year.
- 4. Approval of any assessable building works under the *Planning Act 2016* will be required prior to the commencement of works.

Schedule 3

Furthermore, the developer is advised that:

- 1. The development, the subject of this approval, must comply with the Somerset Region Planning Scheme 2016, Planning Scheme Policies, Local Laws and Local Law Policies.
- 2. The developer will bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.
- 3. Signs may be displayed only following an approval from Council.
- 4. The *Planning Act 2016* provides that any changes to the use, or the scale or intensity of the use, will require a new development application. This approval is granted on the basis of a maximum of seven (7) smaller holding yards to be erected within the existing holding yard.
- 5. The area on which vehicles will be parked or driven must be designed and constructed in such a way that vehicles may enter and leave the premises by driving forward.
- 6. All loading and unloading must be carried out on site.
- 7. Noise levels associated with the use of vehicles and machinery on the premises may not cause nuisance.
- 8. All work is to comply with the latest editions of the Queensland Building Act, the Standard Building Regulation, the Building Code of Australia and the relevant Australian Standards.
- 9. Normal workplace health and safety standards should be observed.

Carried
Vote - Unanimous

Subject:	Development Application No. 9079 Change Application to Development Approval – Minor Change under section 81 of the Planning Act 2016
File No:	DA9079
Assessment No:	02343-00000-000 and 00865-00000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Subject Land

Location	Banks Creek Road, Fernvale and 11 Banks Creek Road, Fernvale
Real Property Description	Lot 11 on SP180657 and Lot 1 RP71079
Area	4.539 ha

Planning Scheme

Planning Scheme	Somerset Region Planning Scheme Version Four
Zone	General residential zone
Precinct	Not applicable

ShapingSEQ

Land Use Category	Urban Footprint
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Application

Original Category of Assessment	Code Assessable
Original Date of Approval	1 March 2010
Applicants contact details	QM Prop Co No.2 Pty Ltd A.C.N. 649 469 027
C/- LandPartners	
PO Box 1399	
MILTON QLD 4064	
Land Owner	QM Prop Co No 2 Pty Ltd
Date application received	2 November 2022

State Agency Referrals

Concurrence	Nil
Advice	Nil
Third Party Advice	Nil

RECOMMENDED DECISION

Approve the request to change the development approval for Development Application No. DA9079 in part subject to the amended conditions and requirements contained in the Schedules.

2.0 BACKGROUND TO APPROVAL

At Council's Ordinary Meeting on 24 February 2010, Council approved subject to conditions a development permit DA9079 for a 1 lot into 50 lot Reconfiguration of a Lot at Banks Creek Road, Fernvale.

At Council's Ordinary Meeting on 9 April 2014, Council refused a request to extend the approval period for DA9079. The refusal was based on a number of reasons, one of which included flooding impacts over the site. Council's decision was appealed.

At Council's Ordinary Meeting on 28 September 2016, Council approved a permissible change to the layout to reflect the proposed layout plan and supporting information as presented to the Planning and Environment Court.

On 21 October 2016, the Court Order for the appeal was issued approving the extension of time to 19 October 2020. Council's decision on 28 September 2016 allowed the extension of time approved by the Court Order to relate to the amended lot layout.

On 18 September 2020 the developer submitted a survey plan to Council for sealing, however a number of the conditions applicable for the reconfiguration have not been completed.

On 21 April 2021, Council approved a minor change to the lot layout, removing the cul-de-sac that connected to the Centre zoned property to the southwest.

In 2021, ownership of the property changed from Roubaix Properties to QM Prop Co No 2 Pty Ltd.

On 15 June 2022, a change other was approved that included Lot 1 RP71079 as part of the reconfiguration.

3.0 REQUESTED CHANGE

The applicant has lodged a Plan of Development that sets out proposed setbacks that vary the development footprint of the individual lots.

The proposed Building Envelope Plan shows *optional built to boundary walls, maximum building location envelopes* and *nominated driveway locations*, as well as specifying the Design and Siting Controls.

The applicant considers the proposed Building Envelope Plan represents a considered design for the ultimate Dwelling Houses, achieving an amenity and built form appropriate for the estate development, providing for greater variety in housing design and product, and addressing the current market trends, in particular:

The design notations on the proposed plan have been drafted to increase the usability of the approved lots (allowing for a broader range of housing design and products) and providing a simplified and easier method of communicating the design parameters to the end user, and ultimately for building certification. The proposal also provides for improved usability of the irregular shaped lots, the constrained lots (i.e. easements) and corner lots.

The applicant / developer has found that in practice, when the prescribed setbacks are measured to the outer most projection (OMP), the house designers are often incentivised to design the houses with walls built to the OMP or with smaller / no eaves to maximise the gross floor area. This results in poor outcomes in terms of climate control and livability. The proposed plan provides for setbacks to be measured to the wall, which encourages eaves, and results in improved design and ultimate livability of the various domestic spaces.

The prescribed front and side boundary setbacks, as noted on the Building Envelope Plan, ensure that an appropriate streetscape will be achieved, with a built form resulting in the appearance of wide streets and separation between Dwelling Houses commensurate with the General Residential Zone. Furthermore, it is noted the proposed Building Envelope Plan prescribes a minimum private open space area of 30m² with a 5.0m minimum dimension, and a maximum site cover of 50%, which ensures and contributes to achieving a high level of residential amenity.

It is noted that the minimum habitable floor level specified on the proposed Building Envelope Plan is RL 42.50m AHD, which is above the required minimum of 42.38m AHD (being the 1% AEP flood level of 41.58m AHD + 800mm) for the site, as determined by the technical memo prepared by Burchills Engineering Solutions and previously submitted to Council.

Having regard to the above, it is considered the proposed Building Envelope Plan provides for suitable ultimate design outcomes for Dwelling Houses on the approved residential lots, responding to current market trends, and should be supported by Council in this instance.

The proposed changes to Decision Notice No DA9079 are as follows:

Amend the Approved Plans/Documents to reference the new plan, as follows:

Plan / Document Number	Plan / Document name	Date
Reference: BRSS5935-R01-81-6	Proposed Reconfiguration – prepared by LandPartners	8 April 2022
Reference: BRSS5935-R01-92-9 (2 Sheets)	Proposed Building Envelope Plan, prepared by LandPartners Pty Ltd	31 October 2022
Reference: 41/21700/10571	Road Impact Assessment Report – prepared by GHD Consultants	July 2009
Reference: J00191R1V3	Flood Impact Assessment – prepared by Hydrology and Water Management Consultants Pty Ltd	11 April 2016
Reference: BE170234	Stormwater Management Letter and Letter Outlining Amendments – prepared by Burchills Engineering Solutions	6 April 2021 and 25 February 2022
Reference: Drawing No. N400 Version A and Drawing No. BE170234-03-SK01 Rev	Operational Control Plan and Serviceability for Lot 101 Plan – prepared by Burchills Engineering Solutions	2 April 2021 and 22 February 2022
Reference: E72000 830/415 P77024 Tracker 4602	DTMR Concurrence Agency Response	9 November 2009
Reference: 2204-28304 SRA	SARA Concurrence Agency Response	18 May 2022

Amend Condition 1.1 to reference the new plan, as follows:

No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> • Reconfiguration Plan, BRSS5935-R01-81-6, dated 8 April 2022, prepared by LandPartners and • Building Envelope Plan, BRSS5935-R01-92-9 (2 Sheets), dated 31 October 2022, prepared by LandPartners • Road Impact Assessment Report dated July 2009, prepared by GHD Consultants for Tipglance Pty Ltd; and • Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepared for Tipglance 	At all times

	Pty Ltd, Reference J00191R1V3, dated 11 April 2016; and <ul style="list-style-type: none"> • Stormwater Management letter dated 6 April 2021, and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Burchills Engineering Solutions; • Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A, and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022 prepared by Burchills Engineering Solutions. 	
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Officer comments

Typically residential development in the General residential zone is carried out consistent with the *Queensland Development Code [QDC] MP1.1 Design and Siting Standard for Single Detached Housing – on Lots Under 450m²*.

The applicant has submitted a Plan of Development for the estate which includes a number of changes regarding the QDC.

Front setback

The Plan of development proposes a 6.0 metre setback for lots with an area exceeding 500m², and a 4.0 metre setback for lots with an area less than 500m².

For the 4.0 metre setbacks, the development is required to have a minimum 6.0 metre setback to the front face of the garage, to provide sufficient depth to enable a vehicle to be parked in the front setback of the property if required.

In terms of streetscape, Cypress Circuit has a 16.0 metre wide road reserve due to having been approved originally in 2010. As such, the streetscape will not be as broad as a typical residential street within the Somerset region that comprises a 20.0 metre road reserve with 6.0 metre setbacks on both sides. The development is however located close to the centre of Fernvale and forms a discrete estate with only one entrance to the larger road network.

Side setback

For the majority of the 15m wide lots, the Plan of development includes zero side setbacks along one side boundary. Typically this enables a garage to be located along the side boundary, while providing additional space along the opposite side boundary.

The Plan of development also advises *“Built to boundary walls are only permitted on boundaries specified on this BEP (Building envelope plan), shall be a maximum length of 9.0m, and maximum height of 3.5m.”*

This is considered to provide additional design flexibility, noting that the zero side setback is not mandatory.

The applicant has mandated eaves that *“must have a minimum width of 450mm to majority of dwelling”*. While the developer has indicated the predilection of some designers to use a smaller or no eave design to maximise gross floor area, the proposed outcome of the building envelope allows a 1.5m setback with a minimum eave width that may result in a 1.050m side setback or less to the outer most projection.

In effect, the development may end up with rooves closer to one another than the standard residential product in the Somerset region.

Rear setback

The majority of lots have been proposed with a rear setback of 2.0 metres. This is generally consistent with the criteria in the QDC.

A significant variance to this rear setback has been provided with respect to Lots 31 to 38 which are affected by a batter with a grade of 1 in 4, with a maximum height of approximately 1.5 metres and a maximum length of up to 6.0 metres. Lots 33 to 38 have therefore been provided with a 7.0 metre setback and Lot 32 has been provided with a 5.5 metre setback in order for the batter to remain intact.

Site cover

The applicant had initially requested a 60% site cover instead of a 50% site cover. The 50% site cover is the accepted site cover under Council's Planning Scheme and the QDC. The QDC also included a 50% site cover for lots smaller than 450m².

Council officers indicated an increase in site cover was not relevant for a development comprising lots with areas between 450m² and 934m², and that a 50% site cover was sufficient for a development of this type.

Officers were of a position that the increase in site cover would have the same effect as the design criteria the developer was seeking to avoid with respect to setbacks, in that designers would be incentivised to overdevelop the individual lots.

4.0 PLANNING CONSIDERATIONS

The applicant has made a Change Application in accordance with s78 and s79 of the *Planning Act 2016*.

It is considered the proposed development satisfies the requirements for a minor change and represents a minor change that requires assessment under the provisions of s81 of the *Planning Act 2016*.

4.1 Infrastructure charges

Not applicable.

5.0 OTHER PLANNING CONSIDERATIONS

5.1 Referral Agencies

The most recent Change other application was referred to the Department of Transport and Main Roads and the Department of Infrastructure, Local Government and Planning due to the development exceeding 50 lots.

The proposed change to boundary setbacks does not require referral of the Building Envelope Plan to any referral agencies.

5.2 Public awareness of the proposed development

Should the application be submitted as a Reconfiguring a Lot application, the Category of Assessment would be subject to code assessment, not requiring public notification.

Details including the Decision Notice of the original approval is available for public viewing on Council's website via eServices.

6.0 CONCLUSION

The proposed change to the development approval provides a rational design outcome. The development is limited to a discrete residential estate. This would limit impacts of this development to this estate alone. It is considered this proposed layout should be approved.

7.0 ATTACHMENTS

1. Reconfiguring a Lot; BRSS5935-R01-81-6, dated 8 April 2022, prepared by LandPartners
2. Building Envelope Plan, BRSS5935-R01-92-9 (2 Sheets), dated 31 October 2022, prepared by LandPartners

RECOMMENDED DECISION

1. THAT Council approves the Change Application under section 81 of the *Planning Act 2016* for DA9079 for a Development Permit for Reconfiguring a Lot – two lots into 56 lots on land described as Lot 11 SP180657 and Lot 1 RP71079, situated at Banks Creek Road and 11 Banks Creek Road, Fernvale subject to the conditions contained in the Schedules and Attachments.
2. THAT a copy of the approved change be sent to the State Assessment and Referral Agency (SARA).

SCHEDULES**Approved Plans/Documents**

Plan / Document Number	Plan / Document name	Date
Reference: BRSS5935-R01-81-6	Proposed Reconfiguration – prepared by LandPartners	8 April 2022
Reference: BRSS5935-R01-92-9 (2 Sheets)	Proposed Building Envelope Plan, prepared by LandPartners Pty Ltd	31 October 2022
Reference: 41/21700/10571	Road Impact Assessment Report – prepared by GHD Consultants	July 2009
Reference: J00191R1V3	Flood Impact Assessment – prepared by Hydrology and Water Management Consultants Pty Ltd	11 April 2016
Reference: BE170234	Stormwater Management Letter and Letter Outlining Amendments – prepared by Burchills Engineering Solutions	6 April 2021 and 25 February 2022
Reference: Drawing No. N400 Version A and Drawing No. BE170234-03-SK01 Rev	Operational Control Plan and Serviceability for Lot 101 Plan – prepared by Burchills Engineering Solutions	2 April 2021 and 22 February 2022
Reference: E72000 830/415 P77024 Tracker 4602	DTMR Concurrence Agency Response	9 November 2009
Reference: 2204-28304 SRA	SARA Concurrence Agency Response	18 May 2022

SCHEDULE 1 – Planning <i>Assessment Manager</i>		
No	Condition	Timing
4.1	Garry out the development in accordance with the material contained in the development application, supporting documentation and the plan listed below, except where amended by these conditions of approval.	At all times

	<ul style="list-style-type: none"> • BRSS5935-R01-81-6, dated 8 April 2022, prepared by LandPartners and • Road Impact Assessment Report dated July 2009, prepared by GHD Consultants for Tipglance Pty Ltd; and • Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepared for Tipglance Pty Ltd, Reference J00191R1V3, dated 11 April 2016; and • Stormwater Management letter dated 6 April 2021, and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Burchills Engineering Solutions; Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A, and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022 prepared by Burchills Engineering Solutions.	
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> • Reconfiguration Plan, BRSS5935-R01-81-6, dated 8 April 2022, prepared by LandPartners and • Building Envelope Plan, BRSS5935-R01-92-9 (2 Sheets), dated 31 October 2022, prepared by LandPartners • Road Impact Assessment Report dated July 2009, prepared by GHD Consultants for Tipglance Pty Ltd; and • Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepared for Tipglance Pty Ltd, Reference J00191R1V3, dated 11 April 2016; and • Stormwater Management letter dated 6 April 2021, and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Burchills Engineering Solutions; • Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A, and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022 prepared by Burchills Engineering Solutions. 	At all times
1.2	Comply with the relevant provisions of the former Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times
1.3	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to Council's endorsement of the Plan of Subdivision for each stage

1.4	Where Permanent Survey Marks are required to be shown on new survey plans the Surveyor will provide the Department of Resources an Australian Height Datum height for all new and unlevelled existing Permanent Survey Marks.	Prior to Council's endorsement of the Plan of Subdivision for each stage
SCHEDULE 2 – Engineering <i>Assessment Manager</i>		
2.1	Make an operational works application to Council and pay the required fees where an application involves any of the following, car parks, road works, water supply, sewerage connections and stormwater drainage.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.2	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.3	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards; please contact Council's Operations / Works Department regarding this standard.	Within six weeks of this DA approval becoming effective
Sewerage Headworks		
2.4	Pay to Queensland Urban Utilities (QUU) at the rate applicable at time of payment, the sewerage headwork's contribution towards the cost of augmenting the sewerage scheme for the staged development. The applicant is to supply Council with evidence they have obtained a water approval from Queensland Urban Utilities under the <i>South East Queensland Water (Distribution and Retail Restructuring Act) 2009</i> .	Prior to Council's endorsement of the Plan of Subdivision for each stage
Water Supply Headworks		
2.5	Pay to Queensland Urban Utilities (QUU) at the rate applicable at time of payment, the water supply headworks contribution towards the cost of augmenting the water supply scheme for the staged development. The applicant is to supply Council with evidence they have obtained a water approval from Queensland Urban Utilities under the <i>South East Queensland Water (Distribution and Retail Restructuring Act) 2009</i> .	Prior to Council's endorsement of the Plan of Subdivision for each stage
House Numbering		
2.6	Install kerbside numbering to all newly created lots in accordance with the standards set out in Council's Development Manual for kerbside numbering.	Prior to Council's endorsement of the Plan of Subdivision

	The addressing system proposed is to be included with operational works plans.	for each stage
	Roads	
2.7	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel, (type M3), together with associated works in accordance with Council's Development Manual and Standard Drawings.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.8	Kerb and Channel is to be installed on the Northern side of Banks Creek Road for the full frontage of the development site and be tied in neatly with the existing kerb and channel at the end of Burns Street. Banks Creek Road is to be sealed from the new kerb and channel to the existing seal.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.9	Install all traffic signs in accordance with the Manual of Uniform Traffic Control Devices	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.10	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of Subdivision for each stage
	Footpaths	
2.11	A 1.5 metre wide footpath is to be installed from the entrance to the development site on Banks Creek Road to the existing footpath on the Brisbane Valley Highway in accordance with Somerset Council's standard drawing SRC-Road-026.	Prior to Council's endorsement of the Plan of Subdivision for each stage
	Street Lighting	
2.12	The developer will supply underground power so that it is available to each allotment and install street lighting in accordance with AS1158 – Code of Practices for Public Lighting as follows: i) Local streets and minor collectors (1 to 300 lots) – Lighting Category P5 ii) Trunk collectors greater than 300 lots Lighting Category P4. Install all street lighting on the same side as footpaths, where applicable. Obtain certification of street lighting installation by a RPEQ.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.13	Place blue raised pavement markers on the centreline of the road opposite each fire hydrant and where serviced by kerb and channel, place brass water and electricity markers in the kerb line at each service crossing.	Prior to Council's endorsement of the Plan of subdivision for each stage

	Services	
2.14	<p>Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.</p> <p>The applicant must provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service or has a current supply agreement.</p>	Prior to Compliance Assessment
2.15	Electricity / telecommunication/water supply / sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational Works
2.16	<p>Stormwater Drainage shall be constructed in general accordance with</p> <ul style="list-style-type: none"> Stormwater Management letter dated 6 April 2021 and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Birchills Engineering Solutions; Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022, prepared by Birchills Engineering Solutions. 	As part of Operational Works
2.17	Implement stormwater drainage in accordance with Council's the relevant section/s of the Queensland Urban Drainage Manual (QUDM), Somerset Regional Council Design Standards and the accompanying stormwater drainage assessment report.	As part of Operational Works.
2.18	<p>Implement stormwater management treatments in accordance with the Queensland Urban Drainage Manual so that the following measures are achieved:</p> <p>(i) Stormwater avoids point discharge and is taken to field risers, rubble pits, kerb and channel and Council's stormwater system, ultimately discharging without effecting buildings, causing ponding, erosion or nuisance;</p> <p>Stormwater drainage is directed to a lawful point of discharge;</p>	Prior to Council's endorsement of the Plan of Subdivision for each stage.

	<p>(ii) Is in accordance with the Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepaid for Tipglance Pty Ltd, Reference J00191R1V3, dated 11 April 2016, and as amended by</p> <ul style="list-style-type: none"> Stormwater Management letter dated 6 April 2021 and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Birchills Engineering Solutions; Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022, prepared by Birchills Engineering Solutions. 	
2.19	Where stormwater cannot be discharged to the kerb and channel provide inter-allotment drainage designed in accordance with QUDM.	Prior to Council's endorsement of the Plan of subdivision for each stage.
2.20	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the subdivision.	Prior to Council's endorsement of the Plan of subdivision for each stage.
	DERM Issues	
2.21	The contractor shall implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings for this development. 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.	Prior to Council's endorsement of the Plan of Subdivision for each stage.
	Restoration Work at Developer's Expense	
2.22	<p>Should Council determine that erosion or sediment damage has occurred on the site, or a downstream drainage system has become silted, the developer will be responsible for the restoration work.</p> <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>	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.23	A certificate shall be issued by a RPEQ certifying that the work has been constructed in accordance with Council construction standards and in compliance with the construction plans and specifications. All work shall be supervised by a RPEQ competent in the construction of the works. Council may request evidence of the principal contractor's competency. It is expected that the RPEQ will undertake all the necessary inspections to validate the certification.	Prior to Council's endorsement of the Plan of subdivision for each stage

	Easements	
2.24	Provide easements over stormwater drains and sewerage infrastructure. The easement is to be dedicated at no cost to Council The proponent in a form satisfactory to Council's Solicitor shall prepare all easement documentation.	At the Operational Works Stages
	Lot 101	
2.25	Fill Lot 101 to a level of RL42.4 to provide a flood free building pad. <i>Note: Alignment of batters will need to be consistent with batters on adjoining properties.</i>	At the Operational Works Stages

SCHEDULE 3**Department of Transport and Main Roads***Concurrence Agency Response*

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| 3.1 | Reference: E72000 830/415 P77024 Tracker 4602 |
| 3.2 | Concurrence Agency response will be included in Council's Decision Notice. |

SCHEDULE 4**Department of State Development, Infrastructure, Local Government and Planning***Concurrence Agency response*

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|-----|---|
| 4.1 | Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response. |
| 4.2 | Concurrence Agency Response dated 18 May 2022 and referenced as 2204-28304 SRA. |
| 4.3 | Concurrence Agency response will be attached to Council's Decision Notice for DA9079. |

SCHEDULE 5 – ADVISORY NOTES

No	Advice
5.1	This approval has effect in accordance with the provisions of Section 71 of the <i>Planning Act 2016</i> .
5.2	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.
5.3	The Plan of Subdivision for each stage will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.
5.4	The completion of relevant documentation and a pre-start meeting with Council's Design Development Engineer and Technical Officer and the Contractor is required prior to any works starting at the site.

5.5	<p>Where vegetation is removed, the vegetation waste shall be disposed of by:</p> <ul style="list-style-type: none"> i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility. <p>No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.</p>
5.6	<p>Construction hours are 6:30am to 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.</p>
5.7	<p>Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from the Manager of Operations if in his opinion a dust nuisance exists.</p>
5.8	<p>Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".</p> <p>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.</p> <p>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".</p>

Resolution

Moved – Cr Isidro

Seconded – Cr Choat

1. THAT Council approves the Change Application under section 81 of the *Planning Act 2016* for DA9079 for a Development Permit for Reconfiguring a Lot – two lots into 56 lots on land described as Lot 11 SP180657 and Lot 1 RP71079, situated at Banks Creek Road and 11 Banks Creek Road, Fernvale subject to the conditions contained in the Schedules and Attachments.
2. THAT a copy of the approved change be sent to the State Assessment and Referral Agency (SARA).

SCHEDULES**Approved Plans/Documents**

Plan / Document Number	Plan / Document name	Date
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Reference: J00191R1V3	Flood Impact Assessment – prepared by Hydrology and Water Management Consultants Pty Ltd	11 April 2016
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Reference: Drawing No. N400 Version A and Drawing No. BE170234-03-SK01 Rev	Operational Control Plan and Serviceability for Lot 101 Plan – prepared by Burchills Engineering Solutions	2 April 2021 and 22 February 2022
Reference: E72000 830/415 P77024 Tracker 4602	DTMR Concurrence Agency Response	9 November 2009
Reference: 2204-28304 SRA	SARA Concurrence Agency Response	18 May 2022

SCHEDULE 1 – Planning <i>Assessment Manager</i>		
No	Condition	Timing
1.1	<p>Carry out the development in accordance with the material contained in the development application, supporting documentation and the plan listed below, except where amended by these conditions of approval.</p> <ul style="list-style-type: none"> • Reconfiguration Plan, BRSS5935-R01-81-6, dated 8 April 2022, prepared by LandPartners and • Building Envelope Plan, BRSS5935-R01-92-9 (2 Sheets), dated 31 October 2022, prepared by LandPartners • Road Impact Assessment Report dated July 2009, prepared by GHD Consultants for Tipglance Pty Ltd; and • Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepared for Tipglance Pty Ltd, Reference J00191R1V3, dated 11 April 2016; and • Stormwater Management letter dated 6 April 2021, and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Burchills Engineering Solutions; • Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A, and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022 prepared by Burchills Engineering Solutions. 	At all times
1.2	Comply with the relevant provisions of the former Esk Shire Planning Scheme 2005 (as amended), Planning Scheme Policies and Local Laws.	At all times
1.3	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to Council's endorsement of the Plan of Subdivision

		for each stage
1.4	Where Permanent Survey Marks are required to be shown on new survey plans the Surveyor will provide the Department of Resources an Australian Height Datum height for all new and unlevelled existing Permanent Survey Marks.	Prior to Council's endorsement of the Plan of Subdivision for each stage
SCHEDULE 2 – Engineering <i>Assessment Manager</i>		
2.1	Make an operational works application to Council and pay the required fees where an application involves any of the following, car parks, road works, water supply, sewerage connections and stormwater drainage.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.2	Bear the cost of any alterations necessary to public utilities resulting from compliance with the conditions of this approval.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.3	Submit a list of road names for all new roads, along with the reasons for selecting such names, for the road names to be considered and approved by Council. The proponent is responsible for the cost of road signs and installation. Street nameplates are to comply with Council's standards; please contact Council's Operations / Works Department regarding this standard.	Within six weeks of this DA approval becoming effective
Sewerage Headworks		
2.4	Pay to Queensland Urban Utilities (QUU) at the rate applicable at time of payment, the sewerage headwork's contribution towards the cost of augmenting the sewerage scheme for the staged development. The applicant is to supply Council with evidence they have obtained a water approval from Queensland Urban Utilities under the <i>South East Queensland Water (Distribution and Retail Restructuring Act) 2009</i> .	Prior to Council's endorsement of the Plan of Subdivision for each stage
Water Supply Headworks		
2.5	Pay to Queensland Urban Utilities (QUU) at the rate applicable at time of payment, the water supply headworks contribution towards the cost of augmenting the water supply scheme for the staged development. The applicant is to supply Council with evidence they have obtained a water approval from Queensland Urban Utilities under the <i>South East Queensland Water (Distribution and Retail Restructuring Act) 2009</i> .	Prior to Council's endorsement of the Plan of Subdivision for each stage
House Numbering		

2.6	Install kerbside numbering to all newly created lots in accordance with the standards set out in Council's Development Manual for kerbside numbering. The addressing system proposed is to be included with operational works plans.	Prior to Council's endorsement of the Plan of Subdivision for each stage
	Roads	
2.7	Dedicate, design and construct all new roads as illustrated on the approved plans, with concrete kerb and channel, (type M3), together with associated works in accordance with Council's Development Manual and Standard Drawings.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.8	Kerb and Channel is to be installed on the Northern side of Banks Creek Road for the full frontage of the development site and be tied in neatly with the existing kerb and channel at the end of Burns Street. Banks Creek Road is to be sealed from the new kerb and channel to the existing seal.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.9	Install all traffic signs in accordance with the Manual of Uniform Traffic Control Devices	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.10	Provide 6m x 3 chord truncations on property boundaries at all road intersections. Remove all improvements and obstructions from the area of the corner truncation(s) and area of dedicated road.	Prior to Council's endorsement of the Plan of Subdivision for each stage
	Footpaths	
2.11	A 1.5 metre wide footpath is to be installed from the entrance to the development site on Banks Creek Road to the existing footpath on the Brisbane Valley Highway in accordance with Somerset Council's standard drawing SRC-Road-026.	Prior to Council's endorsement of the Plan of Subdivision for each stage
	Street Lighting	
2.12	The developer will supply underground power so that it is available to each allotment and install street lighting in accordance with AS1158 – Code of Practices for Public Lighting as follows: i) Local streets and minor collectors (1 to 300 lots) – Lighting Category P5 ii) Trunk collectors greater than 300 lots Lighting Category P4. Install all street lighting on the same side as footpaths, where applicable. Obtain certification of street lighting installation by a RPEQ.	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.13	Place blue raised pavement markers on the centreline of the	Prior to Council's

	road opposite each fire hydrant and where serviced by kerb and channel, place brass water and electricity markers in the kerb line at each service crossing.	endorsement of the Plan of subdivision for each stage
	Services	
2.14	<p>Connect the development to a reticulated water supply, sewer infrastructure, underground electricity supply, and telecommunications utilities in accordance with acceptable standards of the relevant regulatory authority so that it is available to each allotment.</p> <p>The applicant must provide written evidence (eg connection certificate) from each particular service provider stating either that each lot has been connected to applicable service or has a current supply agreement.</p>	Prior to Compliance Assessment
2.15	Electricity / telecommunication/water supply / sewer drawings must be co-ordinated with the civil engineering design details, to ensure that service clashes are avoided.	As part of Operational Works
2.16	<p>Stormwater Drainage shall be constructed in general accordance with</p> <ul style="list-style-type: none"> Stormwater Management letter dated 6 April 2021 and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Birchills Engineering Solutions; Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022, prepared by Birchills Engineering Solutions. 	As part of Operational Works
2.17	Implement stormwater drainage in accordance with Council's the relevant section/s of the Queensland Urban Drainage Manual (QUDM), Somerset Regional Council Design Standards and the accompanying stormwater drainage assessment report.	As part of Operational Works.
2.18	<p>Implement stormwater management treatments in accordance with the Queensland Urban Drainage Manual so that the following measures are achieved:</p> <p>(i) Stormwater avoids point discharge and is taken to field risers, rubble pits, kerb and channel and Council's stormwater system, ultimately discharging without effecting buildings, causing ponding, erosion or nuisance;</p> <p>Stormwater drainage is directed to a lawful point of discharge;</p> <p>(ii) Is in accordance with the Lot 11 SP180657 Banks Creek Road Flood Impact Assessment, prepared by Hydrology and Water Management Consultants Pty Ltd, prepaid for Tipglance Pty Ltd, Reference J00191R1V3, dated 11 April 2016, and as amended by</p>	Prior to Council's endorsement of the Plan of Subdivision for each stage.

	<ul style="list-style-type: none"> Stormwater Management letter dated 6 April 2021 and letter outlining amendments to Lot 101 dated 25 February 2022, prepared by Birchills Engineering Solutions; Operational Control Plan dated 2 April 2021, Drawing No. N400 Version A and Serviceability for Lot 101 Plan, Drawing No. BE170234-03-SK01 Rev A dated 22 February 2022, prepared by Birchills Engineering Solutions. 	
2.19	Where stormwater cannot be discharged to the kerb and channel provide inter-allotment drainage designed in accordance with QUDM.	Prior to Council's endorsement of the Plan of subdivision for each stage.
2.20	Fill, compact and grade all low lying land being subdivided to ensure each allotment is drained adequately by gravitation to the drainage system within the subdivision.	Prior to Council's endorsement of the Plan of subdivision for each stage.
	DERM Issues	
2.21	The contractor shall implement all relevant sediment and erosion control measures and temporary fencing as identified on the approved engineering drawings for this development. 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.	Prior to Council's endorsement of the Plan of Subdivision for each stage.
	Restoration Work at Developer's Expense	
2.22	<p>Should Council determine that erosion or sediment damage has occurred on the site, or a downstream drainage system has become silted, the developer will be responsible for the restoration work.</p> <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>	Prior to Council's endorsement of the Plan of Subdivision for each stage
2.23	A certificate shall be issued by a RPEQ certifying that the work has been constructed in accordance with Council construction standards and in compliance with the construction plans and specifications. All work shall be supervised by a RPEQ competent in the construction of the works. Council may request evidence of the principal contractor's competency. It is expected that the RPEQ will undertake all the necessary inspections to validate the certification.	Prior to Council's endorsement of the Plan of subdivision for each stage
	Easements	
2.24	<p>Provide easements over stormwater drains and sewerage infrastructure.</p> <p>The easement is to be dedicated at no cost to Council</p>	At the Operational Works Stages

	The proponent in a form satisfactory to Council's Solicitor shall prepare all easement documentation.	
	Lot 101	
2.25	Fill Lot 101 to a level of RL42.4 to provide a flood free building pad. <i>Note: Alignment of batters will need to be consistent with batters on adjoining properties.</i>	At the Operational Works Stages
SCHEDULE 3		
Department of Transport and Main Roads		
<i>Concurrence Agency Response</i>		
3.1	Reference: E72000 830/415 P77024 Tracker 4602	
3.2	Concurrence Agency response will be included in Council's Decision Notice.	
SCHEDULE 4		
Department of State Development, Infrastructure, Local Government and Planning		
<i>Concurrence Agency response</i>		
4.1	Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.	
4.2	Concurrence Agency Response dated 18 May 2022 and referenced as 2204-28304 SRA.	
4.3	Concurrence Agency response will be attached to Council's Decision Notice for DA9079.	
SCHEDULE 5 – ADVISORY NOTES		
No	Advice	
5.1	This approval has effect in accordance with the provisions of Section 71 of the <i>Planning Act 2016</i> .	
5.2	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.	
5.3	The Plan of Subdivision for each stage will not be released until all works are completed to Council's satisfaction or uncompleted works are suitably bonded.	
5.4	The completion of relevant documentation and a pre-start meeting with Council's Design Development Engineer and Technical Officer and the Contractor is required prior to any works starting at the site.	
5.5	Where vegetation is removed, the vegetation waste shall be disposed of by: i) Milling; ii) Chipping and/or mulching; iii) Disposal at an approved waste disposal facility.	

	No incineration of vegetation or waste will be permitted at the site. Waste other than vegetation waste, generated as a result of the operations shall be disposed of to an approved disposal facility.
5.6	Construction hours are 6:30am to 6:30pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Work or business which causes audible noise shall not be conducted from or on the site outside the above hours.
5.7	Dust pollution arising from the construction and maintenance of the works required by this approval are the applicant's responsibility. The applicant must comply with any lawful instruction from the Manager of Operations if in his opinion a dust nuisance exists.
5.8	<p>Upon receiving the certification by a RPEQ, and submission and approval of as constructed drawings and documentation, Council will accept the works as "On Maintenance".</p> <p>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.</p> <p>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".</p> <p style="text-align: right;"><i><u>Carried</u></i> <i>Vote - Unanimous</i></p>

Subject:	Development Application No. 22610 Application for a Development Permit for a Material Change of Use for an Office
File No:	DA22610
Assessment No:	00747-00000-000
Action Officer:	SP-MW

1.0 APPLICATION SUMMARY

Subject Land

Location 252 Ipswich Street, Esk
Real Property Description Lot 101 SP255975

Area 1,230m²
Current land use Dwelling house
Easements/Encumbrances: Not applicable

Somerset Region Planning Scheme Version Four

Zone General residential zone

SEQ Regional Plan

Land Use Category Urban footprint

Application

Proposal: Office
Category of Assessment IMPACT

Applicant/s details: Pan Super Pty Ltd (TTE)
Contact details: C/- Plan A Town Planning
PO Box 1661
MILTON QLD 4064
Landowners: Pan Super Pty Ltd (TTE)
Date application properly made: 29 June 2022

Referral Agencies

Concurrence Agencies State Assessment and Referral Agency
Advice Agencies Nil
Third Party Advice Agencies Nil

Public Notification

Submissions received None

RECOMMENDED DECISION

Approve the Development Application No. 22610 subject to the requirements and conditions contained in the Schedules and Attachments.

2.0 PROPOSAL

The application seeks approval for a development permit for material change of use for an Office within an existing house on land at 252 Ipswich Street, Esk on land formally described as Lot 101 SP255975.

The applicant has advised as follows:

The Applicant is a qualified CPA Tax Accountant with over 20 years' experience in the industry, currently living locally. Due to business growth, our client is looking at establishing a small accounting business and has purchased the site with the intention of operating from the existing building.

The business will be of a small-scale and is for a small, local business with approximately 1-3 employees onsite at any given time. The proposed operating hours are within normal business hours of 8:30am to 5:00pm, Monday to Friday, where required the operator may work later however visitation to the site is limited to the business hours identified.

Due to the pandemic, many customers have transitioned to online communications however our client still has the occasional client who prefers a face-to-face contact. As such, establishment of the business within the site will accommodate the needs of these customers and enable a local business.

The proposal will involve renovation of the existing building, which is currently dilapidated to enable the proposed fitout. The proposal seeks to maintain the character of the dwelling, whilst making necessary upgrades, to ensure streetscape character is maintained to reflect a low-scale residential property. Landscaping is also proposed which will provide a positive contribution to the street.

The proposal includes:

*Repurposing an existing residential premises for the purposes of an Office;
Provision of five (5) carparking spaces including one (1) PWD space;*

The development will include two meeting rooms and a reception area within the existing building. The building will also have a small deck at the rear and ramped accessible access to the rear door which is the nearest point to the proposed carparking area.

3.0 SITE DETAILS

The site is irregular in shape and currently contains a house. The house is in process of being renovated.

The site is immediately to the north of a service station, and opposite the Esk Fire Station. The other adjoining properties are residential in nature.

The site has frontage to Ipswich Street and Richard Street. Access to the site is provided from the rear via Richard Street. Ipswich Street is a State controlled road being part of the Brisbane Valley Highway.

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 Urban footprint. 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*

Apart from the site adjoining a State-controlled road, 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

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

Settlement pattern

The planning scheme seeks to ensure that town centres are focussed on their historic main streets and offer a diverse mix of business, centre, community and recreation activities in a pedestrian-oriented environment.

While the use is not located within the Centre zone, the site is located within the 'Esk Identity Focus' area fronting Ipswich Street and the planning scheme promotes the establishment of commercial and community activities in this area.

The development involves the reuse of an existing house for commercial purposes. The residential fabric of the building remains intact and the building could potentially be converted back to a residential operation if the use ceased.

The proposal is not of a scale that would result in conflict with Centre zoned land within Esk, nor is it anticipated that this development will diminish the function, or potential function, of the centre area to provide increased employment and job diversity.

Natural environment

The site is an established residential allotment within urban area of Esk. There are no known matters of environmental significance that affect the site, and the proposed development is not anticipated to have any adverse environmental impacts on surrounding properties.

Natural resources

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

Community identity and regional landscape character

The community identity and regional landscape character of the region is not affected by the proposal, as the development does not compromise the existing or planned character of the Esk town and is appropriately scaled and designed to maintain the residential form of the building.

Economic development

There is an existing accountancy practice operating out of a tenancy within Colonial Plaza within the commercial areas of Esk. The proposal does not involve a new business, but a relocation of a business from an existing rural property to a more central location.

A review of commercial tenancies within the Centre zone of Esk indicated the following vacant tenancies:

- Esk Central – two vacant tenancies in a recently opened development.
- 162 Ipswich Street – vacant – formerly contained a second hand shop operated by a charity.

Neither of the above sites are suitable for a small-scale accountancy practice.

Infrastructure and services

The provision of infrastructure and services at the development site meets the desired standard of service and the standard requirements set out in the development codes and Local Government Infrastructure Plan.

Transport

The proposal is considered to support the region's transport network, including both road and active transport connectivity. The proposal does not impact on public transport or aviation facilities within the region.

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.

5.4.2 Code compliance summary

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

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

Assessment Benchmarks	Compliance with Overall outcomes	Performance Outcomes
General residential zone code	No	PO4
Business activities code	Yes	PO3, PO7
Services, works and infrastructure code	Yes	No alternative solutions proposed.
Transport access and parking code	Yes	PO3

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

5.4.3 Performance Outcome Assessment

General residential zone code

Overall outcome assessment

A mix of other residential and non-residential activities may also be established where consistent with the predominant residential character, scale and amenity of the zone.

Officer comment

The development functions as a low impact commercial use within an existing residential building. The fabric of the building will essentially remain unchanged.

General residential zone code

Performance Outcomes	Acceptable Outcomes
Building setbacks	
PO4 Building setbacks: (a) maintain a coherent streetscape character in the zone; and (a) do not detract from the amenity enjoyed by <i>adjoining premises</i> .	For development other than a <i>dwelling house</i> or <i>dual occupancy</i>: AO4.1 Buildings and structures are setback a minimum 6 metres from the <i>primary street frontage</i> of the site. AO4.2 Buildings and structures are setback a minimum 3 metres from each side boundary of the site. AO4.3 Buildings and structures are setback a minimum 3 metres from the rear boundary of the site.
Performance Outcome Assessment	

The outermost projection of the building varies between 1.128 metres and 3.357 metres of the northern boundary of the site. The building on the lot to the north is approximately 9 metres from the northern boundary of the subject site.

The existing house is set back from the street. The form of the building remains consistent with a dwelling house.

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

Business activities code

Performance Outcomes	Acceptable Outcomes
Main street awnings	
PO3 Awnings contribute to the establishment of a 'main street' character and awnings are designed and located to: <ul style="list-style-type: none"> (b) provide climatic protection; (c) contribute to the establishment of continuous shelter; (d) integrate with adjoining shelters; (e) ensure pedestrian safety while not causing <i>environmental nuisance</i> to surrounding residents; and (f) permit the establishment of street trees; and (g) prevent accidental damage from vehicles. 	AO3 Development on main streets is provided with awnings that: <ul style="list-style-type: none"> (a) abut pedestrian footpaths; (b) include under awning lighting; (c) protect the normal flow of pedestrians; (d) is continuous across the frontage/s of the <i>site</i> (except for vehicle access points); (e) align to provide continuity with shelter on <i>adjoining premises</i>; (f) extends from the face of the building or the property line; (g) do not extend past a vertical plane of 1.5 metres inside the kerb to enable street trees to be planted and grow or 0.6 metres inside the kerb where trees are established; (h) have a 0.5 metre clearance to any tree trunk and main branches; and (i) are cantilevered from the main building with any posts within the footpath being non-load-bearing. <p>Note - Main streets are identified in the Centre zone code.</p>
Performance Outcome Assessment	
<p>The development comprises reuse of an existing residential property for a commercial use.</p> <p>The existing building is set back from the street and is not considered to be appropriate to accommodate a standalone over footpath awning remote from the building.</p> <p>It is recommended that the alternative solution be accepted in this instance.</p>	
Interface with sensitive land uses or public open space	
PO7 The <i>business activity</i> provides an attractive interface that enhances the visual	AO7 Where the <i>business activity</i> adjoins a public open space and land or used or

appearance of commercial buildings that adjoin public open space and land or used or intended for <i>sensitive land uses</i> .	intended for use by <i>sensitive land uses</i> , the following is provided along the common boundary: (a) a minimum 3 metre wide landscape strip; and (b) screen fencing to a minimum height of 1.8 metres.
Performance Outcome Assessment	
Landscaping is proposed along both side boundaries, however not all of the landscaping is 3 metres wide due to location of the building on the site.	
A condition regarding landscaping has been proposed as a part of this application.	
It is recommended that the alternative solution be accepted in this instance.	

Services, Works and Infrastructure Code

Water, sewer, 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
Vehicle parking and servicing	
PO3 The amount of on-site car parking and service vehicle loading/ unloading is consistent with: (a) the nature of the use; (b) the traffic generation of the use; (c) the loading/ unloading needs of the use; (d) the availability of street parking in the Centre zone; and (e) the impact of the <i>road</i> network. (f) Car parks, service vehicle access, loading and manoeuvring areas are of suitable standard for the intended use.	AO3.2 The service vehicle complies with Table 8.3.6.3.B– Minimum loading vehicle requirements . AO3.3 The service vehicle is able to enter and leave the <i>site</i> in forward gear. AO3.4 Service vehicles stand entirely within the <i>site</i> while unloading/ loading.
Performance Outcome Assessment	
The site has frontage to Ipswich Street and Richard Street. The use of the site as a small accountancy office does not warrant the on-site standing and manoeuvring of a heavy rigid vehicle.	

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 within 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
Office	Commercial (office)

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 and Services

5.5.3.1 Water and sewerage networks

The site is located within the connections area or future connections area for both the water and sewerage networks as shown in Urban Utilities' Netserv Plan. The recommended conditions package requires the development to connect to both networks to the satisfaction of Urban Utilities.

Infrastructure charges for the water and sewerage networks (where applicable) are managed by Urban Utilities separately from this development application.

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 non-worsening for other properties and discharge to a lawful point of discharge, in this case to the existing stormwater drain within Ipswich Street.

An adopted charge for the stormwater network applies, however the applicable credit for the house exceeds the demand generated for the increased impervious surface.

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. Ipswich Street is part of the State-controlled road network, being part of the Brisbane Valley Highway. The site is served by an existing footpath within the Ipswich Street road reserve.

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

An adopted charge for the transport network applies however the applicable credit for the house exceeds the demand generated for the gross floor area of the proposed office.

6.0 STATE AGENCY REFERRALS

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

The concurrence agency has assessed the impact of the proposed development on the State controlled road network and requires Council to include the referral agency response in Council's Schedules of Approval for the development application.

A Concurrence Agency Response dated 5 October 2022, Ref 2207-29887 SRA includes conditions for an approval.

7.0 PUBLIC CONSULTATION

7.1 Notification requirements

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

- (a) Public notification was served to all adjoining landowners on 13 October 2022.
- (b) A notice was published in The Somerset newspaper on 12 October 2022.
- (c) A notice in the prescribed form was placed on the premises on 12 October 2022 and maintained for the minimum period of 15 business days until 3 November 2022.

Council received the notice of compliance on 6 November 2022, confirming that public notification had been undertaken in accordance with the statutory requirements.

7.2 Matters raised in submissions

No comments or submissions were received.

8.0 OTHER RELEVANT MATTERS

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

9.0 CONCLUSION

The proposed development involves the establishment of an office. The proposed reuse of the dwelling house is generally 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.

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

10.0 ATTACHMENTS

1. Proposed Site Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 12, Revision D, dated 26 September 2022
2. Proposed First Floor Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 14, Revision D, dated 26 September 2022
3. Proposed North Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 15, Revision D, dated 26 September 2022
4. Proposed East Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 16, Revision D, dated 26 September 2022
5. Proposed South Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 17, Revision D, dated 26 September 2022
6. Proposed West Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 18, Revision D, dated 26 September 2022
7. SARA Concurrence Agency Response dated 5 October 2022 and referenced as Ref 2207-29887 SRA
8. Draft Infrastructure Charges Notice

RECOMMENDED DECISION

1. THAT Council approve the Application for a Development Permit for a Material Change of Use for an Office on land described as Lot 101 SP255975 and situated at

252 Ipswich Street, Esk, 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
	General	
1.1	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. 1. Proposed Site Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 12, Revision D, dated 26 September 2022 2. Proposed First Floor Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 14, Revision D, dated 26 September 2022 3. Proposed North Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 15, Revision D, dated 26 September 2022 4. Proposed East Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 16, Revision D, dated 26 September 2022 5. Proposed South Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 17, Revision D, dated 26 September 2022 6. Proposed West Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 18, Revision D, dated 26 September 2022	At all times.
	Hours of operation	
1.2	The use is open to clients between 7.30am and 5.30pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays.	At all times.
1.3	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.4	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.
1.5	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Before the change happens.
1.6	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.
1.7	Construct a 1.8 metre high fence along the northern and southern boundaries of the site.	Before the change happens.

	Landscaping	
1.8	<p>(a) The developer must submit to Council for endorsement, a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Regional Council Planning Scheme</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural features of the site and adjoining lands; and • To provide adequate vehicle sightlines and road safety. <p>(b) The Ipswich Street and Richard Street frontages are to be planted with a 1 metre wide landscape strip, comprising a mixture of low shrubs and trees.</p> <p>(c) The northern and southern boundaries of the site are to be planted with a 3 metre wide landscaped strip, comprising a mixture of low shrubs and trees. Where the end of the car parking spaces and the building are less than 3 metres from a side boundary, the landscaped strip is to extend for the full width between the boundary and the carpark and building.</p> <p>(d) The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> • The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; • The number and size of plants; • The typical planting detail including preparation, backfill, staking and mulching. • The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan. • All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. • Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land 	<p>Before the change happens.</p> <p>Before the change happens and to be maintained.</p> <p>Before the change happens and to be maintained.</p> <p>Before the change happens and to be maintained.</p>

	<p>must be retained where possible and action taken to minimize disturbance during construction work.</p> <ul style="list-style-type: none"> Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> Using trees which have a clean trunk height of at least 1.8 metres (at maturity); Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; A minimum of 70% of landscaped areas must be retained as a permeable surface. Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times. 	
SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
Vehicle Access		
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	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 and the landowner must advise any potential purchasers accordingly.	At all times.
Carparking		
2.5	<p>Provide on-site car parking for 4 vehicles, including 1 space for disabled persons in accordance with <i>Somerset Regional Council Planning Scheme</i>.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Planning Scheme</i>.</p>	As part of Operational Works.
2.6	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
Stormwater		
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 a no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
SCHEDULE 3 – ENVIRONMENTAL		
	General	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or amendment would result in a contravention of any condition of this development approval.	At all times.
SCHEDULE 4 Department of State Development, Infrastructure, Local Government and Planning <i>Concurrence Agency response</i> <i>Agency Response: Recommend Conditions Apply</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
The Department of State Development, Manufacturing, Infrastructure and Planning, as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.		
Concurrence Agency Response dated 5 October 2022 and referenced as Ref 2207-29887 SRA		
Concurrence Agency response will be attached to Council's Decision Notice for DA22610.		
SCHEDULE 5 ADVISORY NOTES		
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.		

<p>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”.</p> <p>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.</p> <p>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”.</p>
<p>Separate development approval is required for any building work and plumbing/drainage works necessitated by the conditions contained in this approval.</p>
<p>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>.</p>
<p>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.</p> <p>It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.</p> <p>The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants</p>
<p>The Plan of Subdivision will not be released until all works are completed to Council’s satisfaction or uncompleted works are suitably bonded.</p>
<p>The Applicant has the Right of Appeal to the Planning and Environment Court regarding the conditions of this approval.</p> <p>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.</p>

Attachments for the Decision Notice include:

- Proposed Site Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 12, Revision D, dated 26 September 2022
- Proposed First Floor Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 14, Revision D, dated 26 September 2022
- Proposed North Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 15, Revision D, dated 26 September 2022
- Proposed East Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 16, Revision D, dated 26 September 2022
- Proposed South Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 17, Revision D, dated 26 September 2022
- Proposed West Elevation, prepared by Space Building Design and Drafting, Job

Number ID1220, Sheet 18, Revision D, dated 26 September 2022

- SARA Concurrence Agency Response dated 5 October 2022 and referenced as Ref 2207-29887 SRA

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

1. “THAT Council approve Development Application No. 22610 for a Development Permit for a Material Change of Use for an Office on land described as Lot 101 SP255975 and situated at 252 Ipswich Street, Esk, 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
	General	
1.1	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. <ol style="list-style-type: none"> 1. Proposed Site Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 12, Revision D, dated 26 September 2022 2. Proposed First Floor Plan, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 14, Revision D, dated 26 September 2022 3. Proposed North Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 15, Revision D, dated 26 September 2022 4. Proposed East Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 16, Revision D, dated 26 September 2022 5. Proposed South Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 17, Revision D, dated 26 September 2022 6. Proposed West Elevation, prepared by Space Building Design and Drafting, Job Number ID1220, Sheet 18, Revision D, dated 26 September 2022 	At all times.
	Hours of operation	
1.2	The use is open to clients between 7.30am and 5.30pm, Monday to Friday, and 8.00am to 2.00pm on Saturdays.	At all times.
1.3	Comply with relevant provisions of the Somerset Region Planning Scheme, Planning Scheme Policies and Local Laws.	At all times.
1.4	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.
1.5	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Before the change happens.

1.6	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.
1.7	Construct a 1.8 metre high fence along the northern and southern boundaries of the site.	Before the change happens.
Landscaping		
1.8	<p>(a) The developer must submit to Council for endorsement, a Landscape Plan for all landscaping associated with the development. The plan must be prepared by a suitably qualified and experienced Landscape Architect, horticulturist, or other person experienced in landscape design and construction. The Landscape Plan must address the performance criteria listed below:</p> <ul style="list-style-type: none"> • Comply with the <i>Somerset Regional Council Planning Scheme</i>. • To enhance the appearance of the development internally and externally. • To make a positive contribution to the streetscape; • To screen unsightly objects from public view; • To contribute to an environment by providing shade to reduce glare, heat absorption and radiation; • To ensure common areas are useable; • To provide long term erosion protection; • To integrate with existing vegetation and other natural features of the site and adjoining lands; and • To provide adequate vehicle sightlines and road safety. <p>(b) The Ipswich Street and Richard Street frontages are to be planted with a 1 metre wide landscape strip, comprising a mixture of low shrubs and trees.</p> <p>(c) The northern and southern boundaries of the site are to be planted with a 3 metre wide landscaped strip, comprising a mixture of low shrubs and trees. Where the end of the car parking spaces and the building are less than 3 metres from a side boundary, the landscaped strip is to extend for the full width between the boundary and the carpark and building.</p> <p>(d) The Landscape Plan must also detail:</p> <ul style="list-style-type: none"> • The typical species to be planted, consisting mainly of drought-tolerant species suitable to their individual location on site; • The number and size of plants; • The typical planting detail including preparation, backfill, staking and mulching. • The developer must prepare and landscape the site in accordance with the approved Landscape Plan, or as otherwise approved in writing by the Planning Manager. 	<p>Before the change happens.</p> <p>Before the change happens and to be maintained.</p> <p>Before the change happens and to be maintained.</p> <p>Before the change happens and to be maintained.</p>

	<p>Any amendments approved by the Planning Manager are taken to be a part of the approved Landscape Plan.</p> <ul style="list-style-type: none"> • All declared weeds and pests must be removed from the subject land and the subject land kept clear of such nuisance varieties at all times during the course of development works and any ensuing defects liability period. • Apart from declared weeds and pests, trees, shrubs and landscaped areas currently existing on the subject land must be retained where possible and action taken to minimize disturbance during construction work. • Landscaping provided within the front boundary setback of the subject land and around car parking areas within the subject land must allow visibility into the site by: <ul style="list-style-type: none"> ○ Using trees which have a clean trunk height of at least 1.8 metres (at maturity); ○ Using shrubs with a maximum height of 0.75 metres, in order to retain sight lines; • A minimum of 70% of landscaped areas must be retained as a permeable surface. • Landscape areas must be maintained, and the site must remain in a clean and tidy state at all times. 	
SCHEDULE 2 – Engineering		
<i>Assessment Manager</i>		
No	Condition	Timing
2.1	All works are to be designed and constructed in accordance with the requirements of the <i>Somerset Regional Council Design Standards</i> .	At all times.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	At all times.
	Vehicle Access	
2.3	All vehicular access shall provide convenient and safe access and egress from the site in accordance with <i>Somerset Regional Council Design Standards</i> .	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 and the landowner must advise any potential purchasers accordingly.	At all times.
	Carparking	
2.5	<p>Provide on-site car parking for 4 vehicles, including 1 space for disabled persons in accordance with <i>Somerset Regional Council Planning Scheme</i>.</p> <p>All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and <i>Somerset Regional Council Planning Scheme</i>.</p>	As part of Operational Works.

2.6	Construct and maintain the driveway, vehicle manoeuvring and parking areas of hard standing material such as concrete, bitumen or pavers in accordance with Australian Standards.	At all times.
	Stormwater	
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 a no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
SCHEDULE 3 – ENVIRONMENTAL		
	General	
3.1	Notwithstanding any other condition of this development approval, this development approval does not authorise any release of contaminants that causes, or is likely to cause, an environmental nuisance or harm beyond the boundaries of the development site.	At all times.
3.2	No change, replacement or operation of any plant or equipment is permitted if the change, replacement or operation of the plant or equipment increases, or is likely to substantially increase, the risk of environmental harm.	At all times.
3.3	The approved use shall not cause any adverse impact on the amenity of the neighbourhood by the emission of noise, vibration, smell, glare, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise.	At all times.
3.4	The approval holder must not implement any management plan prepared as a condition of this development permit, or amend any management plan, where such implementation or amendment would result in a contravention of any condition of this development approval.	At all times.
SCHEDULE 4		
Department of State Development, Infrastructure, Local Government and Planning		
<i>Concurrence Agency response</i>		
<i>Agency Response: Recommend Conditions Apply</i>		
Pursuant to section 62 of the <i>Planning Act 2016</i> , the Assessment Manager must, other than to the extent a referral agency's response provide advice, comply with all the referral agency responses and include conditions exactly as stated in the response.		
The Department of State Development, Manufacturing, Infrastructure and Planning, as a Concurrence Agency has assessed the impact of the proposed development to a state controlled road environment.		
Concurrence Agency Response dated 5 October 2022 and referenced as Ref 2207-29887 SRA		
Concurrence Agency response will be attached to Council's Decision Notice for DA22610.		
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

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

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

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

Carried
Vote - Unanimous

Subject:	Development Application No. 23003 Development Application for a Development Permit for Material Change of Use for Warehouse (Self Storage Units)
File No:	DA23003
Assessment No:	02837-85900-000
Action Officer:	SP – MO

1.0 APPLICATION SUMMARY

Subject Land

Location:	33 Kleinhans Court, Lowood
Real property description:	Lot 46 SP326683 (formerly Lot 26 RP854668)
Site area:	1,820m ²
Current land use:	Vacant land (adjoining existing self-storage facility).
Easements/encumbrances:	Nil identified

South East Queensland Regional Plan 2017

Land use category:	Urban footprint
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Somerset Region Planning Scheme (Version Four)

Zone:	Industry zone
Precinct:	Not applicable
Overlays:	Bushfire hazard overlay Flood hazard overlay High impact activities management area overlay

Application

Proposal:	Warehouse (self-storage units)
Category of assessment:	Code assessment
Applicant details:	Lockyer Drafting Designs PO Box 492 GATTON QLD 4343
Owner details:	Kerian McNamara
Date application received:	29 September 2022
Date application properly made:	29 September 2022

Referral agencies	None required
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Public notification	Not required
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RECOMMENDED DECISION

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

2.0 PROPOSAL

This development application seeks approval for a development permit for material change of use for warehouse (self-storage units), on land at 33 Kleinhans Court, Lowood, formally described as Lot 46 SP326683.

The proposal seeks to extend the existing self-storage facility. The proposal involves construction of two new buildings, carparking and landscaping.

The first building contains 15 storage units, measuring two metres by three metres (6m²), as well as ten open storage bays, measuring four metres by ten metres. The open storage bays

are not enclosed within the building and not internally divided. The second building contains fourteen storage units, measuring six metres by three metres (18m²).

An additional seven carparking spaces are provided at the rear of the site, including one disable accessible space. A 1.6-metre-wide landscaping strip is provided around the edge of the site adjoining the proposed extension. The landscaping is to be planted out with hedges.

The application was lodged over Lot 26 RP854668, which was amalgamated with the adjoining parcel to the north (former Lot 24 SP231493, the site of the current self-storage facility) during the assessment of the application. The new (current) lot is known as Lot 46 SP326683).

3.0 SITE DETAILS

3.1 Site description

The site is an irregular shaped allotment with frontage to Kleinhans Court at the west, and Lindemans Road to the east. The site was originally three separate lots, which have been progressively amalgamated to support the growing business. The land is generally flat and can achieve lawful discharge at both frontages.

The site is within the low flood hazard area for flooding from the Brisbane River. There is no vegetation on the site.

All access to the site is via an existing crossover to Kleinhans Court at the northern end of the site. No additional access is proposed to with this application.

3.2 Development approval history

On 28 June 2006, the former Esk Shire Council approved DA5219 for a Development Permit for Material Change of Use for Rental Storage Units.

On 16 July 2008, Council approved DA7117 for a Development Permit for Material Change of Use for Low Impact Industry (50 Self Storage Sheds).

On 27 November 2019, Council approved DA18869 for a Development Permit for Material Change of Use for Caretaker's Accommodation.

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 urban footprint. 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 Temporary local planning instruments

There are currently no temporary local planning instruments in effect within the Somerset Region.

5.5 Variation approvals

The property is not benefitted by any variation approvals.

5.6 Somerset Region Planning Scheme (Version Four)

5.6.1 Strategic framework assessment

An assessment against the strategic framework was not required as this development application was subject to code assessment.

5.6.2 Code compliance summary

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

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

Applicable code	Compliance with overall outcomes	Performance outcomes
Industry zone code	Yes	No alternative outcomes proposed
Industrial activities code	Yes	PO1, PO4, PO6
Services works and infrastructure code	Yes	No alternative outcomes proposed
Transport access and parking code	Yes	PO3, PO8
Applicable overlay code	Compliance with overall outcomes	Performance outcomes
Bushfire hazard overlay code	Yes	No alternative outcomes proposed
Flood hazard 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.

5.6.3 Performance outcome assessment

Industrial activities code

Performance outcome	Acceptable outcome
Site layout, scale, and intensity	
PO1	AO1.5

<p>The development incorporates a site layout, scale, and intensity that:</p> <ul style="list-style-type: none"> (a) provides an efficient use of the site; (b) enhances the streetscape and softens the visual appearance; (c) ensures that sensitive land uses and public open spaces are not adversely affected; and (d) does not result in overdevelopment. 	<p>Landscaping is provided along the street frontage of the premises, and has a minimum width of 2 metres (excluding access ways) in the Industry zone or 10 metres in the High impact industry zone.</p>
<p>Proposed alternative outcome The site is provided with a landscaping strip along the site boundaries that is 1.6 metres wide, in lieu of the 2 metres provided in the code.</p> <p>Performance outcome assessment The landscaping, which comprises a photinia hedge, is an appropriate landscaping option for an industrial area. The width has been narrowed to accommodate the turning circles within the site, noting the lot is irregularly shaped and narrows for the curve of Kleinhans Court.</p> <p>The reduced dimension will not result in an adverse amenity impact for the streetscape.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	
<p>Streetscape appearance, materials and finishes</p>	
<p>PO4 Buildings are designed and finished to have a high quality appearance, and promote visual interest when viewed from the primary street frontage, sensitive land uses and public open spaces.</p>	<p>AO4.2 The ground floor of the building is designed with office, display windows, entrance foyers and building forecourts that are orientated towards the primary street frontage.</p>
<p>Proposed alternative outcome The proposed buildings do not incorporate any office, display windows, or entrances, and are solely for self-storage units.</p> <p>Performance outcome assessment The buildings are designed and finished in a manner consistent with the established self-storage units. Visual interest is achieved by providing a continuation of the established built form with appropriate landscaping. The outcome represents a quality appearance from the streetscape and does not detract or impact on other sites within the industrial area.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	
<p>Operational impacts</p>	
<p>PO6 Noise is managed in accordance accepted standards and the use is of a scale, intensity, and duration that has minimal impacts on the surrounding area, sensitive land uses, and the enjoyment of public open spaces.</p>	<p>AO6 Activities occur between 7am to 6pm Monday to Friday and 7am to 2pm on Saturdays. No operations occur on Sundays or public holidays.</p>

Proposed alternative outcome

The applicant has proposed access times to the site to be limited to 7am to 6pm 7 days per week. It is understood that this is consistent with the existing operations.

Performance outcome assessment

The acceptable outcomes seek to limit noise created from industrial activities to ensure that nearby sensitive land uses are provided reasonable amenity, particularly on weekends and holidays. The noise anticipated to be generated from a self-storage facility is not considered to result in the same amenity impact to the surrounding area, sensitive land uses, or the enjoyment of public open spaces.

As such, the proposed access times are considered to sufficiently manage noise impact.

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

Transport access and parking code

Performance outcome	Acceptable outcome
Vehicle parking and servicing	
<p>PO3 The amount of on-site car parking and service vehicle loading/unloading is consistent with:</p> <ul style="list-style-type: none"> (g) the nature of the use; (h) the traffic generation of the use; (i) the loading/unloading needs of the use; (j) the availability of street parking in the Centre zone; and (k) the impact of the road network. <p>Car parks, service vehicle access, loading and manoeuvring areas are of suitable standard for the intended use.</p>	<p>AO3.2 The service vehicle complies with Table 8.3.6.3.B–Minimum loading vehicle requirements.</p>
<p>Proposed alternative outcome The application material provides a small rigid vehicle (SRV) as the design vehicle for the site. The minimum service vehicle requirement in Table 8.3.6.3.B–Minimum loading vehicle requirements is a heavy rigid vehicle.</p> <p>Performance outcome assessment The existing site is sufficiently constrained that vehicles larger than an SRV are unlikely to be able to access the rear of the site. As such, a greater design vehicle may not be possible for the rear of the site.</p> <p>Development conditions are recommended that limit the site to SRV or smaller vehicles, and appropriate signage to be installed at the entry to limit large vehicles from accessing the site.</p> <p>It is recommended that that alternative outcome be accepted in this instance, subject to the recommended conditions.</p>	
Car parking locations and treatments	
PO8	AO8

Car parking areas are sensitively designed to minimise impacts on sensitive land uses and visually soften and provide shade to ground parking.	Screen fencing is provided next to any vehicle movement or vehicle parking areas along the side or rear boundary of a site.
<p>Proposed alternative outcome The site is fenced with semi-transparent, climb-proof fencing, and does not include screening.</p> <p>Performance outcome assessment The use of screening for parking and manoeuvring areas is intended to soften impacts on adjoining sensitive land uses or in centre or similarly high activity locations. This is an industrial location where parking and hardstand results in lesser impacts to the streetscape. There are no sensitive land uses or active streetscapes to be negatively impacted by the parking.</p> <p>The landscaping is considered to provide reasonable screening of the site, whilst ensuring passive safety from visibility.</p> <p>It is recommended that that alternative outcome be accepted in this instance.</p>	

5.6.4 Overall outcome assessment

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

5.7 Local government infrastructure plan

5.7.1 Priority infrastructure area

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

5.7.2 Infrastructure charges

The proposed development is for a warehouse, which is identified as being an 'other industry' under *Somerset Regional Council Charges Resolution (No. 1) 2022*.

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

5.7.3 Trunk infrastructure requirements

5.7.3.1 Water and sewerage networks

The site is located within the connections area or future connections area for both the water and sewerage networks as shown in Urban Utilities' Netserv Plan. The recommended conditions package requires the development to connect to both networks to the satisfaction of Urban Utilities.

Infrastructure charges for the water and sewerage networks (where applicable) are managed by Urban Utilities separately from this development application.

5.7.3.2 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 for the proposal.

5.7.3.3 Stormwater network

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

An adopted charge for the stormwater network applies.

5.7.3.4 Transport network

The proposed extension will gain access from the existing crossover to Kleinhans Court on the adjoining lot, which is an Access Street – Minor in Council's road hierarchy. This extension of the use is not anticipated to result in undue additional demand on the local or regional road network.

An adopted charge for the transport network applies.

6.0 REFERRAL AGENCIES

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

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

7.0 PUBLIC NOTIFICATION

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

No comments or submissions were received.

8.0 OTHER RELEVANT MATTERS

There are no other relevant matters applicable for code assessment.

9.0 CONCLUSION

The proposed development is for an extension to the existing self-storage facility at Kleinhans Court, Lowood. The proposal involves an additional storage units and storage bays and provides a logical contribution to the industrial mix within Lowood.

The proposal has complied with the relevant criteria within the assessment benchmarks, or has provided alternative outcomes, as discussed in this report, that have been determined to be

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

10.0 ATTACHMENT

1. Proposal Plans
2. Draft Infrastructure Charges Notice

RECOMMENDED DECISION

1. THAT Council approve Development Application No. 23003 for a Development Permit for Material Change of Use for Warehouse (Self Storage Units) on land situated at 33 Kleinhans Court, Lowood, formally described as Lot 46 SP326683, 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		
Material Change of Use		
<i>Assessment Manager</i>		
No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval. Site Plan, drawn by Lockyer Drafting Designs, reference J21082TP-01 Rev A, dated 13.08.2021 Floor Plan Stage 1, drawn by Lockyer Drafting Designs, reference J21082TP-04 Rev A, dated 08.05.2020. Elevations, drawn by Lockyer Drafting Designs, reference J21082TP-05 Rev A, dated 14.12.2021. Floor Plan Stage 2, drawn by Lockyer Drafting Designs, reference J21082TP-06 Rev A, dated 08.05.2020. Landscape Plan, drawn by Lockyer Drafting Designs, reference J21082LP-01 Rev A, dated 13.08.2021	At all times.
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises.	At all times.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to commencement of the use
1.5	Connect the development to the reticulated water, sewerage, electricity, and telecommunication networks.	Prior to commencement of the use.
HOURS OF ACCESS		
1.6	Access to the site is limited to 7am to 6pm, 7 days per week.	At all times.
LANDSCAPING		
1.7	Provide and maintain landscaping as shown on Landscape Plan, drawn by Lockyer Drafting Designs, reference J21082LP-01 Rev A, dated 13.08.2021.	Prior to the commencement of the use and to be maintained at all times.
FENCING		
1.8	Security fencing, where provided, must be: (a) a maximum height of 2 metres; and (b) a minimum of 75 percent visually transparent.	Prior to the commencement of the use and to be maintained at all times.
VISUAL AND GENERAL AMENITY		
1.9	Any graffiti within the proposed development must be removed immediately.	At all times.
INDOOR AND OUTDOOR LIGHTING		

1.10	<p>Lighting must be provided to the following areas of the site:</p> <ul style="list-style-type: none"> • The entries and exits of the approved building. • The pathways between the parking areas and the entrances/exits of the building/s. • Throughout car parking areas. 	Prior to commencement of the use and to be maintained at all times.
1.11	<p>The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by:</p> <ul style="list-style-type: none"> • Not causing nuisance by way of light spill or glare at adjacent properties and roadways. • Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. • Directing lighting onto the subject land and away from neighbouring properties. • Using shrouding devices to preclude light overspill onto surrounding properties where necessary. • Not operating lighting that uses sodium lights or flare plumes. 	Prior to commencement of the use and to be maintained at all times.
SCHEDULE 2 – ENGINEERING Material Change of Use <i>Assessment Manager</i>		
No.	Condition	Timing
	WORKS	
2.1	All works are to be designed and constructed in accordance with the requirements of the Somerset Region Planning Scheme.	At all times.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to commencement of the use and to be maintained at all times.
	BUILDING ABOVE FLOOD LEVEL	
2.3	Buildings are to be located to avoid significant flood flows or velocities.	At all times.
2.4	The development must not increase the flood hazard for other properties.	At all times.
	VEHICLE ACCESS	
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Planning Scheme.	At all times.
2.6	The landowner is responsible for construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Somerset Region Planning Scheme.	At all times.
2.7	Vehicles larger than a Small Rigid Vehicle (SRV) are not permitted on the site.	At all times.

2.8	"Unsuitable for Large Vehicles" signs or similar are installed on the vehicle entrance restricting the entry of large vehicles.	Prior to commencement of use and to be maintained.
	CAR PARKING	
2.9	Provide parking on-site car parking for six vehicles, including one space for disabled persons, as shown on the approved plans, and in accordance with Somerset Region Planning Scheme.	Prior to commencement of the use and to be maintained at all times.
2.10	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Somerset Region Planning Scheme.	Prior to commencement of the use and to be maintained at all times.
	STORMWATER	
2.11	Ensure Stormwater drainage is delivered to a lawful point of discharge.	At all times.
2.12	Stormwater Drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.13	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
SCHEDULE 3 – ENVIRONMENTAL		
Material Change of Use		
<i>Assessment Manager</i>		
No	Condition	Timing
3.1	<p>All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained:</p> <ul style="list-style-type: none"> (a) in a serviceable condition; (b) in a state of good repair and efficient action; (c) in a clean, sanitary condition; (d) free of an accumulation of materials that may form a harbour to vermin or pests; and (e) free of vermin and pest infestations. 	At all times.

3.2	All solid waste generated from the occupation of the development must be collected and packaged appropriately for disposal at an approved waste disposal facility.	At all times.
3.3	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Council unless otherwise authorised by Council.	During construction phase(s) of the development.
3.4	The holder of this development approval must not: <ul style="list-style-type: none"> (a) burn or bury waste generated in association with this development approval at or on the development site; or (b) allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; or (c) stockpile any waste on the development site. 	At all times.

SCHEDULE 4 – ADVICE**Assessment Manager**

This approval has effect in accordance with the provisions of section 71 of the *Planning Act 2016*.

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

The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, division 2, subdivision 1 of the *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, division 2, subdivision 2 of the Act.

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

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

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

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*.

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

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.

Attachments for the Decision Notice include:

- Site Plan, drawn by Lockyer Drafting Designs, reference J21082TP-01 Rev A, dated 13.08.2021
- Floor Plan Stage 1, drawn by Lockyer Drafting Designs, reference J21082TP-04 Rev A, dated 08.05.2020.
- Elevations, drawn by Lockyer Drafting Designs, reference J21082TP-05 Rev A, dated 14.12.2021.
- Floor Plan Stage 2, drawn by Lockyer Drafting Designs, reference J21082TP-06 Rev A, dated 08.05.2020.
- Landscape Plan, drawn by Lockyer Drafting Designs, reference J21082LP-01 Rev A, dated 13.08.2021

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

1. "THAT Council approve Development Application No. 23003 for a Development Permit for Material Change of Use for Warehouse (Self Storage Units) on land situated at 33 Kleinhans Court, Lowood, formally described as Lot 46 SP326683, 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

Material Change of Use

Assessment Manager

No	Condition	Timing
1.1	Carry out the development generally in accordance with the material contained in the development application, supporting documentation and the plan(s) listed below, except where amended by these conditions of approval.	At all times.
	Site Plan, drawn by Lockyer Drafting Designs, reference J21082TP-01 Rev A, dated 13.08.2021	
	Floor Plan Stage 1, drawn by Lockyer Drafting Designs, reference J21082TP-04 Rev A, dated 08.05.2020.	
	Elevations, drawn by Lockyer Drafting Designs, reference J21082TP-05 Rev A, dated 14.12.2021.	
	Floor Plan Stage 2, drawn by Lockyer Drafting Designs, reference J21082TP-06 Rev A, dated 08.05.2020.	

	Landscape Plan, drawn by Lockyer Drafting Designs, reference J21082LP-01 Rev A, dated 13.08.2021	
1.2	Comply with the relevant provisions of the Somerset Region Planning Scheme (Version Four), Planning Scheme Policies and Local Laws.	At all times.
1.3	A legible copy of this development approval package is to be available on the premises.	At all times.
1.4	Pay to Council any outstanding rates, charges or expenses levied by Council over the subject land.	Prior to commencement of the use
1.5	Connect the development to the reticulated water, sewerage, electricity, and telecommunication networks.	Prior to commencement of the use.
	HOURS OF ACCESS	
1.6	Access to the site is limited to 7am to 6pm, 7 days per week.	At all times.
	LANDSCAPING	
1.7	Provide and maintain landscaping as shown on Landscape Plan, drawn by Lockyer Drafting Designs, reference J21082LP-01 Rev A, dated 13.08.2021.	Prior to the commencement of the use and to be maintained at all times.
	FENCING	
1.8	Security fencing, where provided, must be: (c) a maximum height of 2 metres; and (d) a minimum of 75 percent visually transparent.	Prior to the commencement of the use and to be maintained at all times.
	VISUAL AND GENERAL AMENITY	
1.9	Any graffiti within the proposed development must be removed immediately.	At all times.
	INDOOR AND OUTDOOR LIGHTING	
1.10	Lighting must be provided to the following areas of the site: <ul style="list-style-type: none"> The entries and exits of the approved building. The pathways between the parking areas and the entrances/exits of the building/s. Throughout car parking areas. 	Prior to commencement of the use and to be maintained at all times.
1.11	The outdoor lighting of the development must mitigate adverse lighting and illumination impacts by: <ul style="list-style-type: none"> Not causing nuisance by way of light spill or glare at adjacent properties and roadways. Providing graduated intensity lighting with lower level brightness at the perimeter of the subject land and higher intensities at the centre of the subject land. Directing lighting onto the subject land and away from neighbouring properties. 	Prior to commencement of the use and to be maintained at all times.

	<ul style="list-style-type: none"> Using shrouding devices to preclude light overspill onto surrounding properties where necessary. Not operating lighting that uses sodium lights or flare plumes. 	
SCHEDULE 2 – ENGINEERING Material Change of Use <i>Assessment Manager</i>		
No.	Condition	Timing
	WORKS	
2.1	All works are to be designed and constructed in accordance with the requirements of the Somerset Region Planning Scheme.	At all times.
2.2	Bear the costs of works carried out to Council and utility services infrastructure and assets, including any alterations and repairs resulting from compliance with these conditions.	Prior to commencement of the use and to be maintained at all times.
	BUILDING ABOVE FLOOD LEVEL	
2.3	Buildings are to be located to avoid significant flood flows or velocities.	At all times.
2.4	The development must not increase the flood hazard for other properties.	At all times.
	VEHICLE ACCESS	
2.5	All vehicular access shall provide convenient and safe access and egress from the site in accordance with Somerset Regional Council Planning Scheme.	At all times.
2.6	The landowner is responsible for construction and maintenance of any vehicular access for the property, from the road carriageway to property boundary in accordance with Somerset Region Planning Scheme.	At all times.
2.7	Vehicles larger than a Small Rigid Vehicle (SRV) are not permitted on the site.	At all times.
2.8	"Unsuitable for Large Vehicles" signs or similar are installed on the vehicle entrance restricting the entry of large vehicles.	Prior to commencement of use and to be maintained.
	CAR PARKING	
2.9	Provide parking on-site car parking for six vehicles, including one space for disabled persons, as shown on the approved plans, and in accordance with Somerset Region Planning Scheme.	Prior to commencement of the use and to be maintained at all times.
2.10	All car parking and circulation areas to be provided with sealed surface, line marking, or be otherwise designed in accordance with AS2890 and Somerset Region Planning Scheme.	Prior to commencement of the use and to be maintained at all times.
	STORMWATER	
2.11	Ensure Stormwater drainage is delivered to a lawful point of	At all times.

	discharge.	
2.12	Stormwater Drainage and flows are to have no actionable nuisance effect on adjoining, upstream, or downstream landholders.	At all times.
	EROSION AND SEDIMENT CONTROL	
2.13	<p>Erosion and sedimentation controls shall be implemented, as necessary, and shall be maintained to Council's satisfaction at all times during the course of the project. Should Council determine that proposed controls are ineffective or a downstream drainage system has become silted, the developer will:</p> <ul style="list-style-type: none"> • Be required to install additional measures. • Be responsible for the restoration work. <p>Should the developer fail to complete the works determined by Council within the specified time, the Council will complete the work and recover all costs from the developer associated with the work.</p>	At all times.
SCHEDULE 3 – ENVIRONMENTAL Material Change of Use <i>Assessment Manager</i>		
No	Condition	Timing
3.1	<p>All buildings, structures, fittings, fixtures and grounds forming part of this development approval must be maintained:</p> <ul style="list-style-type: none"> (a) in a serviceable condition; (b) in a state of good repair and efficient action; (c) in a clean, sanitary condition; (d) free of an accumulation of materials that may form a harbour to vermin or pests; and (e) free of vermin and pest infestations. 	At all times.
3.2	All solid waste generated from the occupation of the development must be collected and packaged appropriately for disposal at an approved waste disposal facility.	At all times.
3.3	All construction / demolition or other waste is to be removed from the site and deposited at an approved waste disposal facility in a manner acceptable to Council unless otherwise authorised by Council.	During construction phase(s) of the development.
3.4	<p>The holder of this development approval must not:</p> <ul style="list-style-type: none"> (a) burn or bury waste generated in association with this development approval at or on the development site; or (b) allow waste generated in association with this development approval to burn or be burnt or buried at or on the development site; or (c) stockpile any waste on the development site. 	At all times.

SCHEDULE 4 – ADVICE		
<i>Assessment Manager</i>		
This approval has effect in accordance with the provisions of section 71 of the <i>Planning Act 2016</i> .		
Pursuant to section 85 of the <i>Planning Act 2016</i> , the approval will lapse if the first change of use does not happen within the currency period – being six (6) years starting the day the approval takes effect.		
The applicant may make representations (change representations) about a matter in this development application within the applicant's appeal period under the process established in chapter 3, part 5, division 2, subdivision 1 of the <i>Planning Act 2016</i> .		
The <i>Planning Act 2016</i> provides for a person to make a change to this development application outside the applicant's appeal period, following the process outlined in chapter 3, part 5, division 2, subdivision 2 of the Act.		
This development approval is for the proposed development only. Any additional uses/structures, if triggers assessable development, may require their own planning approval and will be assessed on its own merits.		
Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.		
It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants .		
Construction hours are 6:30 am to 6:30 pm Monday to Saturday, with no work to be undertaken on Sundays or public holidays. Noise levels from construction work shall at all times comply with the requirements of the <i>Environmental Protection Act 1994</i> .		
The <i>Aboriginal Cultural Heritage Act 2003</i> should be adhered to.		
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.		
<i>Carried</i> <i>Vote - Unanimous</i>		

Subject:	Application for Temporary Entertainment Event – Jungle Love Festival 2023
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File: Environmental Management/Reports/Environmental Health Reports Action Officer: EHO-DB

Background/Summary

Council received a temporary entertainment event application from Jungle Events Ltd to conduct a music festival located at Lot 2 SP228062, Sunday Creek Road, Jimna. The proposed event is called Jungle Love Festival and will involve live musical performances arts and workshops.

The event is proposed to be operated from 7am on Saturday 29 April 2023 until 3am Monday 1 May 2023. The applicant has advised that the event is a ticketed event with a maximum attendance of 3,000 people. Camping will be permitted onsite.

It is noted that three festivals have been operated on this site in recent history, including:

1. Swampy Conscience on 8 May to 9 May 2021.
2. Jungle Love Festival on 1 September to 5 September 2022, and
3. Elements Festival on 13 October to 17 October 2022.

Officers are unaware of any complaints relating to the operation of a similar event to this by the operator in September 2022. Please find a copy of the post event report from the September 2022 operation of the Jungle Love Festival.

Council regulates this activity through *Local Law No.1 (Administration) 2011*, and *Subordinate Local Law 1.12 (Operation of Temporary Entertainment Events) 2011*.

In addition to a Local Law approval, the applicant must also comply with the current public health directions from the Queensland Chief Health Officer. This will require the applicant to complete a COVID Safe Event Checklist.

Assessment of Application

Under section 9 of *Local Law No. 1 (Administration) 2011*, Council may grant an approval for an application for a temporary entertainment event only if it is satisfied that:

Criteria – LL, Section 9(1)(a)	If the prescribed activity requires a separate approval under an Act, a law of the Commonwealth or the local government's planning scheme—the separate approval has been granted; and
Officer comment	<p>The applicant has advised that BYO alcohol will be allowed at the event. No permit will be required from the Office of Liquor and Gaming Regulation.</p> <p>Council's planning department have advised that there are no planning requirements for this site provided that the use does not occur for more than 7 days in the calendar year.</p> <p>The applicant must comply with any current public health directions of the Queensland Chief Health Officer.</p>
Criteria – LL, Section 9(1)(b)	The proposed operation and management of the prescribed activity is adequate to protect public health, safety and amenity and prevent environmental harm; and
Officer comment	<u>Medical</u>

	<p>Council requested comment from the Queensland Ambulance Service (QAS) about the proposed event. QAS has recommended that all lifestyle or music festivals within the Jimna area require a paramedical transport capability during peak activity times of between 1600-0200 hours daily, while also engaging on-site private medical coverage to have twenty-four-hour coverage. The event organisers to contact all emergency services that are included in their IMT flow chart and provide event details, mapping, resourcing, and contact listings.</p> <p><u>Security</u></p> <p>Council received a response from QPS (Queensland Police Service), that stated, “there needs to be a level of comfort that the landowner (who does not abrogate any responsibility or liability) has done everything in his power to ensure a safe event. The Covid requirements is a constantly changing circumstance which will need to be reviewed closer to the event date to ensure compliance with any restrictions.</p> <p><u>Post Event Report</u></p> <p>A condition of approval will require the approval holder to submit to Council, within 14 days of the event, a Post Event Report detailing:</p> <ul style="list-style-type: none"> • Total number of paying attendees, artists and staff; • Any incidents during the event relating to public health and safety and the outcomes of those incidents; • Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire and Emergency Services assistance was required, and the outcomes of those incidents.
Criteria – LL, Section 9(1)(c)	If the prescribed activity is the commercial use of a local government controlled area or road—the grant of the approval is consistent with the objective of the local government of restriction of the commercial use of local government controlled areas and roads, where such activities are permitted, in recognition of the fact that the activities may otherwise enjoy an unfair commercial advantage over competitive activities conducted from fixed premises in the local government area for which rates and other charges are paid, and to which planning and other regulatory legislation applies;
Officer comment	Not applicable.
Criteria – LL, Section 9(1)(d)	The proposed operation and management of the prescribed activity would be consistent with any additional criteria prescribed for the activity under a subordinate local law for this paragraph; and
Officer comment	Subordinate Local Law No.1.12 (Operation of Temporary Entertainment Events) 2011 prescribes criteria for the proposed activity. An assessment against that criterion is provided below.
Criteria – LL, Section 9(1)(e)	The grant of the approval would be consistent with the purpose of any relevant local law; and
Officer comment	The proposed activity is generally consistent with Council’s local laws.

Criteria – LL, Section 9(1)(f)	If the application relates to trust land—the grant of the approval would be consistent with the terms and conditions of the trust; and
Officer comment	The subject land is not trust land.
Criteria – LL, Section 9(1)(g)	If the application relates to a prescribed activity mentioned in section 5(b)—the grant of the approval would be consistent with any requirements or criteria specified in the relevant Local Government Act in relation to the approval.
Officer comment	Not applicable.
Criteria – SLL, Section 4(1)	The design and construction of the place of the temporary entertainment event must be safe and appropriate to the nature of the entertainment proposed and the number of people expected to attend the place.
Officer comment	<p>The expected attendance rate for the event is 3,000 people (2,400 patrons and 600 staff). The event is proposed to be held at Lot 2 Sunday Creek Road Jimna. It is likely that enough space is available to accommodate the expected attendance.</p> <p>Conditions of approval will require the operator to ensure appropriate electrical safety standards are complied with, and that any scaffolding or temporary shade structures are installed by appropriately qualified persons.</p> <p>Conditions of approval will require the operator to ensure appropriate electrical safety standards are complied with, and that any scaffolding or temporary shade structures are installed by appropriately qualified persons.</p>
Criteria – SLL, Section 4(2)	Entertainment provided at the place must not unreasonably detract from the amenity of the area in which the entertainment is, or is proposed to be, situated.
Officer comment	Due to the location of the proposed event, it is not anticipated that the amenity of the surrounding area will be adversely impacted.
Criteria – SLL, Section 4(3)	Entertainment provided at the place must not generate significant noise, dust or light pollution or other significantly adverse effects on the surrounding neighbourhood.
Officer comment	<p>The proposed event is likely to generate loud music, and light effects as part of the entertainment that is provided. Dust emissions are expected to be minimal.</p> <p><u>Noise</u> The applicant has submitted an event management plan and a noise management plan for the event. The applicant has also advised that they will monitor decibel levels on site, at the perimeter of the site and near neighbouring properties at intervals during the event to check for compliance with approval conditions.</p> <p><u>Dust</u> Give the location of the site, it is not expected that a dust nuisance will be</p>

	<p>caused.</p> <p><u>Light</u> Give the location of the site, it is not expected that a light spillage nuisance will be caused.</p> <p>It is noted that the applicant operated a similar event (Jungle Love 2022) at this site in September 2022 and Council did not receive any feedback/complaints relating to environmental nuisance.</p>
Criteria – SLL, Section 4(4)	There must be enough toilets and sanitary conveniences provided for the event.
Officer comment	<p>The applicant has advised that 48 toilets and 2 disabled toilets will be provided during the event. Council has advised that the applicant must comply with condition 1.6. Sanitary bins will be provided in all female toilets. The toilets will be cleaned and maintained throughout the event by a designated team.</p> <p>Toilet and shower numbers will be conditioned as part of any approval that is issued.</p>
Criteria – SLL, Section 4(5)	Adequate provision must exist for the disposal of waste generated by the use of the place for the temporary entertainment event.
Officer comment	<p>The applicant has advised that recycling and general waste bins will be located throughout the site in visible places. The organisers will collect any remaining rubbish and litter after the event has ended. All rubbish collected will be disposed of at a licenced waste facility. The applicant has indicated that a total of 160 bins will be located on site.</p> <p>Council will also condition an approval with the requirement that event attendees be encouraged to deposit all waste on site in waste disposal bins provided before leaving the event site to minimise depositing of waste off-site.</p>
Criteria – SLL, Section 4(6)	Adequate provision must exist for people and (if relevant) vehicles to enter and leave the place of the temporary entertainment event.
Officer comment	Council's Operations Department have advised that the event will be operated entirely off the Council controlled road. The road is sealed up to the property entrance to the site. Negative affects to Council's assets are not anticipated. The applicant to provide adequate access of the site and parking space for the event. Road signage associated with the event will be conditioned if an approval is granted.

Attachments

1. Site Map – Overview
2. Site Map – Festival Site and Camping
3. Event Management Plan
4. Waste Management Plan
5. Noise Management Plan

6. Jungle Love Festival 2022 Post Event Report

Recommendation

That Council approve the application subject to the conditions listed below:

No.	CONDITION
1.0	ENVIRONMENTAL/ LOCAL LAW
1.1	The approval holder must: <ul style="list-style-type: none"> • Display the approval in the manner, and at the locations, specified by the local government; and • Produce the approval for inspection by an authorised person on demand.
1.2	The approval holder must provide Somerset Regional Council with a copy of a public liability insurance certificate of currency for a minimum of \$20 million dollars and must note Somerset Regional Council as an interested party. The insurance certificate must cover all relevant aspects of the event.
1.3	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.
1.4	The temporary entertainment event is limited to the operation of a music festival with the maximum attendance of 3000 people on Lot 2 SP228062, Sunday Creek Road Jimna, between the hours of 7:00am on Saturday 29 April 2023 until 3am Monday 1 May 2023.
1.5	The approval holder must provide the following number of toilets, sanitary conveniences, and showers for the event: Males: 60 toilets; 30 urinals; 40 hand basins; 30 showers Females: 120 toilets; 40 hand basins; 30 showers; 1 sanitary convenience bin per female toilet Unisex: at least 1 unisex toilet for patrons with a disability at each group of toilet facilities
1.6	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors (Please note: the approval holder must not encourage event attendees to take waste with them when they depart the event).
1.7	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event. The insurance certificate of currency must be submitted to Council by Friday 7 April 2023.
1.8	The approval holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval. “Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.
1.9	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.10	Noise associated with the event must not exceed the following levels at a sensitive receptor: (a) before 7am, if the use causes audible noise; or

	(b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or (c) from 10pm to midnight, if the use causes noise of more than the lesser of the following— (i) 50dB(A); (ii) 10dB(A) above the background level.
1.11	The operation of the temporary entertainment event must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.12	The approval holder must provide appropriate lighting to all areas of the temporary entertainment event to ensure the safety of the public.
1.13	All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times: <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
1.14	The approval holder must ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.15	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the application material submitted to Council.
1.16	The approval holder must submit a final version of the Event Management Plan for approval by the Chief Executive Officer, by Friday 21 April 2023.
1.17	The approval holder must ensure that the temporary entertainment event is run in accordance with the approved Event Management Plan.
1.18	The approval holder is to provide a contact number for any complaints received during the event.
1.19	The approval holder must ensure that all electrical installations or distribution to be utilised for the event is installed and signed off by a licence electrician.
1.20	The approval holder must ensure that the construction of any structures onsite, including temporary stages and shade sails, are installed by appropriately qualified persons holding riggers licences with Workplace Health and Safety Queensland.
1.21	The approval holder must have a minimum of 15 licensed security staff to be available on site at all times for the duration of the event.
1.22	The approval holder must engage the Queensland Ambulance Service to provide paramedical transport capability during peak activity times between 1600-0200 hours daily while the event is operating, while also engaging registered paramedics for on-site private medical coverage in order to have twenty-four hour medical coverage during the event.
1.23	The approval holder must submit to Council, within 14 days of the event, a Post Event Report detailing: <ul style="list-style-type: none"> • Total number of paying attendees, artists and staff; • Any incidents during the event relating to public health and safety and the outcomes of those incidents; • Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire Emergency Services assistance was required and the outcomes of those incidents.
2.0	OPERATIONS
2.1	Adequate vehicle access and parking space must be provided on site and should be to an all-weather standard (in accordance with Council Planning Scheme definition). Any directional signage from Kilcoy-Murgon Road must be an approved event sign, in accordance with Council local laws. The directional signage must not be erected sooner than the morning of the event and must be taken down the night after the event is finished.
2.2	Any signs placed on TMR controlled roads will require Main Roads approval.

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT Council approve the application for “Jungle Love” subject to the conditions listed below:

No.	CONDITION
1.0	ENVIRONMENTAL/ LOCAL LAW
1.1	The approval holder must: <ul style="list-style-type: none"> • Display the approval in the manner, and at the locations, specified by the local government; and • Produce the approval for inspection by an authorised person on demand.
1.2	The approval holder must provide Somerset Regional Council with a copy of a public liability insurance certificate of currency for a minimum of \$20 million dollars and must note Somerset Regional Council as an interested party. The insurance certificate must cover all relevant aspects of the event.
1.3	The operation of the temporary entertainment event must not unreasonably detract from the amenity of the area in which the place is located.
1.4	The temporary entertainment event is limited to the operation of a music festival with the maximum attendance of 3000 people on Lot 2 SP228062, Sunday Creek Road Jimna, between the hours of 7:00am on Saturday 29 April 2023 until 3am Monday 1 May 2023.
1.5	The approval holder must provide the following number of toilets, sanitary conveniences, and showers for the event: Males: 60 toilets; 30 urinals; 40 hand basins; 30 showers Females: 120 toilets; 40 hand basins; 30 showers; 1 sanitary convenience bin per female toilet Unisex: at least 1 unisex toilet for patrons with a disability at each group of toilet facilities
1.6	The approval holder must provide an appropriate number of waste bins that are to be serviced by an appropriately licensed waste contractor. The number of waste bins provided must be sufficient to accept all waste generated by the event, including waste from attendees, event staff, and food vendors (Please note: the approval holder must not encourage event attendees to take waste with them when they depart the event).
1.7	The approval holder must maintain insurance that is applicable to the activity including without limitation, a public liability insurance policy which provides indemnity for each individual occurrence in an amount not less than \$20 million dollars. The insurance certificate must cover the permit holder and the Somerset Regional Council against any claims whatsoever arising from the operation of the event. The insurance certificate of currency must be submitted to Council by Friday 7 April 2023.
1.8	The approval holder must indemnify and keep indemnified, the Somerset Regional Council, their officers, employees and agents (the indemnified) against any or all losses suffered or incurred (except to the extent that any losses are caused through the negligent act or omission of the indemnified) in connection with the erection, existence or operation of the works or activities, the subject of this approval. “Losses” include liabilities, losses, damages, expenses and costs (including legal costs on a full indemnity basis and whether incurred or awarded) of any kind or nature, whether arising in contract or tort (including, but not limited to, negligence) or under a statute; and also include loss or profits, loss of revenue, loss of anticipated saving, loss of opportunity, pure economic loss and loss of data any other consequential special or indirect loss or damage.
1.9	The temporary entertainment event must not cause an environmental nuisance as defined by the <i>Environmental Protection Act 1994</i> .
1.10	Noise associated with the event must not exceed the following levels at a sensitive receptor: (a) before 7am, if the use causes audible noise; or (b) from 7am to 10pm, if the use causes noise of more than 70dB(A); or

	(c) from 10pm to midnight, if the use causes noise of more than the lesser of the following— (i) 50dB(A); (ii) 10dB(A) above the background level.
1.11	The operation of the temporary entertainment event must not create a traffic nuisance or increase an existing traffic nuisance or detrimentally affect the efficiency of the road network in which the activity is undertaken.
1.12	The approval holder must provide appropriate lighting to all areas of the temporary entertainment event to ensure the safety of the public.
1.13	All buildings, structures, vehicles, facilities or equipment used in the operation of the temporary entertainment event must be maintained at all times: <ul style="list-style-type: none"> • In good working order. • In good state of repair. • In a clean and sanitary condition.
1.14	The approval holder must ensure that a food licence issued under the <i>Food Act 2006</i> is obtained (to the extent that it is required) by any entities selling food at the event.
1.15	The approval holder must ensure that the temporary entertainment event is run generally in accordance with the application material submitted to Council.
1.16	The approval holder must submit a final version of the Event Management Plan for approval by the Chief Executive Officer, by Friday 21 April 2023.
1.17	The approval holder must ensure that the temporary entertainment event is run in accordance with the approved Event Management Plan.
1.18	The approval holder is to provide a contact number for any complaints received during the event.
1.19	The approval holder must ensure that all electrical installations or distribution to be utilised for the event is installed and signed off by a licence electrician.
1.20	The approval holder must ensure that the construction of any structures onsite, including temporary stages and shade sails, are installed by appropriately qualified persons holding riggers licences with Workplace Health and Safety Queensland.
1.21	The approval holder must have a minimum of 15 licensed security staff to be available on site at all times for the duration of the event.
1.22	The approval holder must engage the Queensland Ambulance Service to provide paramedical transport capability during peak activity times between 1600-0200 hours daily while the event is operating, while also engaging registered paramedics for on-site private medical coverage in order to have twenty-four hour medical coverage during the event.
1.23	The approval holder must submit to Council, within 14 days of the event, a Post Event Report detailing: <ul style="list-style-type: none"> • Total number of paying attendees, artists and staff; • Any incidents during the event relating to public health and safety and the outcomes of those incidents; • Any incidents during or associated with the event where the Queensland Police Service, Queensland Ambulance Service or Queensland Fire Emergency Services assistance was required and the outcomes of those incidents.
2.0	OPERATIONS
2.1	Adequate vehicle access and parking space must be provided on site and should be to an all-weather standard (in accordance with Council Planning Scheme definition). Any directional signage from Kilcoy-Murgon Road must be an approved event sign, in accordance with Council local laws. The directional signage must not be erected sooner than the morning of the event and must be taken down the night after the event is finished.
2.2	Any signs placed on TMR controlled roads will require Main Roads approval.
	<i>Carried</i>

Vote - Unanimous

Subject:	Planning and Development Department Monthly Report – October 2022
File Ref:	Governance/Reporting/Officer Reports
Action Officer:	DPAD, ESM, SP, SBC, NRMO

Report

A summary of the Department's activities during the month of October 2022 is provided for Council's information.

Planning Development Applications

A total of twenty-eight (28) development applications were received in October 2022.

Assessment Type	September 2021	October 2021	September 2022	October 2022
Building Works assessable against the Planning Scheme	12	9	14	11
Material Change of Use	12	9	8	8
Reconfiguring a Lot	3	3	1	3
Operational Works	2	-	4	5
Combined Applications	-	-	1	1
Total	29	21	28	28

The list of applications received is provided in Appendix 1.

A total of thirty-three (33) development applications were decided in October 2022.

Approved/Refused	September 2021	October 2021	September 2022	October 2022
Refused - Council	-	-	-	-
Refused - Delegated Authority	-	-	-	2
Approved - Council	6	3	6	4
Approved - Delegated Authority	19	13	24	27
Total	25	16	30	33

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

Building Development Approvals

A total of sixty-six (66) building approvals were issued in the region for October 2022.

Assessment Type: Building Works

Status	September 2021	October 2021	September 2022	October 2022
Accepted	87	81	84	65
Approved - Council	17	20	12	17
Approved - Private Certifier	64	60	63	49

The list of applications approved is provided in Appendix 2.

Building Compliance Matters

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

October 2022:

Unapproved building works at Mount Archer.



Plumbing Compliance Permits and Inspections

A total of twenty-six (26) plumbing and drainage approvals were issued in the region for October 2022.

Assessment Type: Plumbing Approval

Status	September 2021	October 2021	September 2022	October 2022
Approved	30	20	20	26
Info Request	1	2	10	13
Total	31	22	30	39
Plumbing Inspections	94	101	92	100

The list of applications approved is provided in Appendix 3.

The number of home sewerage treatment plants on Council's register is 2345 of which 392, or 16.71% are currently overdue for servicing.

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

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

New Somerset Economic Development Strategy

Council has engaged consultants, Lucid Economics, to assist developing a new Economic Development Strategy for the Somerset Region.

The project commenced in early 2022 and included a detailed economic and industry analysis, background reports and preliminary stakeholder engagement through several meetings, interviews and briefings, including workshops with Somerset Regional Council's Economic Development and Tourism Advisory Committee (EDTAC).

Public consultation on the draft strategy was undertaken, utilising Council's 'Have your say' platform, from Monday 26 September 2022 to Monday 17 October 2022.

Lowood Futures Strategy

Council has engaged consultants, AECOM, to assist developing a *Lowood Futures Strategy*.

The Strategy will:

- Outline opportunities to become a regionally attractive destination and secure new investment.
- Provide a vision and concept master plan that amplifies the town's unique brand and identity.
- Identify the priority policy, development and infrastructure responses required to achieve the vision and master plan.
- Be developed collaboratively with the community, business and government stakeholders.

Council has worked with members of the local community, via the establishment of local community reference group, to develop a Vision and Draft Concept Master Plan for Lowood to guide the *Lowood Futures Strategy*.

Following formative consultation with a discrete Lowood Community Reference Group, formal public consultation on the Draft Concept Master Plan was undertaken, utilising Council's 'Have your say' platform, from Monday 15 August 2022 to Monday 5 September 2022.

Council is currently considering consultation feedback received ahead of an anticipated briefing with the Lowood Community Reference Group in late November ahead of strategy finalisation.

Environmental Health Services

Food Safety Training



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

A total of 113 users completed the training during the month of October.

Swimming Pool Water Quality Monitoring

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



Mosquito Monitoring



Officers are currently planning the 2022-2023 mosquito surveillance program in conjunction with Queensland Health which is proposed to be conducted in various towns and villages in the region from January to March 2022.

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

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

In addition to the Queensland Dengue Management Plan 2015 – 2020; Queensland Health is currently working with local governments in SEQ to establish an emergency response

framework that will be triggered on confirmation of positive *Aedes aegypti* or *Aedes albopictus* identification in SEQ.

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

Pest Management

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

Invasive Animal Control

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

Wild dogs

1080 baits injected:

	September 2022	October 2022
Harlin	-	244
Esk	11	16
Kilcoy	21	-
Kingaham/Yabba	669	-
Fernvale	68	-
Bryden	20	-
Glamorganvale	13	-
Coal Creek	24	-
Total	826	260



Dingo scalps presented:

	September 2022	October 2022
Eskdale	-	9
Colinton	-	1
Westvale	-	7
Kilcoy	18	20
Biarra	8	-
Total	26	37

Feral pigs

1080 baits injected:

	September 2022	October 2022
Kingaham	70	-
Total	70	-



Feral pig scalps presented:

	September 2022	October 2022
Eskdale	-	33

Buaraba	-	166
Toooloorum	-	109
Mt Kilcoy	-	59
Mt Mulgowie	-	46
Biarra	190	-
Total	190	413

Feral pigs reported to be impacting on a landholder Cooeimbardi area, Pre feeding underway in preparation of deployment of the trap.

Rabbits:



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

Fox:



- Pest Management Officers are continuing to monitor den sites that have been found and fumigated.
- Council received a complaint in Mt Hallen fox predating on poultry. A cage trap was deployed resulting in the capture of one fox.

Pest Management

The following is a report on activities in the Pest Management sections for the months of September and October 2022.

Invasive Plant Control

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

September:

- **Mother of Millions-** Lowood, Fernvale, Neurum, Buaraba, Coominya.
- **Annual Ragweed-**
- **Giant rats tail grass** – Lowood, Sandy Creek, Mt Kilcoy, Esk, Fernvale.
- **Fireweed-** Kilcoy, Gregors Creek, Biarra, Lowood, Neurum, Sandy Creek, Esk, Coominya, Fernvale, Toogoolawah, Mt Tarampa, Glamorgan Vale, Buaraba.
- **Leucaena-** Toogoolawah.
- **Lantana** – Neurum, Villeneuve.
- **Council managed infrastructure-** Kilcoy show grounds.
- **Element 5-** Brisbane Valley Highway, Kilcoy Murgon Road
- **Herbicide applied** – 7,950L.

October 2022:

- **Mother of Millions-** Minden, Prenzlau,

- **Fireweed** – Minden, Prenzlau, Villeneuve, Lowood, Moore, Hazeldean, Coominya, Neurum, Kilcoy, Fernvale, Glamorgan Vale, Tarampa.
- **Giant rats tail grass** – Mt Kilcoy, Lowood, Tarampa, Sheep Station Creek, Esk, Coominya,
- **Annual Ragweed**- Coominya
- **Groundsel** – Gregors Creek.
- **Honey Locust**-
- **Leucaena** – Esk Kilcoy Road, Neurum Road
- **Lantana**- Neurum, Sandy Creek, Royston
- **Council managed infrastructure**- Kilcoy show grounds, Jensen Swamp,
- **Main Roads Element 5**- D'Aguilar Highway, Esk Kilcoy Road,
- **Main Roads Element 8**- Kilcoy Murgon Road, Esk Kilcoy Road, Brisbane Valley Hwy, Gatton Esk Rd, Esk Hampton Rd, Coominya Connection Rd, Forest Hill Fernvale Rd
- **Lantana chemically treated** – 14,500M² / 14.5Ha
- **Herbicide applied** – 18,336L.

Lantana Chemical Subsidy Program

As part of the 2021/22 budget, Council has funded an ongoing Lantana Chemical Subsidy Program, where a 50% subsidy is provided to eligible landholders who purchase approved chemicals to control lantana for the business located within the Somerset Region.

The first round of the 2022/23 program has closed with 51 successful expressions of interest to participate in the program in the first two months and a further 20 plus applicants registered and waiting for a possible second round with the remaining funds.

Compliance under the *Biosecurity Act 2014*:

	September 2022	October 2022
Information notices	-	1
Biosecurity Orders	-	-
Enter and Clear action	-	-

Regulatory Services

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

Natural Resource Management

Land for Wildlife

- Representation at the Land for Wildlife regional steering committee meeting – 5 October 2022.

Somerset Flora and Fauna



- Birds Queensland has been engaged to produce a “Birds Places of Somerset” brochure for the Somerset Region. The “Bird Places” series has been adopted in several other SEQ Local Governments and promotes locations throughout the Council area for Bird watching opportunities.
- two of three Somerset Free Tree Day Events were held in, Esk 8 October 2022, and Kilcoy 22 October 2022. At the conclusion of the Free Tree days approximately 23,000 plants were given away across 1,800 properties.

Catchment Management

- Resilient Rivers Project Updates:
 - Planting has been completed at the next stage of the Black Snake Creek Project (2 properties at Glamorgan Vale) and is now under two years of maintenance to assist plant establishment. Some flood remediation works (replanting) will be undertaken in November (pending climate suitability).



Offsets – Planting



Delivery of Councils Capital Works Offsets:

- Expressions of Interest have been sought to deliver the 22/23 Offset proposal on the Brisbane Valley Rail Trail, incorporating Brisbane Valley Kilcoy Landcare's Queens Jubilee planting at Yimbun Station.

Collaborations

- Facilitated a planting of approximate 400 trees at Greenhide Reserve (between Linville and Moore) to secure the floodplain adjacent to the reserves Rainforest section. This work project was in collaboration with Friends of the Forest Moore, and the Somerset Recovery and Resilience Team – 6 October 2022.
- Facilitated a presentation to Council by Water Technology regarding an assessment of Twin Bridges Reserve near Fernvale. This assessment focussed on sustainable recreation and site rehabilitation opportunity – 12 October 2022.
- The Recovery and Resilience team finalised its delivery with a small ceremony at the Toogoolawah Condensery (one of their primary worksites) on Tuesday 18 October 2022.
- Representation at SEQ Local Government Koala group meeting 25 October 2022.
- Meeting/s with Healthy Land and Water representatives on the 12th and 26th of October to discuss the 2022 Report Card.
- Officer participation in Fire Vegetation Hazard classification review with Queensland Fire and Emergency Services – 27 October 2022.

Business Recovery Officer



Below is a summary of the Business Recovery Officer's activities during the month of October.

1. General Business

October had an agriculture theme for the BRO, meeting with QRIDA representatives to discuss support for Somerset's primary producers. Additionally, an informative workshop on current biosecurity threats was held in Kilcoy.

2. Events

On Tuesday, 25 October, an agricultural specific workshop was held for Somerset primary producers at the Kilcoy Golf Club. "*Current Issues in Agriculture*" included four speakers from the Department of Agriculture and Fisheries, Healthy Land and Water, Fire Ant Eradication

Program and Somerset Regional Council. 51 participants attended the workshop and networking evening.

Final arrangements were made for *Navigating the Storm – Disaster Management Preparation for Business* (presented by DESBT) workshops to be held in four locations across the region within November.

Planning has commenced for a 2023 calendar of events.

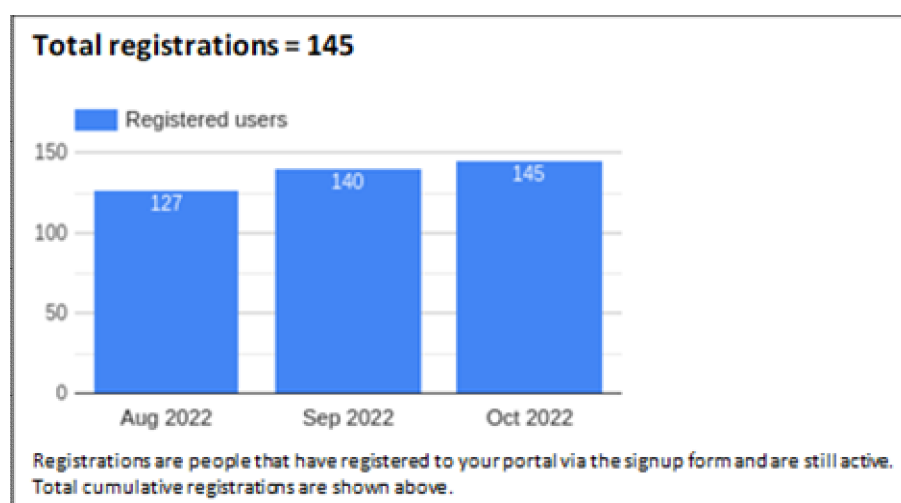
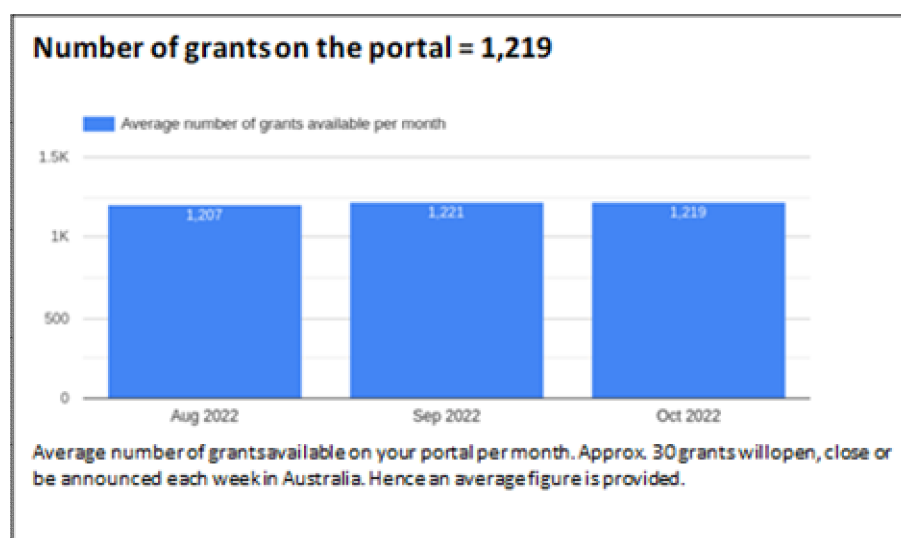
3. Business Communications

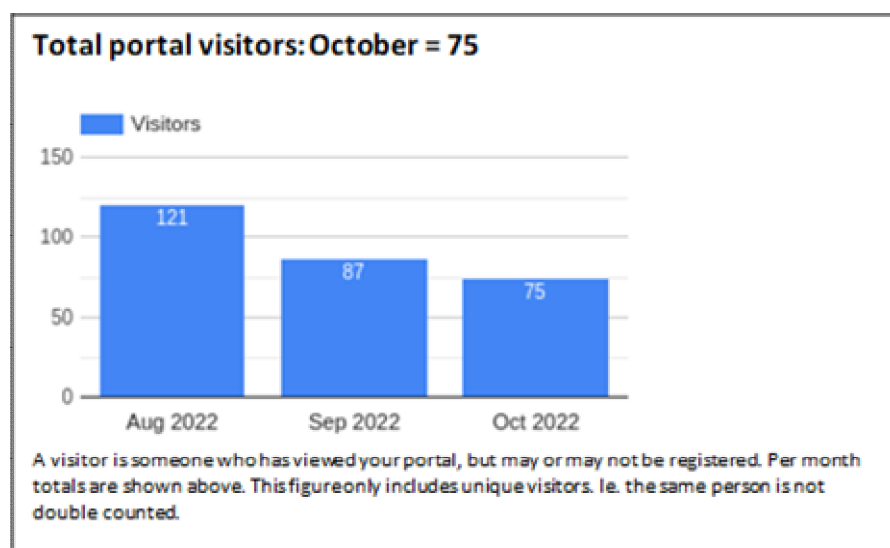
Content for the third edition of the Flood Recovery Newsletter was being finalised for distribution next month.

Current Issues in Agriculture was a great opportunity to meet and greet our primary producers, to discuss future workshop topics.

4. Grants

Somerset Regional Council Grant Finder - October 2022 Monthly Report Highlights





Recommendation

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

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

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

Carried
Vote - Unanimous

Subject:	Revenue statement – property search	intended	address	of
prospective purchaser				
File Ref:	Rates - property history - service address			
Action Officer:	DFIN			

Background/Summary

Council currently requires solicitors and conveyancers provide an intended address for prospective purchasers after settlement on property search application forms.

This requirement was introduced to provide earlier information about addresses. Council officers have observed that the addresses being provided by solicitors frequently do not match the addresses provided by the titles section of the Department of Resources after settlement is complete.

Resources are being expended unnecessarily in reconciling the two addresses and it is recommended that the intended address requirement be removed from the following text in the revenue statement:

It is a condition of Somerset Regional Council property search requests that completed requests provide the prospective purchasers' full names, current direct email addresses and current postal addresses as well as the prospective purchasers' addresses for service of notices following change of ownership.

Attachments

Nil

Recommendation

THAT the following text in the revenue statement be deleted:

“as well as the prospective purchasers’ addresses for service of notices following change of ownership”

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT the following text in the revenue statement be deleted:
“as well as the prospective purchasers’ addresses for service of notices following change of ownership”.

Carried
Vote - Unanimous

Subject:	Rogue Raid Event Sponsorship Request
File Ref:	Recreation and Cultural Services – Event Management – Community Events – Festivals – Sporting
Action Officer:	A/MRT and PO

Background/Summary

Somerset Regional Council has received a request from Rogue Adventure Pty Ltd to host and sponsor Rogue Raid, Australia’s largest 24-hour adventure race, in April 2023.

The request is for \$5,000 excluding GST and value in-kind support.

Beginning in 2010, the fourteenth Rogue Raid is a premier event in the national adventure racing series. The Rogue Raid involves teams navigating an unmarked wilderness course with a map and compass through alternating stages of mountain biking, kayaking and trekking in a race to collect as many check points as possible in a 24-hour time period.

The Rogue Raid travels to a new location every year in South East Queensland and northern New South Wales. The race typically attracts upwards of 300 competitors and volunteers from across Australia and New Zealand, providing an economic boost and tourism promotion of the region the race travels to. The Rogue Raid has been previously hosted and supported by Moreton Bay Council, Scenic Rim Council, Logan City Council and Clarence Valley Council.

In exchange for sponsorship, Rogue Raid commits to:

- Involve Somerset Regional Council’s Mayor in the race opening.
- Promote Council’s Experience Somerset brand and tourism operators in the lead up to the event, in particular accommodation operators.
- Encourage the use of local suppliers, where possible.
- Promote health and wellbeing in the community through event promotion with a strong focus on an active and outdoor lifestyle.

- Share professional imagery and videography (including aerial footage obtained by drone) of the event with Council for future use in the positive promotion the Experience Somerset brand.

Encouraging an event of this nature to Somerset aligns with the following Council objectives:

- Explore a More Strategic and Coordinated Approach to Events Planning and Promotion... Identify opportunities for existing and emerging events throughout Somerset to become part of a wider, coordinated calendar of events. *(Somerset Tourism Strategy 2021-2025: Theme 4: Design and Delivery of Festivals and Events)*
- Proactively encourage... the development of new events within the Somerset Region. *(Somerset Regional Council Operational Plan 2022-2023: Prosperous Somerset)*
- Facilitate community access to the wide range of sport and recreational pursuits available in the Somerset region. *(Somerset Regional Council Corporate Plan: Vibrant Somerset, 2.6).*

The multi-day event would be of positive economic benefit to Somerset. Based on previous research, it is estimated that adventure cyclists spend approximately 51 per cent more when visiting Somerset overnight (Brisbane Valley Rail Trail Visitor Research Program Report, July 2021). The target market for this event is also considered to be high value travellers, that may be accompanied by family seeking alternative experiences.

Financial support for this event is not currently allocated within the 2022-2023 financial years Promotional Advertising budget. Should Council wish to financially support the event, additional funds would be required.

Attachments

Nil

Recommendation

THAT Council commit in-principal funding of \$5,000 excluding GST and provide in-kind support to the Rogue Raid event to be held in April 2023 under the condition that a Memorandum of Understanding be agreed upon by all parties, with funds to be allocated at the next budget review meeting.

Resolution

Moved – Cr Brieschke

Seconded – Cr Isidro

“THAT Council commit in-principal funding of \$5,000 excluding GST and provide in-kind support to the Rogue Raid event to be held in April 2023 under the condition that a Memorandum of Understanding be agreed upon by all parties, with funds to be allocated at the next budget review meeting.”

*Carried
Vote - Unanimous*

Subject: Kilcoy Indoor Sports Centre Redevelopment Draft Master Plan – Have Your Say Community Feedback Summary

File Ref:	Recreation and Cultural Services – Planning – Consultation
Action Officer:	A/MRT

Background/Summary

At the 10 March 2021 Ordinary Meeting, Council authorised the establishment of a Steering Committee to guide the drafting of a feasibility / business case report into upgrading / re-developing the Kilcoy Indoor Sports Centre (KISC).

The Steering Committee was then established and featured two representatives Council (Councillors Gaedtke and Isidro) and a representative of Somerset Health and Fitness (KISC facility lessee), Somerset Leisure (Kilcoy Aquatic Centre facility lessee), the Kilcoy Gymnastics Club and the Kilcoy State High School.

The Steering Committee operates in line with the Project Plan Proposal endorsed by Council on 10 March 2021. Since its formation the Steering Committee has met six times.

In September 2021 the Steering Committee endorsed the engagement of Otium Planning Group (OPG) to prepare a master plan for the redevelopment of the KISC.

At the 20 July 2022 Ordinary Meeting, Council received the KISC Redevelopment draft Master Plan as prepared by OPG. The draft Master Plan was released for public comment following the meeting.

The '*Have Your Say*' survey for the draft Master Plan was released for public feedback on 19 August 2022 and closed on 21 September 2022.

During the '*Have Your Say*' consultation period, Councillors also made themselves available for direct consultation at the Kilcoy Customer Service Centre on 31 August 2022 and 13 September 2022.

Council promoted the survey and public consultation via:

- Media releases
- Social media posts
- Hard copies of the Master Plan and *Have Your Say* Survey at the Kilcoy Customer Service Centre and Library, Kilcoy Indoor Sports Centre and Kilcoy Explore Centre

A total of 44 surveys were completed, with 89 percent completed online and the remainder completed via hard copy and submitted to the Kilcoy Customer Service Centre.

Have Your Say – Results

A summary of the '*Have Your Say*' Survey results is as follows:

- 90 per cent of respondents were supportive of the draft Master Plan, 7.5 per cent were unsure and 2.5 per cent were against
- 85.5 per cent of respondents were women, 12 per cent were men and 2.5 per cent preferred not to say
- The most common respondent age groups were 35-44 years (34 per cent), 55-64 years (24 per cent) and 25-34 years (20 per cent)
- 100 per cent of respondents resided within the Somerset Region, with 83 per cent residing in Kilcoy

- 63 per cent of respondents were current users of the facility; 46 per cent used the facility at least once per week, with the main use being casual strength and cardio training (30 per cent)

Respondents indicated that the following redevelopment items were of the highest priority (in order):

1. 24-hour gym access
2. Increased gym capacity
3. Greater ventilation
4. More amenities

The common themes respondents raised as concerns with the proposed redevelopment were:

- The future management model
- Need to ensure fees and charges are affordable
- Need to ensure contemporary fitness equipment is included
- Need for 24-hour access to the gym
- Need to consider connectivity and storage of the Kilcoy Yowies Rugby League Club

Addressing Concerns

Community concerns have been identified and will be addressed in the Final Master Plan as summarised below:

- Management Model
 - The proposed Sports Centre facilities, layout and design support multiple future management options, including a combined aquatic facility and indoor sports centre operation or two separate facility operations, and Council or external management arrangements
- Affordability
 - Council will influence future fees and charges and confirm its expectations to ensure the Sports Centre remains affordable via its management agreement
- Fitness Equipment
 - The expanded health and fitness centre will require updated and additional fitness equipment
- 24 Hour Access
 - 24-hour access to the gym will to be included as a priority outcome of a Stage 1 development of the Master Plan
- Kilcoy Yowies Rugby League Club
 - The draft Master Plan includes improved car parking and pedestrian connectivity between the Rugby League Club and the Sports Centre
 - Council will work with the Rugby League Club to ensure no net loss of storage occurs as a result of implementing the Master Plan redevelopment

Attachments

Nil

Recommendation

THAT Council

- 1) Receive the Kilcoy Indoor Sports Centre Redevelopment draft Master Plan – Have Your Say Community Feedback report, and the contents be incorporated into a revised Final Master Plan.
- 2) Formally acknowledge the contributions of members of the group by writing to each of the members.
- 3) The Kilcoy Indoor Sports Centre Steering Committee be disbanded.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Choat

“THAT Council

- 1) Receive the Kilcoy Indoor Sports Centre Redevelopment draft Master Plan – Have Your Say Community Feedback report, and the contents be incorporated into a revised Final Master Plan.
- 2) Formally acknowledge the contributions of members of the group by writing to each of the members.
- 3) The Kilcoy Indoor Sports Centre Steering Committee be disbanded.





Carried
Vote - Unanimous

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













Background/Summary


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


Visitor Statistics

	Somerset	Brisbane	Other SEQ	Rest of state	Interstate	International	Total
 Esk VIC	72	77	50	13	39	5	256
 Fernvale Explore Centre	62	127	51	26	25	12	303
 Kilcoy Explore Centre	157	95	175	75	83	18	603
 The Condensery	148	110	69	15	20	2	411

Motivators

	First	Second	Third
Esk	 Maps and Directions	 Glen Rock Gallery	 Brisbane Valley Rail Trail
Fernvale	 Maps and Directions	 Brisbane Valley Rail Trail	 Caravanning and Camping
Kilcoy	 Maps and Directions	 Caravanning and Camping	 Environmental Centre
The Condensery	 The Condensery exhibitions	 The Condensery Building	 Culture and Heritage

Merchandise Sold 	
Esk	\$6
Fernvale	\$31
Kilcoy	\$473
TOTAL	\$510

Active Volunteers 	
Esk	11
Fernvale	19
Kilcoy	10
TOTAL	40

Digital Media**Facebook**

3417 (+30)
Reach 9306
(+ 36%)

Instagram

1583 (+31)
Reach: 996
(-13%)

Website

Page Views: 3132

Visitors: 1400 new, 214 returning

Peak Time: Monday, 3 October

Most Popular Pages: Experience Somerset, Events, Outdoor Adventure

Device Type: 56% Mobile, 40% Desktop, 4% Tablet

Volunteer acknowledgement and engagement

Our Somerset Tourism Ambassadors continue to contribute enormously to promoting our region. Our third volunteer famil for 2022 took place on 18 October and included visits to key sites in the Lake Somerset vicinity. Volunteer retention has been successful over the course of the year. The Tourism staff continue to discuss and review strategies for recruiting new volunteers, as necessary.

Glen Rock Art Gallery (Esk Visitor Information Centre)

The October exhibition in Glen Rock Gallery showcased the works of two Mount Beppo artists, Sue Wellingham and Sue Howard. The watercolour exhibition is a favourite with visitors and locals alike, in particular due to the focus on floral art. Local potter, Jane Harthoorn, also featured in this month's exhibition.

TEQ Contestable Funding

Council has supported Brisbane Economic Development Agency (BEDA) application for funding to run another round of the Best of Brisbane Region Experiences Program in 2023 for six Somerset tourism businesses along with the new Transformation Experiences Mentoring Program for four Somerset tourism businesses. Both of these programs are reliant on approval from TEQ to move forward.

Council has supported Southern Queensland Country Tourism's application for funding to run a full day workshop in 2023 to assist Somerset agriculture business owners to diversify into Agritourism. This program is reliant on approval from TEQ to move forward.

Brisbane Economic Development Agency

Throughout October and November BEDA is organising the First Nations Tourism Relationship Building Program. A/MRT and TDO will be participating in this famil program.

BEDA held an Accessible tourism seminar on Tuesday, 25 October for tourism businesses, in which three Somerset tourism businesses attended.

Trade Shows

Experience Somerset has secured a stand at the Moreton Bay Caravanning and Camping Expo from 17-19 February 2023. More details will be released in coming months.

Events

Queen's Jubilee Commemoration – Greening the Brisbane Valley Rail Trail

On Saturday 15 October 2022, Carole Labram, Tourism Officer, attended the Kilcoy Brisbane Valley Landcare Queen's Jubilee Commemoration on behalf of the Council. Council provided the Somerset Community Outreach Trailer and equipment in support of the event.

Her Excellency the Honourable Dr Jeannette Young AC PSM, Governor of Queensland opened the event which commenced with Her Excellency, the Governor planting the first of 70 trees, one to mark each year of the late HRH Queen Elizabeth II reign. A further 700 trees will be planted in 2023, by various community groups, to provide habitat for koalas and shade for users of the Brisbane Valley Rail Trail.

Christmas Lights

Promotions and advertising confirmed. Competition judges confirmed. Entries opened 3 October. Advertising and promotion ongoing through council website, social media and general advertising.

Marketing Implementation Plan

Council have engaged an external consultant to develop a marketing implementation plan and promotional campaign. Promotions Officer (PO) continues to work closely with the consultant through the development process to ensure the plan and campaign align with objectives outlined in the Tourism Strategy 2021-2025. Phase one is in progress. The PO will provide a progress report to Economic Development and Tourism Advisory Committee meeting in November 2022.

Marketing Opportunities

Investigating marketing opportunities for possible inclusion in the marketing implementation plan, including: Go Transit bus advertising, Ipswich Media, Australian Traveller's Amazing Journeys and Moreton Bay Expo additional marketing opportunities.

Paid Advertising

Advertising package purchased for the Moreton Bay Expo in February 2023.

Tourism and Promotional activities

- Throughout the month of October, 33 boxes of Experience Somerset Visitor Guides were distributed to 11 Queensland VICs and 4 Somerset tourism businesses, a total of 252 boxes since it was launched.
- Somerset brochures were distributed at the Let's Go Brisbane Caravan and Outdoor Sale from 27-30 October on the Caravanning Queensland stand at the Brisbane RNA Showgrounds.
- Media famil – Sunshine Coast Travel writer visited the northern area on the weekend of 23 and 24 October. Due to the wet weather her full itinerary could not be undertaken and will be rescheduled for January 2023. A short article on her experiences and history of Kilcoy will appear in print in November, followed by her next article in January.
- PO and TDO attended a meeting with High Country Hamlets to discuss ways to cross promote the micro region and Somerset, with particular interest in developing tourist drives throughout both regions.
- Research and creation of visual content for the Regional Development Australia, Ipswich and West Moreton presentation on 27 October 2022.
- Creation of visual content for presentation at the Sustainable Trails Conference on 1 November 2022.

Attachments

Nil

Recommendations

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

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

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

Carried
Vote - Unanimous

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

Background/Summary

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

Records

Documentation – At a Glance – October 2022

Inward/Actioned Documents – 3809	Outward Correspondence - 2354
Customer Service Requests - 492	Councillor Requests – Thirty-Six (36)
Decision Notices/Workshop Outcomes - Decision Notices – Forty-Three (43) Workshop Actions – Seventeen (17)	Tender/Quotation – Tenders – One (1) Numbered Quotations – One (1)

Total Documents Registered for the month of October 2022 – 10292 23.73%



Comparison Figures – Registered Documentation – October 2021 - 7849

Statistics continue to increase and long term action plans are put on hold while the team are at capacity meeting the daily operational functions. 135 boxes were collected for disposal for the 2022 financial year freeing up some desperately needed space in our archive facilities. Work has immediately begun on the 2023 disposal. Members of the records team also undertook disaster management training as part of their roles on the incident management team.

Information and Communication Technology (ICT) Monthly Report – October 2022

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

Digital stamps are being trialled across further departments to increase efficiency in Council processes.

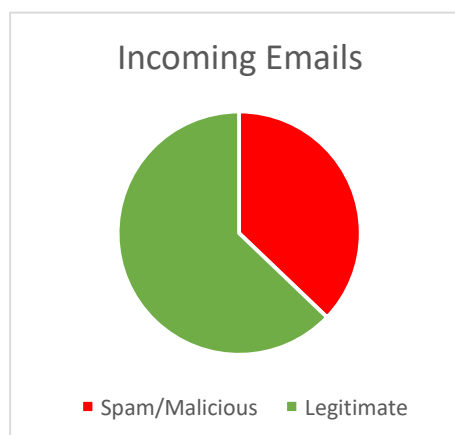
Upgrades to NBN services at multiple sites have been progressed in order to improve support of a distributed workforce.

Cyber Security

Incoming emails identified as malicious dropped slightly to 37% with a 12% increase in overall emails. Phishing emails continue to target Office365, file sharing services and videoconferencing utilities, with several incoming malicious emails received from compromised email accounts at vendors and other government entities including Councils.

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

As part of Cyber Security month, training is being made available for all personnel through workshops to assist in the fight against cybercrime.

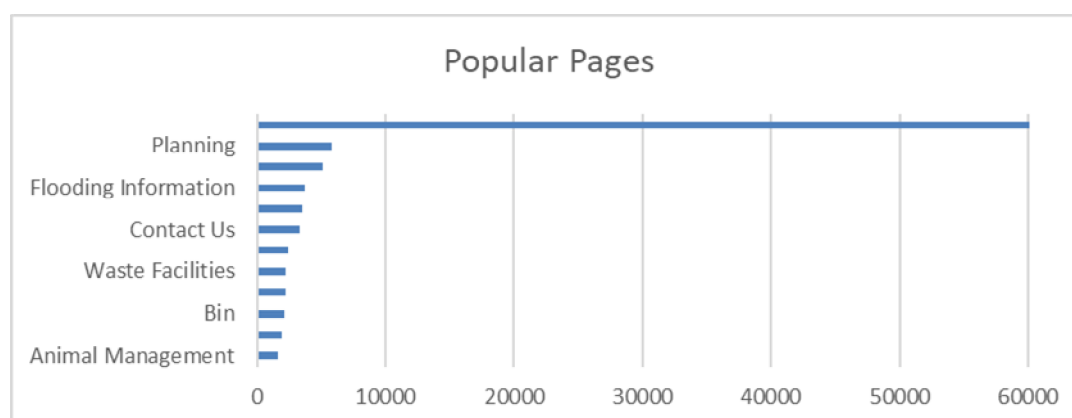


Internet facing resources continue to be bombarded with targeted attacks, with the Australian Cyber Security Centre (ACSC) and Queensland Government Chief Information Officer (QGCIO) warnings of ongoing campaigns by foreign nations and organised hacker groups targeting Australian government and business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

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

Websites

The primary corporate website (someset.qld.gov.au) received 90,706 page views for the month, while eServices (eservices.someset.qld.gov.au) rose by 553% to 191,765 page views with the wet weather increasing flood camera requests by 1242% (note - the graph below has been capped at 60,000 for readability).



Governance and Business Improvement

Policy Review

Council's existing EX007 Investigation Policy, EX002 Standing Orders, EX008 Meeting Procedures and EX005 Councillor Code of Conduct have been reviewed. The proposed updated policies will be presented to Council at the Ordinary Council meeting scheduled for 9 November 2022.

During the annual review of Council's delegations, a new register for the Working with Children (Risk Management and Screening) Act 2000 was reviewed. This highlighted there may be a need to identify additional Councillors and staff that require a blue card based on a 'frequency' test, develop a system of tracking 'frequency' and some amendments be made to Council's *C036 Working with Children Policy*.

As a result, multiple team members contributed to achieving the following outcomes:

- *C036 Working with Children* policy and procedure was amended and adopted by Council on 24 August 2022
- all staff were advised of the new frequency test requirements, and an audit undertaken in key Council teams
- WHS updated the Working with Children induction to draw this requirement to the attention of new staff, and expanded the audience for this induction to include all new staff
- HR are coordinating the blue card application process for the Councillors and Executive Team.

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Annual Report

In accordance with the Local Government Regulation 2012, s190(1), the Chief Executive Officer is required to assess the local government's progress towards implementing the 5 year corporate plan and annual operational plan and include this assessment in Council's annual report.

The annual report has been prepared and will be submitted for Council's consideration at the Ordinary meeting scheduled for 9 November 2022.





Delegations

During the annual review of Council's delegations to the Chief Executive Officer, it was noted that there are some provisions in the Building Fire and Safety Regulation 2008 that the Safety Committee may wish to audit to ensure compliance with the legislation. Preliminary indications are that there may be implications for some Council buildings, hirers and the staff induction process.

Cross-departmental communication has assisted in identifying safety requirements to be audited, and if necessary, rectified at Council's facilities. Completion of any required actions is now being progressed through the Safety Committee.

LGAQ released an update to its delegations registers on 1 August 2022. These are in the process of being reviewed, and a report will be prepared for Council's consideration.

The Condensery – Somerset Regional Art Gallery

 <p>482 Visitors</p>	 <p>37,575 Social Media Reach</p> <p>2,361 Social Media Followers</p>	 <p>2 Exhibitions Presented</p> <p>10 Exhibitions in development</p>
 <p>2 Public or Educational Programs Delivered</p>	<p><i>"Lovely Warrior Girl – she made me laugh"</i></p> <p><i>"Great to see such talent"</i></p> <p><i>"Took us places we've never been before"</i></p> <p><i>"Love the miniatures"</i></p> <p><i>"Wonderful"</i></p> <p><i>"Great project"</i></p> <p><i>"Lovely exhibit and energy. So glad my curiosity made me stop and take a look"</i></p> <p><i>"A great regional gallery. Fabulous use of the old factory. We really enjoyed our visit"</i></p> <p><i>"Fantastic collection of works by Hayley Megan French. Don't underestimate a regional gallery!"</i></p> <p>October Feedback</p>	

Artistic Program

Within Walking Distance by Hayley Megan French, which features a new suite of paintings of The Condensery and Toogoolwah, and Karike Ashworth's *Brave Girl: The Warrior* in the bomb shelter exhibition space continued through October.

An event, *Let's Talk About Art*, was held to celebrate both exhibitions on 29 October. Attended by over 60 visitors, *Let's Talk About Art* featured a panel discussion with guest speakers Dr Alexandra Lawson, Dr Louise R Mayhew and Dr Karike Ashworth, moderated by gallery curator, Rachel Arndt. Following a fascinating and lively discussion, artist Karike Ashworth reprised her Brave Girl persona in a performance titled *Dr Brave Girl and the extraordinary Hooping Loop* (2019) in The Condensery's rear paddock.

The event received very positive feedback with comments on social media such as "A fabulous night" and "The most notable component of this discussion was the passion each contributor had towards art and how it's such an integral part of their lives". Both ABC Brisbane and ABC Southern Queensland radio interviewed artist Karike Ashworth with positive review of The Condensery and the event, which also featured on the front page of The Somerset and Lockyer Valley Independent. In addition, Regional Arts Australia shared The Condensery's social media story, building national profile.

The *Carbon Dating* project continues at The Condensery, with the patch of native grasses thriving in the rear paddock and local artists Pipier Weller and Jason Murphy visiting regularly in the development of their own artistic responses.

Preparations are underway for the presentation of The Condensery's first new commission by artist Caitlin Franzmann. The exhibition, titled *Natural State*, will open on Saturday 26 November and include a collaborative work by artists Libby Harward and Dominique Chen as part of Caitlin's investigation. A new publication will accompany the exhibition and multiple public engagement programs are planned.

Jinibara artist Jason Murphy and sculpture Gabe Parker will present work in the bomb shelter space.

Learning and Engagement








Preparations are underway for two programs to be presented in November, *Art After School*, delivered by local painter Marilyn Leitch and photography with Jim Filmer. Planning is also underway for the next iteration of the Creation Station and a Llama party for the January school holidays, which will feature the Ottaba Llamas and Llama wool felting to accompany Caitlin Franzmann's exhibition which delves into animal/human relationships.

The Condensery hosted the first visit by UQ Art Museum mediators and staff in a meet and greet morning tea with staff and volunteers. A stimulating discussion ensued around audience engagement with visual arts. A trip by staff and volunteers to UQ Art Museum is planned for mid-November to see mediation in action and formal training will begin in the new year.

Operational

Four new display cabinets donated to The Condensery have been remodelled by Toogoolawah Men's Shed for use in the front of house to showcase brochures and merchandise. The new cabinetry creates a professional retail space for the gallery.

Somerset Libraries

 10052 Reach 1010 Followers 13 Posts	 3289 Website visits	 13086 Physical Circulated	 44 Events and Activities
 494 Computer Bookings	 4790 ▲11.58% Catalogue Searches	 8020 Total Interactions ▲4.52% 72 New Members	2897 Esk 1582 Kilcoy 2224 Lowood 447 Toogoolawah 870 Outreach

Somerset Libraries News

Out and About

Somerset Libraries made appearances at two outreach events this month, the MassKara Festival in Kilcoy and the Seniors Event at Esk. Both were successful events and provided staff with the opportunity to provide awareness and promote library services to up to 870 people.

Automatic Renewals



On the 20th of this month Somerset Libraries enacted an Automatic Renewals process for patrons who have email notifications enabled. Approximately three days before an item is due back, the Library Management System will automatically renew the item for another four weeks provided it has not been reserved by another patron or renewed previously. Patrons will receive an email notifying them that this process has taken place and whether it was successful.

Recognising that life can get unexpectedly busy, enabling this process means that many library patrons will now have longer with an item before it becomes overdue. Since activating this service, renewals are up 700%.

Notably, patrons are still able to manage their account through the online catalogue, and/or by phoning/visiting a Somerset Libraries branch.

Somerset Civic Centre

 6 Community Events	 2747 Visitors	 Marketing Reach 9 Facebook Posts 365 Facebook Followers
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 <p>23 Private Events</p>	 <p>1 Public Education Program</p>	<p><i>Just an email to write and say that the Dance Affair was FANTASTIC!</i></p> <p><i>The Civic Centre was great,</i></p> <p><i>Staff were great,</i></p> <p><i>Entertainment was great,</i></p> <p><i>And the confetti at the end was nothing short of spectacular!</i></p> <p><i>The whole family had a wonderful time and we are looking forward/hoping for more events like this one, in the future!</i></p> <p>The Inaugural Somerset Dance Affair, Children's lights , Ten Story Project was fantastic!!!!</p> <p>Keep up the good work! The children's dance high schoolers involvement brought back many great years of the benefit of belonging to a rural community where very often " dreams begin and all things are possible!"</p> <p>Cultural dance, the arts , music , lights and imagery, creative arts and writing is paramount for the old and young alike.</p> <p>" Do it again I say. " -Proud to be a part of the Somerset Shire.</p> <p>Top Feedback –</p>
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Somerset Civic Centre News

Community and Cultural Engagement

October started strong for the Somerset Civic Centre, welcoming the annual Esk Antiques and Collectables Fair which brought over 500 people plus exhibitors through the door over two days.

We had a visit from Opera Queensland who put on two abridged matinee productions of *The Frog Prince* and *La Boheme* for primary and high school students respectively in Somerset. This was a free event for attendees and saw over 300 students from local schools and home-school groups attend to great feedback. The auditorium was filled with laughter and applause during the shows; and the very professional team from Opera Queensland remarked several times on what a great venue it was for such an event.

The Somerset Seniors Day Event organised by the Community Support Officer had over 100 attendees plus 20 exhibitors. The Memphis Movers was a popular interactive performance during the luncheon with smiles all round. Unfortunately, due to the inclement weather and Gallanani Creek flooding during the event, many of our attendees left an hour early to ensure

they could get home. All exhibitors reported to SCC staff before leaving that they were very happy with the event and the engagement with attendees.

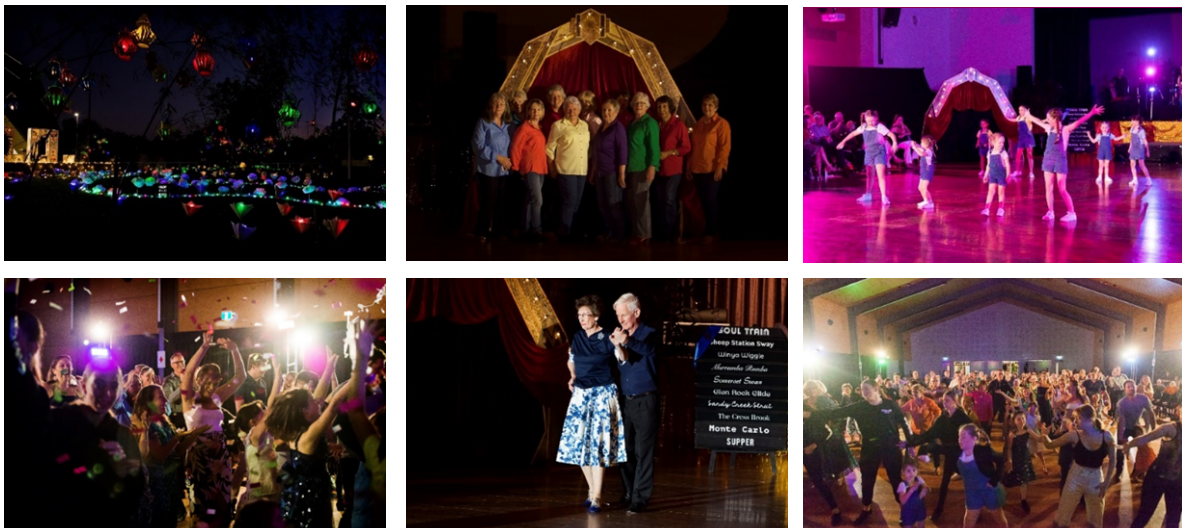
Tenth Birthday Celebrations

The Somerset Community celebrated the 10th Birthday of the Somerset Civic Centre on Saturday 15 October. The final component in the 10 Stories project, the event brought together dancers, their families and residents from across the Somerset region to the Civic Centre in partnership and performance in the Inaugural Dance Affair.

Those that attended the evening and were wowed with performances from the Braemore Social Dance Club, Kilcoy Social Dance groups, Esk Social Line Dancers, Evolution Dance Studio, Lowood State High School and the Starlite Dancers.

The Garden of Light, envisioned and installed by artist Makiko Ramsay and created by 500 school children from across the region, was installed in the front of the venue with great effect.

The final component in the project included stories written by the Somerset Writers group. These stories included life experiences in the region, settlers in Somerset, sky divers, garden clubs, love stories and more. The stories are currently being published in a local newspaper and will be made available online in an audio format via Council's website.










Sport and Recreation

The following contains an overview of Sport and Recreation programs and projects for the month of October 2022.

Indoor sport, gymnasium and aquatic facility operations

Facility	Commentary / Highlights	Attendance for the Month	Comparative to Month Historical Average	Membership Change (comparative to previous month) - Total

Fernvale Indoor Sports Centre	<ul style="list-style-type: none"> • Breaking the Cycle program had 53 young people, including 4 new students, participate in driving lessons and accumulate a total of 55 hours • Currently have 192 gymnastics members • This month had 200 students participate in the sporting schools' program • The Rhythm to Recovery drumming program was run at Fernvale, Patrick Estate, and Lowood State Schools, with 112 students attending 	2,694	 +974 (1,720)	 (935) -9
Kilcoy Indoor Sports Centre	<ul style="list-style-type: none"> • Completed All Abilities training to provide more fitness options for more people • Promoting two gyms for the price of one 	1,935	 -247 (2,182)	 (175) -23
Toogoolawah Community Gym and Swimming Pool	<ul style="list-style-type: none"> • The facility set a significant monthly attendance record, exceeding the previous monthly record (2,385 set in November 2019) by 29 per cent • Promoting Learn to Swim, Aqua, Aqua Zumba, Movement to Music 	3,087	 +1,449 (1,638)	 (85) +6
Kilcoy Aquatic Centre	<ul style="list-style-type: none"> • Program development (i.e., aquatic exercise classes, learn-to-swim) continued to develop through the month • Positive feedback has been received with regards to the new facility furniture and provision of coffee • There have been continued issues with the heating of the therapy pool 	4,398	 +567 (3,831)	N/A

Lowood Swimming Pool	<ul style="list-style-type: none"> • Construction works for the refurbishment of the Lowood Swimming Pool continued through October • Construction works are scheduled for completion in November 2022
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Sport and Recreation Highlights and Projects

- The annual Somerset Sports Primary Cup to be held on Friday 16 September was cancelled due to weather concerns.
- SRO organised and attended the RU OK Day at the Kilcoy State High School on Thursday 8 September. Six service providers and community services attended the event and had considerable interaction with the students. Council provided five prize packs for the students who successfully completed the health and wellbeing questionnaire.
- SRO organised and attended school holidays activities including the Somerset Scooter Championships on Saturday 17 September in Fernvale, the Somerset Rock Climbing Championships on Saturday 24 September in Kilcoy, and the Let's Paddle Canoe event on Tuesday 27 September in Fernvale at the Twin Bridges.
- The 'Have Your Say' survey for the Kilcoy Indoor Sports Centre Redevelopment draft Master Plan closed on 21 September 2022. 46 responses received.
- Officers progressed an expression of interest for grant funding through the Queensland Department of Tourism, Innovation and Sport Community Recreational Assets Recovery and Resilience Program to repair and increase resilience of Somerset recreational assets.

Youth Engagement

School Holiday Program

The Summer School Holiday Program promotional material is complete and will be promoted across Somerset from early November. There will be a variety of activities on offer from various Council departments and other organisations will again have the opportunity to include their activities as a part of the online calendar.

As a part of the School Holiday Program, the YEO and SRO have scheduled a roller skating event for Friday, 9 December from 5pm to 8pm in the carpark at the Civic Centre. The event will include free community roller skate and roller blade hire from Rolla Bae, who will also provide music, disco themed lighting, learn to skate opportunities and demonstrations. Attendees are also able to bring their own skates or blades if preferred and a coffee vendor and dessert vendor will be on site. The event is targeted at families and youth and is expected to attract around 100 attendees.

Somerset Youth Leaders' Camp

The Somerset Youth Leaders' Camp for 2023 is scheduled to be held at the Sunshine Coast Recreation Centre from 11 January 2022 to 13 January 2022. The YEO received student nominations from the three Somerset high schools in October and has so far distributed camp invitation packages to student leaders at LSHS. The YEO has completed ordering camp shirts for the 2023 student leaders and these should arrive prior to the camp for distribution to participants.

School Support

The first of the high school donation boxes, as supported by Somerset Regional Council Wellness Committee, Somerset Libraries and the YEO, has been filled for Lowood SHS and the contents delivered to the school. Any contributions to the boxes found at Lowood, Esk and Kilcoy Libraries are always welcomed by the schools and further promotion of this support occurred in October through mentions at the BV Interagency and other networking opportunities.

Talkin' It Up

The Regional Youth Mental Health Forum for 2023 will be hosted in the Somerset Regional Council area. The YEO, as a part of the steering committee, has started enquiries regarding potential sites for this event.

Networks, Committees, Training, Events

- Local Level Alliance (Ipswich, Lockyer, Somerset, Scenic Rim LGA's)
- BV Interagency
- Youth Interagency (Ipswich, Lockyer, Somerset, Scenic Rim LGA's)
- Kilcoy Interagency
- Talkin' It Up Steering Committee Meeting

Community Development

The inaugural Somerset Health and Wellbeing Expo was held in Kilcoy during Mental Health Week. It was developed through a successful partnership with Metro North Health. The event attracted nineteen stall holders who shared information and activities to engage with the public. Stalls included mental health services such as Headspace, Stride and Yourtown, but also allied health, disability support and government services. The event also hosted a drumming workshop, dance troupe, mindfulness yoga meditation demonstration and showcased the Footprints SUSO bus and Konnect Equine therapy ponies.



October was Seniors Month and this year around 120 seniors braved heavy rain to attend the regional event held at the Somerset Civic Centre. The free event included entertainment by Memphis Moovers and a two course lunch. The expo had to be cut short due to the risk of roads being flood impacted, but the participants had a great day and were able to connect with some services before leaving.



In preparation for the storm season, disaster centre coordination and evacuation centre management training was also undertaken by the community development coordinator.

The community consultation phase of the Somerset Social Plan was completed with close to 200 surveys being completed, numerous phone interviews undertaken, pop up stall conducted and virtual focus groups being held.

The allied health professionals attending the wellness hubs are well booked with the Esk speech therapist at capacity and the Kilcoy service adding an additional day to their coverage.

Attachments

Nil

Recommendation

THAT the Corporate and Community Services Report for October 2022 be received, and the contents noted.

Resolution

Moved – Cr Choat

Seconded – Cr Wendt

“THAT the Corporate and Community Services Report for October 2022 be received, and the contents noted.”

Carried
Vote - Unanimous

Subject: Kilcoy District Progress Alliance Inc – Kilcoy Christmas Tree – Temporary Park Event Permit – BBQ Event
File Ref: Council properties / usage / 2022-2023 – Council hire agreements and bookings / 2022-2023 – bookings – parks and reserves (1454543)
Action Officer: CSSA

Background/Summary

An application has been received from Kilcoy District Progress Alliance Inc seeking approval to hold their annual community BBQ event at the Kilcoy Christmas Tree – turning on the lights event being held in Yowie Park on Friday, 2 December 2022.

Council granted approval to the Kilcoy District Progress Alliance Inc to hold a BBQ at last year's Kilcoy Christmas Tree being held in Yowie Park without any reported issues.

The free BBQ will operate from the main public BBQ located in the middle of Yowie Park, adjacent to the Christmas tree. Sausages on bread will be prepared by our group's volunteers.

The Kilcoy District Progress Alliance Inc also advised that the electrical contractor will be carrying out the annual testing and maintenance of the solar lights between 28 and 30 November 2022. The group has applied for an application to work within a road reserve or on Council land which is currently being reviewed.

Attachments

NIL

Recommendation

THAT approval is granted under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.13 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011 to Kilcoy District Progress Alliance Inc to hold a BBQ in Yowie Park as part of their annual Kilcoy Christmas Tree event being held on Friday, 2 December 2022 subject to the following conditions:-

- The event is to be held between the hours of 3pm to 9pm only.

- The area is to be kept in a clean and tidy state and you are required to adequately provide for the collection and disposal of waste generated by the event.
- It is noted that toilet facilities are available. These public toilets are serviced by Council Monday to Friday of each week. Therefore, should these facilities require cleaning or stocking up of supplies during or after your event, you will be required to ensure that these facilities are kept clean and supplied with the necessary stock.
- Should a temporary shade structure be required, only a standalone marquee (no tent pegs or spikes) is permitted to be used.
- Noise is to be kept to a minimum and as such not to cause a nuisance for neighbouring properties.
- All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display one day after the event.
- The approval holder must ensure that through traffic is not impeded due to this event.
- There is to be no vehicular access into the park.
- The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity.
- The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
- The activity must not detrimentally affect the amenity of the area.
- The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of currency must be provided to Council before the commencement of the event.
- The approval holder is responsible to ensure all operators of activities taking part in this event have current public liability insurance in an amount of not less than \$20,000,000.
- If food is to be sold at the event for profit, a food business licence must be obtained from Council from all stallholders. Some exemptions do apply for non-profit organisations, please contact Council's Environmental Health Section for further information.
- In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and Council's Parks and Garden Co-ordinator. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the event will be cancelled.

THAT Council will assist the Kilcoy District Progress Alliance Inc by providing access to power supply, five community bins for waste disposal and water.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“1) THAT approval is granted under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.13 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011 to Kilcoy District Progress Alliance Inc to hold a BBQ in Yowie Park as part of their annual Kilcoy Christmas Tree event being held on Friday, 2 December 2022 subject to the following conditions:-

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- All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display one day after the event.
- The approval holder must ensure that through traffic is not impeded due to this event.
- There is to be no vehicular access into the park.
- The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity.
- The approval holder must ensure that the design and construction of all structures that form part of the activity are safe and appropriate to the nature of the activity proposed and the number of people expected to attend.
- The activity must not detrimentally affect the amenity of the area.
- The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of currency must be provided to Council before the commencement of the event.
- The approval holder is responsible to ensure all operators of activities taking part in this event have current public liability insurance in an amount of not less than \$20,000,000.
- If food is to be sold at the event for profit, a food business licence must be obtained from Council from all stallholders. Some exemptions do apply for non-profit organisations, please contact Council's Environmental Health Section for further information.
- In the event of prevailing wet weather, a joint inspection of the ground conditions is to be conducted with the organiser and Council's Parks and Garden Co-ordinator. Should the ground be deemed unsuitable for the purpose of the event and no other arrangements can be made, the event will be cancelled.

2) THAT Council will assist the Kilcoy District Progress Alliance Inc by providing access to power supply, five community bins for waste disposal and water.

Carried
Vote - Unanimous

Subject:	Brisbane Valley Rail Trail Users Association – Australia Day Ride – 26 January 2023
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File Ref:	Council properties / usage / 2022-2023 – Council hire agreements and bookings / 2022-2023 – bookings – parks and reserves (1455291)
Action Officer:	CSSA

Background/Summary

An application has been received from Brisbane Valley Rail Trail Users Association (BVRTUA) seeking approval to use the undeveloped section of Fernvale Memorial Park between the Fernvale Explore Centre and Fernvale Rural Fire Service for parking of participant's vehicles for their annual Australia Day cycle event being held on 26 January 2023.

Council has previously granted permission to the BVRTUA for parking of their vehicles in this section of Fernvale Memorial Park without any issues.

The cycling event will finish at Pipeliner Park, Esk and BVRTUA has also sought permission to use a section of Pipeliner Park between the Railway Station and the playground to set up a catering area for free brekkie burgers being provided by Brisbane Valley Farm Direct and a coffee van.

Attachments

NIL

Recommendation

THAT approval is granted under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.13 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011 to Brisbane Valley Rail Trail Users Association's Australia Day Ride on 26 January 2023:-

1. To use the undeveloped section of Fernvale Memorial Park between Fernvale Explore Centre and Fernvale Rural Fire Service on Thursday, 26 January 2023 to park participant's vehicles subject to the following conditions:-
 - Parking of participant's vehicles are only permitted between the hours of 5.30am and 3pm.
 - In the event of prevailing wet weather, and the ground is deemed unsuitable for the purpose of parking vehicles, Council offers no objection to the participant's vehicles being parked at the Fernvale Sports Centre.
 - The area must be kept in a clean and tidy state, and the approval holder is required to adequately provide for the collection and disposal of waste generated by the event.
 - All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior to the event and all signage must be removed from display 1-day after the event.
 - Access to this area is via the gate between the Fernvale Explore Centre and the Rural Fire Brigade building.
 - The approval holder must take all practical measures to ensure the safety of the people attending the activity and the public using the park area.
 - The activity must not detrimentally affect the amenity of the area subject of this approval.
 - The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of current policy must be provided to Council before the commencement of the event.

2. To set up a catering area including a coffee van at the finish line in Pipeliner Park between the Railway Station and Playground subject to the following conditions:

- Parking of catering vehicles are only permitted in the park between 8am and 3pm.
- The area must be kept in a clean and tidy state, and the approval holder is required to adequately provide for the collection and disposal of waste generated by the event.
- No tent pegs or stakes to be used within the park for setting up of gazebos and bunting unless prior approval on the location has been sought from Council's Parks and Gardens Foreman to ensure there is no underground services in the area where the tent pegs will be placed.
- Access to power and water within Pipeliner Park during the event will be provided if required.
- The approval holder must have public liability insurance in an amount of not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of current policy must be provided to Council before the commencement of the event.
- The approval holder must make all arrangements associated with the safe running of the event.
- The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity and users of the park.

AND THAT Council will assist by:-

- Supplying two community bins at the undeveloped section of Fernvale Memorial Park, Fernvale and two community bins at Pipeliner Park, Esk for the cycling event.
- Providing access to power and water.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT approval is granted under Council's Local Law No. 1 (Administration) 2001 and Subordinate Local Law No. 1.13 (Undertaking Regulated Activities on Local Government Controlled Areas and Roads) 2011 to Brisbane Valley Rail Trail Users Association's Australia Day Ride on 26 January 2023:-

1. To use the undeveloped section of Fernvale Memorial Park between Fernvale Explore Centre and Fernvale Rural Fire Service on Thursday, 26 January 2023 to park participant's vehicles subject to the following conditions:-

- Parking of participant's vehicles are only permitted between the hours of 5.30am and 3pm.
- In the event of prevailing wet weather, and the ground is deemed unsuitable for the purpose of parking vehicles, Council offers no objection to the participant's vehicles being parked at the Fernvale Sports Centre.
- The area must be kept in a clean and tidy state, and the approval holder is required to adequately provide for the collection and disposal of waste generated by the event.
- All temporary signage for your event must be displayed on private property only and are only to be displayed 14 days prior

to the event and all signage must be removed from display 1-day after the event.

- Access to this area is via the gate between the Fernvale Explore Centre and the Rural Fire Brigade building.
 - The approval holder must take all practical measures to ensure the safety of the people attending the activity and the public using the park area.
 - The activity must not detrimentally affect the amenity of the area subject of this approval.
 - The approval holder must have public liability insurance in an amount not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of current policy must be provided to Council before the commencement of the event.
2. To set up a catering area including a coffee van at the finish line in Pipeliner Park between the Railway Station and Playground subject to the following conditions:
- Parking of catering vehicles are only permitted in the park between 8am and 3pm.
 - The area must be kept in a clean and tidy state, and the approval holder is required to adequately provide for the collection and disposal of waste generated by the event.
 - No tent pegs or stakes to be used within the park for setting up of gazebos and bunting unless prior approval on the location has been sought from Council's Parks and Gardens Foreman to ensure there is no underground services in the area where the tent pegs will be placed.
 - Access to power and water within Pipeliner Park during the event will be provided if required.
 - The approval holder must have public liability insurance in an amount of not less than \$20,000,000 to hold this event and it must state that Somerset Regional Council is an interested party. A copy of the public liability certificate of current policy must be provided to Council before the commencement of the event.
 - The approval holder must make all arrangements associated with the safe running of the event.
 - The approval holder must provide all necessary equipment and take all practical measures to ensure the safety of the people attending the activity and users of the park.

AND THAT Council will assist by:-

- Supplying two community bins at the undeveloped section of Fernvale Memorial Park, Fernvale and two community bins at Pipeliner Park, Esk for the cycling event.
- Providing access to power and water.

Carried
Vote - Unanimous

Subject:	Road Lighting – Paterson Road, Moore
File Ref:	Roads - Design and Construction - Street Lighting
Action Officer:	ESM

Background/Summary

Council officers received a request for consideration be given for some streetlights to be installed around Paterson Road, Moore. The reason for this request is that a property owner reports that he has had items stolen from his property because he believes the area is very dark.

Council officers undertook an inspection of the area to see if there were any suitable locations where a streetlight might be installed and how these locations fit within Council previous direction of the location of street lights. On inspection of the area, it was noted that there were existing power poles in the vicinity of Paterson Road that were carrying 11kv and low voltage power supply. The closest existing light luminaires were located along the D'Aguilar Highway and in the park adjacent to Main Streets North and South.

Lighting would normally be considered at intersections and mid-block where the intersection spacing is greater than 200 or as flag lighting at intersections. In township zones lighting would be installed with a gap no greater than 90m. There is no existing lighting along Paterson Road or adjacent streets, where intersection spacing is less than 200m.

Following a Council recommendation from meeting held on 13 October 2021 of

“THAT Council approach Energex with a request to establish if flag lighting could be achieved and would be suitable for pole P62592-A at intersection of Paterson Road and Colin Street.”

Energex were approached to see what lighting design would be suitable for this area of Paterson Road and provide a cost estimate to Council.

Energex responded by stating that a Rate 1, Streetlight with a LED luminaire and 3m outreach arm could be installed on pole P62592-A, at no cost to Council, should Council wish to proceed with this installation. However, if Council decided not to proceed then Energex would look to recover costs. These costs can vary between \$2,000 to \$8,000.

Ongoing maintenance of the light and pole would be carried out by Energex with Council only having to pay for the yearly energy requirements of this light, approximately \$87 per annum.

Options available to Council include:

- That Council do not provide streetlight at this location and pay Energex recoverable costs.
- That Council respond to Energex agreeing to install the flag lighting on pole P62592-A at no initial capital cost to Council and minor ongoing energy costs.

Attachments

Moore Lighting_001 Attachment 1

Recommendation

THAT Council respond to Energex agreeing to install the flag lighting on pole P62592-A at no cost to Council, apart from ongoing energy costs.

Resolution

Moved – Cr Wendt

Seconded – Cr Isidro

“THAT Council respond to Energex agreeing to install the flag lighting on pole P62592-A at no cost to Council, apart from ongoing energy costs.”

Carried
Vote - Unanimous

Subject:	Duffy's Mitre 10, Mary Street, Kilcoy – Parking Limit Sign Request
File Ref:	Customer Service - Public Reaction – 2022 – 2023 request for service
Action Officer:	ESM

Background/Summary

Council recently received a request from Duffy's Mitre 10, Kilcoy for time limited parking signage to erected outside their business.

The reason for this request was that road users, particularly caravans and trailers, were parking in the area outside of Mitre 10 and not returning for several hours. This was impacting the customers of Mitre 10, particularly the elderly customers who were noted as having to carry their purchase further down Mary Street to where they had to park their vehicle.

Council officers note that as Council does not have a regulated parking zone in the Region, enforcement of parking restriction signage is extremely hard, but similar signage was placed at Mitre 10, Lowood which has had a positive impact on the business.

Options available to Council include:

- That Council do nothing, and parking continues as currently permits
- That Council install time sensitive parking signage in the area of Mary Street, adjacent to Duffy's Mitre 10, as per Attachment 1, to limit the parking to 30 minutes.

Attachments

Duffy's Mitre 10_Parking Signage_001_Attachment 1

Recommendation

THAT Council install time sensitive parking signage in the in Mary Street, adjacent to Duffy's Mitre 10, as per Attachment 1, to limit the parking to 30 minutes.

Resolution

Moved – Cr Gaedtke

Seconded – Cr Brieschke

“THAT Council install time sensitive parking signage in the in Mary Street, adjacent to Duffy's Mitre 10, as per Attachment 1, to limit the parking to 30 minutes.”

Carried
Vote - Unanimous

Subject:	Community Assistance Grants 2022-2023 – Glamorgan Vale Community Hall Assoc Inc.
File Ref:	Community Relations – Sponsorships – Donations - Doc Id 1454338
Action Officer:	DHRCS

Background/Summary

An out of rounds Community Assistance Grant application has been received by Glamorgan Vale Community Hall Assoc Inc to assist with costs associated with hosting their 2022 Christmas Carnival. The Carnival is to be held on Saturday, 26 November 2022.

Amount requested:	\$1,550.00
Total cost of project:	\$10,999.85
Amount recommended to be granted:	\$1,550.00

Assessor's Summary

The applicant states:

The Glamorgan Vale Christmas Carnival is a lovely social evening for the whole family to enjoy prior to Christmas and offers entertainment, food, drinks and a visit from Santa.

The group need to hire ten (10) wheelie bins from Council for the event at \$5.00 each and are seeking assistance to provide Children's rides at a cost of hire of \$1,500.

The Glamorgan Vale Community Hall Assoc Inc hold annual Christmas and Easter carnivals and would be seeking future support from Council to continue to provide these events for the community.

As per below excerpt of the Community Assistance Grants Policy, the application may be considered as a large-scale regional event.

The following criteria may be used to assess grant applications:

Funding for events held within the region will be considered at the following levels:

Small scale event up to \$ 500

Large scale event up to \$ 1,000

Annual Agricultural Shows up to \$ 1,500

Large scale regional event up to \$ 2,500

Attachments

Nil

Recommendation

THAT the application as summarised in this report be recommended for funding and \$1,550 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with hosting their 2022 Christmas Carnival. The Carnival is to be held on Saturday, 26 November 2022.

Resolution

Moved – Cr Choat

Seconded – Cr Brieschke

"THAT the application as summarised in this report be recommended for funding and \$1,550 be granted through the Community Assistance Grants budget allocation; plus GST if applicable, to assist with costs associated with hosting their 2022 Christmas Carnival. The Carnival is

to be held on Saturday, 26 November 2022.”

Carried
Vote - Unanimous

Subject:	Community Assistance Grants – Somerset Excellence Bursaries for - October 2022
File Ref:	Community Relations – Sponsorships – Somerset Excellence Bursaries
Action Officer:	CEO / DHRCS

Background/Summary

Somerset excellence bursaries are not community grants as defined by the Local Government Regulation notwithstanding that they are to be funded from the same budget allocation as community assistance grants. As per policy, Excellence Bursaries are considered and approved at Officer level as delegated and reported to Council's Ordinary meeting monthly.

Somerset Excellence Bursary applications are considered as part of the Community Assistance Grant Policy which Council provides:

- Regional Level selection \$250
- State Level selection \$500
- National Level selection \$750
- Selection for an event hosted internationally \$1,000
- Team application (Regional, State or National) Up to \$2,000 per team/group of 4 or more individuals.

Council received three (3) Somerset Excellence Bursary applications during the month of October 2022 as detailed below:

Applicant	Bursary Recipient	Doc Id	Field	Level	Event
Louise McColm	Lily McColm	1442564	Softball	Regional \$250	Lily represented Ipswich Softball Association at the Under 16's State Softball Championships in Rockhamton 17-19 September this year.
Olivia Hamood	Olivia Hamood	1447183	Horse Show Jumping	State \$500	Olivia has been selected to represent Queensland as both an individual as well as in the Senior Team at the upcoming Australian Jumping Championships. To be held at Boneo Victoria 02-06 November 2022

Penny Beard	Lorelle Beard	1444717	Darts	State \$500	Lorelle recently achieved the placing of reserve for the Queensland Junior Girls Darts team on 01-02 October. She has since been asked to join the South Australian Team due to them being short a player for the Australian Junior Championships. To be held at Logan City Darts Queensland 11-16 January 2023. Documentation from Darts Queensland Inc. confirms the request.
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Attachments

Nil

Recommendation

THAT Council receives the summary of Awarded Somerset Excellence Bursaries for the month of October 2022 and the contents be noted.

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT Council receives the summary of Awarded Somerset Excellence Bursaries for the month of October 2022 and the contents be noted.”

Carried

Vote - Unanimous

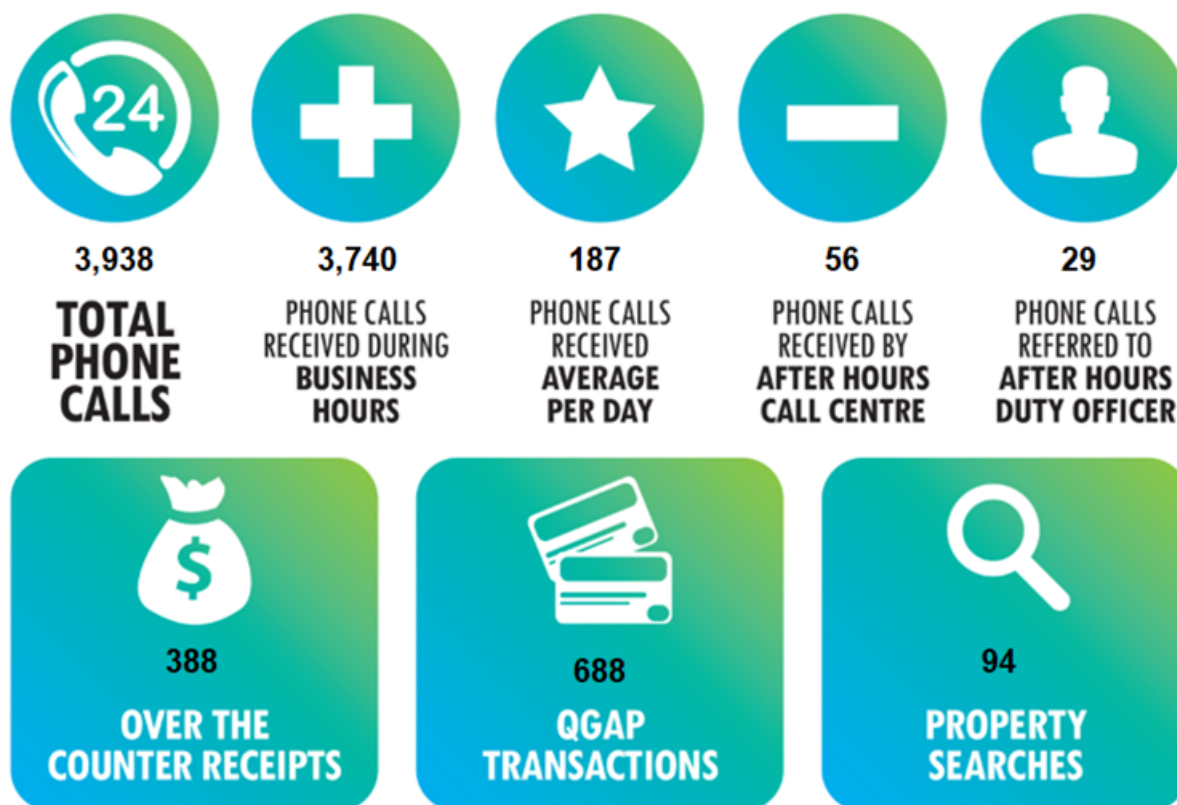
Subject: Customer Service Report
File Ref: Officers Report
Action Officer: CSC

Background/Summary

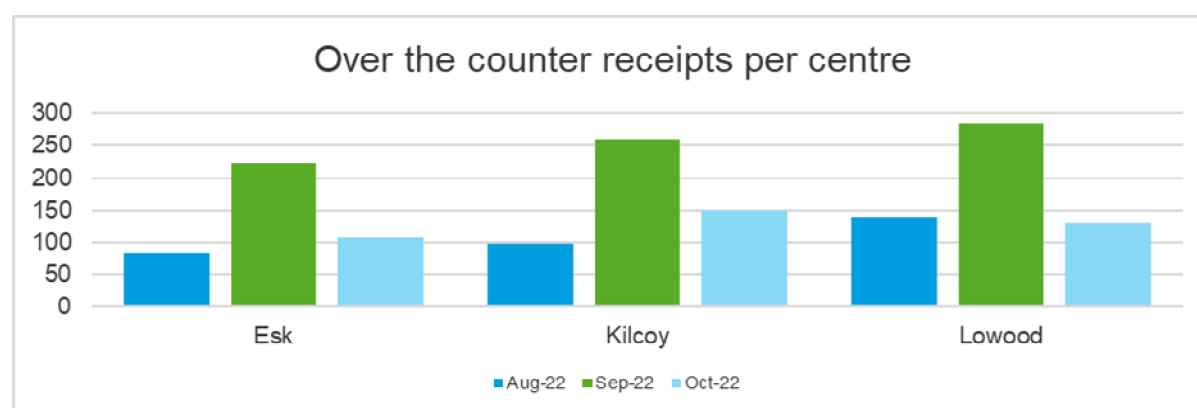
In delivering on Council's Operational Plan and commitment to excellent customer service, a summary of the customer service section activities for the month of October 2022 is provided

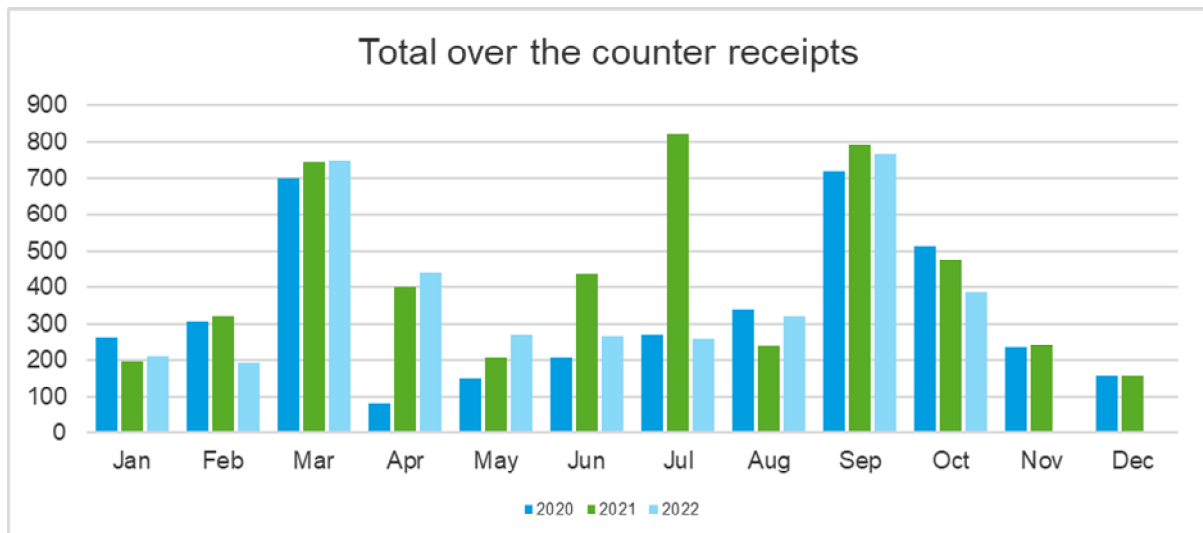
for Council's information.

Summary for October 2022

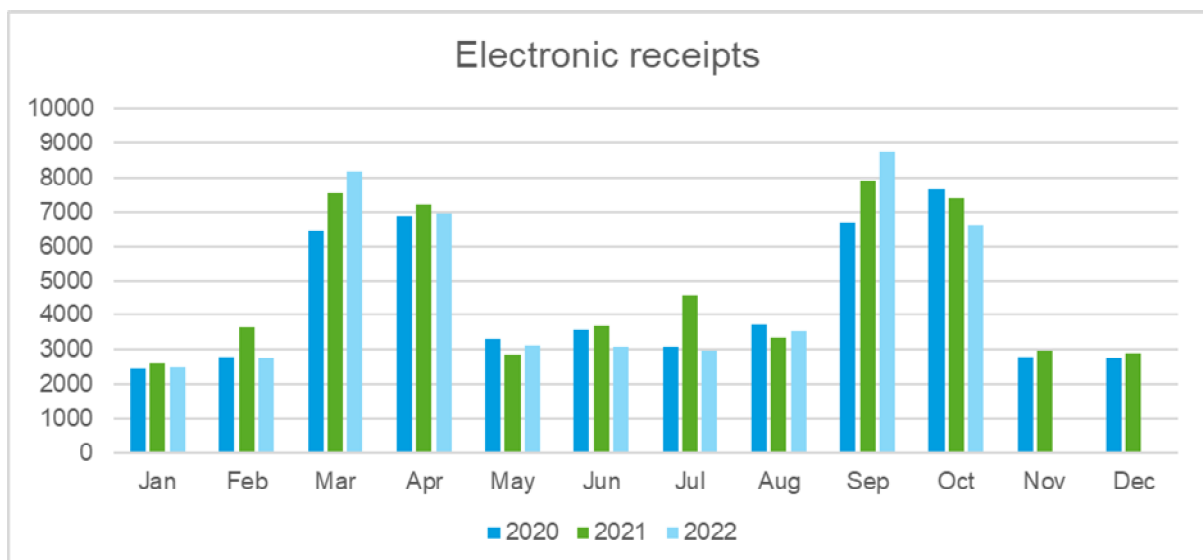


The below table shows the number of Council financial transactions that were taken over the counter at each of the customer service centres in the region for October 2022. These numbers include cheques that were posted into the Council. In total there was 388 financial transactions across the three customer service centres with 108 at Esk Administration Centre, 150 at Kilcoy Customer Service Centre and 130 at Lowood Customer Service Centre for October 2022.

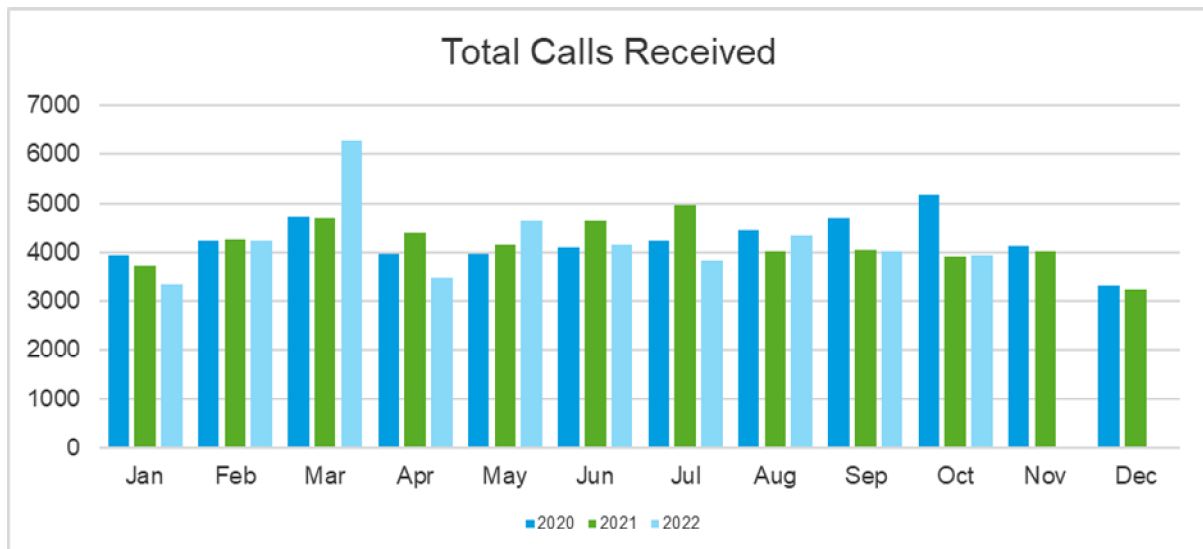




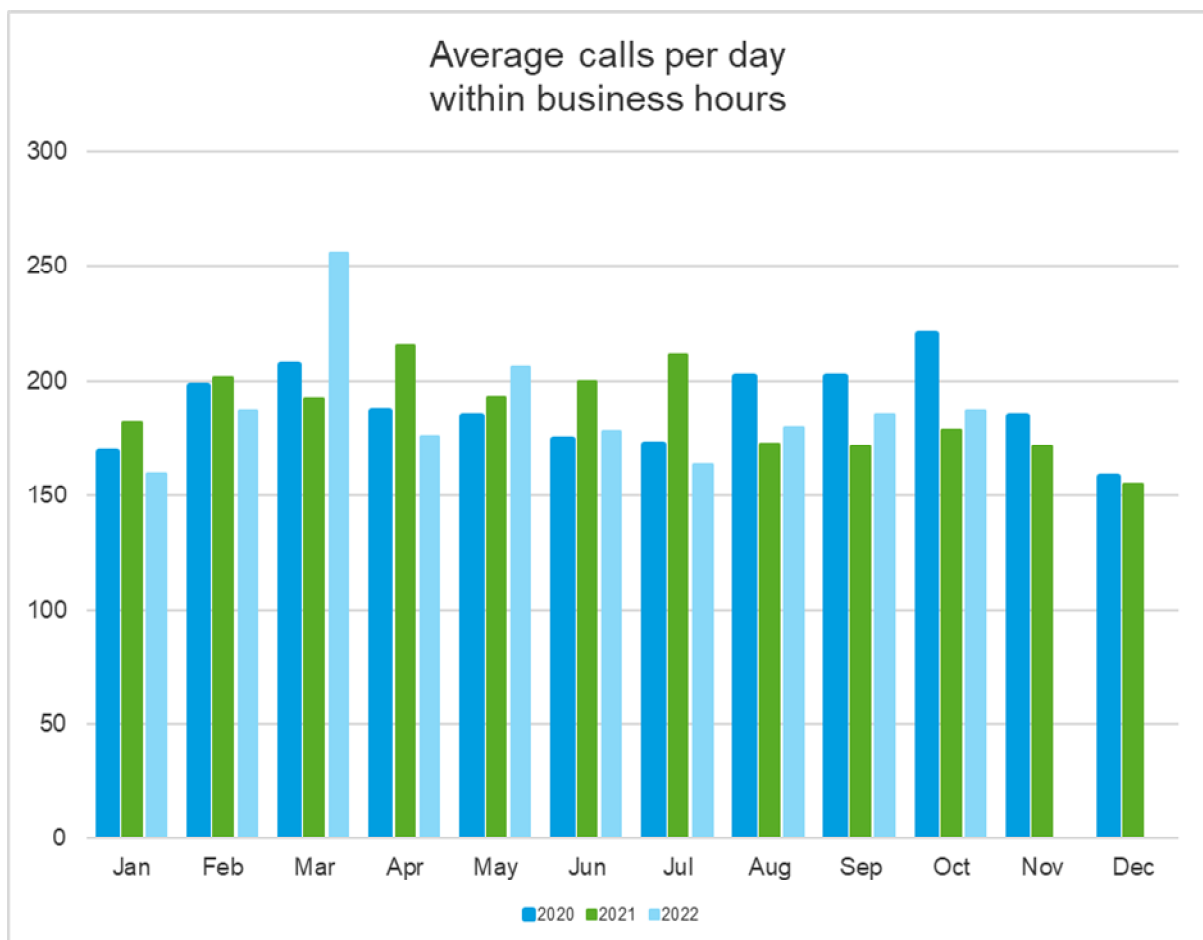
The below table illustrates all other financial transactions (excluding over the counter receipts) received at Council and processed by the finance department. These are BPay and EFT (electronic funds transfer) transactions for payments such as rates, animal registration etc.



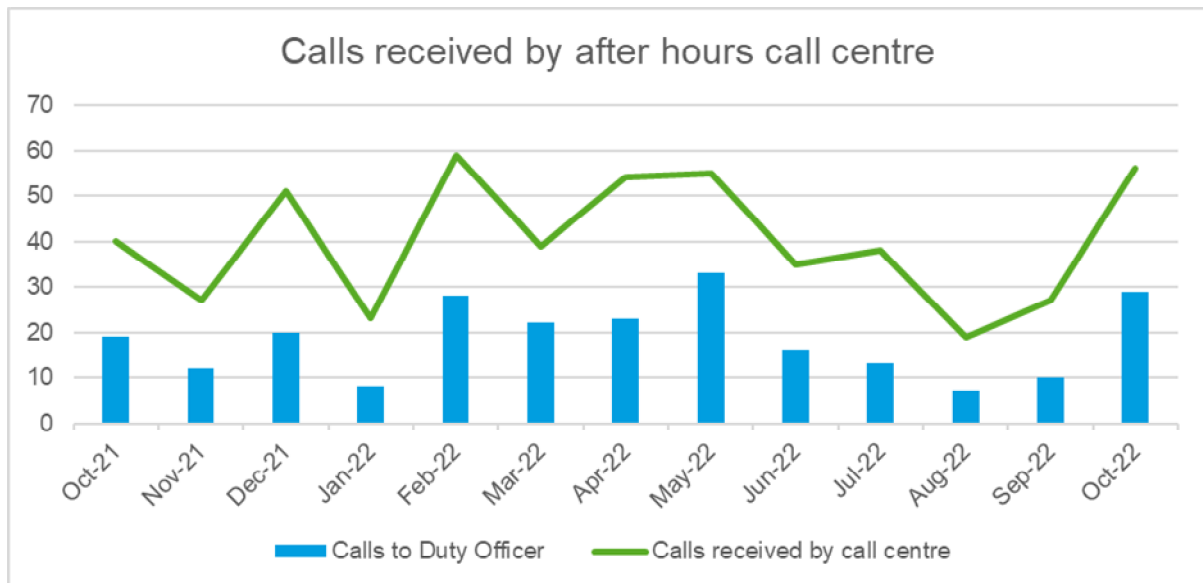
Below are the total number of calls received into the Council main phone line (07 5424 4000), including out of hours, compared to previous calendar years. Calls received does not include internal calls made within Council, or outbound calls. There were 3,938 calls received for the month of October 2022. This is a decrease of 94 calls compared to September 2022. Compared to October 2021 there was an increase of 27 calls for the month.



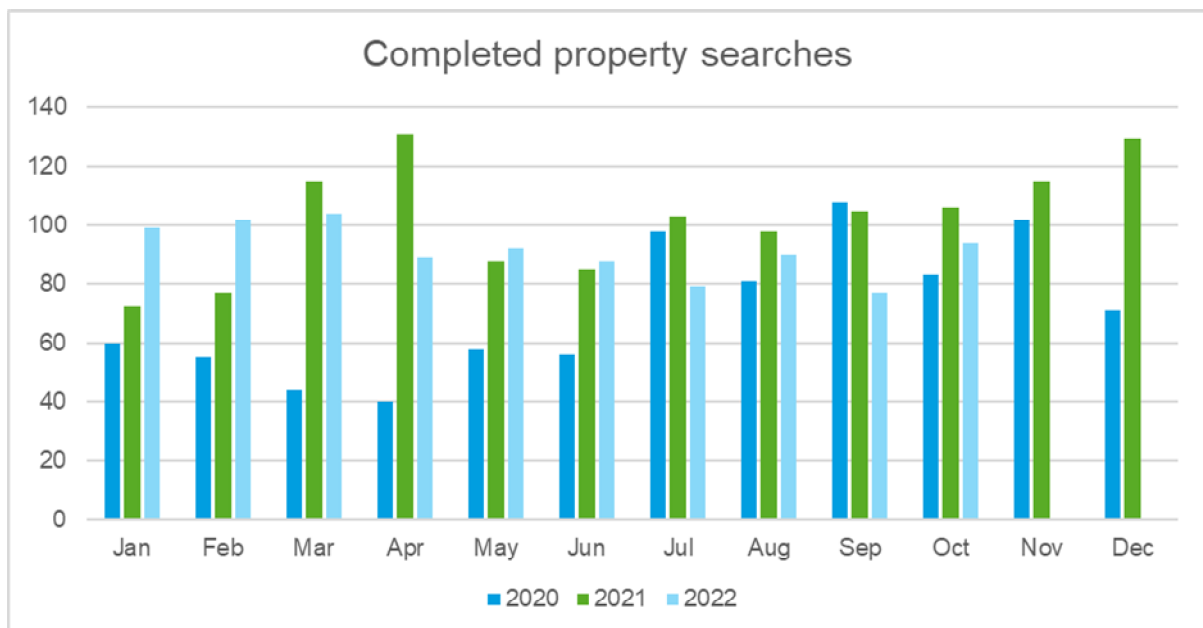
Listed below is a comparison of the average calls received per day within business hours. On average there were 187 calls received each business day for October 2022, which was an increase of one call on average per day from September 2022. Compared to October 2021 there was an increase of nine calls on average per day.



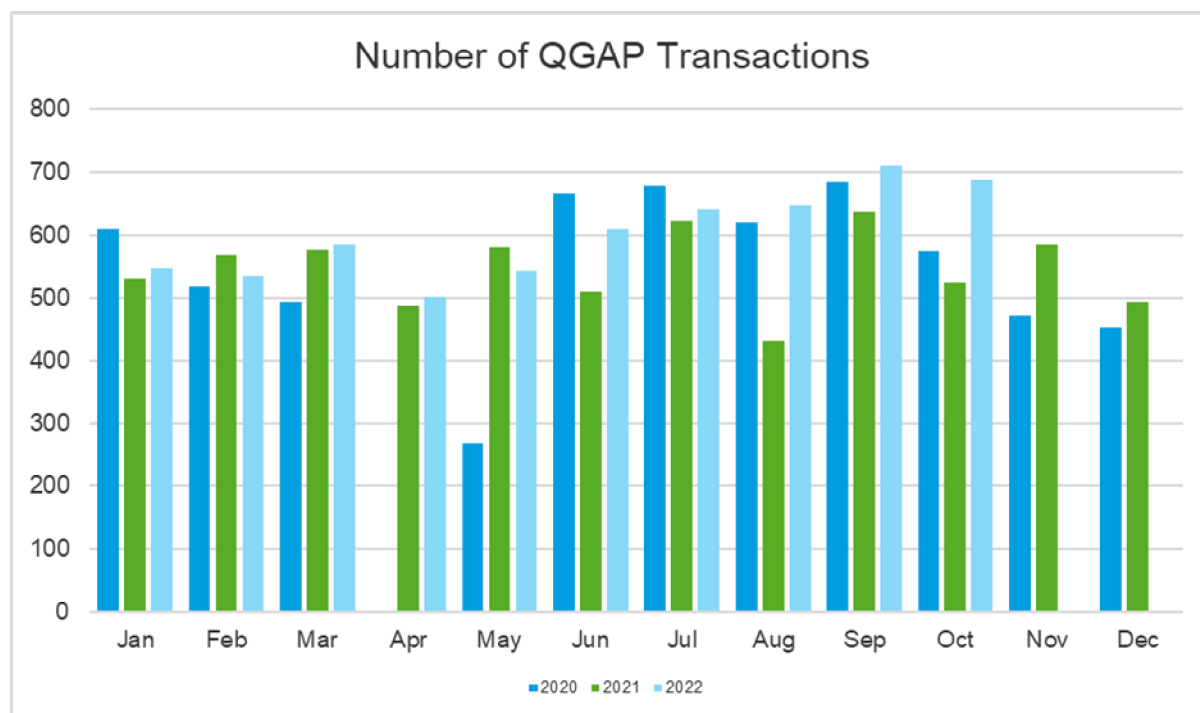
There were 3,740 calls received during business hours and 198 out of hours. Of the 198 calls received out of hours, 56 calls transferred to the afterhours call centre. There was an increase of 29 calls to Council's afterhours provider compared to September 2022.



For the month of October 2022 there were 94 property searches completed for prospective purchasers. This increased by 17 completed searches for the month compared to September 2022.



There were 688 Queensland Government Agent Program (QGAP) transactions for the Lowood QGAP agency in October 2022. On average there were 34 transactions per business day in October which is the same number of average transactions per day as September 2022.



Attachments

Nil

Recommendation

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

Resolution

Moved – Cr Gaedtke

Seconded – Cr Isidro

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

Carried
Vote - Unanimous

Meetings authorised by Council

Nil

Mayor and Councillor Reports

Cr Brieschke – Councillor Report

November

- 09 Ordinary Council Meeting
- Council Workshop Meeting
- 08 Brisbane Valley Interagency Meeting via Teams
- 11 Esk District Co-op Annual General Meeting, Mt Beppo Hall
- Remembrance Day, Esk Cenotaph and fellowship with Esk RSL Sub branch members.
- 14 Council Calendar photos
- 16 Local Disaster Management Meeting via Teams

- 17 Powerlink Project Engagement, Yarraman Memorial Hall
- 17 SRC Human Social Recovery Group Meeting No 7 via Teams
- 17 SRC Infrastructure Recovery Group Meeting No 7 via Teams
- 17 Farmers Big Night Out Dinner, Somerset Civic Centre
- 19 Glen Rock Stitches Annual Christmas Sale and Esk Markets
- 20 Linville Heritage and Arts Festival and Stage Three Garden Reveal and Presentation of Rosie O'Brien's Mosaic Garden Sculpture

Report

The Farmers Big Night Out Dinner, with guest speaker and author of "Are You Bugged Mate", Mary O'Brien was a huge success with 120 people in attendance. Congratulations and thank you to Council's Community Support Coordinator and Somerset Civic Centre team for a wonderful night out for our local farmers.

The Linville Progress Association held their annual 'Linville Heritage and Arts Festival' over two days last weekend. Reports from both days have been outstanding with the added bonus of the Moore Soldiers Memorial Hall also holding their annual Christmas Sale, making a great day out on Saturday.

Visitors to Linville were treated to a variety of stalls, food and activity provided throughout the town by local businesses and community members.

I along with the Mayor and Council's Community Support Coordinator, visited Linville on the Sunday to attend the Stage Three Garden Reveal and presentation of Rosie O'Brien's Mosaic Garden Sculpture - 'Resilience' representing Fire, Flood and Regrowth of our region and symbolising community's resilience in the face of natural disaster.

This beautiful work was made possible with a grant for the Bushfire Recovery Fund, through Somerset Regional Council and will be a lasting reminder in Linville's Community Garden.

Cr Gaedtke– Councillor Report

November

- 09 Ordinary Council Meeting – Kilcoy
- 09 Council Workshop – Kilcoy
- 10 Brisbane Valley Interagency Meeting – Teams
- 11 Remembrance Day – Kilcoy RSL Sub-Branch
- 11 Meeting with Kilcoy Chamber of Commerce President
- 14 Calendar Shoot – Toogoolawah
- 14 RADF Advisory Committee Meeting – Esk
- 14 Kilcoy State School P & C Meeting
- 14 Kilcoy District Progress Assn Meeting
- 15 Kilcoy State School Instrumental Band and Choir Performance Parade/Chalk Murals
- 15 Disaster Management Prep Workshop for Businesses – Kilcoy
- 16 Mt Kilcoy State School P&C Meeting
- 17 Somerset Regional Council Human Social Recovery Group - Teams
- 17 Focus on Farmers Dinner – Esk
- 18 Kilcoy State High School Senior Graduation Ceremony
- 18 Stanley Rivers Environmental Centre End of Year BBQ
- 22 Kilcoy State High School P & C Assn Monthly Meeting

It is pleasing to learn how progressive and strong our local P & C Associations have become. The hard working groups of parents and citizens have raised funds required to purchase very needed school related items, and also have enjoyed the fund raising effort. I was also very impressed with the Year 4 school students who took part in the Kilcoy RSL Chalk Murals for Remembrance Day. The students were asked to "Draw to Remember" and each student drew what signified Remembrance Day on a personal level.

Mary O'Brien from Are You Bugged Mate was brilliant and openly encouraged conversation about issues facing rural men and outlined the available support and lifelines. Mary gave a sensible, down to earth story that summed it all up – don't burn the bogged vehicle, it can be unbogged. Give it time, ask for a hand to carry that bucket. A lovely dinner and country music was provided at the Somerset Civic Centre and Marcus Mission and its volunteer peer mentors gave an overview of their service that will be available soon in the Somerset community. After speaking at length to the service providers represented at the event, I am confident that our primary producers have the best available resources at their fingertips.

Without a doubt, I attended the most emotional Senior Graduation Ceremony last Friday morning at the Kilcoy High School. The Class of 2022 has experienced many milestones over their entire school years, and the level of comradery, i.e., their spirit of friendship, the feeling of trust and community between this group of students, teachers, parents and care-givers, who have known each other for a long time and gone through the same experiences together became very obvious. This group is so comfortable around each other, and they truly support each other, and as a past student and Councillor, I was completely honoured to be asked to offer the opening inspirational speech. Good luck and all the very best to each and every student.

I wish to offer my sincere apologies for allowing my passion and my heart on one occasion to overrule my head, and inadvertently in doing so, resulted in my complete misjudgment when livestreaming on my Councillor Facebook Page a (<30 second) video of gym members completing a movement to music routine and then seeking feedback of the gym manager at the invitation only Toogoolawah Gym opening. This oversight was found to be an offence under Section 150K (1) (b) of the Local Government Act 2009 and is considered that I engaged in Inappropriate Conduct in contravening a policy, procedure or resolution of the local government. This matter has now been finalised and I affirm will not occur again.

Cr Isidro – Councillor Report

November

- 09 Council meeting, Kilcoy
- 10 BV interagency meeting, via teams
- 11 Remembrance Day service, Kilcoy
- 14 RADF committee meeting, Esk
- 15 Esk Recreational Advisory Committee Meeting, Esk
- 16 LDMG, via Teams
- 17 SRC Natural Environment Recovery Group meeting, via Esk
- 17 Somerset farmers dinner, Esk
- 19 Angel Strings, Under the Stars, Linville Heritage Festival
- 23 Council meeting, Kilcoy

Cr Wendt – Councillor Report

November

- 09 Ordinary Council Meeting – Kilcoy
- Workshop Meeting – Kilcoy
- 10 PCYC Cadet Launch – Lowood SES
- 11 Remembrance Day Service – RSL Lowood
- 14 Meeting Toogoolawah Pool
- 16 Somerset LDMG Meeting – Teams
- Wivenhoe and Somerset Fish Stocking Meeting - Fernvale
- 17 SRC Infrastructure Recovery Group – Esk
- SRC Economic Recovery Group – Esk
- Farmers Big Night Out – Esk

22 LRC Meeting - Lowood

Mayor's Report of Activities from 29 September 2022 to 23 November 2022

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

October	
Saturday, 1 October	Johnny Cash performance at Moore Soldiers Memorial Hall
Tuesday, 4 October	DAF Regional Director catchup
Thursday, 6 October	Lockyer Valley Water Collaborative meeting Gatton
Saturday 8 October	Free Tree Day, Esk
	Lowood Open Door gallery first birthday celebrations 5pm
Monday, 10 October	Prebriefing with LGAQ
Wednesday 12 and Thursday 13 October	COMSEQ State delegation, Brisbane
	Meeting with Minister Butcher and Lockyer Valley Regional Council re water collaborative issues
Saturday, 15 October	Brisbane Valley Soccer Club presentations Somerset Civic Centre 10 th Anniversary celebrations
Sunday 16 October – Wednesday 19 October	LGAQ Annual Conference, Cairns
Thursday 20 October	Healthy Land and Water Toogoolawah State High School Awards night 6pm
Friday, 21 October	Seniors Day event
Saturday, 22 October	Briefing with BOM
Monday, 24 October	Meeting with local business and Director Planning Meeting with Esk Golf Club, 2pm
Tuesday, 25 October	Issues in Ag Workshop, Kilcoy
Wednesday, 26 October	Council meeting, Kilcoy Lions meeting, 6pm Lowood
Friday, 28 October	Waste working group with COMSEQ online
Monday, 31 October	Evacuation training, Esk
November	
Tuesday, 1 November	Citizenship Ceremony, Esk
Wednesday, 2 November	Joint tour with UU and Lockyer Valley Regional Council
Thursday, 3 November	Regions Rising with Minister Butcher, Toowoomba
Friday, 4 November	Kilcoy Art Gallery exhibition opening
Sunday, 6 November	Sweethearts of Song, Somerset Civic Centre
Monday, 7 November	The Condensery, Somerset Art Gallery, Toogoolawah
Tuesday, 8 November	Bendigo Bank AGM, Lowood
Wednesday, 9 November	Council Meeting, Kilcoy
Thursday, 10 November	Brisbane Valley interagency Lockyer Somerset Water collaborative meeting
Friday, 11 November	Meeting with SWFSA Lowood RSL Remembrance Day
	Somerset Cup Presentations
	Interview with Queensland Country Life
Tuesday, 15 November	Lowood State High School Presentations 9am Ipswich DDMG via Teams
	Lowood State High School Presentations 6pm
Wednesday, 16 November	Somerset LDMG meeting
	Powerlink Stakeholder reference group, Yarraman
Thursday, 17 November	Somerset Recovery Groups

	Focus on Farmers Dinner, Esk
Friday, 18 November	COMSEQ Meeting, Brisbane UU Special meeting, Brisbane
Sunday, 20 November	Linville Heritage Festival
Monday, 21 November	Lowood Futures Strategy Meeting Ipswich DDMG meeting
Tuesday, 22 November	Staff presentations
Wednesday, 23 November	Council Meeting, Kilcoy

Resolution

Moved – Cr Isidro

Seconded – Cr Brieschke

“THAT the verbal and written reports of Councillors Lehmann, Brieschke, Gaedtko, Isidro, Wendt and Choat be received and noted”

Carried
Vote – Unanimous

Receipt of Petition

Nil

Consideration of notified motions

Nil

Reception of notices of motion for next meeting

Nil

Items for reports for future meetings

Nil

Closure of Meeting**Summary**

There being no further business, the Mayor, Cr Graeme Lehmann closed the meeting at 9.39 am.